



# City of Chula Vista

## Legislation Details (With Text)

<b>File #:</b>	18-0145	<b>Name:</b>	Otay Ranch Portion of Village 4 EIR, GDP, SPA, & TM
<b>Type:</b>	Public Hearing	<b>Status:</b>	Passed
		<b>In control:</b>	City Council
<b>On agenda:</b>	5/15/2018	<b>Final action:</b>	5/15/2018
<b>Title:</b>	<p>A. RESOLUTION NO. 2018-083 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA MAKING CERTAIN FINDINGS OF FACT; ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS; ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM AND CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR-17-001; SCH NO. 2016041080) FOR THE OTAY RANCH PORTION OF VILLAGE FOUR SECTIONAL PLANNING AREA PLAN, GENERAL DEVELOPMENT PLAN AMENDMENT AND TENTATIVE MAP PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT</p> <p>B. RESOLUTION NO. 2018-084 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AMENDMENTS TO THE OTAY RANCH GENERAL DEVELOPMENT PLAN TO REFLECT LAND USE AND POLICY CHANGES FOR APPROXIMATELY 166 ACRES WITHIN THE OTAY RANCH PLANNED COMMUNITY, INCLUDING ASSOCIATED TEXT, MAPS AND TABLES</p> <p>C. RESOLUTION NO. 2018-085 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ADOPTING A NEW PORTION OF VILLAGE FOUR SECTIONAL PLANNING AREA (SPA) PLAN, AND ASSOCIATED REGULATORY DOCUMENTS</p> <p>D. RESOLUTION NO. 2018-086 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING TENTATIVE MAP CVT-15-03 (PCS15-03) FOR THE PORTION OF VILLAGE FOUR PROJECT, SUBJECT TO THE CONDITIONS CONTAINED IN THE RESOLUTION</p> <p>E. ORDINANCE OF THE CITY OF CHULA VISTA APPROVING THE SECTIONAL PLANNING AREA (SPA) PLANNED COMMUNITY DISTRICT REGULATIONS FOR THE OTAY RANCH PORTION OF VILLAGE FOUR (FIRST READING)</p>		

**Sponsors:**

**Indexes:** 2. Economic Vitality, 4. Strong & Secure Neighborhoods

**Code sections:**

**Attachments:** 1. Attachment 1, 2. Attachment 2, 3. Attachment 3, 4. Attachment 4, 5. Attachment 5, 6. Attachment 6, 7. Attachment 7, 8. Attachment 8, 9. Attachment 9, 10. Attachment 10, 11. Resolution A, 12. Resolution B, 13. Resolution C, 14. Resolution D, 15. Ordinance E, 16. Presentation

Date	Ver.	Action By	Action	Result
5/15/2018	1	City Council	adopt	Pass

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- E. ORDINANCE OF THE CITY OF CHULA VISTA APPROVING THE SECTIONAL PLANNING AREA (SPA) PLANNED COMMUNITY DISTRICT REGULATIONS FOR THE OTAY RANCH PORTION OF VILLAGE FOUR (FIRST READING)

## RECOMMENDED ACTION

Council conduct the public hearing, adopt the resolutions and place the ordinance on first reading.

## SUMMARY

Otay Valley Quarry, LLC is proposing to develop an approximately 166-acre site (Assessor's Parcel Number 644-060-24) within the Otay Ranch area of the City of Chula Vista.

Item	Permit
Final Environmental Impact Report	FEIR 17-0001 SCH 2016041080
General Development Plan Amendment	MPA17-0006
SPA Plan	PCM15-07
Tentative Map	PCS15-03

As proposed, the project requires amendments to the Otay Ranch General Development Plan, as well as a new Portion of Village 4 Sectional Planning Area (SPA) Plan, Tentative Map and a Final Environmental Impact Report (FEIR) 17-0001.

## ENVIRONMENTAL REVIEW

### Environmental Notice

The proposed Project may have a significant effect on the environment. Therefore, an Environmental Impact Report has been prepared.

### Environmental Determination

The Development Services Director has reviewed the proposed project for compliance with the

California Environmental Quality Act and has determined that there is substantial evidence, in light of the whole record, that the project may have a significant effect on the environment; therefore, the Development Services Director has caused the preparation of an Environmental Impact Report, FEIR 17-0001.

## **BOARD/COMMISSION RECOMMENDATION**

On March 28, 2018, the Planning Commission took action and voted 5-0-2 with two Commissioners being absent that the Council adopt the resolutions and the ordinance.

## **DISCUSSION**

### **Environmental Impact Report**

Section 21002 of the California Environmental Quality Act (CEQA) requires that an environmental impact report identify the significant effects of a project on the environment and provide measures or alternatives that can mitigate or avoid those significant effects. This Environmental Impact Report (EIR) contains an environmental analysis of the potential impacts associated with implementing the proposed Portion of Village Four SPA Plan.

Pursuant to Section 15161 of the CEQA Guidelines, this document was prepared as a “Project EIR” and is “focused primarily on the changes in the environment that would result from the development” (i.e., the build out of the proposed project). Where environmental impacts have been determined to be potentially significant, this EIR presents mitigation measures directed at reducing those adverse environmental effects. The development of mitigation measures provides the lead agency with ways to substantially lessen or avoid the significant effects of the project on the environment, to the degree feasible. Alternatives to the proposed project are presented to evaluate whether there are alternative development scenarios that can further minimize or avoid significant impacts associated with the project. The major issues that are addressed in the EIR were determined based on review by staff, and public comment received on the Notice of Preparation (distributed in April 2016). The issues analyzed in the EIR include land use, aesthetics, transportation and traffic, air quality, noise, cultural resources, paleontological resources, biological resources, agricultural resources, water quality and hydrology, geology and soils, public services and utilities, climate change, hazards, and housing and population.

The Draft EIR (DEIR) was distributed for a 45-day public review period on October 23, 2017. Public comment letters were received. The Final EIR (FEIR) includes all comments received, and responses to them. The DEIR and FEIR identify that the proposed project would result in significant and unmitigated impacts (please see discussion below). All feasible mitigation measures with respect to project impacts have been included in the FEIR. As the project would have significant and unmitigated impacts, approval of a Statement of Overriding Considerations by City Council must occur prior to approving the project. The FEIR and Findings of Fact and Statement of Overriding Considerations have been attached for the City Council’s review, post recommendation from the Planning Commission, to determine that the FEIR is adequate for the project, and so that City Council can certify the FEIR. For those impacts with associated mitigation, a Mitigation Monitoring and Reporting Program (MMRP) has been provided with the FEIR (See Attachment 7).

The City has examined a reasonable range of alternatives to the proposed project, other than the proposed project described in the FEIR. The alternatives include a Reduced Development Alternative and a No Project/No Build Alternative. The Reduced Development Alternative would result in the development of 61 single family residential units. The No Project/No Build Alternative would result in

the project site remaining as it exists today. Based on this examination, the City has determined that the Reduced Development Alternative meets most of the project objectives while reducing project impacts; therefore, the Reduced Development Alternative has been identified as the environmentally superior alternative.

### Summary of Environmental Impacts

The following discussion contains a summary of the impact conclusions from the FEIR.

### Significant and Unmitigated Impacts:

#### Landform Alteration - Aesthetics

- The proposed project would represent a high visual change at multiple key visual points because the site would experience a permanent change from an undeveloped state to a developed state.

Because there are no applicable or feasible mitigation measures that the City can impose at this time to reduce impacts to below a level of significance, direct and cumulative impacts to landform alteration would remain significant and unmitigated. Adoption of a Statement of Overriding Considerations will be required should the decision makers choose to approve the project.

#### Transportation, Circulation, and Access

- Under existing conditions, the proposed project would result in cumulative impacts to the Olympic Parkway/Interstate 805 (I-805) SB Ramps intersection and Olympic Parkway/I-805 NB Ramps intersection.
- Under the Year 2020 conditions, the proposed project would result in cumulative impacts to the Olympic Parkway/I-805 SB Ramps intersection; Olympic Parkway/I-805 NB Ramps intersection; Olympic Parkway from I-805 SB Ramps to I-805 NB Ramps; and I-805 NB Ramps to Oleander Avenue.
- Under the Year 2030 (buildout) conditions, the proposed project would result in cumulative impacts to the Olympic Parkway/I-805 SB Ramps intersection, Olympic Parkway/I-805 NB Ramps intersection, and Olympic Parkway from I-805 NB Ramps to Oleander Avenue.

Because there are no applicable or feasible mitigation measures that the City can impose at this time to reduce impacts to below a level of significance, cumulative impacts to transportation, circulation, and access would remain significant and unmitigated. Adoption of a Statement of Overriding Considerations will be required should the decision makers choose to approve the project.

Prior to issuance of each building permit for the Portion of Village Four project, the applicant or its designee shall pay its fair share payment, through the Traffic Development Impact Fee program, proportionate to its cumulative impact toward improvements.

#### Cultural Resources

- Although the actions of the proposed project would be mitigated through data recovery, curation, and reporting, the proposed project's contribution to a cumulatively considerable impact would not be reduced to a less than significant level. Therefore, the cumulative impact on cultural resources would be cumulatively significant.

Mitigation measure MM-CUL-1 would reduce these identified potentially significant impacts to less than significant at the project level. While any individual project may avoid or mitigate the direct loss of a specific resource, the effect is considerable when considered cumulatively and would remain significant and unavoidable.

Because there are no applicable or feasible mitigation measures that the City can impose at this time to reduce impacts to below a level of significance, cumulative impacts to cultural resources would remain significant and unmitigated. Adoption of a Statement of Overriding Considerations will be required should the decision makers choose to approve the project.

#### Air Quality

- During construction, the proposed project would result in a significant cumulative impact because of construction activities. The emissions of NO<sub>x</sub> and CO would exceed the applicable significance threshold levels during construction. Following implementation of mitigation, emissions would not be reduced to a level below the City's significance thresholds. As such, effects regarding NO<sub>x</sub> and

CO emissions during construction activities would be significant and unavoidable.

- Regarding nitrogen dioxide, according to the construction emissions analysis, construction of the proposed project would contribute to exceedances of the NAAQS and CAAQS for NO<sub>2</sub>. NO<sub>2</sub> and NO<sub>x</sub> health impacts are associated with respiratory irritation. Following implementation of mitigation, emissions would not be reduced to a level below the City's significance thresholds.

The emissions associated with construction would be temporary, lasting approximately 2 years. Daily construction emissions would still exceed the threshold levels for NO<sub>x</sub> and CO following implementation of mitigation measures. Therefore, direct and cumulative impacts would remain significant and unavoidable.

Because there are no applicable or feasible mitigation measures that the City can impose at this time to reduce impacts to below a level of significance, impacts to air quality would remain significant and unmitigated. Adoption of a Statement of Overriding Considerations will be required should the decision makers choose to approve the project.

#### Public Services and Utilities - Energy

- San Diego Gas & Electric has indicated that without an increased import capacity, including a new substation within the Otay Ranch area, future energy needs could not be ensured. Impacts would be cumulatively considerable.

The California Public Utilities Commission approved construction of a substation, known as the Salt Creek Substation, in 2016, with construction expected to be complete in late 2018, prior to completion of the proposed project. As such, infrastructure for the continued long-term delivery of energy to the Otay Ranch area would be in place prior to the completion of the project, and would be in place for full buildout of Otay Ranch. The 120-megavolt amperes substation would provide infrastructure necessary to provide power to buildout of Otay Ranch, but would not generate electricity or guarantee that adequate supply would be available. Therefore, because no assurance can be made that long-term energy would be supplied to the site and other planned sites, at full buildout and beyond, impacts would be cumulatively considerable and impacts would remain significant and unavoidable.

Because there are no applicable or feasible mitigation measures that the City can impose at this time to reduce impacts to below a level of significance, cumulative impacts to energy would remain significant and unmitigated. Adoption of a Statement of Overriding Considerations will be required should the decision makers choose to approve the project.

#### Climate Change

- Construction of the proposed project would result in Green House Gas (GHG) emissions, which are primarily associated with use of off-road construction equipment, on-road hauling and vendor (material delivery) trucks, and worker vehicles. Operation of the proposed project would result in GHG emissions from vehicular traffic, area sources, electrical generation, water supply, and solid waste. The proposed project's service population-based emissions would be more than the City's proposed efficiency metric of 1.3 MT CO<sub>2</sub>e/SP/yr.
- Regarding consistency with SB 32 and EO S-3-05, there are no established protocols or

thresholds of significance for future year analysis. However, project-generated GHG emissions would exceed the efficiency threshold, therefore, the proposed project would potentially conflict with the state's trajectory toward future GHG reductions. Most mitigation is not quantifiable and/or the extent to which some measures would apply to the project is unknown.

Because there are no applicable or feasible mitigation measures that the City can impose at this time to reduce impacts to below a level of significance, direct impacts to Climate Change would remain significant and unmitigated. Adoption of a Statement of Overriding Considerations will be required should the decision makers choose to approve the project.

All feasible mitigation measures have been required of the proposed project with respect to the above identified impacts. It should be noted that significant and unmitigated impacts for the above identified issue areas were also identified within the FEIR. Although in some instances the above identified mitigation measures may substantially lessen these significant impacts, adoption of the measures will not fully avoid the impacts.

As a Lead Agency, the City must make findings pursuant to CEQA Guidelines Sections 15043, 15091, and 15093 for each significant and unmitigated impact. The attached Findings of Fact and Statement of Overriding Considerations have been prepared specifically for the project actions for which the City has authority to approve or carry out (see Attachment 2, Findings of Fact and Statement of Overriding Considerations).

Sections 15043, 15091 and 15093 of the CEQA Guidelines state that the adverse environmental effects are considered "acceptable" and a Lead Agency can approve a project that will result in significant effects when, based upon substantial evidence, findings have been made that specific economic, legal, social, technological or other considerations make infeasible the mitigation measures or project alternatives identified in the FEIR, and benefits of a proposed project outweigh the policy of reducing or avoiding the significant environmental effects of the project.

### **Significant and Mitigated to Less than Significant**

Significant impacts were identified in the following environmental issue areas, and mitigation measures were required in the FEIR to reduce the impacts to less than significant. An MMRP (see Attachment 13) has been prepared to ensure that the mitigation measures will be implemented in accordance with specified monitoring requirements.

#### Biological Resources

- The proposed project would result in potentially significant direct impacts to both covered and non-covered species. Mitigation measures MM-BIO-1 through MM-BIO-8 would reduce these identified potentially significant impacts to a less than significant level.
- The proposed project would result in potentially significant impacts to nesting birds and nesting habitat. Mitigation measures MM-BIO-9 and MM-BIO-10 would reduce these identified potentially significant impacts to a less than significant level. To ensure no burrowing owls have migrated to the development area, a preconstruction survey would be conducted, in accordance with MM-BIO-11. If construction delays occur, additional surveys will be required.
- The proposed project would result in potentially significant indirect impacts to both covered and non-covered species. Mitigation measures MM-BIO-4, MM-BIO-5, MM-BIO-6, MM-BIO-15, MM-BIO-16, as well as dust control measures would reduce these identified potentially significant impacts to a less than significant level.
- The proposed project would result in potentially significant direct impacts to sensitive vegetation communities, both on- and off-site. Vegetation communities include coastal sage scrub, succulent scrub, non-native grassland,

tamarisk scrub, and unvegetated channel. Mitigation measures MM-BIO-1 through MM-BIO-7, MM-BIO-15, and MM-BIO-16 would reduce these identified potentially significant impacts to a less than significant level.

- The proposed project would result in potentially significant indirect impacts to jurisdictional waters and wetlands. Mitigation measures MM-BIO-4 through MM-BIO-6, and MM-BIO-12 through MM-BIO-14 would reduce these identified potentially significant impacts to a less than significant level.

#### Cultural Resources

- Under the development of the proposed project there is always potential to encounter previously unidentified subsurface cultural deposits. Mitigation measure MM-CUL-1 would reduce these identified potentially significant impacts to a less than significant level.

#### Transportation, Circulation, and Access

- Under the Year 2020 conditions, the proposed project would result in cumulative impacts to the Olympic Parkway/Brandywine Avenue intersection; Olympic Parkway/Heritage Road intersection; Olympic Parkway from Brandywine Avenue to Oleander Avenue; and Olympic Parkway from Oleander Avenue to Heritage Road.
- Under the Year 2030 (buildout) conditions, the proposed project would result in cumulative impacts to Olympic Parkway from Brandywine Avenue to Oleander Avenue; and Olympic Parkway from Oleander Avenue to Heritage Road.

Mitigation measure MM-TCA-1 would reduce these potentially significant impacts to a less than significant level.

#### Hazards and Risk of Upset

- There is the potential some areas containing contaminated soils exist on the proposed project site from previous agricultural uses. Mitigation measure MM-HAZ-1 would reduce these identified potentially significant impacts to a less than significant level.
- Due to the close proximity of Brown Field Airport, impacts would be potentially significant. The proposed project would be required to comply with all Brown Field Airport Land Use Compatibility Plan conditions. Mitigation measures MM-HAZ-2, MM-HAZ-3, and MM-HAZ-4 would reduce these identified potentially significant impacts to a less than significant level.

#### Noise

- The first row of residences aligned closest to Main Street would be exposed to traffic noise levels ranging from 68 to 73 dBA CNEL from future traffic. This would exceed the exterior noise criterion of 65 dBA CNEL, thus impacts would be potentially significant. Second-floor exterior uses such as balconies (if these are incorporated into the residential design) fronting along Main Street would exceed the City's 65 dBA CNEL noise standard. Additionally, interior noise levels at residences adjacent to Main Street would have the potential to exceed 45 dBA CNEL. Mitigation measures MM-N-1, MM-N-2, and MM-N-3 would reduce these identified potentially significant impacts to a less than significant level.
- Construction related blasting and rock crushing could result in substantial vibration and noise impacts. Mitigation measures MM-N-4 and MM-N-5 would reduce these identified potentially significant impacts to a less than significant level.
- The generation of noise from construction activities during noise-sensitive time periods upon completed and occupied components of the project is considered a significant impact. Mitigation measures MM-N-4, MM-N-5, and MM-N-6 would reduce this identified potentially significant impact to a less than significant level.

#### Geology and Soils

- The surficial soil within the proposed project site consists of topsoil, colluvium, alluvium, and compressible portions of landslide debris. These soils are not considered suitable for the support of the proposed project development. Underlying geologic soils could also exhibit high expansivity. Mitigation measures MM-GEO-1 would reduce these identified potentially significant impacts to a less than significant level.

#### Public Services and Utilities

- The proposed project would result in an incremental increase in demand for fire, emergency, police, and library

services, as well as parks. Mitigation measure MM-PUB-1 would reduce these identified potentially significant impacts to a less than significant level.

- The proposed project would result in an incremental increase in demand for schools. Mitigation measure MM-PUB-2 would reduce this identified potentially significant impact to a less than significant level.
- The proposed project would also result in an incremental increase in demand for sewer services. Mitigation measure MM-PUB-3 would reduce this identified potentially significant impact to a less than significant level.

#### Paleontological Resources

- The proposed project has the potential to impact fossil localities within the Otay Formation, mapped, moderate-sensitivity deposits within the Mission Valley Formation, and unnamed Quaternary terrace deposits located at the southernmost extent of the project site. Excavation within these formations would represent a potentially significant impact. Mitigation measure MM-PAL-1 would reduce this identified potentially significant impact to a less than significant level.

#### **Less than Significant Impacts**

Less than significant impacts were identified in the following environmental issue areas:

Land Use, Planning and Zoning  
Water Quality and Hydrology  
Housing and Population

#### Location, Existing Site Characteristics, and Ownership

The project site is located on the east side of Wolf Canyon, straddling the future extension of Main Street from La Media Road to the north and to Heritage Road to the southwest. The site is surrounded by Village Three to the west, Village Two and Four to the north, Village Eight West to the east, and an existing rock quarry to the south. The site currently consists of vacant, undeveloped land. The project site is approximately 6.15 miles southeast of downtown Chula Vista, and 12.5 miles southeast of downtown San Diego. The project site is located immediately west of La Media Road, and approximately 1 mile south of Olympic Parkway.

Portion of Village Four consists of 166 acres owned by Otay Valley Quarry, (see Locator Map, Attachment 1).

Existing General Plan, SPA Plan Land Use Designations and Land Use



	<b>General Plan</b>	<b>Otay Ranch General Development Plan</b>	<b>PC District Land Use Designation/ Zoning</b>	<b>Existing Land Use</b>
Site-Portion of Village Four	Low-Medium Residential, Open Space, Open Space Preserve	Low-Medium Residential, Open Space, Open Space Preserve	PC	Vacant
North-Village Four	Open Space Preserve	Open Space Preserve	PC	Open Space Preserve
South-Village Four/ Quarry	Low-Medium Residential, Open Space	Low-Medium Residential, Open Space	PC	Vacant, Open Space, Quarry
East-Village Eight West	Medium-High Residential, Town Center	Medium-High Residential, Town Center	MH, TC	Vacant
West-Open Space Preserve	Open Space Preserve	Open Space Preserve	PC	Open Space Preserve

### Project Description

The proposed project consists of 166 acres within a portion of the overall Otay Ranch Village 4 and involves the implementation of 350 residential units along with open space, open space preserve and Community Purpose Facilities or CPF sites.

In order to achieve this, it is necessary to amend the existing Otay Ranch General Development Plan (GDP), along with approving a new Sectional Planning Area (SPA) Plan (including Planned Community District Regulations) and a new tentative map, as follows:

### General Development Plan Amendment

The existing Village 4 General Development Plan includes 453 residential units approved on 118 acres within the Low Medium land use category at a density of 3.8 dwelling units per acre. The existing land uses include predominantly single family residential north and south of Main Street, open space and open space preserve. In order to implement the proposed project, an amendment to the General Development Plan is required. This amendment would include:

1. Add Medium High (MH) and High (H) land use designations to the GDP Land Use Designation Table for Village 4 (to allow for higher density residential development) as allowed under the clustering provisions of the City's General Plan.
2. Reduce the amount of allowable Single Family (SF) Residential Units in Village 4 (from 453 to 176 dwelling units).
3. Allow for 150 Medium High (MH) multi-family dwelling units.
4. Allow for 127 High Density (H) multi-family dwellings units.
5. Increase the overall residential density from 3.8 to 6.6 dwelling units/acre.

The distribution of residential dwelling units by categories will be adjusted while still retaining the previously adopted overall total dwelling units of 453 in Village 4. Please note that this amendment to the General Development Plan covers the entire area of Village Four whereas the rest of the requested approvals address only the Portion of Village Four project.

### New Portion of Village Four SPA Plan

The SPA Plan establishes the vision for the Portion of Village 4 and defines the land use character and mix of uses, design criteria, circulation systems, and public infrastructure requirements for this 166-acre project.

The project design utilizes clustering provisions with the highest density residential use located north of Main Street and is located directly adjacent to the core of Village 8 West. The remaining mid- to low residential uses are located south of Main Street, including CPF uses, all of which are surrounded by open space and open space preserve. The SPA Plan implements the GDP.

The PC District Regulations include the Zoning District Map that identifies the particular zones for the project and associated development standards such as permitted land uses, lot coverage, height and bulk requirements. The proposed Zoning District Map and accompanying land use and development regulations will ensure that the SPA Plan is implemented in accordance with the Otay Ranch GDP

### New Tentative Map

A new Tentative Map has been prepared which will implement the proposed land uses and subdivide 166- acres into parcels supporting up to 73 single-family residential units, 277 multi-family residential units, approximately 2.08 acres of CPF uses, and 20.19 acres of open space uses for the Portion of Village 4 project. Also included is 97.2 acres of open space preserve.

## **ANALYSIS**

### 1. Boundary Adjustment

A Multi-Species Conservation Program (MSCP) Boundary Line Adjustment is necessary to match the approved alignments for Main Street on the adjacent developments. When originally envisioned with the adoption of the Otay Ranch GDP/Subregional Plan, Main Street (also known as Otay Valley Road) served as the major east/west roadway connecting Village Three with Village Eight. As each village SPA has been adopted, major roadways have been designed to meet the City's roadway standards. Consistent with that approach, the applicant processing the Village Three SPA and map was required to prepare a grading and alignment study for the portions of Main Street between Villages Three and Eight, which included Village Four. Based on that study, the western point of Main Street, within Village Three, was established, and the eastern point of Main Street, within Village Eight West, was established. The intervening land is known as Village Four, and the alignment of Main Street within Village Four matches the alignment created and reviewed by the City during the processing of Village Three. The proposed alignment for the project reflects this new alignment shift to the north, and is the focus of the MSCP Boundary Line Adjustment. The give/take areas, which collectively compose the Boundary Line Adjustment Area, include the areas proposed to be given to the MSCP Preserve and those proposed to be removed from the Preserve. The MSCP Boundary Line Adjustment was approved by USFWS and CDFW on August 2, 2017 and by the City on August 4, 2017. Section 5.3 of this FEIR provides a detailed description of the conditions of the "give" and "take" areas separately. Where it is appropriate to discuss the give and take areas together, the area is referred to as the Boundary Line Adjustment Area.

### 2. General Development Plan Amendment

The Otay Ranch GDP was adopted on October 28, 1993, with the concept to create a complete and

balanced community clustered into villages with conveniently located housing, shops, work places, schools, parks, civic facilities, and open spaces. The entire Village Four area as identified in the Otay Ranch GDP is comprised of approximately 528 acres and was intended to be a lower-density village compared to surrounding villages due to its scenic location near Rock Mountain and limited area, being bound by the Otay River Valley and Wolf Canyon. The proposed project comprises approximately 166.02 acres within Village Four.

Below is a table showing the existing breakdown of Village Four GDP land uses. The table indicates a total of 453 single family dwelling units can be developed within this village.

Existing Village Four GDP Land Use														
Use	Dwelling Units				Acreage									Appr ox. Pop.
	SF	MF	Total	Dens	Res.	Park*	CPF**	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
LM	453		453	3.8	118.0	7.0	2.1						127.1	1,495
COMM Y PARK						55.8							55.8	
OTHER											309.9	35.0	344.9	
TOTAL	453		453	3.8	118.0	62.8	2.1				309.9	35.0	527.8	1,495
*Includes required acreage from other residential villages based on park acreage ratio of 3.0 acres per 1,000 persons.														
**Actual CPF acreage to be determined at the SPA level; CPF Acreage based on ratio of 1.39-acres per 1,000 persons.														

The proposed project is primarily a residential project with associated infrastructure and open space areas. As shown in the table below, amendments to the GDP are necessary to implement the proposed Portion of Village Four SPA land plan (See Attachment 4). Proposed amendments include:

1. Add Medium High (MH) and High (H) land use designations to the GDP Land Use Designation Table for Village 4 (to allow for higher density residential development).
2. Reduce the amount of allowable Single Family (SF) Residential Units in Village 4 from 453 to 176 dwelling units.
3. Allow for 150 Medium High (MH) multi-family dwelling units in Village 4.
4. Allow for 127 High Density (H) multi-family dwellings units in Village 4.
5. Increase the overall residential density from 3.8 to 6.6 dwelling units/acre for the 68.3 residential acres contained within the entire Village Four.
6. Adjust the distribution of residential dwelling units by category, while retaining the previous overall total dwelling units of 453.

Proposed Village Four GDP Land Use														
Use	Dwelling Units				Acreage									Appr x. Pop.
	SF	MF	Total	Dens	Res.	Park*	CPF**	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
LM	176		176	3.6	48.9	1.7***	0.8						50.7	581
MH		150	150	12.3	12.2	1.2**	0.5						12.7	387
H		127	127	17.6	7.2	1**	0.5						7.7	328

COMMU PARK						55.8*							55.8	
OTHER												233.4	11.4	244.8
TOTAL	176	277	453	6.6	68.3	56.8	1.8					233.4	11.4	371.8
*Includes required Park acreage from other residential villages based on park acreage ratio of 3.0 acres per 1,000 persons.														
**Park land included in residential acreage.														
***0.72 acre of park land included in residential acreage.														
* Actual CPF acreage to be determined at the SPA level; CPF Acreage based on ratio of 1.39-acres per 1,000 persons.														

The proposed project is designed in conformance with the Otay Ranch GDP. The organization of the land uses within the SPA area meets the GDP objectives of integration and compatibility of land uses within the villages and with adjacent communities. The SPA also supports GDP land use goals and objectives by providing a range of housing and employment opportunities. The proposed project would be consistent with the vision of planned development of Village Four.

While the GDP envisioned single-family residential throughout Village Four, the proposed project's inclusion of higher density multi-family along Main Street is based upon the allowable clustering provisions of the General Plan. These provisions allow for clustering primarily due to physical constraints of the site such as: topography; geology; biological resources; or other similar constraints. In addition, the higher density would better support future transit use contemplated for this roadway, while also requiring less developed area than solely providing the same amount of single-family homes. The Project is planned to not include any commercial land uses. Residents in the Portion of Village Four would provide adequate additional support for commercial uses in the adjacent abutting Village Eight West. The project includes bicycle and pedestrian connections to Village Eight West and provides densities to support mass transit.

The land use plan for the Portion of Village Four supports the goals and objectives of the Otay Ranch GDP by providing a diverse range of housing opportunities. The organization of the land uses meets the objectives of integration and compatibility of land uses within villages and with adjacent communities. The project supports the objective of enhancing the unique environmental and visual qualities of Otay Ranch by generally conforming to the natural topography of the site and maintains views toward open space and distant mountains.

According to the Otay Ranch GDP and the Quimby Act, the proposed project is obligated to provide approximately 2.94 acres of parkland. In Village Four, the park obligation will be addressed through the payment of the Park In-Lieu fee. Each dwelling unit will pay the Park In-Lieu fee in accordance with Chula Vista municipal Code (CVMC) Chapter 17.10 Parklands and Public Facilities, Section 17.10.120, Geographical distribution on in-lieu fees for land dedication. These contributions cover the Village SPA park obligation.

### 3. SPA Plan

In accordance with Section 19.48.090 of the CVMC, prior to any development within a sectional planning area, the developer shall submit a SPA plan to the City for review and approval. The SPA plan establishes the vision for the Portion of Village Four and defines the land use character and mix of uses, design criteria, circulation systems, and public infrastructure requirements for the project for this approximate 166-acre site within Otay Ranch.

### Regional and Circulation Network

Regional access to the project site is from State Route (SR) 125, which runs north/south and is located approximately 1 mile east of the project site. Additional north/south access is provided from Interstate (I) 805, approximately 3 miles west of the project site, and I-5, located approximately 6 miles west of the project site. SR-54 and SR-905 provide regional east/west circulation, approximately 5.5 miles north and 3.25 miles south, respectively, of the project site.

East/west access is provided by Olympic Parkway, 1 mile north of the project site, connecting to I-805 to the west and SR-125 to the east. North/south access would be provided by an extension of Heritage Road along the western portion of Village Two, and by an extension of La Media Road along the eastern edge of the project site. La Media Road is a north-south arterial which crosses portions of Village Eight West. It will be extended from its existing terminus just north of Village Eight West and become Otay Valley Road within the Village Eight West Town Center. Otay Valley Road will extend south and then curve to the east, providing a future connection to Village Eight East and a future Otay Valley Road interchange at SR-125. The primary entry point into Village Four would be from La Media Road.

### Internal Circulation:

The Portion of Village Four circulation system provides a system of roadway and trail corridors to support both vehicular and non-vehicular modes of transportation to serve the community. This system includes the extension of existing and planned roads, trails, and transit from adjacent villages as well as internal systems to serve the SPA.

The Portion of Village Four street pattern organizes traffic into a hierarchy of travel ways, arranged according to anticipated volumes and modes of travel. This organization is consistent with the roadway classifications established by the Otay Ranch GDP. In Portion of Village Four, roadways respond to the landform of Rock Mountain and Wolf Canyon. The southern portions of the Village do not support a grid pattern of streets; however, the central and northern portions allow for a modified grid pattern that promotes walkability and supports urban development in the Village Eight West, Town Center. The street pattern in the southern areas is a suburban street pattern, provides a transition to the natural open space areas atop Rock Mountain, and reflects the topography of this portion of the site.

Approximately 12.06 acres of the project site would be used for roadway and circulation right-of-way, which includes an approximately 2-mile eastern extension of Main Street to provide primary circulation through the project site. In addition to the extension of Main Street, four internal village streets (Streets "A," "B," "C," and "D") are proposed.

### Main Street:

Main Street is proposed as an east/west six-lane arterial roadway that would serve as the primary connection to the surrounding existing and planned regional circulation network. Main Street would be approximately 124 feet wide (right-of-way) and approximately 100 feet wide spanning from curb-to-curb. Main Street would include a raised median, three travel lanes in each direction, Class II bicycle lanes in each direction, and a buffered 5-foot-wide pedestrian walkway on each side of the roadway. Direct pedestrian links would extend through the proposed project site into Village Eight West, and future connections would be provided to Village Three via Main Street. Class II bicycle facilities are planned on Main Street. The Main Street Bridge is not considered part of this project and would be constructed by others or the City of Chula Vista. Main Street will be extended east to provide a future connection into/through Village Eight West to the interchange at SR-125 and westerly into/through

## Village Three.

## Village Roadways:

The balance of the roadway system for Portion of Village Four is made up of Parkway Residential Streets. These streets provide direct access to single-family homes in the southern portion of the SPA Area. The street alignments are shown on the Tentative Map and subject to final engineering during the processing of the Final Maps for Portion of Village Four. Additional private streets and lanes will be provided for the multi-family planning areas (R-2a, R-2b, and R-3), as part of the site plan review for the multi-family neighborhoods. The design of these street sections will be determined by the site plan and shall be subject to design review.

The Secondary Village Entry streets are public streets that provide access to the residential neighborhoods south of Main Street. Streets 'B' and 'C' provide egress and ingress from the southern residential area. Street 'B' provides a connection to the multi-family neighborhood on the north side of Main Street. Driveways along residential street shall be located a minimum of twenty-five-feet (25') from any street intersection unless otherwise approved by the City Engineer. The residential street pattern is designed to provide access into the neighborhoods and promote walkability.

The SPA plan includes a site utilization plan, Planned Community District Regulations, Design Guidelines and other supporting documents.

Site Utilization Plan

The proposed project is primarily a residential project with associated infrastructure and open space areas. The proposed land uses are summarized in the table below:

Portion of Village Four Sectional Planning Area Plan Land Use Summary				
Land Use	Planning Area	Units	Gross Acres	Target Density
<i>Residential</i>				
<i>Single-Family Residential - 3-6 du/ac</i>				
SF	R-1	73	15.18	4.81
<i>Multi-Family (Medium-High) Residential - 11-18 du/ac</i>				
MF	R-2a	110	7.91	13.91
MF	R-2b	40	4.24	9.43
<i>Multi-Family (High) Residential - 18-27 du/ac</i>				
MF	R-3	127	7.16	17.74
<i>Residential Totals</i>		350	34.49	10.15
<i>Community Purpose Facility (CPF)</i>				
CPF-1	CPF	-	1.21	-
CPF-2	CPF	-	0.87	-
<i>CPF Sub-Total</i>		-	2.08	-
<i>Open Space (OS)</i>				
OS-1	OS	-	0.59	-
OS-2	OS	-	3.03	-

OS-3	OS	-	3.08	-
OS-4	OS	-	1.57	-
OS-5	OS	-	0.59	-
OS-6	OS	-	3.11	-
OS-8	OS	-	1.35	-
OS-9	OS	-	6.87	-
<i>Total Private Open Space</i>		-	<b>20.19</b>	-
<i>Open Space Preserve (OSP)</i>				
OSP-7	Preserve	-	1.37	-
OSP-10	Preserve	-	6.67	-
OSP-11	Preserve	-	44.27	-
OSP-12	Preserve	-	44.89	-
<i>Total Preserve Open Space</i>		-	<b>97.20</b>	-
<i>Open Space Sub-Total</i>		-	<b>117.39</b>	-
<i>Open Space (OS)</i>				
<i>Circulation</i>				
Main Street	Circulation	-	10.82	-
Internal Streets	Circulation	-	1.24	-
<i>Circulation Sub-Total</i>		-	<b>12.06</b>	-
<b>Totals</b>		<b>350</b>	<b>166.02</b>	-

MSCP = Multiple Species Conservation Program

- \* The exact amount of community purpose facility for the project and on the north side of Main Street will be calculated in conjunction with the processing of Site Plan approval for the High Density Residential (R-3).

#### Residential:

As shown in the Table above, the proposed project would introduce 73 single-family low- to medium-density residential dwelling units on 15.18 acres, 150 multi-family medium- to high-density residential dwelling units on 12.15 acres, and 127 multi-family high-density residential dwelling units on 7.16 acres, for a total of 350 units on approximately 34.49 acres of the project site. The overall density of the low- to medium-density residential units would range from 3 to 6 dwelling units per acre, medium- to high-density would range from 11 to 18 dwelling units per acre, and high-density would range from 18 to 27 dwelling units per acre. The overall target density for the residential portion of the proposed Portion of Village Four project is 10.15 dwelling units per acre. This is based upon a total of 350 units on a total of 34.39 residential acres.

The Portion of Village Four Residential District was created to achieve the residential goals and policies of the Otay Ranch GDP. Three basic residential unit types are anticipated in the Portion of Village Four SPA: single-family, small-lot single-family/duplexes/townhomes, and attached multi-family units. One single-family Planning Area (R-1) is provided for traditional single-family home development. Planning Areas R-2a and R-2b are provided for duplexes/townhomes and other similar products that allow a variety of housing types. The R-3 Planning Area is anticipated to provide traditional multi-family products such as stacked flats and grouped parking.

#### Community Purpose Facility:

CVMC 19.48 requires the provision of 1.39 acres of land per 1,000 persons be zoned for Community Purpose Facilities (CPF) when creating a SPA Plan. This requirement may be reduced or complied with in an alternative manner based upon the availability of shared parking for the use or through the provision of an extraordinary public benefit provided certain requirements are met.

Based on a population of 956, the project requires 1.31 acres of CPF. Approximately 2.08 acres is provided within the proposed project site dedicated for community purpose facility uses. The CPF areas are provided in the western portion of Planning Area R-2a and the eastern portion of Planning Area R-2b.

As shown in in the Table above, CPF-1 would be a 1.21-acre site located on the east side of Street 'A' and the south side of Street 'C' within Planning Area R-2a, and the site is designed to accommodate future CPF-type development.

CPF-2 would be a 0.87-acre site located on the west side of Street 'A' in Planning Area R-2b. This site is planned for private recreation uses, and provides an overlook of a portion of Wolf Canyon and the MSCP.

#### Open Space:

Approximately 117.39 acres of the project site would be designated as open space, consisting of both common open space areas and preserve open space areas. Approximately 20.19 of those acres would be for fuel modification areas, perimeter slopes, and passive recreation, and approximately 97.20 acres would be dedicated to the MSCP Preserve.

#### *Open Space Preserve:*

The project requires the conveyance of 68.90 acres of Open Space Preserve. Approximately 97.20 acres of Open Space Preserve (Parcels OSP-7, OSP-10, OSP-11, and OSP-12) are available on-site for conveyance obligation; however, 80.29 acres of on-site Preserve are obligated as conveyance land to satisfy the Quarry Reclamation plan requirements. Therefore, only 16.91-acres are available for on-site conveyance into the MSCP Preserve with the Portion of Village Four SPA and Tentative Map/Final Map. The remaining conveyance obligation acreage (approximately 51.99-acres) will be provided off-site in Village 14, in accordance with the Resource Management Plan (RMP) requirements concurrent with recordation of the Final Map. The area of land within Village 14 which will be conveyed is under the same ownership as the Portion of Village Four Project. An additional 9.98 acres of open space is provided as perimeter slope (OS-6 and OS-9) and consists of the Preserve Edge. The actual location of perimeter slopes, internal slopes, and the Preserve Edge is shown on the tentative map, which is being concurrently processed, and ultimately on Final Map(s).

The Open Space Preserve includes all land designated as OSP (lots OSP-7 and OSP-10 through OSP-12), which would be dedicated to the Preserve Owner Manager (POM) comprised of the City of Chula Vista and the County of San Diego. Land use and design of these areas is regulated by the MSCP Subarea Plan and the RMP, as discussed in the SPA Plan. These areas are intended to remain unimproved with any uses highly restricted. Vegetation would consist of native plants that already occur on-site. Only under limited circumstances may certain amenities and facilities, as determined by the City to be compatible with the goals and objectives of the City's MSCP Subarea Plan and Otay Ranch RMP, be permitted within the Preserve. Any proposed amenities or facilities within the Preserve shall be subject to the prior review and approval of the Director of Development Services.



### *Other Open Space:*

Approximately 20.19 acres of open space within the proposed project site would consist of fuel modification areas, slopes, and passive recreation areas. Of this amount, a total of 9.98 acres of perimeter slopes would occur at the edges of development within the project site. Perimeter slopes refer to the slopes that occur at the edges of development within the SPA (lots OS-9 and portion of OS-6). The portions of these slopes that are located within 100-feet of the MSCP Preserve are part of the Preserve Edge and shall be subject to the requirements of Appendix B2 of the Otay Ranch Village Four SPA Plan FEIR17-0001 - The Village Four Preserve Edge Plan. The intent of the Preserve Edge is to create a buffer zone between proposed development and the Otay Ranch Preserve, thereby protecting the Preserve from human activity and non-native species. This area also includes dedicated right-of-way for a future access road to Otay Valley Regional Park. No structures would be permitted within perimeter slopes with the exception of walls and fences. Trails are permitted within perimeter slope areas, but are subject to the requirements outlined within the SPA Plan.

The additional 10.20 acres of the overall 20.19 acres of open space consist of interior slopes which would occur at the edge of roadways and between planning areas within the project site. These lots include OS-1 through OS-5, OS-8, and a portion of OS-6.

Regardless of zone, all interior slopes are subject to the facilities, landscaping, paving and surfaces, and lighting requirements outlined within the SPA Plan. Trails, benches, signage, walls, and fences would be permitted within the interior slope areas.

### Planned Community District Regulations

In accordance with Section 19.48.090 of the CVMC, PC District Regulations are being established for the Portion of Village 4 in order to create development standards for each land use area and designation depicted on the site utilization plan map and planned community districts map. Said standards should include permitted land uses, lot coverage, height and bulk requirements. The proposed Zoning District Map and accompany land use and development regulations will ensure that the SPA Plan is implemented in accordance with the Otay Ranch GDP.

A total of six zoning designations are proposed. They include: Single Family Residential, two types of Multi-Family Residential, Community Purpose Facility; Open Space and Open Space Preserve.

There are three residential zoning designations: Single Family (SF-1) which permits densities of 3-6 units/acre; Residential Multi-Family Medium High (RM-1) which permits densities of 11-18 units per acre including small lot SF, alley homes, duplexes, townhouses, row-houses, courtyard/clusters; and stacked flats; Residential Multi-Family Medium High (RM-2) which permits densities of 18-27 units/acre including apartments and condominium-type in multiple-story buildings.

There are two open space zoning designations: Open Space (OS) permits developed or usable open space and park uses; Open Space Preserve (OSP) permits natural, undisturbed and/or restored open space which is part of the Otay Ranch Preserve.

There is also a CPF designation which allows uses established pursuant to Community Purpose Facilities requirements contained in Chapter 19.48 (P-C Planned Community Zone) of the CVMC.

### Design Guidelines

The Design Guidelines set forth design parameters that pertain to the site planning, landscape architecture, architecture and signage for all developments within the Portion of Village 4. The Design Guidelines contain illustrations and requirements to implement the design ideas presented therein. Old California architectural styles provide the inspiration for the Portion of Village Four Design Plan. Old California architecture is represented in Spanish, Spanish Eclectic, and Mission styles.

#### Public Facilities

The SPA Plan describes the public facility needs associated with the Portion of Village Four land plan. More specifically, the SPA Plan addresses the following facility needs: water supply, sewer service, storm drain and runoff, dry utilities, development phasing, public schools, childcare facilities, police and fire service, library services, civic facilities, animal control facilities, integrated solid waste management, regional facilities, roads, and parks and open space.

#### Water Service:

Water service to the proposed project would be served by the Otay Water District. A water system(s) would be installed in accordance with the standards of the Otay Water District, and would be maintained and operated by the Otay Water District.

#### Sewer Service:

Sewer service for the proposed project would be provided by and connected to City sewers. The proposed project sewer would extend approximately 0.5 mile southwest from Main Street. All utilities would be underground, and easements would be provided as necessary. The City operates and maintains its own sanitary sewer collection system that connects to the City of San Diego's Metropolitan Sewer System.

#### Drainage and Stormwater Facilities:

The approximate 166-acre site is generally located on the northern flank of a ridgeline that slopes to the northwest toward Wolf Canyon, which eventually flows south toward the Otay River. Site elevations within the site range from approximately 150 feet above mean sea level at the storm drain outlet and sewer tie-in at the southwestern corner of the site, to approximately 610 feet above mean sea level in the southeastern corner. The project site lies within the watershed of the Otay River, a westerly flowing stream that drains an area of approximately 145 square miles.

The proposed storm drain system and layout would be designed to address peak flows and to integrate water quality features needed to comply with the City's Standard Urban Stormwater Mitigation Plan requirements for water quality. The proposed storm drain system would be designed to prevent the co-mingling of treated flows with untreated runoff.

A water quality basin with accommodating storm drain lines and an off-site sewer main would be constructed south of Main Street on the southwest portion of the site. The proposed storm drain would extend approximately 0.5 mile southwest from Main Street.

#### Dry Utilities:

Dry utilities would be extended underground throughout the project site, primarily within streets and other public easements. Telephone, cable television, and internet service would be provided by companies such as Cox Communications, Time Warner, and AT&T. Gas and electric services would be provided by San Diego Gas and Electric.

#### Schools:

Five elementary schools in the Chula Vista Elementary School District serve Otay Ranch residents: Heritage Elementary, McMillin Elementary, Hedenkamp Elementary, Veterans Elementary, and Wolf Canyon Elementary. The closest elementary school to the project site is Wolf Canyon Elementary, approximately 0.6 mile east of the project site.

Middle school and high school requirements would be met by the existing schools within the Sweetwater Union High School District. The schools that serve Otay Ranch residents, including the project site, are Rancho del Rey Middle School, Otay Ranch High School, and Olympian High. In addition to public schools, two private schools are located near the project site: High Tech High School and Mater Dei High School. Otay Ranch High School, Olympian High School, and Mater Dei High School are all less than 1 mile from the project site. Additionally, Southwestern College is located 2.3 miles north of the project site.

#### Police and Fire Services:

The Chula Vista Police Department currently provides police services within the City. Development of the project site would increase demand for police services. To meet Growth Management Ordinance service thresholds, additional personnel and facilities may be required at buildout of the project.

The Chula Vista Fire Department would provide fire service for the project. Fire Station Number 7 is the closest fire station to the project site, located adjacent to the Village Two core at 1640 Santa Venetia Street. Additional fire equipment, staff, and facilities required to serve the increased population as a result of the proposed project are identified in the Public Facilities Financing Plan for the proposed project.

American Medical Response provides emergency medical services on a contract basis within the City. There are five American Medical Response South County paramedic units: two are located in Chula Vista, two are in National City, and one is in Imperial Beach. The proposed project would be served through this contract arrangement by the City of Chula Vista.

#### Public Facilities Finance Plan and Fiscal Impact Analysis

The Public Facilities Financing Plan (PFFP), prepared for the City by BWE and Atlantis Group Land Use Consultants, addresses all of the public facility needs associated with the Portion of Village Four. The PFFP has been prepared under the requirements of the City of Chula Vista's Growth Management Program (GMP), Growth Management Ordinance (GMO) (CVMC 19.09) and Chapter 9 - Growth Management of the Otay Ranch GDP. The preparation of the PFFP is required in conjunction with the preparation of the SPA Plan to ensure that the development is consistent with the goals and policies of the City's General Plan, GMP, GMO and the Otay Ranch GDP.

The PFFP analyzes the demand for facilities based upon the project's land use and transportation phasing plan. When specific thresholds are projected to be reached or exceeded based upon the analysis of the development of the project, the PFFP provides recommended mitigation necessary for continued compliance with the City of Chula Vista's GMP, GMO and associated Quality of Life Threshold Standards. The PFFP does not propose a different development phasing from that proposed by the Portion of Village Four SPA Plan, but may indicate that the development should be limited or reduced until certain actions are taken to guarantee public facilities will be available or provided to meet the Quality of Life Threshold Standards.

The PFFP provides an analysis of threshold requirements and a set of recommendations for public

facility needs associated with traffic, police, fire and emergency services, schools, libraries, parks, water, sewer, drainage, air quality and climate protection, civic center, corporation yard, and other City administrative facilities.

The PFFP also includes a Fiscal Impact Analysis (FIA) of the Portion of Village Four SPA Plan and phasing program that was prepared by HR&A Advisors. The Portion of Village Four FIA has been prepared using the City's Fiscal Impact Framework to provide a consistent evaluation of all of the Chula Vista SPAs. The Framework utilizes the City of Chula Vista budget to identify and allocate variable revenues and costs that grow proportionally with incremental development, and sets up a consistent method to calculate revenue and cost impacts that may change according to the specific development program. Such variables include property taxes, vehicle license fees, sales tax receipts, and transient occupancy tax receipts.

Based on the FIA and the assumptions contained therein, annual fiscal impacts are negative for Year 1. In the first year there is a net fiscal deficit of approximately \$33,174, and turns positive in Year 2 with a surplus of approximately \$28,736, followed by surpluses of approximately \$61,993 in Year 3, \$100,704 in Year 4, and \$143,275 in Year 5.

CVMC Section 19.09.060(J) states that "projects shall be conditioned to provide funding for periods where expenditures exceed projected revenues." A condition has been added to the Tentative Map and SPA conditions requiring that the applicant enter into an agreement to provide such funding. Please refer to the PFFP, which includes the FIA, for additional details (Appendix A, SPA Plan).

#### Air Quality Improvement Plan

The City has included a Growth Management Element (GME) in its General Plan. One of the stated objectives of the GME is to actively plan to meet federal and state air quality standards. This objective is incorporated into the GME's action program. In addition, the City's GMO requires that an Air Quality Improvement Plan (AQIP) be prepared for all major development projects (50 dwelling units or greater) as part of the SPA Plan process. The AQIP for the proposed project must comply with the City's AQIP Guidelines.

The purpose of the AQIP is to provide an analysis for air pollution impacts that would result from development of the Portion of Village Four and to demonstrate how the design for the Portion of Village Four reduces vehicle trips, maintains or improves traffic flow, reduces vehicle miles traveled and reduces direct or indirect GHG emissions. This AQIP also demonstrates how the Portion of Village Four has been designed to be consistent with the City's Green Building Standards (CVMC 15.12) and Energy Code (CVMC 15.26) and represents the best available design in terms of improving energy efficiency and reducing GHG emissions.

#### Fire Protection Plan

The City requires the preparation and approval of a Fire Protection Plan (FPP) with every new SPA Plan. In addition, the California Fire Code requires a FPP with all new development based on its proximity to the Urban Wildlife Interface. The FPP prepared for this project provides measures for fire protection that meet California Fire and Building Codes or provide the Fire Department the option of accepting equivalent protection where the code cannot be strictly achieved. The primary focus of this FPP is providing an implementable framework for suitable protection of the planned project's structures and inhabitants.

#### Preserve Edge Plan

The purpose of the Preserve Edge Plan is to identify allowable uses within appropriate land use designations for areas adjacent to the Otay Ranch Preserve. In accordance with Policy 7.2 of the Otay Ranch RMP, a Preserve Edge Plan is to be developed for all SPAs that contains areas adjacent to the Preserve. The Portion of Village Four will border the Otay Ranch Preserve on its northerly and westerly boundaries adjacent to Wolf Canyon. The Preserve Edge Plan area is a public or privately owned 100-foot strip of land adjacent to the Preserve. No structure other than fencing and walls shall be constructed within the 100-foot Preserve Edge.

#### Water Conservation Plan

The City of Chula Vista's GMO requires all development projects with 50 or more dwelling units to prepare a Water Conservation Plan at the time of the SPA Plan preparation. The Water Conservation Plan prepared for the Portion of Village Four presents a review of presently available technologies and practices which result in water conservation in primarily residential development. The report presents water conservation measures that will be incorporated into the planning and design of the Portion of Village Four project, including the requirements outlined in the Landscape Water Conservation Ordinance.

#### Energy Conservation Plan

In compliance with the Otay Ranch GDP requirements for a Non-Renewable Energy Conservation Plan, the proposed project incorporates transportation design features that encourage energy conservation. On a regional level, the proposed project is designed to accommodate bus rapid transit and rapid bus service. In addition, the project proposes a mix of residential densities to complement the mixed-use environment of the abutting Village Eight West community, and would provide a walkable and bikeable community that promotes pedestrian activity.

#### Affordable Housing Plan

The City of Chula Vista Housing Element, Guidelines to the Balanced Communities Policy, and the Otay Ranch GDP provide that ten percent (10%) of the total units will be affordable to low and moderate income households. The estimated Portion of Village Four affordable housing unit obligation is based on the Portion of Village Four SPA entitlement authorization of 350 units within the Village. The affordable units required for the Portion of Village Four are 17.5 low income and 17.5 moderate-income affordable units. A condition of approval has been included in the SPA and TM Resolutions requiring the applicant to enter into a "Balanced Communities Affordable Housing Agreement" to indicate how they will comply with this obligation.

#### Agricultural Plan

The 1993 Otay Ranch Program EIR requires the preparation of an agriculture plan concurrent with the processing and approval of a SPA plan where existing or future on-site agricultural uses may affect contemplated development. The Findings of Fact require that the agriculture plan indicate the type of agriculture activity allowed as an interim use and that it includes guidelines designed to minimize land use interface impacts related to noise, odors, dust, insects, rodents, and chemicals that may be produced or used by agricultural activities and operations.

### 4. Tentative Map

A Tentative Subdivision Map is required for a division of land resulting in four or more lots or condominium units, pursuant to Section 2 of the City of Chula Vista Subdivision Manual. The proposed Tentative Map has been designed to comply with the lot design criteria of the Subdivision Manual. The proposed Tentative Map would be consistent with surrounding development and would

support the design of a viable village with mixed uses that create a sense of strong place for residents of a Portion of Village 4 and the surrounding communities. Overall the subdivision design is in conformance with the City's Subdivision Manual, Zoning Ordinance and other associated regulatory documents. The Tentative Map is consistent with the General Plan and Otay Ranch GDP densities established for the respective areas.

A Tentative Map is proposed to implement the planned land use changes and subdivide 166.02 acres into parcels supporting up to 73 single-family residential units, 277 multi-family residential units, approximately 2.08 acres of CPF uses, and 20.19 acres of open space uses for the Portion of Village 4 project. The analysis presented in the PFFP discussion, which addresses transportation, circulation, drainage, water, sewer, fire, schools, and parks on pages 22-23 of this staff report are also applicable to the proposed Tentative Map.

#### Project Access:

Primary regional access to the Portion of Village Four is from State Route 125 and Interstate 805 via Olympic Parkway and La Media Road. There is currently no public roadway access to or within the site. An extension of Main Street is proposed in order to provide access within the project area. Proposed streets will conform to the guidelines set forth in the Portion of Village 4 SPA Plan and to applicable City of Chula Vista street design guidelines.

#### Subdivision Design:

The subdivision design consists of a total of 90 lots served by the extension of Main Street, a public street. The breakdown of these lots is as follows: 76 residential lots (73 single-family residential lots and 3 multi-family lots); eight (8) master Homeowners Association (HOA) open space lots; four (4) open space preserve lots and two (2) CPF lots. The site design of the village follows the undulating landform of Wolf Canyon. Building sites have been created in terraces and streets are located within the topography to adhere to City horizontal and vertical curve standards.

#### Grading:

The site presently is vacant and consists of a hexagonally shaped lot. The site is topographically diverse, with elevations ranging from approximately 165 feet above mean sea level (msl), the low point at the storm drain outlet and sewer tie-in located just outside Otay River, to 610 feet msl at the high point along the southeastern boundary of the Portion of Village Four.

### **DECISION-MAKER CONFLICT**

Staff has reviewed the property holdings of the City Council and has found that no City Council Member has property holdings within 500 feet of the boundaries of the property which is the subject of this action. Consequently, this item does not represent a disqualifying real property-related financial conflict of interest under California Code of Regulations Title 2, section 18702.2(a)(11), for purposes of the Political Reform Act (Cal. Gov. Code section 87100 *et seq.*).

Staff is not independently aware, nor has staff been informed by any City Council Member, of any other fact that may constitute a basis for a decision maker conflict of interest in this matter.

### **LINK TO STRATEGIC GOALS**

The City's Strategic Plan has five major goals: Operational Excellence, Economic Vitality, Healthy Community, Strong and Secure Neighborhoods and a Connected Community. The Portion of Village Four Project supports the Economic Vitality goal, particularly City Initiative 2.1.3 (Promote and

support development of quality master-planned communities). The SPA Plan implementation documents (the SPA Plan, Design Guidelines, and TSM) support the development of a high-quality master-planned community (as described above) adjacent to a park, jobs, transit, shopping, and other amenities, all within walking distance for residents. The Project implements the Strong and Secure Neighborhoods Strategic goal by providing construction of a development project in a manner that ensures code compliance, public health and safety of the community.

### **CURRENT YEAR FISCAL IMPACT**

All costs associated with preparing and processing the GDP amendment, SPA Plan, EIR, Tentative Subdivision Map, and all supporting documents were borne by the applicant, resulting in no net fiscal impact to the General Fund or the Development Services Fund.

### **ONGOING FISCAL IMPACT**

The FIA for the Portion of Village 4 SPA reflects the construction of 350 residential units. The FIA estimates that for Year 1 of Project buildout, the net fiscal impact will be net negative (approximately \$33,174) and by Year 2 of Project buildout, the fiscal impact to the City would be net positive (approximately \$28,736), with increasingly positive impacts through buildout. At buildout (Year 5), the Project is anticipated to generate a positive net fiscal impact of approximately \$143,275 annually.

#### Fiscal Impact Deficit Fee

In order to mitigate the year one deficit, based upon a total of 350 units, a fiscal impact deficit mitigation amount of \$95 per unit is indicated in the current analysis, which will be collected prior to building permit issuance (see Attachment 9, Draft City Council PCM Resolution, SPA Condition of Approval No 8) and Attachment 10, Draft City Council TM Resolution, Tentative Map Condition of Approval No. 23).

### **ATTACHMENTS**

1. Locator Map
2. Findings of Fact and Statement of Overriding Considerations -Flash Drive "A"
3. Otay Ranch General Development Plan Amendment -Flash Drive "B"
4. Portion of Village Four SPA Plan, including PFFP/FIA -Flash Drive "B"
5. Portion of Village 4 Tentative Map -Flash Drive "B"
6. Planning Commission Resolution FSEIR17-0001 and draft minutes -Flash Drive "A" for Exhibit 1- refer to Attachment 2 of the Staff Report (Resolution only included in Legistar)
7. Planning Commission Resolution MPA17-0006; PCM15-07; PCS15-03
8. Otay Ranch Village Four SPA Plan EIR-Flash Drive "A"
9. Ownership Disclosure Form
10. Public comment letters

Staff Contact: Jeff Steichen, Associate Planner