

OTAY RANCH VILLAGE 8 EAST
Chula Vista General Plan Amendment
Justification Report

GPA22-0002

April 2024

PREPARED FOR:

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Adopted _____

By Resolution No. _____

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I. Introduction & Background

The Village 8 (Village 8 West and Village 8 East) portion of Otay Ranch 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 Village 8 an Urban Village with a mix of land uses.

In 2014, the Chula Vista City Council approved the Village 8 East Sectional Planning Area (SPA) Plan (Resolution No. 2014-235), Tentative Map (CVT No. 13-03) (Resolution No. 2014-238) and associated amendments to the Chula Vista General Plan (CVGP) and GDP. On February 18, 2020, an amendment to the Village 8 East SPA Plan (Resolution No. 2020-236) and Tentative Map (Resolution No. 2020-237) were approved by the Chula Vista City Council. This amendment transferred 284 multi-family units from Village 8 East to Village 8 West, reducing the authorized units in Village 8 East from 3,590 to 3,276. HomeFed Otay Land II, LLC (HomeFed) is proposing amendments to the Village 8 East land uses and other associated changes which necessitate amendments to the CVGP, including the following:

- Modify the areas designated “Mixed Use Residential”
- Change the land use designation of areas designated “Medium Residential” to “Medium High Residential”
- Designate a “High Residential” area with an “ES” designation overlaid
- Shift the school and neighborhood park symbols to the western portion of Village 8 East
- Rename Otay Valley Road to La Media Parkway
- Update the alignment of La Media Parkway and the proposed SR-125 interchange location
- Update the CVGP Tables and exhibits to reflect the Proposed Project

Amendments to the CVGP are necessary to implement the proposed land use changes described in more detail below and reflected in the amended Village 8 East SPA Plan and the revised Village 8 East Tentative Map (CVT NO. 22-0005).

II. Existing Site Conditions

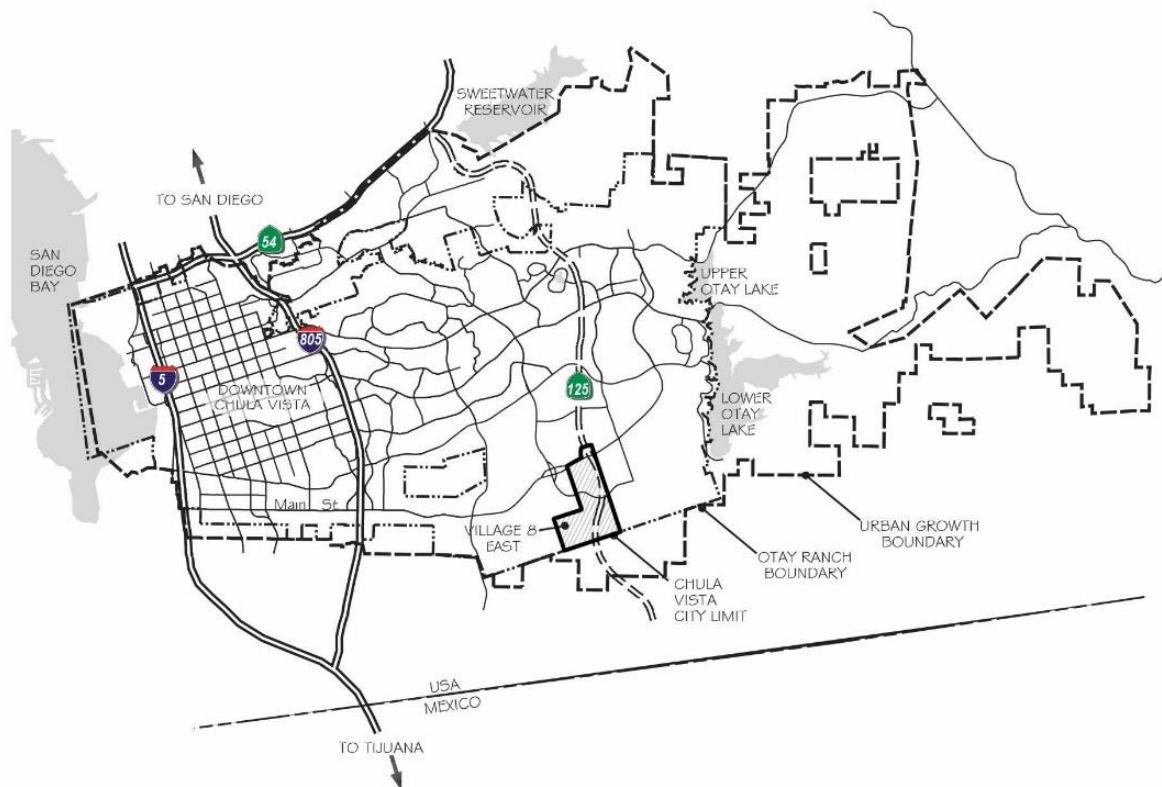
The Project Area is comprised of approximately 569 acres designated Village 8 East in the Otay Ranch GDP. The Project Area is located in the central portion of the Otay Valley Parcel of Otay Ranch – within the CVGP, Otay Ranch Subarea – Western District. The SPA Project Area is within the municipal boundaries of the City of Chula Vista. The current CVGP designates Village 8 East an urban village containing Residential Medium, an elementary school site, Mixed Use Residential, up to 20,000 SF of retail and a neighborhood park. The Project Area is governed by the Planned Community (PC) District Regulations approved with the SPA Plan.

The Project Area was historically utilized for dry farming activities, is currently vacant, with a portion of Project Area authorized as an off-site borrow/fill site as part of the adjacent Village 8 West grading operation.

Surrounding land uses include Village 7 to the north, Village 8 West to the west, the Otay River Valley to the south and SR-125 to the east. The Project Area landform consists of large mesas north of the Otay River Valley. The southern edge of Village 8 East consist of undulating slopes and the Otay River Valley.

Future access to the Project Area is provided via the extension of La Media Parkway from its existing terminus in Village 8 West and the easterly extension of Main Street. Regional access is provided via I-805 to the west and SR-125 to the east. (See Vicinity Map below) Access, surrounding land use designations and adopted and proposed Village 8 East land use designations are depicted on the “General Plan Land Use Diagram” provided below.

GENERAL PLAN VICINITY MAP



III. Village 8 East Project Proposal

The proposed Village 8 East SPA Plan includes a total of 3,276 dwelling units. At the General Plan level, the proposed allocation of dwelling units between Mixed Use Residential and High and Medium High Residential is different than the 2014 Village 8 East approved entitlements. This residential unit redistribution maintains the existing entitlement and enables implementation of innovative and new residential product types across multiple parcels. The Mixed Use Residential land use category permits a mix of higher density residential and commercial uses in either verticle or horizontal configurations within the Village Core. Other land uses within Village 8 East include an elementary school site, a neighborhood park, Community Purpose Facility sites, manufactured open space and Preserve open space.

A variety of residential product types are proposed within Village 8 East, including detached homes and attached multi-family product types including row townhomes, custer homes, triplex homes and apartment homes, many in a mixed use setting. Non-residential land uses include up to 20,000 SF commercial uses within the Mixed Use Residential area.

The Otay Ranch Community Park South is also within the Village 8 East SPA boundary and is designated active recreation as part of the CVGP Otay Valley District. In 2014, a portion of this site located south of Village 8 East and west of SR-125 was designated a community park (Otay Ranch Community Park South) as part of the City's park system. The remaining active recreation area designated AR-11 in the Otay Ranch GDP is also within the SPA boundary and is available for future development by the City of Chula Vista (property owner).

A comparison between the Village 8 East land uses approved in the 2014 Plan and the Proposed Plan is depicted in the table provided below.

Land Use Comparison Table – 2014 vs Proposed Land Uses

Land Use	2014 SPA Plan Land Uses		Proposed 2023 SPA Plan Land Uses		2014 vs. Proposed Land Uses	
	Acres	Units ¹	Acres	Units	Acres ²	Units
Medium Residential	124.9	918	0	0	-124.9	-918
Medium High Residential	2.1	25	120.1	1,664	+118.0	+1,639
High Residential/School Site	10.8		11.3	264	-0.6	+264
Mixed Use Residential	65.2	2,333	59.0	1,348	-6.2	-985
Neighborhood Park	7.3	0	7.3	0	0	0
Community Park	51.5		43.3		-8.2	
Active Recreation (AR-11)	22.6		22.6		0	
Manufactured Open Space	11.2	0	31.4	0	+20.2	0
Open Space Preserve	253.6		253.6		0	
Community Purpose Facility	4.5	0	2.0	0	-2.5	0
Other ³	21.6		18.5		-3.1	
TOTAL	575.3	3,276	569.1	3,276	-7.3	0

*The Proposed Project includes a 284 unit reduction in the Residential High General Plan Land Use Designation within Village 8 East.

A. Development Schedule

The Village 8 East development schedule assumes entitlements are approved in late 2023. Initial grading activities would be initiated in 2023, with build out anticipated over a 3-5 year period.

B. Other Village 8 East Entitlements

Along with this proposed CVGP Amendment, HomeFed is concurrently processing the following entitlements and agreements:

- Otay Ranch GDP Amendment (GDP22-0005);
- Village 8 East SPA Plan Amendment (including SPA Appendices) (SPA22-0006);
- Village 8 East Tentative Map (CVT No. 22-0005);
- Rezone (ZC22-0003); and
- Development Agreement Amendment

¹ The 2014 Land Uses reflects the 284-unit reduction in the Residential High General Plan Land Use Designation within Village 8 East.

² The Proposed Project includes 7.3 acres less than the 2014 SPA Plan due to changes in SR-125 ROW.

³ Other category includes Future Development Lots A and B, external circulation and SR-125 Lots 1-3 for 2014 plan and Future Development Lots A and B and external circulation for Proposed Plan.

IV. Land Use Considerations

Village 8 West and Village 8 East were originally envisioned as one village in the Otay Ranch GDP; however, the villages were split along ownership lines during the SPA-level planning and entitlement process. Since these areas were entitled in 2013/2014, HomeFed acquired Village 8 East and has a vision for creating one village with strong linkages and design elements. HomeFed is proposing land use changes to Village 8 East that would create a cohesive village (Village 8 West and Village 8 East) and provide residents with access to shared recreational amenities and a seamless design. In addition, proposed land use amendments address changes in the real estate market since the original entitlements were approved in 2014. The revised land use plan enables delivery of the full residential entitlements and provides for a variety of product types, creating an opportunity for first time home buyers, move-up home buyers and renters. The amended Village 8 East land use plan creates an enhanced pedestrian, bicycle and Neighborhood Electric Vehicle (NEV) network that features the future Multi-Modal bridge between Village 8 East and Village 9, the Chula Vista Regional Trail, the Chula Vista Greenbelt Trail and an internal trail network featuring Village Pathway connections and linkages between neighborhoods to an extensive trail network.

The proposed Village 8 East land use plan enhances compatibility with the adjacent Village 8 West, while creating a unique theme and experience for Village 8 East residents and visitors. The architectural theme for Village 8 East is inspired by Eastern European influences and the historical agrarian Otay Ranch property. The landscape concept is reflective of Village 8 West further to implement this cohesive theme.

Because the proposed project intensity is consistent with the current CVGP and revisions to the Village 8 East SPA Plan and Tentative Map remain consistent with the CVGP, no impacts on adjacent development are anticipated.

V. Economic Considerations

Pursuant to the requirements in CVMC 19.09.040, Threshold Standards for City Facilities, H. Fiscal, the Applicant prepared an updated fiscal analysis for the Proposed Project (Village 8 East – Fiscal Impact Analysis, DPFG, September 2023). The fiscal update model assumed full build out of 3,276 residential units and no commercial square footage, which represents the most conservative land use scenario. However, the Proposed Project includes development of up to 20,000 SF of commercial uses; therefore, the anticipated fiscal outcome is likely to be more positive than the following estimates. The results generated from the residential only fiscal model meet the requirements of CVMC 19.09.040 and demonstrate that the Proposed Project will generate a fiscal surplus in Years 1 - 20 (\$452,114 - \$3,573,827) representing cumulative revenue of \$48,014,928 through year 20.

The full fiscal analysis model and assumptions are provided in the Village 8 East SPA Amendment Fiscal Summary Report dated May 2023. This report demonstrates that the proposed project would comply with City requirements for new development.

VI. Environmental Considerations

Technical analyses and updates to 2014 technical reports were prepared to determine if the Proposed Project resulted in any potential impacts on air quality, green house gas, noise, cultural resources, biological resources, traffic and geology. The analyses support a determination that approval and implementation of the proposed modifications to Village 8 East would not result in any additional significant environmental effects beyond those previously analyzed under the Final Environmental Impact Report for the 2014 project.

VII. Housing Development Considerations

The Village 8 East project is subject to the City of Chula Vista inclusionary affordable housing requirements. This obligation to be addressed in the Balanced Communities Affordable Housing Agreement [Otay Ranch Village 8 East].

VIII. Infrastructure Considerations

The 2014 Village 8 East SPA Plan includes a Public Facility Finance Plan (PFFP) that outlines the infrastructure, services and facilities needed to serve Village 8 East, consistent with the City's Growth Management Ordinance (GMO). The City repealed the GMO in November 2022. A Supplemental PFFP (2023) was prepared for the project to address traffic, police, fire and emergency medical services, schools, libraries, parks, trails and open space, water, sewer, drainage, air quality, civic center corporation and other public facilities to ensure the proposed Village 8 East Plan provides the infrastructure necessary to serve the Project Area and complies with City requirements.

IX. Public Benefit Consideration

The community focus on wellness and outdoor activities will enhance the quality of life for future residents. The creation of a vibrant "main street" village core containing village-serving commercial/retail uses and market-rate for-sale and rental and affordable housing rental homes, creates a synergy and balance of land uses and a dynamic environment where residents may live, recreate and work. The proposed Village 8 East changes will positively impact community character by creating a unique architectural and aesthetic theme that complement Village 8 West, establishes a sense of place and help meet the need for housing within the City of Chula Vista.

X. Annexation

No annexations actions are planned for Village 8 East.

XI. List of Proposed General Plan Amendments

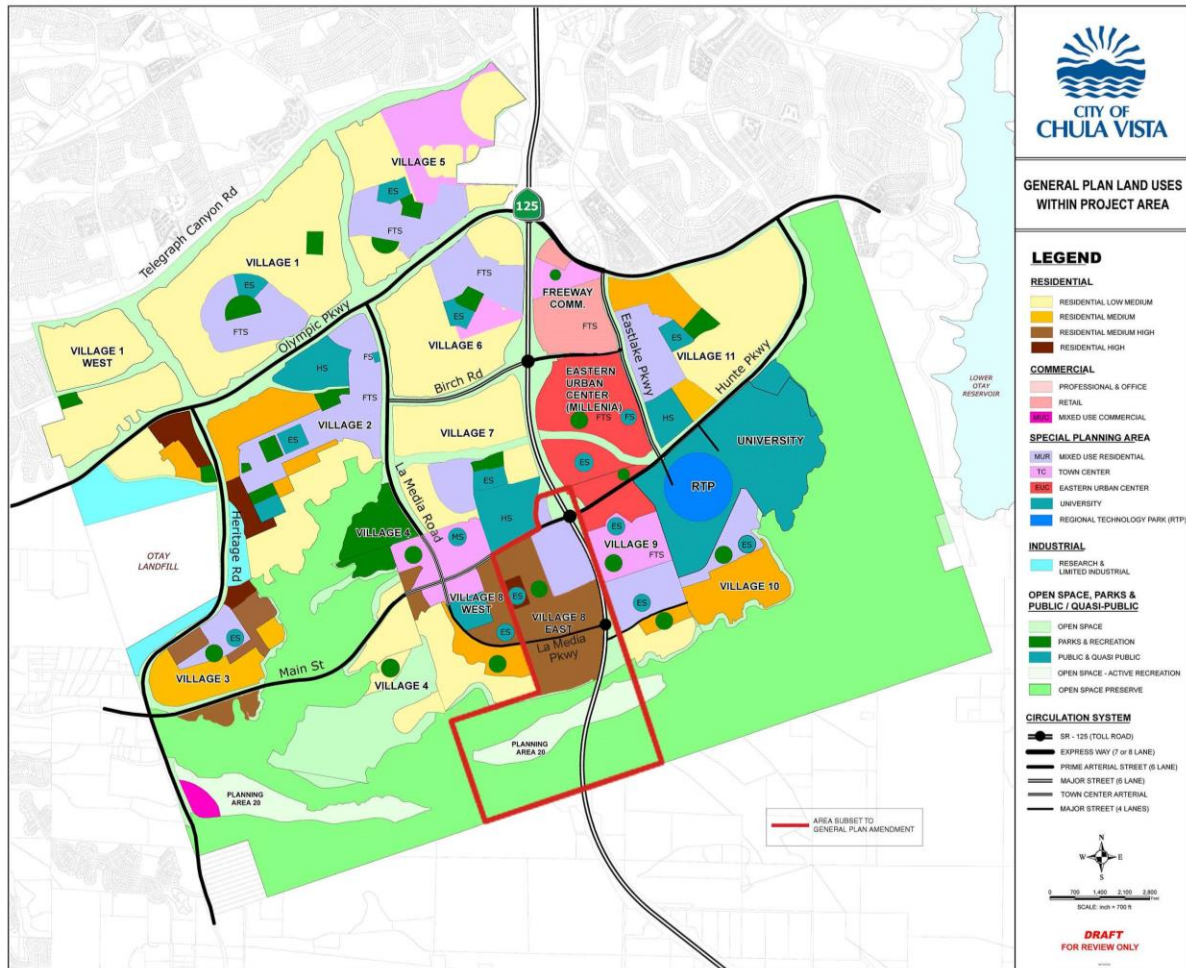
With the proposed amendments, Village 8 East will remain consistent with the Chula Vista General Plan land use, transportation, economic development, housing, public facilities and services and environmental objectives and policies. This section provides a list of proposed amendments by CVGP page number. Proposed revisions to CVGP diagrams, exhibits and tables are provided below.

Chapter 5 – Land Use and Transportation Element

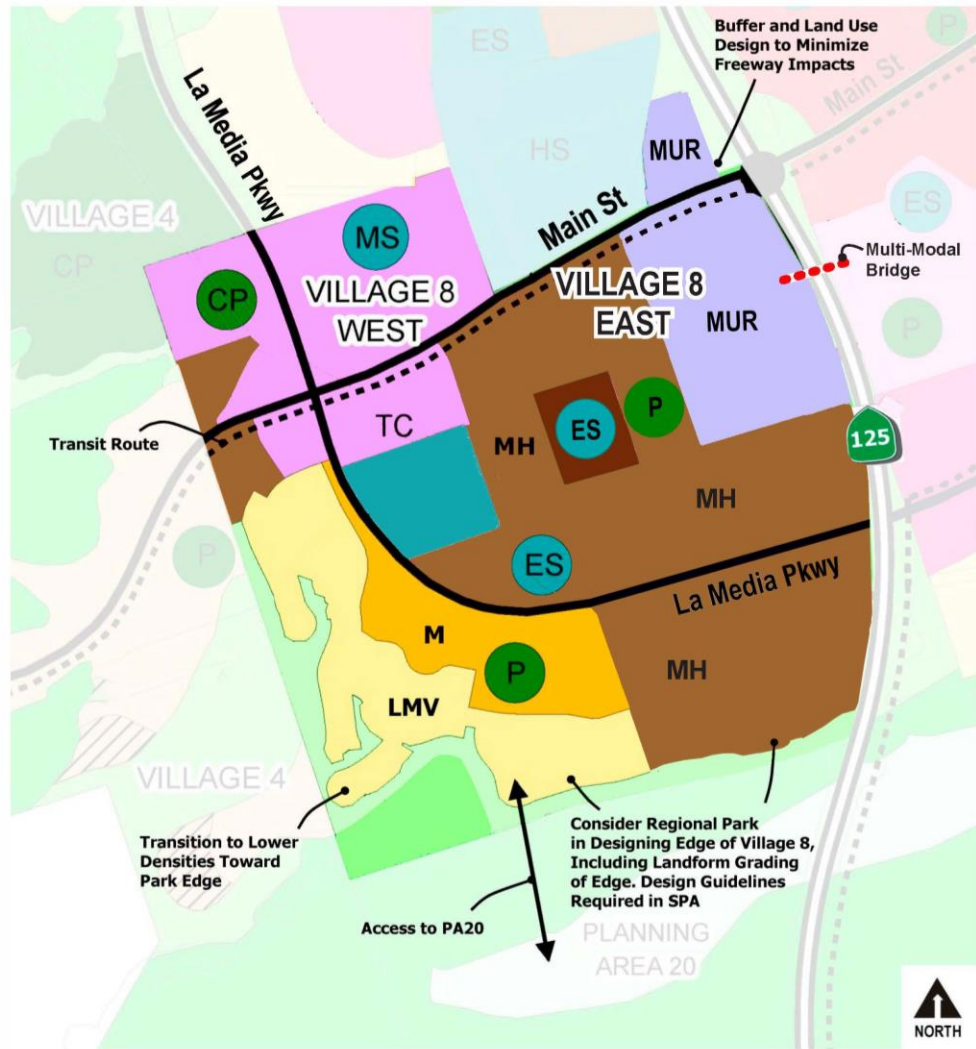
- General Plan Land Use Diagram (Figure 5-12, Page LUT-47)

- Modify the General Plan residential and mixed use land use designations by eliminating Medium Residential and implementing Mixed Use Residential within the Village Core area and High and Medium High Residential surrounding the Village Core.
- Shift the elementary and neighborhood park symbol to the western portion of Village 8 East
- Realign La Media Parkway and shift the proposed SR-125 interchange to the north
- General Plan Land Use Distribution in 2030 (Acreages), (Table 5-6, Page LUT-56)
 - Modify the land use acreages to reflect the proposed project
- General Plan Land Use in 2030 (Table 5-7, Page LUT-57)
 - Modify the residential dwelling units within the Residential Medium, Residential Medium High, High and Mixed Use Residential land use designations to reflect the proposed project
- Otay Ranch Subarea – Central District (Figure 5-44, Page LUT-262)
 - Modify the General Plan residential and mixed use land use designations by eliminating Medium Residential and implementing Mixed Use Residential within the Village Core area and High and Medium High Residential surrounding the Village Core.
 - Shift the elementary and neighborhood park symbol to the west
 - Realign La Media Parkway and shift the proposed SR-125 interchange to the north

PROPOSED - GENERAL PLAN LAND USE DIAGRAM, FIGURE 5-12 (PAGE LUT-47)



**PROPOSED REVISION TO - GENERAL PLAN LAND USE DIAGRAM, FIGURE 5-12
(PAGE LUT-47)**



PROPOSED TABLE 5-6
GENERAL PLAN LAND USE DISTRIBUTION IN 2030 (ACREAGES)
(PAGE LUT-59)

GENERAL PLAN LAND USE DISTRIBUTION IN 2030 (ACREAGES)

General Plan Land Use Designation	Total General Plan Area	Bayfront	Northwest	Southwest	East		
					East Chula Vista Subareas	Unincorporated Sweetwater Subareas	Unincorporated Otay Ranch Subareas
Residential							
Low	6,977	-	64	-	1,560	2,453	2,900
Low Medium	8,010	-	1,354	1,401	4,737	307	211
Medium	1,474	-	187	288	895	32	72
Medium High	794	-	143	113	441	-	97
High	533	-	124	253	156	-	-
Urban Core	84	-	84	-	-	-	-
Bayfront High	14	14	-	-	-	-	-
Commercial							
Retail	826	-	115	202	477	32	-
Visitor	148	135	11	2	-	-	-
Professional & Admin.	152	13	61	7	59	12	-
Mixed Use							
Mixed Use Residential	927	-	174	98	605	-	50
Mixed Use Commercial	135	25	37	58	15	-	-
Mixed Use Transit Focus Area	122	-	83	39	-	-	-
Industrial							
Limited Industrial	1,875	62	116	384	1,096	-	216
Regional Technology Park	85	-	-	-	85	-	-
General Industrial	175	175	-	-	-	-	-
Public, Quasi Public and Open Space							
Public, Quasi Public	2,901	55	225	321	1,880	381	39
Parks and Recreation	970	74	73	106	598	88	31
Open Space	7,327	100	215	617	3,600	1,101	1,694
Open Space Preserve	16,926	362	18	97	4,582	1,997	9,870
Open Space - Active Recreation	375	8	44	-	323	-	-
Water	2,672	1,498	-	-	-	9	1,165
Special Planning Area							
Eastern Urban Center	266	-	-	-	266	-	
Resort	230	-	-	-		-	230
Town Center	85	-	-	-	85	-	
Other ²	4,609	99	866	829	2,346	408	61
Total Acres	58,692	2,620	3,994	4,815	23,806	6,820	16,636

1- The unincorporated portion of the Northwest Planning Area (87 acres of Residential Low) is included in the Unincorporated Sweetwater Subarea column only.

2- Streets, freeways, utility right-of-ways

**PROPOSED TABLE 5-7
GENERAL PLAN LAND USE IN 2030**

General Plan Land Use Designation	2030 Acres	2030 Dwelling Units
RESIDENTIAL		
Low	6,977	8,232
Low Medium	8,010	41,286
Medium	1,474	15,008
Medium High	794	12,009
High	533	15,870
Urban Core	84	3,830
Bayfront High	14	1,500
COMMERCIAL		
Retail	826	
Visitor	148	
Professional & Office	160	
MIXED USE		
Mixed Use Residential	927	16,648
Mixed Use Commercial	135	
Mixed Use Transit Focus Area	122	3,782
INDUSTRIAL		
Limited Industrial	1,875	
Regional Technology Park	85	
General Industrial	175	
PUBLIC, QUASI PUBLIC AND OPEN SPACE		
Public/Quasi-Public	2,901	
Parks and Recreation	970	
Open Space	7,327	
Open Space Preserve	16,926	
Open Space - Active Recreation	375	
Water	2,672	
SPECIAL PLANNING AREA		
Eastern Urban Center	266	4,864
Resort	230	-
Town Center	85	1,929
OTHER*	4,609	
TOTAL	58,700	124,958

* Streets, freeways, utility right-of-ways

*Streets, freeways, utility right-of-ways

PROPOSED – OTAY RANCH SUBAREA – CENTRAL DISTRICT
FIGURE 5-44, PAGE LUT-262

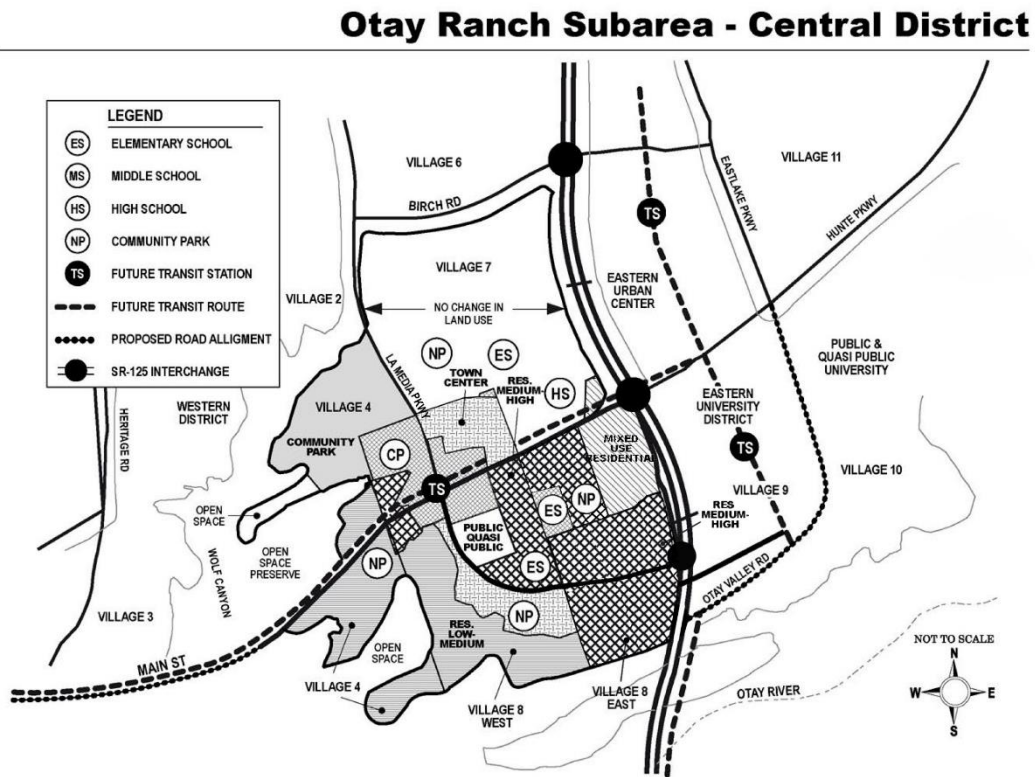


Figure 5-44

ATTACHMENT A
OTAY RANCH VILLAGE 8 EAST
GENERAL PLAN CONSISTENCY ANALYSIS

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Village 8 East SPA Amendment – Chula Vista General Plan Consistency Analysis

General Plan Element Objective/Policy		SPA Amendment Consistency Response
	LAND USE AND TRANSPORTATION	
Objective/ Policy #	Objective/Policy Text:	
Objective – LUT 1	Provide a balance of residential and non-residential development throughout the City that achieves a vibrant development pattern, enhances the character of the City, and meets the present and future needs of all residents and businesses.	
LUT 1.1	Ensure that land uses develop in accordance with the Land Use Diagram and Zoning Code in an effort to attain land use compatibility.	<p>The Chula Vista General Plan currently designates portions of Village 8 East Residential Medium, Medium High and Mixed Use Residential. Upon approval of proposed amendments to the Village 8 East SPA Plan and PC District Regulations the project land uses would be in accordance with the amended General Plan Land Use Diagram.</p> <p>The current proposal would eliminate the Medium Residential land use designation from Village 8 East, which permits traditional single family homes and designate those areas for Medium High Residential uses, allowing a variety of detached and attached homes and other land uses compatible with the Village 8 West development to the west and future Village 9 to the east.</p>
LUT 1.2	Coordinate planning and redevelopment activities and resources to balance land uses, amenities, and civic facilities in order to sustain or improve the quality of life.	Village 8 East provides a balance of land uses, amenities and civic land uses, including 20,000 square feet of neighborhood-serving commercial/retail uses, a public elementary school site, a public neighborhood park, an extensive trail system, a private recreation facility, and over 253 acres of MSCP Preserve Open Space. Otay Ranch Community Park South is also within the Village 8 East SPA boundary, providing additional recreational uses for Village 8 East residents

General Plan Element Objective/Policy	SPA Amendment Consistency Response
LUT 1.4	<p>Seek to achieve an improved balance between jobs and housing in Chula Vista.</p> <p>The project provides housing in close proximity to the major employment centers in Chula Vista, Otay Mesa and downtown San Diego. In addition, Village 8 East includes 20,000 square feet of commercial/retail space and a public elementary school, designed to serve the 3,276 homes within Village 8 East and to support surrounding commercial uses in the Village 8 West Town Center and other village commercial uses.</p>
LUT 1.5	<p>Endeavor to create a mixture of employment opportunities for citizens' at all economic levels.</p> <p>Village 8 East complements the City's efforts to create high quality job along the SR-125 corridor by advancing the vision of the University Innovation District Master Plan which will create high value jobs for all income levels. In addition, Village 8 East includes 20,000 square feet of commercial/retail space, and a public elementary school which will create job opportunities for Chula Vista residents.</p>
LUT 1.6	<p>Attract and maintain land uses that generate revenue for the City of Chula Vista, while maintaining a balance of other community needs, such as housing, jobs, open space, and public facilities.</p> <p>Pursuant to the requirements in CVMC 19.09.040, Threshold Standards for City Facilities, H. Fiscal, the Applicant prepared an updated fiscal analysis for the Proposed Project (Village 8 East – Fiscal Impact Analysis, DPF, September 2023). The fiscal update model assumed full build out of 3,276 residential units and no commercial square footage, which represents the most conservative land use scenario. However, the Proposed Project includes development of up to 20,000 SF of commercial uses; therefore, the anticipated fiscal outcome is likely to be more positive than the following estimates. The results generated from the residential only fiscal model meet the requirements of CVMC 19.09.040 and demonstrate that the Proposed Project will generate a fiscal surplus in Years 1 - 20 (\$452,114 - \$3,573,827) representing cumulative revenue of \$48,014,928 through year 20.</p> <p>The full fiscal analysis model and assumptions are provided in the Village 8 East SPA Amendment Fiscal Summary Report dated May 2023. This report demonstrates that the proposed project</p>

General Plan Element Objective/Policy	SPA Amendment Consistency Response
	<p>would comply with City requirements for new development.</p> <p>Along with providing 3,276 homes which create temporary construction-related employment opportunities, the project provides job producing land uses including commercial, a public school and the preservation of 253.6 acres of land designated as part of the City's MSCP Preserve.</p> <p>Also see Response to LUT 1.1 above.</p>
LUT 1.7	<p>Provide high-quality public facilities, services, and other amenities within close proximity to residents.</p> <p>Village 8 East provides high quality public facilities and services close to residents, including a public neighborhood park, public elementary school, private recreation facility, trails and open space areas. Village 8 East includes a network of pedestrian facilities including the Chula Vista Regional Trail, the future Multi-Modal bridge between Village 8 East and Village 9, the Chula Vista Greenbelt Trail, the Village Pathway the village trail and the edge trail. Village 8 East includes over 6.6 miles of trails.</p> <p>In, the project includes the Otay Ranch South Community Park South, intended to serve Village 8 East residents and other villages in Otay Ranch.</p>
LUT 1.8	<p>Pursue higher density residential categories and retail demand that are not being met within the City.</p> <p>The Project's residential land uses are in the "High" and "Medium-High" residential category consistent with this objective. Consistent with the Chula Vista General Plan, Village 8 East includes 20,000 square foot retail/commercial center as part of the Village Core. The highest density residential uses are planned in and around the Village Core, including a site planned for an affordable income rental community.</p>
LUT 1.9	<p>Provide opportunities for development of housing that respond to diverse community needs in terms of density, size, location, and cost.</p> <p>The Project provides for-sale and rental housing opportunities to meet the needs of a diverse community. Densities range from 11 to 60.0 units per acre and products provide a range of floorplans appropriate for singles, couples, and families. Some homes may have private rear yards, while the highest density are planned as rental apartments with on-site amenities. Product types are focused on providing attainable housing as well as meeting the need for move-up home</p>

General Plan Element Objective/Policy		SPA Amendment Consistency Response
		buyers. The Project will include on-site affordable housing in conformance with the City's Balanced Community Affordable Housing policy.
LUT 1.10	Maintain an adequate supply of land designated and zoned for residential use at appropriate densities to meet housing needs, consistent with the objective of maintaining a balance of land uses.	The Project supports the creation of new housing as articulated in the Housing Element. The Project will provide a total of 3,276 housing units for the current and future residents of Chula Vista which enhances the jobs/housing balance in the City of Chula Vista.
LUT 1.13	Maintain neighborhood and community shopping centers of sizes and at locations that offer both choice and convenience for shoppers and residents, while sustaining a strong retail base for the City.	Village 8 East includes 20,000 square feet of commercial/retail space designed to serve Village 8 East and adjacent villages. In addition the residents in Village 8 East will support commercial/retail uses in the surrounding communities as the increased population resulting from the Project will increase use of the existing and future commercial/retail uses, thereby enhancing the viability neighborhood shopping centers in the City.
LUT 1.15	Allow office uses that are associated with complementary commercial service businesses in commercial service areas.	The Village 8 East PC District Regulations allows office uses within the Village Core Zoning District.
LUT 1.17	Encourage the development of cultural and performing arts nodes in different areas throughout the City, each with a specific non-competing focus, such as viewing performances or works of art, and learning about, creating, or purchasing art.	Dedication of the Otay Ranch Community Park South will provide opportunities for the City to support programming within the City's public park system to encourage a diversity of uses, which may include art shows and cultural festivals. In addition, public art may be provided within the Village Core area.
Objective – LUT 3	Direct the urban design and form of new development and redevelopment in a manner that blends with and enhances Chula Vista's character and qualities, both physical and social.	
LUT 3.1	Adopt urban design guidelines and/or other development regulations for all Districts or Focused Areas of Change as presented in Sections LUT 8.0 - 10.0 of the Land Use and	The Village 8 East SPA Plan Amendment includes PC District Regulations and the Village Design Plan which includes Landscape and Design Guidelines to ensure new development recognizes and enhances the character and identity of adjacent areas. The design plans create

General Plan Element Objective/Policy		SPA Amendment Consistency Response
	Transportation Element, as necessary, to ensure that new development or redevelopment recognizes and enhances the character and identity of adjacent areas, consistent with this General Plan's Vision.	one cohesive Village 8 community (Village 8 West and Village 8 East), as originally envisioned in the Otay Ranch GDP. The architectural theme for the Project complements the agrarian architectural theme in Village 8 West. In addition, the proposed PC District Regulations and design guidelines and will be appropriately implemented to ensure the proposed residential neighborhoods establish a unique sense of place, while connecting to the larger Village 8 developed community.
LUT 3.2	Any such urban design guidelines and/or other development regulations shall be consistent with other, related policies and provisions in this General Plan, including Sections 7.3 through 7.6.	The Village 8 East SPA Plan Amendment includes PC District Regulations as well as the Village Design Plan Landscape and Design Guidelines consistent with the policies and provisions of the General Plan.
Objective – LUT 5	Designate opportunities for mixed use areas with higher density housing that is near shopping, jobs, and transit in appropriate locations throughout the City.	
LUT 5.1	Promote mixed use development, where appropriate, to ensure a pedestrian-friendly environment that has opportunities for housing; jobs; childcare; shopping; entertainment; parks; and recreation in close proximity to one another.	Consistent with General Plan Policy LUT 5.1, Village 8 East contains a Village Core with a mix of uses, including 1,348 for-sale and rental multi-family homes and 20,000 square feet of commercial retail space, providing opportunities for shopping, entertainment, jobs, childcare and entertainment. In addition, the village core includes an elementary school site and a public park, providing recreational opportunities within ¼ mile of most Village 8 East residents. Access to Village 8 East amenities is planned along an extensive system of trails. Village 8 East includes over 6.6 miles of trails.
LUT 5.2	Encourage new development that is organized around compact, walkable, mixed use neighborhoods and districts in order to conserve open space resources, minimize infrastructure	Consistent with the General Plan and Chula Vista MSCP Subarea Plan, the project includes 253.6 acres of land designated for preservation as part of the MSCP Plan. The development area is clustered within Village 8 East, surrounding a compact, walkable, village core. Consistent with the Otay Ranch GDP and the Village 8 East SPA

General Plan Element Objective/Policy		SPA Amendment Consistency Response
	costs, and reduce reliance on the automobile.	<p>Plan, infrastructure impacts have been reduced to the greatest extent possible to minimize impacts to adjacent open space resources. The project will be served from existing and planned extensions of Chula Vista circulation element roadways and infrastructure.</p> <p>The project is served by planned local bus stops along Main Street, adjacent to the Village Core area and a future Bus Rapid Transit stop is planned in the adjacent Village 8 West Town Center. Pedestrian access to the planned transit facilities is provided via the Chula Vista Regional Trail along Main Street and La Media Parkway. The mixed use arrangement of Village 8 East land uses and the integrated system of pedestrian paths and trails connects the residential neighborhoods to the Village Core along the Village Pathway planned along La Palmita Drive.</p>
LUT 5.3	Authorize and encourage mixed use development in focus areas, including high-density residential housing, neighborhood-serving commercial, and office uses.	<p>Consistent with General Plan Policy LUT 5.3, Village 8 East contains a Village Core planned with a mix of uses, including 1,348 multi-family homes and 20,000 square feet of commercial retail space, providing opportunities for shopping, entertainment, jobs, childcare and entertainment. In addition, the village core includes an elementary school site and a public park providing recreational opportunities within ¼ mile of most residents. Access to Village 8 East amenities is provided via the Chula Vista Regional Trail along Main Street and La Media Parkway, and the Village Pathway along La Palmita Drive.</p>
LUT 5.4	Develop the following areas as mixed use centers: Urban Core; Palomar Trolley Station; EUC; and Otay Ranch Village Cores and Town Centers.	Village 8 East is not identified as a mixed-use center in the General Plan. See response to LUT 5.3 above.
LUT 5.11	Endeavor to reduce the number of peak hour automobile trips by supporting increased services near workplaces.	See response to LUT 5.3 above.
LUT 5.13	Higher density residential and mixed use residential/commercial	See response to LUT 5.3 above.

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	development should be designed to: create a pleasant walking environment to encourage pedestrian activity; maximize transit usage; provide opportunities for residents to conduct routine errands close to their residence; integrate with surrounding uses to become a part of the neighborhood rather than an isolated project; use architectural elements or themes from the surrounding neighborhood; and provide appropriate transition between land use designations to minimize neighbor compatibility conflicts	
Objective-LUT 6	Ensure adjacent land uses are compatible with one another.	
LUT 6.1	Ensure, through adherence to design guidelines and zoning standards, that the design review process guarantees excellence in design and that new construction and alterations to existing buildings are compatible with the best character elements of the area.	The Village 8 East SPA Plan Amendment includes PC District Regulations and the Village Design Plan which includes Landscape and Residential Design Guidelines to ensure new development recognizes and enhances the character and identity of adjacent areas. All residential development is subject to the Development Review process established in the Village 8 East PC District Regulations.
LUT 6.2	Require that proposed development plans and projects consider and minimize project impacts upon surrounding neighborhoods.	The project includes PC District Regulations and Landscape and Residential Design Guidelines are provided in the Village Design Plan. These regulations and guidelines ensure the project is compatible with surrounding neighborhoods. The proposed residential neighborhoods along the southern perimeter are setback from the adjacent MSCP Preserve area, as the 100' Preserve Edge provides a buffer between residential and preserve uses.
LUT 6.3	Require that the design of new residential, commercial, or public developments is sensitive to the character of existing neighborhoods through consideration of access, compatible building design and massing, and	Consistent with the original vision in the GDP, Village 8 East has been design to seamlessly integrate and complement the adjacent Village 8 West community. Access to the project is provided via existing and planned extensions of City of Chula Vista circulation roadways and infrastructure. The project includes PC District

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	building height transitions, while maintaining the goals and values set forth in the General Plan. Within transit focus areas, design provisions should include requirements for a minimum building step back of 15 feet for every 35 feet in height, for edges abutting residential uses.	Regulations and Landscape and Residential Design Guidelines to ensure the project is compatible with adjacent development. The PC District Regulations establishes building setbacks based on adjacent street designs and frontages.
Objective-LUT 7	Appropriate transitions should be provided between land uses.	
LUT 7.2	Require new or expanded uses to provide mitigation or buffers between existing uses where significant adverse impacts could occur.	Development along the eastern edge of Village 8 East is buffered from SR-125 with slopes, berms, the one-way frontage road and potential sound attenuation walls. See Response to LUT 6.2 above.
LUT 7.4	Require landscape and/or open space buffers to maintain a naturalized or softer edge for proposed private development directly adjacent to natural and public open space areas.	The project includes a 100' Preserve Edge within the development area to buffer development from the adjacent MSCP Preserve areas, while maintaining a softer edge between the land uses.
Objective – LUT 8	Strengthen and sustain Chula Vista's image as a unique place by maintaining, enhancing, and creating physical features that distinguish Chula Vista's neighborhoods, communities, and public spaces, and enhance its image as a pedestrian-oriented and livable community.	
LUT 8.1	Develop a program to enhance the identity of special districts and neighborhoods to create variety and interest in the built environment, including such items as signage, monuments, landscaping, and street improvements.	The project will comply with Village 8 East SPA Plan, PC District Regulations as well as Landscape and Residential Design Guidelines in the Village Design Plan which provide guidance for the development of high-quality architecture, landscape and street improvements. The project will also comply with the future Village 8 East Planned Sign Program, where applicable.
LUT 8.2	Emphasize certain land uses and activities, such as cultural arts; entertainment; specialty retail; or commercial recreation, to enhance or create the identity of specialized districts or Focus Areas in the City.	Village 8 east includes a mix of commercial and public amenities that create opportunities for a diversity of uses, which may include art shows and cultural festivals as well as commercial recreation opportunities.

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LUT 8.3	Ensure that buildings are appropriate to their context and designed to be compatible with surrounding uses and enhance the desired character of their District.	The Village 8 East SPA Amendment includes residential guidelines. The project will be designed consistent with the established theme within Village 8 West to create a cohesive, complementary design. All residential development within the project is subject to the Development Review Process established in the Village 8 East PC District Regulations.
LUT 8.4	Encourage and require, where feasible, the incorporation of publicly accessible urban open spaces, including: parks; courtyards; water features; gardens; passageways; paseos; and plazas, into public improvements and private projects.	Village 8 East includes a public park, private recreation facility and open space system that will provide Village residents with a variety of recreation opportunities. The Village Design Plan encourages the creation of gathering spaces and the use of water features, paseos, plazas and other public spaces. The Village Core landscape is enhanced by a 20-wide landscaped median that provides an opportunity for a robust street tree program through the core. In addition, the project includes the Otay Ranch Community Park South which will provide opportunities for publicly accessible open space, recreation and gathering spaces.
LUT 8.5	Prepare urban design guidelines that help to create pedestrian-oriented development by providing: <ul style="list-style-type: none"> • Varied and articulated building facades; • Visual (first floor clear glass windows) and physical access for pedestrians; • Pedestrian circulation among parcels; uses; transit stops; and public or publicly accessible spaces; • Human scale design elements; • Ground floor residential and commercial entries that face and engage the street; and • Pedestrian-oriented streetscape amenities. 	<p>Village 8 East is designed as a pedestrian oriented community and meets the guidelines provided in LUT 8.5. Development within the village core area is subject to Village Design Plan which guides the preparation of site plans and architectural and landscape plans. The VDP encourages the creation of pedestrian-oriented buildings and site plans as depicted in the “Pedestrian Oriented Streets” and “Village Site Plan Concept” exhibits. In addition, the SPA Plan amendment includes landscape guidelines and establishes a theme to be implemented within the project.</p> <p>The Village 8 East Village Core will be designed and constructed consistent with the guidelines in LUT 8.5.</p>
LUT 8.6	Develop a master plan for artwork in public places that would identify the types of art desired and	LUT 8.6 is a City-wide objective; however, by constructing and developing the neighborhood park within Village 8 East and providing public

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	establish appropriate settings for the display of art, including within public rights-of-way and landscape medians.	gathering space within the Village Core area, Village 8 East supports programming and activities which may include public art displays.
LUT 8.7	Ensure that vacant parcels and parcels with unsightly storage uses, such as auto salvage yards, are appropriately screened from the street to reduce their negative visual effects.	There are no unsightly storage uses close to Village 8 East.
Objective – LUT 10	Create attractive street environments that complement private and public properties, create attractive public rights-of-way, and provide visual interest for residents and visitors.	
LUT 10.2	Landscape designs and standards shall include a coordinated street furniture palette, including waste containers and benches, to be implemented throughout the community at appropriate locations.	The Village Design Plan provides landscape design standards, which includes the conceptual design of street furnishings and fixtures to be implemented the Village Core area. Development within the Village Core will also comply with the future Master Precise Plan.
LUT 10.3	Provide well-designed, comfortable bus stops throughout the City.	Per City standard conditions of approval, the Applicant will provide the City with funding for planned bus and transit stops and shelters which will be constructed by the City when local bus service is available along established and planned routes.
LUT 10.4	Prior to the approval of projects that include walls that back onto roadways, the city shall require that the design achieves a uniform appearance from the street. The walls shall be uniform in height, use of materials, and color, but also incorporate elements, such as pilasters, that add visual interest.	The Village Design Plan provides fence and wall designs and materials. The required Landscape Master Plan will include a Fence and Wall Plan prepared consistent with City policies.
LUT 10.5	Require under grounding of utilities on private property and develop a priority based program of utility under grounding along public rights-of-way.	All new utilities will be undergrounded, consistent with this objective, except as required by utility providers. However, the Applicant will coordinate with the City and utility providers to place above-ground appurtenances in the least intrusive locations.

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LUT 10.6	Study the locational requirements of utility, traffic control, and other cabinets and hardware located in the public rights-of-way to determine alternative locations for these items in less obtrusive areas of the street environment.	The location of utility facilities in the public realm is designed to minimize intrusion into the street environment and avoid conflicts with entry monuments and landscaping, to the greatest extent feasible. Entry monuments proposed for the project would be subject to the Village 8 East Planned Sign Program. See response to LUT 10.5 regarding coordinating utility appurtenance locations.
Objective – LUT 11	Ensure that buildings and related site improvements for public and private development are well-designed and compatible with surrounding properties and districts.	
LUT 11.1	Promote development that creates and enhances positive spatial attributes of major public streets, open spaces, cityscape, mountain and bay sight lines, and important gateways into the City.	The project maintains and is sensitive to the design elements of Main Street through the provision of 20-foot landscape buffers adjacent to the development areas. In addition, the 100-foot Preserve Edge is provided adjacent to MSCP Preserve areas to buffer development from the adjacent Preserve.
LUT 11.2	Promote and place a high priority on quality architecture, landscape, and site design to enhance the image of Chula Vista, and create a vital and attractive environment for businesses, residents, and visitors.	The Village 8 East SPA Plan Amendment and PC District Regulations as well as Landscape and Residential Design Guidelines in the Village Design Plan provide guidance for the development of high-quality architecture, landscape, and street improvements.
LUT 11.4	Actively promote architectural and design excellence in buildings, open space, and urban design.	Architecture will be complementary to the existing Village 8 West design theme and will include a variety of distinct and unique combinations of elevations and colors designed by respected and creative architects and design professionals.
LUT 11.5	Require a design review process for all public and private discretionary projects (which includes architectural, site plan, landscape and signage design) to review and evaluate projects prior to issuance of building permits to determine their compliance with the objectives and specific requirements of the City's Design	The project is subject to the Development Review Process established in the Village 8 East PC District Regulations.

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	Manual, General Plan, and appropriate zone or Area Development Plans.	
Objective – LUT 16	Integrate land use and transportation planning and related facilities.	
LUT 16.1	Promote the development of well-planned communities that will tend to be self-supportive and, thus, reduce the length of vehicular trips, reduce dependency on the automobile, and encourage the use of other modes of travel.	<p>Consistent with General Plan Policy LUT 16.1, Village 8 East contains a Village Core with a mix of uses including 1,348 for sale and rental homes and 20,000 square feet of commercial retail space, providing opportunities for shopping, entertainment, jobs, childcare and entertainment to residents. In addition, the village core includes an elementary school site and a public park, providing recreational opportunities within ¼ mile of most residents. Access to amenities is provided via the Chula Vista Regional Trail along Main Street and La Media Parkway and the Village Pathway along La Palmita Drive.</p> <p>Transit stops are planned adjacent to the Village Core area at the intersection of Main Street and La Palmita Drive, providing residents and employees access to public transportation.</p>
LUT 16.2	Ensure that new development and community activity centers have adequate transportation and pedestrian facilities.	See response to LUT 16.1
LUT 16.3	Provide direct and convenient access to public transit stops within residential, commercial, and industrial areas.	The project includes the Chula Vista Regional Trail planned to accommodate off-street bike lanes along Main Street and La Media Parkway. Local bus service is planned along Main Street, with stops planned at the intersection of Main Street and La Palmita Drive. A BRT station is planned in the adjacent Village 8 West Town Center.
Objective – LUT 17	Plan and coordinate development to be compatible and supportive of planned transit.	
LUT 17.1	Designate sufficient land at appropriate densities to support planned transit and require that development be transit-oriented, as appropriate to its proximity to transit facilities.	The project is not a transit-oriented development. However, the Metropolitan Transit System has planned local bus stops and bus rapid transit stops serving Village 8 East.

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LUT 17.4	Require developers to consult and coordinate with SANDAG and the City to ensure that development is compatible with and supports the planned implementation of public transit.	The Applicant coordinated with SANDAG and the City to provide for planned future local bus stops within Village 8 East.
Objective – LUT 18	Reduce traffic demand through Transportation Demand Management (TDM) strategies, increased use of transit, bicycles, walking, and other trip reduction measures.	
LUT 18.1	Support and encourage the use of public transit.	See response to LUT 17.1 and LUT 17.4 above. The project also provides direct connections to the Chula Vista Regional Trail and bike lanes along Main Street.
LUT 18.2	Provide an efficient and effective paratransit service for elderly and handicapped persons unable to use conventional transit service.	This is the responsibility of MTS, the public transit service provider.
LUT 18.3	Provide and enhance all feasible alternatives to the automobile, such as bicycling and walking, and encourage public transit ridership on existing and future transit routes.	The project is located to take advantage of transit, walking, cycling and Neighborhood Electric Vehicle use to reduce vehicular trips. The internal public streets are designed to provide an enhanced pedestrian experience where landscape parkways separate the pedestrian from the parking/travel lanes. In addition, the project provides direct connections to the Chula Vista Regional Trail and bike lanes along Main Street and La Media Parkway. The MTS local bus stop is planned adjacent to the village core on Main Street and a BRT station is planned in the adjacent Village 8 West Town Center.
LUT 18.4	Use master planning techniques in new development and redevelopment projects to enable effective use of public transit.	The project provides direct connections to the Chula Vista Regional Trail and bike lanes along Main Street. Fully signalized intersections are located along Main Street and La Media Parkway to enable safe pedestrian crossings. Also see response to LUT 18.3 above.

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<p>LUT 18.5 Implement TDM strategies, such as carpooling, vanpooling, and flexible work hours that encourage alternatives to driving alone during peak periods.</p>	<p>The University Villages Traffic Impact Analysis prepared in conjunction with the Final EIR included a Transportation Demand Management Program that included the following measures:</p> <ul style="list-style-type: none"> • Implement pedestrian circulation improvements to improve the internal pedestrian circulation and encourage the usage of public transportation (concurrent with the approval of improvement plans for each village). • Implement bicycle circulation improvements to improve internal bicycle circulation and encourage the use of bicycles (concurrent with the approval of improvement plans for each village). • Participate in car sharing and bike sharing programs through HOA noticing, should such programs become available. • Promote Carpool/Vanpool programs by providing preferential parking for carpools and vanpools (concurrent with the approval of site plans for each village core). • Promote available websites providing transportation options for residents and businesses (concurrent with issuance of certificate of occupancy). • Create and distribute “new resident” information packet addressing alternative modes of transportation (concurrent with issuance of certificate of occupancy). • Promote programs to encourage workplace peak hour trip reduction, including staggered work hours, regional ride-matching services, and telecommuting (concurrent with issuance of certificate of occupancy). • Orient buildings to the main street or activity area, such that they are not separated from the street by bast parking areas or fences, thereby encouraging pedestrian traffic (concurrent with approval of site plans for each village core). • Where transit is available on-site, participate in providing the necessary transit facilities, such as bus pads, shelters, signs, lighting and

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		<p>trash receptacles (concurrent with the approval of improvement plans for each village).</p> <ul style="list-style-type: none"> • Coordinate with MTS as to the future siting of transit stops/stations within the project site (concurrent with the approval of approval plans and/or site plans for each village). <p>Implementation of the TDM measures is consistent with LUT 18.5.</p>
LUT 18.6	Encourage employer-based TDM strategies, such as: employee transportation allowances; preferential parking for rideshare vehicles; workplace-based carpool programs; and shuttle services.	See response to LUT 18.5 above.
LUT 18.7	Support the location of private “telework” centers.	See response to LUT 18.5 above.
LUT 18.8	Encourage establishment of park-and-ride facilities near or at transit stations, as appropriate to the area's character and surrounding land uses.	See response to LUT 18.5 above
Objective – LUT 20	Make transit-friendly roads a top consideration in land use and development design.	
LUT 20.1	Incorporate transit-friendly and pedestrian-friendly elements into roadway design standards, such as signal priority for transit and adequate sidewalk widths for pedestrians.	MTS has planned local bus and BRT routes along Main Street. The roadways are designed consistent with City of Chula Vista standards and can accommodate local transit service. In addition, the project includes a network of internal sidewalks, pathways and a trails that connect to the Chula Vista Regional Trail and bike lanes located adjacent to Main Street and La Media Parkway.
Objective – LUT 23	Promote the use of non-polluting and renewable alternatives for mobility through a system of bicycle and pedestrian paths and trails that are safe, attractive and convenient forms of transportation.	See response to LUT-18.3 above.
LUT 23.1	Encourage the use of bicycles and walking as alternatives to driving	The project provides a pedestrian network that provides multiple connections to Chula Vista

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		Regional Trail and bike lanes along La Media Parkway and Main Street. The future Multi-Modal bridge will cross SR-125 providing an additional bike connection between Village East and Village 9.
LUT 23.2	Foster the development of a system of inter-connecting bicycle routes throughout the City and region.	The project provides a well connected bicycle system connecting to the Chula Vista Regional Trail and bike lanes along La Media Parkway and Main Street, which connects to the City's network of bike lanes.
LUT 23.3	Preserve, restore, or provide the opportunity for a cyclist to ride a bicycle to virtually any chosen destination, in order to make the bicycle a viable transportation alternative.	See response to LUT 23.2 above
LUT 23.4	Link major residential areas with principal trip destinations, such as schools; parks; community centers; and shopping centers.	Village 8 East incorporates an internal network of streets, walkways, pathways and trails which provide multiple routes to the Village Core area where residential can access the elementary school, public park, as well as the commercial/retail uses. In addition, the internal network connects to the Chula Vista Regional Trail along La Media Parkway and Main Street, providing linkages to other residential and public uses surrounding the project. The Community Park Trail and a segment of the Regional Trail planned along Avenida Caprise provides pedestrian access to the future Otay Ranch Community Park South and the City Greenbelt Trail located in the Otay River Valley.
LUT 23.5	Provide linkages between bicycle facilities that utilize circulation element alignments and open space corridors.	The project provides off-street bike lanes along La Media Parkway and Main Street. The project also includes portions of the Chula Vista Greenbelt Trail located in the Otay River Valley. Linkages from Village 8 East to the Greenbelt Trail are also planned along the Chula Vista Regional Trail and Community Park Trail.
LUT 23.6	In addition to using open space corridors, off-street bicycle trails should use flood control and utility easements. The trails shall be designed to minimize interaction with automobile cross traffic.	The Project does not include any of the features described in LUT 23.6. However, the Project provides access to the bike lanes along La Media Parkway and Main Street.

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LUT 23.7	Provide bicycle support facilities at all major bicycle usage locations.	The Project does not include a “major bicycle usage location;” however, the Project will include bicycle storage at commercial/retail uses, consistent with CalGreen requirements. All for-sale homes within the Project will include a garage which could also be utilized by homeowners for bicycle storage.
LUT 23.10	Promote the system of trails envisioned within the Chula Vista Greenbelt.	The project includes a portion of the Chula Vista Greenbelt Trail system located within the Otay River Valley.
LUT 23.11	Implement recommendations of the City's Bikeway Master Plan and Greenbelt Master Plan.	See response to LUT 23.6 above regarding the City’s Active Transportation Plan. The Project includes connections to the existing Chula Vista Regional Trail, as recommended by the City’s Greenbelt Master Plan and includes portions of the Chula Vista Greenbelt Trail within the Otay River Valley. These facilities link the Project to the City-wide system of trails and bike facilities.
LUT 23.12	Provide opportunities for use of personal mobility devices.	The walkways, paths and trails planned within the Project are adequately sized to accommodate personal mobility devices.
LUT 23.13	New overpasses and interchanges should be designed to accommodate bicycles and pedestrians.	The future Multi-Modal bridge planned to span SR-125 and connect Village 8 East and Village 9 is 17-feet wide. This facility is planned to accommodate pedestrian, bicyclist and NEV users. The project will contribute its fair share toward construction of the future bridge.
LUT 23.14	Require new development projects to provide internal bikeway systems with connections to the citywide bicycle networks.	Bicycles share the travel lanes with automobiles on the internal streets (Class 3 Bike Routes), which have very low traffic volumes. Off-street Bike Lanes are provided along La Media Parkway and Main Street, which are included in the City’s Planned Bicycle Network as depicted in the Chula Vista Active Transportation Plan.
Objective LUT 61	Create balanced communities that can provide a high quality of life for residents.	
LUT 61.1	Adhere to the regulations established in existing GDPs and SPAs.	The project includes a proposal to amend both the Otay Ranch GDP and the Village 8 East SPA Plan to address the proposed land use changes. Therefore, the project is not currently consistent with the regulations established in the existing GDP or SPA. Upon project approval by the City Council, the project would adhere to the amended GDP and SPA and meet the intent of LUT 61.1.

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<p>LUT 61.2</p> <p>Future SPAs shall focus on creating a vibrant sense of community, a vigorous economy, and a healthy environment.</p>	<p>Village 8 East is designed to create a vibrant sense of community and healthy environment. The community includes a village core comprised of multi-family homes, 20,000 square feet of neighborhood-serving commercial/retail uses, a neighborhood park and elementary school. Village 8 East includes an integrated system of trails and pathways that will connect to the City’s trail network and the community is located adjacent to hundreds of acres of preserved open space.</p> <p>Pursuant to the requirements in CVMC 19.09.040, Threshold Standards for City Facilities, H. Fiscal, the Applicant prepared an updated fiscal analysis for the Proposed Project (Village 8 East – Fiscal Impact Analysis, DPGF, September 2023. The fiscal update model assumed full build out of 3,276 residential units and no commercial square footage which represents the most conservative land use scenario. However, the Proposed Project includes development of a up to 20,000 SF of commercial uses; therefore, the anticipated fiscal outcome is likely to be more positive than the following estimates. The results generated from the residential only fiscal model meet the requirements of CVMC 19.09.040 and demonstrate that the Proposed Project will generate a fiscal surplus in Years 1 - 20 (\$452,114 - \$3,573,827) representing cumulative revenue of \$48,014,928 through year 20.</p> <p>The full fiscal analysis model and assumptions are provided in the Village 8 East SPA Amendment Fiscal Summary Report dated May 2023. This report demonstrates that the proposed project would comply with City requirements for new development.</p> <p>This fiscal surplus supports ongoing funding for municipal services, ensuring a safe and healthy community. The additional residents generated</p>

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		<p>from the Project will support local business and invigorate the local economy.</p> <p>Also see Response to LUT 1.1 above.</p>
LUT 61.3	Require all future community identification signs and monuments to recognize communities as part of the City of Chula Vista.	All signs and monuments within the project will comply with the future Village 8 East Planned Sign Program and Signage Regulations in the PC District Regulations.
Objective – LUT 62	Require development to consider and plan for careful use of natural and man-made resources and services, and maximize opportunities for conservation while minimizing waste.	
LUT 62.1	Require developments within the East Planning Area to provide resource management plans for water; air quality; recycling; solid waste management; and energy.	The Project includes approximately 253.6 acres designated MSCP Open Space Preserve in the City’s MSCP Plan. The Village 8 East development area is consistent with the Chula Vista General Plan, Otay Ranch General Development and Resource Management Plan. The project is required to comply with the requirements included the the air quality improvement plan, water conservation plan and energy conservation plan prepared for the project. In addition, the project will comply with all City of Chula Vista conservation recycling and waste management requirements.
Objective – LUT 63	Provide efficient multi-modal access and connections to and between activity centers.	
LUT 63.1	Provide roads, transit service, bike routes, and pedestrian pathways that connect activity centers to their surrounding neighborhoods, adjacent villages, and each other, such that access is safe and convenient for residents and visitors.	The project is consistent with the Chula Vista General Plan and Otay Ranch GDP policies, as it provides connections to existing roads, bike lanes and trails.
Objective - LUT 69	Create and maintain unique, stable, and well-designed communities that are master	

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	planned to guide development activities	
LUT 69.1	The policies and regulations within GDP and SPA Plans that are specific to each community shall continue to guide the completion of development activities	Village 8 East PC Regulations and design guidelines will guide development quality and character.
Objective – LUT 73	Promote alternative modes of transportation, which are intended to encourage a healthy lifestyle and reduce reliance on the automobile, and support the viability of transit through land use distribution and design.	
LUT 73.1	Provide for walking and biking on streets designed to link neighborhoods, activity centers, and community destinations.	The project provides an internal network of pedestrian paths, walkways and trails and also connects to the existing Chula Vista Regional Trail and bike lanes along La Media Parkway and Main Street.
Objective – LUT 74	Accommodate land uses that diversify the economic base within Otay Ranch and the surrounding south San Diego County region.	
LUT 74.1	Provide sufficient land and infrastructure to accommodate commercial and industrial uses.	
LUT 74.2	Promote additional business and higher paid employment opportunities for residents of Chula Vista.	Village 8 East includes 20,000 square feet of commercial uses which will provide opportunities for local business to employ Chula Vista residents The City will promote the creation of additional and higher paid employment opportunities within the City's University Innovation District for residents of Chula Vista consistent with General Plan Policy LUT 74.2
Objective - LUT 79	Establish appropriate land uses adjacent to the Otay Landfill and Wolf Canyon that reflect the unique land use and landform characteristics of these areas.	

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LUT 79.5	Limit land uses adjacent to Otay Landfill to open space and limited industrial uses or business parks.	Village 8 East is not located near the Otay Landfill.
Objective – LUT 92	Establish a high-quality business park that is oriented to accommodates high technology businesses conducting research and light industrial/manufacturing activities that provide job opportunities for residents of Otay Ranch, Chula Vista, and the greater south San Diego County region.	
LUT 92.1	Promote research and development uses associated with light manufacturing businesses by adopting GDP and SPA level policies and Planned Community District regulations that provide regulations and standards that encourage the locating of high technology uses and industries.	See Responses to LUT 1.1 and LUT-74.1 above.
LUT 92.3	Allow ancillary professional office and limited service businesses as secondary uses where such uses are necessary to support the primary research and development and light manufacturing uses. These secondary uses should not compete with the EUC and adjoining areas that are intended as the preferred location for these support uses.	See Responses to LUT 1.1 and LUT-74.1 above.
Objective – LUT 93	Provide opportunities to develop new research institutions, industries, and businesses that capitalize upon the intellectual capital and research activities of the university.	
LUT 93.1	Proactively attract the development of incubator industries and research institutions that may be induced by the presence of a university campus.	See Responses to LUT 1.1 and LUT-74 above.

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GP Element	ECONOMIC DEVELOPMENT	
Objective/Policy #	Objective/Policy Text	
Objective – ED 1	Provide a diverse economic base for the City of Chula Vista.	
ED 1.2	Provide sufficient tracts of land at a variety of sizes available for industrial and commercial uses in order to provide a stable economic base.	<p>Village 8 East includes 20,000 square feet of commercial uses which will provide opportunities for local business to employ Chula Vista residents</p> <p>The University Innovation District/Regional Technology Park SPA Plan provides for development of approximately 10.1M square feet of university and regional technologies uses, while the Eastern Urban Center SPA Plan provides for development of approximately 3.8M sf of commercial/mixed use development on 75.9 acres.</p> <p>The City is promoting the creation of high-quality jobs and economic growth within the City by providing opportunities that target and attract industries and businesses that contribute to diversification and stabilization of the local economy. Facilitating such economic growth by encouraging the development of spaces that can be used by high technology and manufacturing businesses within the SR-125 corridor or academic, institutional, and innovation-related businesses within the University Innovation District is a potential solution. The construction of such spaces would provide a catalyst for development that could generate high-quality jobs in locations currently suitable for construction.</p> <p>Also see Response to LUT 1.1 above.</p>
ED 1.3	Encourage the preservation and expansion of existing industrial uses in areas designated as industrial.	See Responses to LUT 1.1 and ED 1.2 above.
ED 1.4	Increase the supply of land for non-retail employment through the designation of land to accommodate a regional	See Response to LUT 1.1 and ED 1.2 above.

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	technology park; a future business park; industrial or business park space; and development of a university campus.	
ED 1.5	Consider fiscal impact implications of General Plan amendments that propose changes to industrial and commercial lands.	A fiscal impact analysis prepared for the project demonstrates that the project results in net positive revenue to the City's General Fund. See Responses to LUT 1.1 and ED 1.2 above.
Objective – ED 2	Maintain a variety of job and housing opportunities to improve Chula Vista's jobs/housing balance.	
ED 2.2	Facilitate increased employment densities near transit stations and routes.	Employment generating land uses are provided within the Village 8 East Village Core which is designed to accommodate 20,000 square feet of commercial uses. MTS has a planned local bus stop adjacent to the Village Core on Main Street. In addition, a BRT station is planned in the adjacent Village 8 West Town Center. Also see Response to LUT 1.1 above.
ED 2.3	Pursue a diverse supply of housing types and costs, as well as a diverse supply of jobs with varying income potential, to balance local job and housing opportunities	The project provides for-sale and rental multi-family housing in a range of square footages and floorplans for singles, couples and families. The VC-1 site is planned to accommodate an affordable housing community.
Objective ED 4	Become a center for applied technology innovation	
ED 4.1	Publicize the economic and social benefits of industry, emphasizing the health of the Chula Vista economy, the "high-tech" dimensions of industry, and the community value of well-paying, high-benefit industrial employment.	The responsibility to meet the intent of ED 4.1 lies with the City of Chula Vista.
ED 4.2	Maintain land sufficient for the long-term location of an approximately 85-acre Regional Technology Park in eastern Chula Vista.	The project does not impact the City's ability to maintain the land designated in the University Innovation District/Regional Technology Park (UID/RTP) SPA Plan. Also see Response to LUT 1.1 above.

General Plan Element Objective/Policy		SPA Amendment Consistency Response
ED 4.4	Continue to recruit and promote the establishment of a university campus, as well as research and development facilities that promote technology.	As the owner of the site identified for a future University, the City may continue to recruit and promote the establishment of a university campus and regional technology park.
Objective – ED 7	Develop a strong land use and transportation link between the downtown urban core, bayfront, southwestern, and eastern areas of the City to support economic development throughout.	
ED 7.4	Develop activities in eastern Chula Vista that will attract residents citywide.	Through the payment of PAD fees, construction of the neighborhood park in Village 8 East and dedication of parkland within the community park, the project creates active public areas and improvements that will attract citywide residents.
GP Element	ENVIRONMENTAL	
Objective/Policy #	Objective/Policy Text	
Objective – E 1	Conserve Chula Vista’s sensitive biological resources.	The Village 8 East PA Plan designates 253.6 acres of Preserve open space containing sensitive biological resources within the project site.
E 1.1	Implement the Chula Vista MSCP Subarea Plan.	The Village 8 East SPA Plan designates 253.6 acres of MSCP open space within the project site which will be conveyed to the Otay Ranch Preserve Owner/Manager for permanent preservation and management, consistent with the Chula Vista MSCP Subarea Plan.
Objective – E2	Protect and improve water quality within surface water bodies and groundwater resources within and downstream of Chula Vista.	
E 2.4	Ensure compliance with current federal and state water quality regulations, including the implementation of applicable NPDES requirements and the City's Pollution Prevention Policy.	Water quality studies prepared for the project comply with the respective City, federal and state regulations.
E 2.5	Encourage and facilitate construction and land development techniques that minimize water	The project is designed with water quality/hydro-modification basins and Modular Wetlands

General Plan Element Objective/Policy		SPA Amendment Consistency Response
	quality impacts from urban development.	Systems that mitigation impacts to water quality to be less than significant.
Objective – E 3	Minimize the impacts of growth and development on water supply resources through the efficient use and conservation of water by residents, businesses, and City government.	
E 3.2	Promote the use of low water demand landscaping and drought tolerant plant materials in both existing and new development.	The project utilizes water conserving fixtures and low water/drought tolerant landscaping.
E 3.3	Where safe and feasible, promote and facilitate the continued use of recycled water in new developments, and explore opportunities for the use of recycled water in redevelopment projects.	The Overview of Water Service prepared for the Project analyzed the facilities required and the demand for recycled water needed to serve the Project. The report estimated that Village 8 East would utilize approximately 348,530 gallon of recycled water per day to irrigate open space, open space slope, parks, the school, the CPF site and multi-family neighborhoods. The Project design incorporates the infrastructure to serve the Project with recycled water
Objective – E 6	Improve local air quality by minimizing the production and emission of air pollutants and toxic air contaminants and limit the exposure of people to such pollutants.	
E 6.1	Encourage compact development featuring a mix of uses that locate residential areas within reasonable walking distance to jobs, services, and transit.	The Project is designed to cluster residential land uses within the development area identified in the adopted Otay Ranch GDP, meeting the intent of implementing compact development. The Village Core area includes land uses that provide both jobs and services within walking distance of local residents.
E 6.2	Promote and facilitate transit system improvements in order to increase transit use and reduce dependency on the automobile.	The Project is served by planned local bus stops adjacent to the village core area along Main Street. In addition, a BRT station is planned in the adjacent Village 8 West Town Center Road. The Project includes the TDM measures described in the response to LUT 18.5 above. These TDM measures are designed to increase transit use and reduce dependency on the automobile

General Plan Element Objective/Policy		SPA Amendment Consistency Response
E 6.10	The siting of new sensitive receptors within 500 feet of highways resulting from development or redevelopment projects shall require the preparation of a health risk assessment as part of the CEQA review of the project. Attendant health risks identified in the Health Risk Assessment (HRA) shall be feasibly mitigated to the maximum extent practicable, in accordance with CEQA, in order to help ensure that applicable federal and state standards are not exceeded.	The Project is within 500 feet of a highway (SR-125); therefore, a health risk assessment was prepared in conjunction with the 2014 EIR to assess impacts associated with a highway. A Health Risk Screening Letter (Ldn Consulting May 2023) was prepared to evaluate the proposed land uses which demonstrated that applicable state and federal standards are not exceeded.
Objective – E 7	Promote energy conservation through the efficient use of energy and through the development of local, non-fossil fuel-based renewable sources of energy.	
E 7.1	Promote development of regulations and building design standards that maximize energy efficiency through appropriate site and building design and through the use of energy-efficient materials, equipment, and appliances.	The project will comply with the latest Title 24 Energy requirements.
Objective E 8	Minimize the amount of solid waste generated within the General Plan area that requires landfill disposal.	
E 8.1	Promote efforts to reduce waste, minimize the need for additional landfills, and provide economically and environmentally sound resource recovery, management, and disposal facilities.	The Project will comply with all City of Chula Recycling requirements and recycling will be incorporated into all components of the project.
E 8.3	Implement source reduction strategies, including curbside recycling, use of small collection facilities for recycling, and composting	Recycling will be incorporated into all components of the project.
Objective – E 10	Protect important paleontological resources and support and	

General Plan Element Objective/Policy		SPA Amendment Consistency Response
	encourage public education and awareness of such resources.	
E 10.1	Continue to assess and mitigate the potential impacts of private development and public facilities and infrastructure to paleontological resources in accordance with the CEQA.	A Cultural/Paleontological Technical Memorandum was prepared for the project. The Project must comply with mitigation measures related to paleontological resources in the 2014 FEIR, in accordance with the CEQA.
Objective – E 14	Minimize the risk of injury, loss of life, and property damage associated with geologic hazards.	
E 14.1	To the maximum extent practicable, protect against injury, loss of life, and major property damage through engineering analyses of potential seismic hazards, appropriate engineering design, and the stringent enforcement of all applicable regulations and standards.	A Geotechnical Update Report were prepared for the project. The project will be designed in compliance with the latest subdivision and building codes.
E 14.2	Prohibit the subdivision, grading, or development of lands subject to potential geologic hazards in the absence of adequate evidence demonstrating that such development would not be adversely affected by such hazards and would not adversely affect surrounding properties.	A Geotechnical Update Report were prepared by GEOCON, Inc. for the Project and determined that the Project is not located in an area of geological hazards and is suitable for development.
E 14.3	Require site-specific geotechnical investigations for proposals within areas subject to potential geologic hazards; and ensure implementation of all measures deemed necessary by the City Engineer and/or Building Official to avoid or adequately mitigate such hazards.	A Geotechnical Update Report were prepared by GEOCON, Inc. for the Project and determined that the Project is not located in an area of geological hazards and is suitable for development.
Objective – E 15	Minimize the risk of injury and property damage associated with flood hazards.	

General Plan Element Objective/Policy	SPA Amendment Consistency Response
<p>E 15.1</p> <p>Prohibit proposals to subdivide, grade, or develop lands that are subject to potential flood hazards, unless adequate evidence is provided that demonstrates that such proposals would not be adversely affected by potential flood hazards and that such proposals would not adversely affect surrounding properties. Require site-specific hydrological investigations for proposals within areas subject to potential flood hazards; and implement all measures deemed necessary by the City Engineer to avoid or adequately mitigate potential flood hazards.</p>	<p>The Drainage Study for Otay Ranch Village 8 East was prepared by Hunsaker & Associates. The study analyzed the pre- and post-development flows within the Otay River watershed at the major downstream outlet points of the Village 8 East development, and demonstrates that the Village 8 East development will not increase the river flows, velocities or depths in the river at the outlet locations or downstream of the development.</p> <p>Runoff velocities will be reduced by energy dissipating impact basins along with rip rap at storm drain outfalls. The Project has been designed to honor pre-project watershed basins and outfall locations. Considering the limitations which result from Subdivision layout and design, minor exchanges in watershed areas occur but are minimized to the maximum extent practicable. Since the project site is located outside any FEMA floodplain zones, there is no requirement for a Letter of Map Revision. The Study shows there is no adverse impact from the proposed development after the attenuation because there is reduction in flows.</p>
<p>Objective – E19</p> <p>Maintain the ability to establish hazardous waste storage, collection, treatment, disposal, and transfer facilities to serve the needs of Chula Vista industry and businesses within appropriate locations of the City, while ensuring adequate protection of the community.</p>	
<p>E19.1</p> <ul style="list-style-type: none"> A Health Risk Assessment as described in the Chula Vista Zoning Code All facilities shall be a minimum 1,000 feet from any residential zone; residence; school; hospital; hotel; motel; or other similar land use. 	<p>See response to LUT 79.5 above.</p>

General Plan Element Objective/Policy		SPA Amendment Consistency Response
Objective – E 21	Protect people from excessive noise through careful land use planning and the incorporation of appropriate mitigation techniques.	
E 21.1	Apply the exterior land use-noise compatibility guidelines listed in Table 9-2 of this Environmental Element to new development, where applicable, and in light of project-specific considerations.	The Otay Ranch Village 8 East – Noise Update analysis was prepared by Dudek. The Project will implement the 2014 FEIR mitigation measures to ensure compliance with E 21.1.
E 21.2	Where applicable, the assessment and mitigation of interior noise levels shall adhere to the applicable requirements of the California Building Code with local amendments and other applicable established City standards.	The Project will comply with the requirements of the building code to reduce interior noise levels to 45db or lower.
E 21.3	Promote the use of available technologies in building construction to improve noise attenuation capacities.	The Project will comply with the requirements of the building code to reduce interior noise levels to 45db or lower.
Objective – E 22	Protect the community from the effects of transportation noise.	
E 22.3	Employ traffic calming measures, where appropriate, such as narrow roadways and on-street parking, in commercial and mixed use districts.	Village 8 East includes traffic calming measures such as narrowed roadways, roundabouts, raised crosswalks, on-street parking in the Village Core and throughout the village core, in compliance with E 22.3.
E 22.4	Encourage walking; biking; carpooling; use of public transit; and other alternative modes of transportation to minimize vehicular use and associated traffic noise.	Village 8 East includes an internal pedestrian network along internal streets which provide connectivity between the residential neighborhoods and the Village Core. The Village Pathway connects to the Chula Vista Regional Trail located along La Media Parkway and Main Street. Local bus stops are planned adjacent to the Village Core at the intersection of Main Street and La Palmita Drive. See LUT 18.5 for TDM measures. In addition, NEVs are permitted on low-speed internal streets and on off-street facilities along La Media Parkway and the future Multi-Modal bridge.
E 22.5	Require projects to construct appropriate mitigation measures in order to attenuate existing and	The Otay Ranch Village 8 East – Noise Update analysis was prepared by Dudek. The Project will

General Plan Element Objective/Policy		SPA Amendment Consistency Response
	projected traffic noise levels, in accordance with applicable standards, including the exterior land use/noise compatibility guidelines listed in Table 9-2 of this Environmental Element.	implement the 2014 FEIR mitigation measures to ensure compliance with E 22.5.
Objective - 23	Provide fair treatment for people of all races, cultures, and income levels with respect to development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.	
E23.3	Do not site industrial facilities/uses that pose a significant hazard to human health & safety in proximity to schools or residential dwellings	There are no industrial facilities or uses permitted within Village 8 East.
E23.4	Build new schools and residential dwellings with sufficient separation and buffering from industrial facilities and uses that pose a significant hazard to human health and safety.	A Health Risk Screen Letter was prepared for the project to address potential impacts from SR-125.
GP Element	GROWTH MANAGEMENT	
Objective/Policy #	Objective/Policy Text	
Objective – GM 1	Concurrent public facilities and services.	
GM 1.9	Require that all major development projects prepare a PFFP that articulates infrastructure and public facilities requirements and costs and funding mechanisms.	The Village 8 East Supplemental PFFP has been prepared for the project.
Objective – GM 2	Provide adequate and sustainable fiscal base.	
GM 2.1	Achieve and maintain a balance of land uses within the City that assures residential development is complemented by expanded local employment opportunities, retail	A Fiscal Impact Analysis has been prepared which demonstrates a net positive benefit to the City's General Fund. See response to ED 1.

General Plan Element Objective/Policy		SPA Amendment Consistency Response
	and commercial services, and recreation and entertainment venues; and that the City-wide mix of land uses provides fiscal balance between those that produce revenues and those that require public expenditures.	
GM 2.2	Require a fiscal impact analysis to be conducted for major development projects that documents the project's effects upon the City operating budget over time.	A Fiscal Impact Analysis has been prepared which demonstrates a net positive benefit to the City's General Fund. See response to ED 1.2.
Objective – GM 3	Create and preserve vital neighborhoods.	
GM 3.3	Assure that all new and infill development within existing urban areas pays its proportional share of the cost for urban infrastructure and public facilities required to maintain the Threshold Standards, as adopted for its area of impact.	The project is subject to the City's Development Impact Fee Program and State requirements to fund educational facilities.
GM 3.8	Encourage the creation of vibrant and varied neighborhoods and a diversity of housing types, including, housing affordable to a range of income groups, consistent with housing element objectives.	The project provides for additional for-sale multi-family and rental apartment homes with Village 8 East. Village 8 East provides a mix of housing types including market rate and moderate income rental apartments, triplex and townhomes, courtyard homes and detached multi-famil homes, providing housing opportunities for a range of income groups, consistent with GM 3.8 and the City Housing Element objectives.
GP Element	HOUSING ELEMENT	
Objective/ Policy #	Objective/Policy Text	
Objective – H 2	Promote efficient use of water and energy through adopted standards and incentive-based policies to conserve limited resources and reduce long-term operational costs of housing.	
H 2.1	Encourage the efficient use and conservation of water by residents.	The Project will be subject to the water conservation requirements of the California

General Plan Element Objective/Policy		SPA Amendment Consistency Response
		Building Code and City of Chula Vista ordinances.
H 2.2	Promote the efficient use of energy.	The Project will be subject to the energy conservation requirements of the California Building Code and City of Chula Vista ordinances.
Objective – H 4	Minimize impacts on housing choice within each of the four geographic planning areas, especially to very low-and low-income residents, that result from conversion or demolition of rental housing units.	
H 4.1	Promote an equitable distribution of housing types (e.g., multi-family rental and owner occupied housing) based upon identified needs within the Northwest, Southwest, and East Planning Areas to provide a range of housing opportunities for all income levels.	See GM 3.8 above.
Objective – H 5	Encourage the provision of a wide range of housing choices by location, type of unit, and price level, in particular the establishment of permanent affordable housing for low-and moderate-income households.	
H 5.1	Balanced Communities-Affordable Housing: Require newly constructed residential developments to provide a portion of their development affordable to low-and moderate-income households.	The project will comply with the City's Balanced Communities Affordable Housing Policy. The Applicant will enter into a Balanced Community Affordable Housing Agreement with the City which will address how the Project will meet its affordable housing obligation.
H 5.2	Encourage the development of sufficient and suitable new rental housing opportunities within each of the City's four geographic Planning Areas, particularly for very low-and low-income households.	The project will comply with the City's Balanced Communities Affordable Housing Policy. The Applicant will enter into Balanced Community Affordable Housing Agreement with the City which will address how the Project will meet its affordable housing obligation.
Objective – H 7	Facilitate the creation, maintenance, preservation and conservation of affordable housing	

General Plan Element Objective/Policy		SPA Amendment Consistency Response
	for lower and moderate-income households through comprehensive planning documents and processes, and the provision of financial assistance and other incentives.	
H 7.1	Ensure Chula Vista’s plans and policies addressing housing, such as the Zoning Ordinance, Sectional Planning Area Plans, and Specific Plans, encourage a variety of housing product that responds to variations in income level, the changing live/work patterns of residents and the needs of the City’s diverse population.	The Village 8 East SPA, PC District Regulations and Village Design plan provides for a variety of housing types, both for sale and rental housing in a range of floorplans for singles, couples and families. The Project will comply with the City’s Balanced Communities Affordable Housing Policy. The Applicant will enter into a Balanced Community Affordable Housing Agreement with the City which will address how the Project will meet its affordable housing obligation.
Objective – H 8	Ensure the availability of housing opportunities to persons regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, and familial status, source of income or sexual orientation.	
H 8.1	Ensure equal housing opportunities to prevent housing discrimination in the local housing market.	The Project is committed to equal opportunity in housing.
GP Element	PUBLIC FACILITIES AND SERVICES	
Objective/ Policy #	Objective/Policy Text	
Objective – PFS 1	Ensure adequate and reliable water, sewer, and drainage service and facilities.	
PFS 1.4	For new development, require on-site detention of storm water flows such that, where practical, existing downstream structures will not be overloaded. Slow runoff and maximize on-site infiltration of runoff.	The Project has prepared hydrology studies and will implement the recommendations of the analysis to protect downstream structures and properties.
Objective – PFS 2	Increase efficiencies in water use, wastewater generation and its re-	

General Plan Element Objective/Policy		SPA Amendment Consistency Response
	use, and handling of storm water runoff throughout the City through use of alternative technologies.	
PFS 2.2	As part of project construction and design, assure that drainage facilities in new development incorporate storm water runoff and sediment control, including state-of-the-art technologies, where appropriate.	The Project has prepared hydrology studies and will implement the recommendations of the analysis to control sediment and runoff.
PFS 2.3	In designing water, wastewater, and drainage facilities, limit the disruption of natural landforms and water bodies. Encourage the use of natural channels that simulate natural drainage ways while protecting property.	The Project has prepared hydrology studies and will implement the recommendations of the analysis to control sediment and runoff from the project.
Objective – PFS 5	Maintain sufficient levels of fire protection, emergency medical service and police services to protect public safety and property.	
PFS 5.1	Continue to adequately equip and staff the Fire Department to ensure that established service standards for emergency calls are met.	The Project will contribute its fair share to the City Development Impact Fee Program.
PFS 5.6	Encourage crime watch programs in all neighborhoods.	The Project will coordinate with the Chula Vista Police Department to encourage residents to establish a crime watch program.
PFS 5.7	Prior to approval of any discretionary projects, ensure that construction is phased with provision of police and fire protection services such that services are provided prior to or concurrent with need.	The Project must comply with all City requirements to ensure adequate City services are available to serve the development. The Applicant prepared an addendum to the Village 8 East Fire Protection Plan to evaluate fire protection services needed to serve the Project.
Objective – PFS 6	Provide adequate fire and police protection services to newly developing and redeveloping areas of the City.	
PFS 6.1	Continue to require new development and redevelopment projects to demonstrate adequate access for fire and police vehicles.	The Project has been reviewed and complies with the access requirements for police and fire services.

General Plan Element Objective/Policy		SPA Amendment Consistency Response
PFS 6.2	Require new development and redevelopment projects to demonstrate adequate water pressure to new buildings.	A water supply study has been reviewed and approved for adequate supply and pressure for the proposed uses.
PFS 6.3	Encourage CPTED techniques in new development and redevelopment projects.	The Project includes physical design to for adequate lighting, signage, and defensible space.
Objective – PFS 15	Provide new park and recreation facilities for residents of new development, City-wide.	
PFS 15.1	Continue to pursue a City-wide standard for the provision of developed parkland for new development projects of three acres per estimated one thousand new residents.	The project-related park requirements are met through construction and dedication of the neighborhood park and dedication of a portion of the Otay Ranch Community Park South, in compliance with PFS 15.1.
Objective – PFS 19	Provide art and culture programs, childcare facilities and health and human services that enhance the quality of life in Chula Vista.	
PFS 19.10	Continue to require community purpose facility acreage, in accordance with the Municipal Code, for the provision of childcare and other social service facilities.	The Village 8 East SPA Plan has an obligation to provide 4.0 acres of land designated CPF. This obligation will be satisfied by designating a 1.2 acres site (CPF-2) planned as an active recreation facility, consistent with CVMC requirements. The remaining obligation will be satisfied consistent with the CPF Agreement between the Applicant and the City.
Objective – PFS 20	Develop a cultural arts center in Chula Vista.	
PFS 20.3	Encourage the installation of art pieces in publicly owned spaces and require developers to pay fees or provide art pieces that serve to enhance an individual project and contribute to the appearance and vitality of the development.	The City does not have a current fee to support the installation of public art; however, there are public and private spaces that could provide opportunities for the installation and/or display of art within Village 8 East.