

OTAY RANCH VILLAGE 3 AND VILLAGE 9

Otay Ranch General Development Plan Amendment Report

March 2021

PREPARED FOR:

HOMEFED VILLAGE III MASTER, LLC/FLATROCK LAND COMPANY, LLC
1903 Wright Place, Suite 220
Carlsbad, CA 92008

Adopted _____

By Resolution No. _____

PREPARED BY:

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Otay Ranch General Development Plan Amendment Proposal

HomeFed Village III Master, LLC/FlatRock Land Company, LLC (Applicant) proposes revisions to the Village 3 land plan that would provide additional housing opportunities to help the City of Chula Vista meet the demand for for sale multi-family homes and for rent apartment homes within Village 3.

Amendments to the Chula Vista General Plan (CVGP), Otay Ranch General Development Plan (GDP) and Village 3 North and a Portion of Village 4 Sectional Planning Area (SPA), a rezone, revised Tentative Maps and amended Development Agreements are necessary to implement the proposed changes. Proposed GDP amendments include the following:

Modify the GDP to reflect the proposed Village 3 and Village 9 land use changes, including the following:

Page	Description	Proposed Amendment
II-81 – II-84	Village 3 Description, Exhibit 42 – Three Village Three Land Use Table, Exhibit 43 – Village 3 Land Use Map	Update Village 3 description, land use statistics and land use map
II-113 – II-116	Village 9 description and Exhibit 54a – Village Nine Land Use Table	Update Village 9 description and land use statistics

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Otay Ranch

General Development Plan

City of Chula Vista
General Development Plan

County of San Diego
Otay Subregional Plan, Vol 2

Adopted October 28, 1993
Amended June 4, 1996
Amended November 10, 1998
Amended October 23, 2001
Amended October 11, 2005
Amended May 23, 2006
Amended January 24, 2012
Amended April 03, 2012
Amended February 26, 2013
Amended June 04, 2013
Amended November 04, 2014
Amended December 02, 2014
Amended May 26, 2015



Part II
The Plan

Otay Ranch General Development Plan



Otay Ranch GDP/SRP Pages II-81 to 84

3. Village Three

a. Village Three Setting

Village Three is comprised of approximately 368 acres located in the southwest portion of the Otay Valley Parcel. The site is a large, flat mesa, with slopes adjacent to Wolf Canyon, the Otay River Valley, and the Otay Landfill. The village is between Wolf Canyon to the east, the Otay River Valley to the south, the Otay Landfill to the north, and existing industrial areas to the west.

Open Space and Habitat: The southern and eastern edges of Village Three consist of the undulating slopes of Wolf Canyon and the Otay River Valley. Existing areas of coastal sage scrub and significant biological resources occur in both the canyon and on the slopes of the river valley.

Land Use: Village Three is located near an existing industrial area of the City of Chula Vista to the west. Surrounding land uses include the Otay Landfill to the north, and the rock mountain quarry to the east, beyond Wolf Canyon.

Visual: Scenic values extend along Main Street to the south (an open space scenic corridor), and along the edge of Wolf Canyon to the east. The village contains views to Wolf Canyon and Rock Mountain, distant views to the mountains to the east.

Relationship to Other Otay Ranch Villages: Because of its location adjacent to the Otay River Valley, Wolf Canyon and the Otay Landfill, Village Three is somewhat isolated from the other Otay Ranch villages except for Village Two. Village Four lies to the east, and Village Two lies to the northeast. This planning area provides a transition from the existing industrial area to Otay Ranch residential villages and also provides a connection to Energy Way in compliance with the circulation policies, and multiple points of access.

b. Village Three Description

Village Three is comprised of approximately 368 acres located in the southwest corner of the Otay Valley Parcel, on the east and west of Heritage Road and north of the Otay River Valley. A section of the village is also located south of Main Street.

The village is bounded on the north by the Otay Landfill and Village Two, on the west by the existing Chula Vista industrial areas, and on the southeast by Wolf Canyon. Village Three contains:

- ☐ ~~880-769~~ single-family residential units
- ☐ ~~717-869~~ multi-family residential units
- ☐ A buildout population of approximately 5, ~~174~~ 307
- ☐ A village core containing:
 - A Mixed Use Residential/Commercial site
 - A CPF site
 - ~~An Office site~~
 - An Elementary School

Otay Ranch General Development Plan Amendment Report

- A Neighborhood Park
 - Multi-family residential
 - “Main Street” entry bounded by ground-floor commercial on either side
 - Affordable Housing
- Approximately ~~40~~29.3 acres of Industrial land uses

Village Three															
Use	Dwelling Units				Acreage										Approx. Pop.
	SF	MF	Total	Dens	Res.	Park*	CPF	Sch.	C'ml.	Office	Ind.	Open Sp.	Art.	Total	
M	880		880	7.5	116.8		0.9							117.7	2,851
MH		439	439	17.4	25.3									25.3	1,422
MU		278	278	37.6	7.4	8.1	2.7	8.3	+					27.2	901
O										8.3				8.3	
I											40.6			40.6	
OTHE R												129.5	19.8	149.3	
TOTAL	880	717	1,597	10.7	149.5	8.1	4.3	8.3	+	8.3	40.6	129.5	19.8	368.4	5,174
+ 20,000 Square feet of commercial may occur vertically or horizontally; therefore, actual acreage may vary.															
*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.															

Exhibit 42 Village Three Land Use Table (Adopted)

Proposed amendments shown in red

Village Three															
Use	Dwelling Units				Acreage										Approx. Pop.
	SF	MF	Total	Dens	Res.	Park*	CPF	Sch.	C'ml.	Office	Ind.	Open Sp.	Art.	Total	
M	769		769	7.5	122.2		1.8							124.0	2,492
MH		373	373	12.4	30.0									30.0	1,209
H		224	224	27.0	8.3									8.3	726
MU		272	22	30.2	9.0	8.1	0.9	8.3	+					26.3	881
I											29.3			29.3	
OTHER												129.5	21.0	150.5	
TOTAL	769	869	1,638	10.7	165.6	8.1	2.7	8.3	+		29.3	129.5	21.0	368.4	5,307
+ 20,000 Square feet of commercial may occur vertically or horizontally; therefore, actual acreage may vary.															
*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.															

Exhibit 42 Village Three Land Use Table (Proposed)

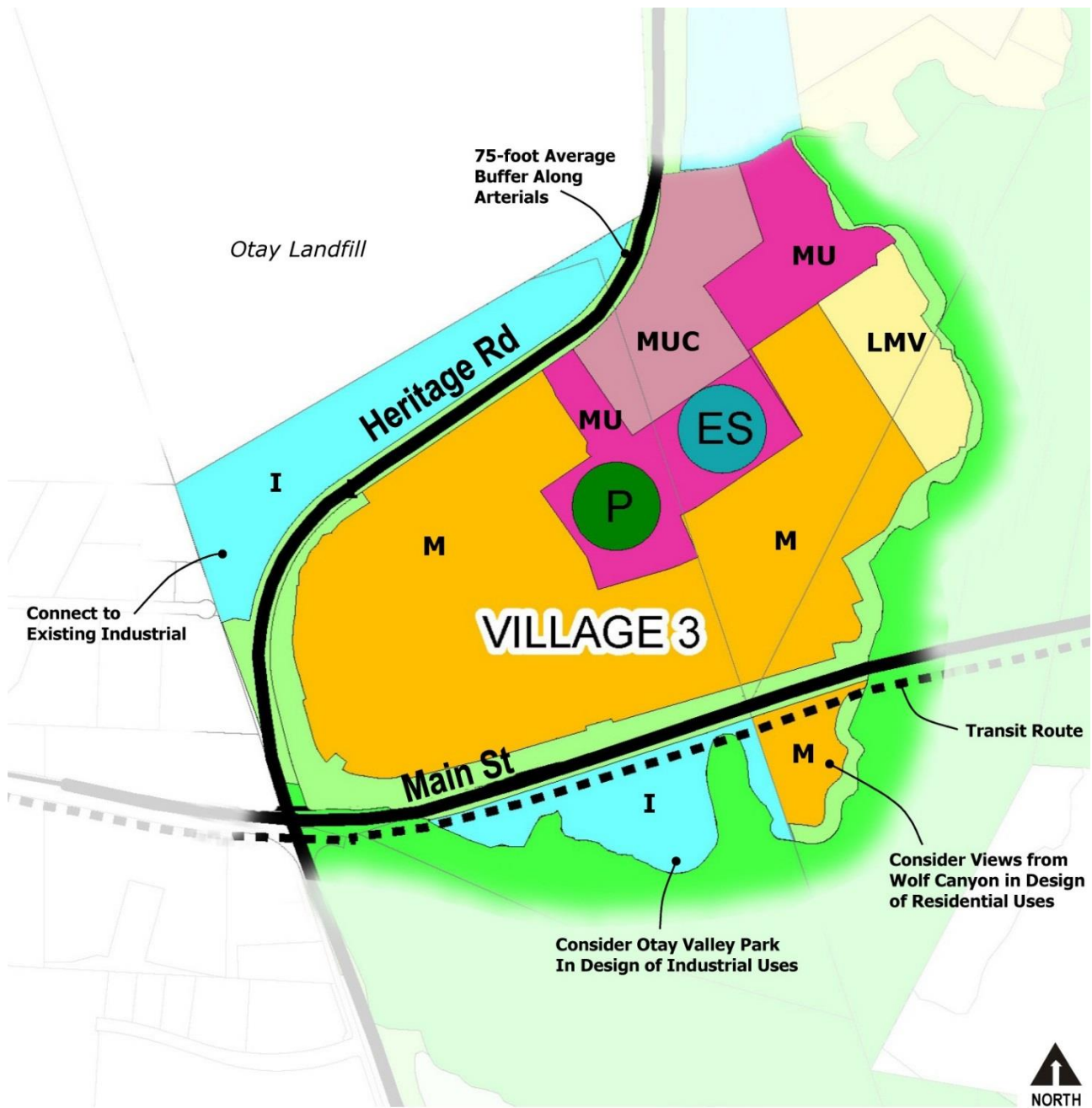


Exhibit 43 Village Three Land Use Map (Adopted)



Exhibit 43 Village Three Land Use Map (Proposed)

Otay Ranch GDP/SRP Pages II-113-114

9. Village Nine

a. Village Nine Setting

Village Nine is comprised of approximately 262.6 acres located in the southern portion of the Otay Valley Parcel, northeast of the proposed interchange of SR-125 and Main Street. The site is north of the Otay River Valley.

Open Space and Habitat: Village Nine is located adjacent to two natural resource areas: Salt Creek and the undulating slopes and bluffs of the Otay River Valley. Areas of significant habitat occur along the bluffs, including coastal sage scrub.

Land Use: Surrounding uses include the County Detention Facility, Donovan State Prison, Otay Mesa industrial area and Brown Field, to the south across the river valley. Proposed SR-125 is the western village boundary.

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

Relationship to Other Otay Ranch Villages: Village Nine is located immediately south of the Eastern Urban Center, with which the Village should have a complementary relationship. Village Ten is located to the north, and Village Eight is located to the west, across SR-125. A portion of Village Nine is separated from the remainder of the village by Main Street.

b. Village Nine Description

The primary land use for a portion of Village Nine is designated as University (U). The intent of the GDP is to reserve a site for a full scale university within the Otay Ranch. Part II, Chapter 1, Section D, herein, describes these land use. The remaining portion of Village Nine includes a university village, a portion of the EUC and additional mixed use and residential uses. The University, along with the EUC, will provide university related retail, service, and cultural centers. Village Nine contains:

- o A maximum of 266 single-family residential units
- o A maximum of ~~3,734~~3,693 multi-family residential units
- o Build-out population of approximately 10,~~519~~413
- o A village core area containing:
 - Commercial uses in a mixed use setting
 - Public and community purpose facilities
 - A transit stop and station
 - An elementary school
 - Multi-family residential
 - A Town Square/Village Green/Main Street
 - Affordable Housing
 - Neighborhood park(s)

Village Nine														
Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park***	CPF	Sch.**	C'ml.	Office	Open Sp.	Art.	Total	
LMV	105		105	3.7	28.1	4.7							32.8	350
M	161		161	10.6	15.2	2.9							18.1	536
EUC		1,912	1,912	39.6	48.3	3.6			*				51.9	4,933
TC		1,030	1,030	23.3	44.3	1.5	2.3	7.9	*				56.0	2,657
MU		792	792	19.1	41.5	14.8	2.7	11.9	*				32.9	2,043
OTHER											6.8	26.1	32.9	
TOTAL	266	3,734	4,000	22.6	177.4	27.5	5.0	19.8	*		6.8	26.1	262.6	10,519
* 1,500,000 Square feet of commercial may occur vertically or horizontally; therefore, actual acreage within each land use will be determined at final map														
**School sites occur in the TC and MU land use. If any school site is not pursued by the school district, the site will revert to Mixed Use or Town Center														
***Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.														

Exhibit 54a Village Nine Land Use Table (Existing)

Proposed amendments shown in red

Village Nine														
Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park***	CPF	Sch.**	C'ml.	Office	Open Sp.	Art.	Total	
LMV	105		105	3.7	28.1	4.7							32.8	350
M	161		161	10.6	15.2	2.9							18.1	536
EUC		1,871	1,871	38.7	48.3	3.6			*				51.9	4,827
TC		1,030	1,030	23.3	44.3	1.5	2.3	7.9	*				56.0	2,657
MU		792	792	19.1	41.5	14.8	2.7	11.9	*				32.9	2,043
OTHER											6.8	26.1	32.9	
TOTAL	266	3,693	3,959	22.3	177.4	27.5	5.0	19.8	*		6.8	26.1	262.6	10,413
* 1,500,000 Square feet of commercial may occur vertically or horizontally; therefore, actual acreage within each land use will be determined at final map														
**School sites occur in the TC and MU land use. If any school site is not pursued by the school district, the site will revert to Mixed Use or Town Center														
***Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.														

Exhibit 54a Village Nine Land Use Table (Proposed)