

OTAY RANCH VILLAGE 3 AND VILLAGE 9 AMENDMENTS

Errata

PAGE	REFERENCE	DESCRIPTION
CHULA VISTA GENERAL PLAN		
LUT-47	Figure 5-12 – General Plan Land Use Diagram	Modify land use designations on three Village 3 parcels: <ul style="list-style-type: none"> Professional & Office Commercial to High Residential (R-19) Medium Residential to Medium-High Residential (R-6) Research & Limited Industrial to Medium High Residential (R-20)
LUT-59	Table 5-6 – Land Use Distribution (Acreages) in 2030	Update land designations with the “East Chula Vista Subareas” to reflect proposed Village 3 amendment
LUT-60	Table 5-7 – General Plan Land Use in 2030	Update dwelling units and acreage to reflect proposed Village 3 amendment
LUT-253	Figure 5-43 – Otay Ranch Subarea - Western District	Update diagram to reflect amended land use designations within Village 3
OTAY RANCH GENERAL DEVELOPMENT PLAN		
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
VILLAGE 3 & A PORTION OF VILLAGE 4 SECTIONAL PLANNING AREA (SPA) PLAN		
Chapter I - Introduction		
Overall Revisions		<ul style="list-style-type: none"> Eliminate references to Village 3 “North” where applicable Update all SPA Exhibits to extend SPA Boundary to include FlatRock Parcel and update land use designations for R-6, R-19 and R-20 Update Project statistics throughout SPA Plan Update references to SPA Appendices and technical reports
Chapter II – Development Concept		
15-22	Exhibits 2-5, Table 1	Update exhibits, table and text to reflect revised Village 3 land uses and SPA boundary
Chapter III - Circulation		

PAGE	REFERENCE	DESCRIPTION
27	III. Circulation	Update reference to Chula Vista Standard Construction Drawings
52	F. Transit Planning Principles	Update reference to the adoption of the SANDAG San Diego Forward RTP
58	Village Trail	Expand text to describe physical location of the Village Trail
62	H. Bicycle Circulation	Update description of Bicycle Lanes/Routes
Chapter IV - Grading		
73-75	Exhibits 27, 28, 29	Update to include FlatRock Parcel development area grading
Chapter V – Parks, Recreation, Open Space & Trails Master Plan		
83-84	3. Park Requirements	Update park requirements, statistics in text and Table 3
92	Table 4: Estimated Conveyance Requirements	Update conveyance estimate to reflect revised Village 3 development area
93	5. SPA Open Space	Update open space requirement calculation
Chapter VI – Community Purpose Facility Master Plan		
99	A. Introduction	Update reference to CPF ordinance
100, 102	B. CPF Requirement	Update CPF calculation and existing Village 3 CPF land uses
Chapter VII – Development Phasing		
111	Table 5 – Conceptual Phasing	Update to reflect Village 3 land use revisions
Chapter VIII – Public Facilities		
116	2. Potable Water Demand	Update water demand to reflect Village 3 land use revisions
119	C. Sewer Service	Update sewer generation to reflect Village 3 land use revisions
125	F. Schools	Update student generation per current generation rates and to reflect Village 3 land use revisions
Chapter IX – GDP Compliance		
137-138	Table 6: Village 3 Land Use	Update table and text to reflect revised Village 3 land uses
VILLAGE 3 AND A PORTION OF VILLAGE 4 PLANNED COMMUNITY DISTRICT REGULATIONS		
Chapter I - General Provisions		
2	Table I - SPA Zoning Districts	Eliminate “O” Office District Update density range for RM-2 to 18-27 dus/ac
Chapter II – Zoning District Map		
8	Exhibit 1 – Zoning District Map	Expand boundary to include R-20 and update zoning designation for Parcels R-6, R-19 and R-20
Chapter III – Residential Districts		

PAGE	REFERENCE	DESCRIPTION
11	B. Residential District Categories/Intent	Update description of RM-2 density range
12	Table 2: Residential Permitted Uses	Update references to ADUs
30-31	Accessory Dwelling Units	Update text per State requirements
Chapter V – Industrial and Office Districts		
		Update text and tables to eliminate office use
SPA PLAN APPENDICES		
Village 3 Design Plan – Appendix A		
		Update to reflect revised Village 3 land uses
Business Park Guidelines –Appendix B		
		No changes
Supplemental PFFP - Appendix C		
		Supplemental prepared to address revised Village 3 land uses
Preserve Edge Plan –Appendix D		
		Update to incorporate R-20 into plan and incorporate updated edge conditions
Fire Protection Plan Amendment –Appendix E		
		Update to incorporate R-20 into plan and address current City of Chula and Fire Code updates
Affordable Housing Program –Appendix F		
		Update to reference adopted Village 3 Balanced Communities Affordable Housing Agreement, performance on providing affordable units in Village 3 and Village 8 West and remaining affordable obligation
Air Quality Improvement Plan –Appendix G		
		Update AQIP to reflect current City of CV requirements and revised Village 3 land uses
Water Conservation Plan Update –Appendix H		
		Update to reflect revised Village 3 land uses
Non-Renewable Energy Conservation Plan Update –Appendix I		
		Update to reflect current City of CV requirements and revised Village 3 land uses
Agriculture Plan –Appendix J		
		No changes
VILLAGE 3 MASTER PRECISE PLAN AMENDMENT		
		Update to eliminate references to Village 3 “North” and office use and update land use and design elements for R-19 MF residential parcel

PAGE	REFERENCE	DESCRIPTION
VILLAGE 9 SPA PLAN		
Chapter 2 – Development Concept		
2-5	Table 2.1: Site Utilization Summary	Reduce authorized units in Parcel D from 448 to 409 and reduce the overall total for Village 9 from 4,000 to 3,959 DUs
VILLAGE 9 AND A PORTION OF PLANNING AREA 12 TENTATIVE MAP (CVT 09-05)		
Sheet 1	Lotting Summary Table	Reduce authorized units in Parcel D from 448 to 409 and reduce the overall total for Village 9 from 4,000 to 3,959 DUs