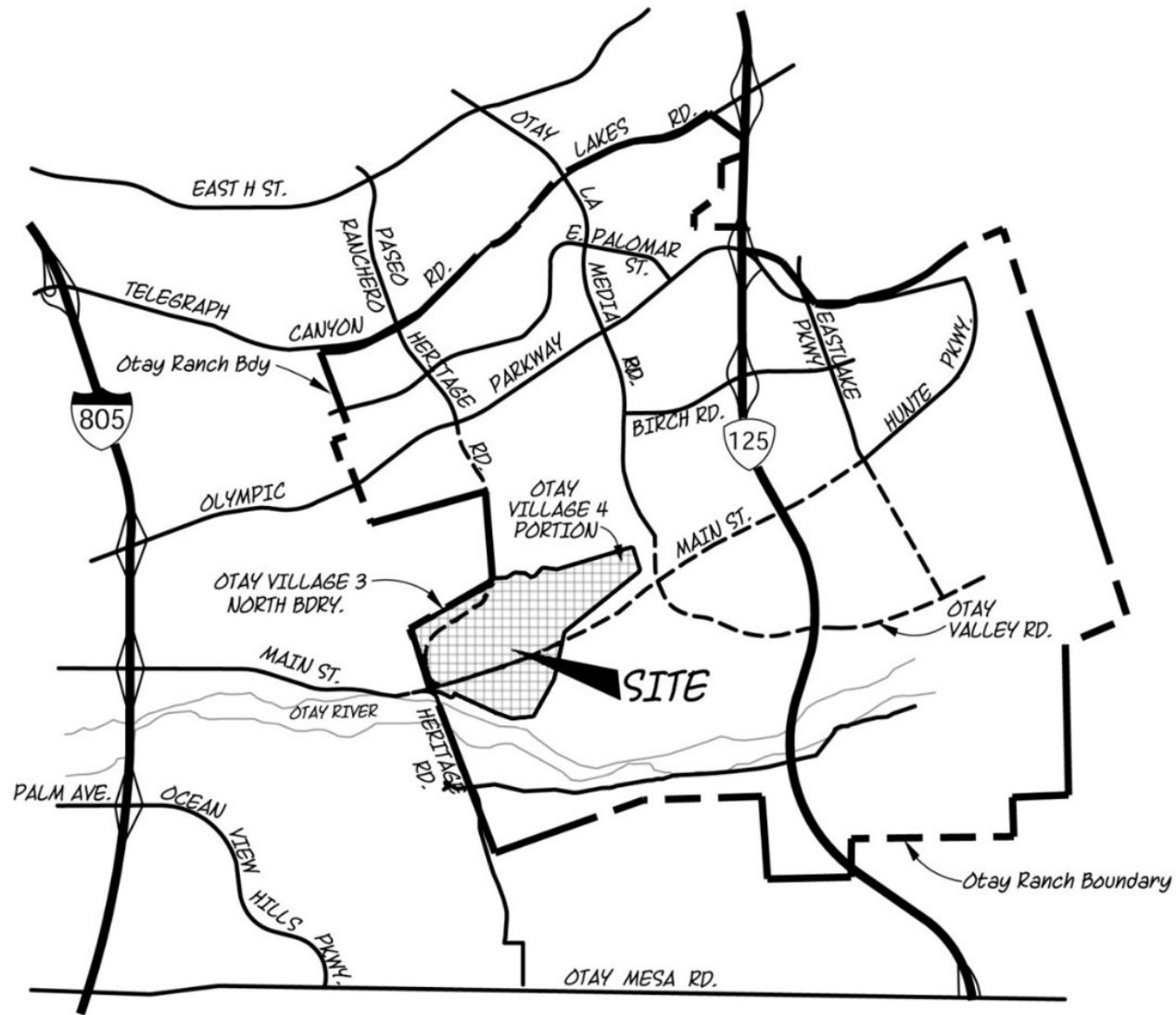




# **VILLAGE 3 AMENDMENTS**

**June 15, 2021**

**IS20-0003, MPA20-0017, MPA20-0018, MPA20-0019, PCS20-0004,  
PCS20-0005, PCS20-0006, MPA21-0008, MPA21-0014**



# VILLAGE 3 LOCATION





# SURROUNDING USES







FlatRock Property

## LEGEND

R	Single Family 2
R	Single Family 3
R	Single Family 4
R	Residential Multi Family 1
R	Residential Multi Family 2
MU	Mixed Use
S	School
CPF	Community Purpose Facility
C	Commercial
P	Park
OS/1	Open Space One
OS/2	Open Space Two
BP	Business Park

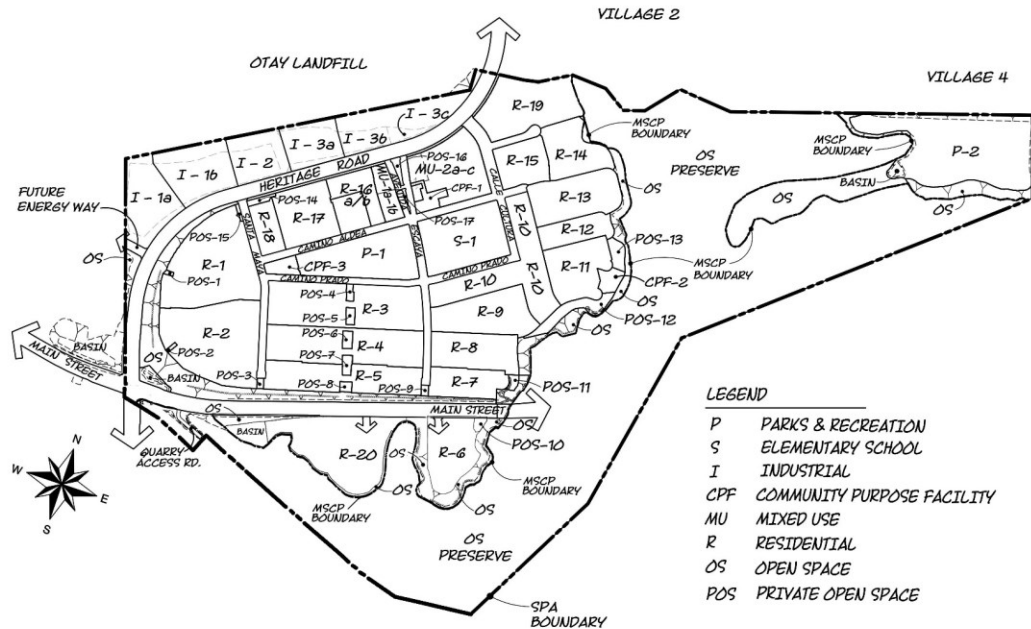
# EXISTING FLATROCK PARCEL

Allocate 377 approved Village 3 units to three parcels

Transfer 41 Units from Village 9 to Village 3

Increase Village 3 authorized units from 1,597 to 1,638

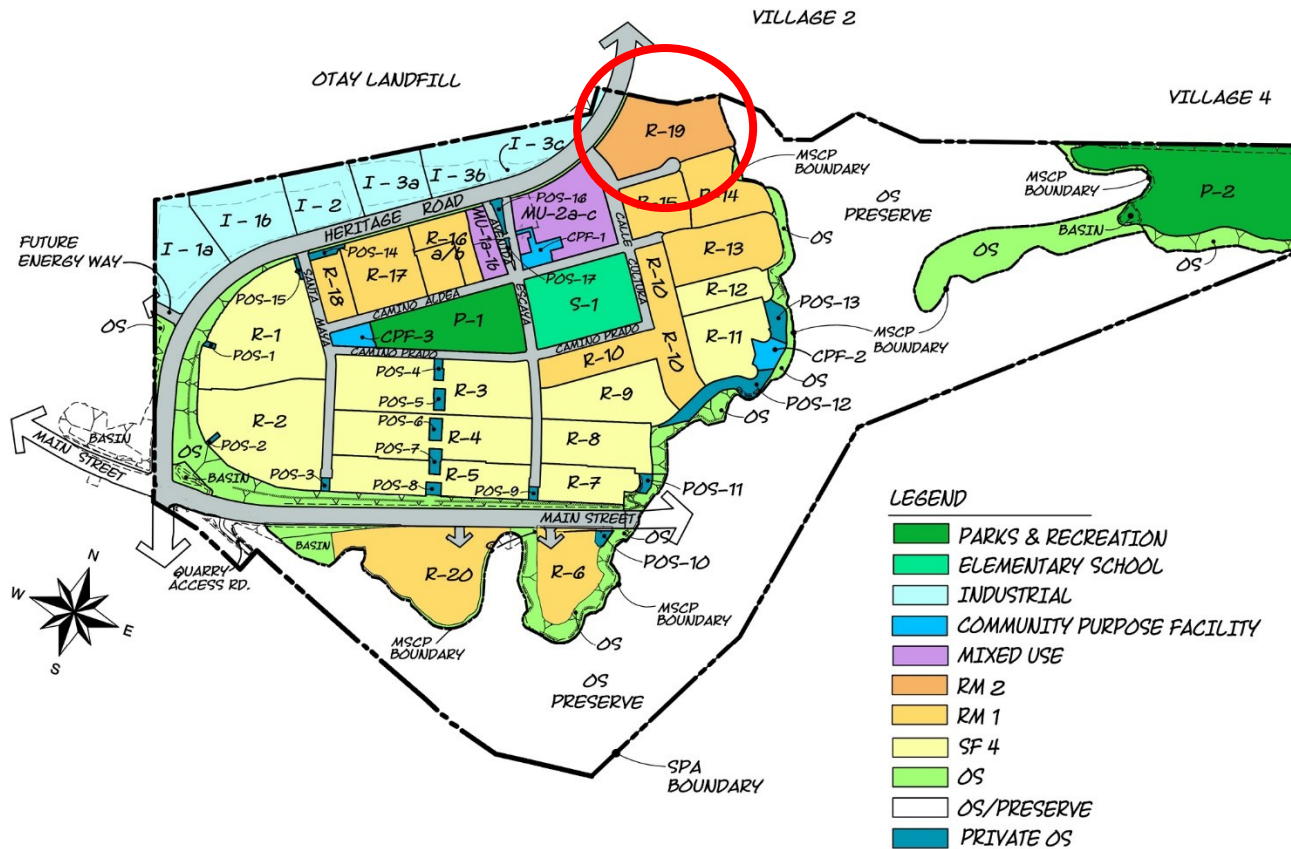
No new Otay Ranch residential units



**PROPOSED VILLAGE 3 & A PORTION OF VILLAGE 4**



Current Approval	Proposed
Office	224 High Residential

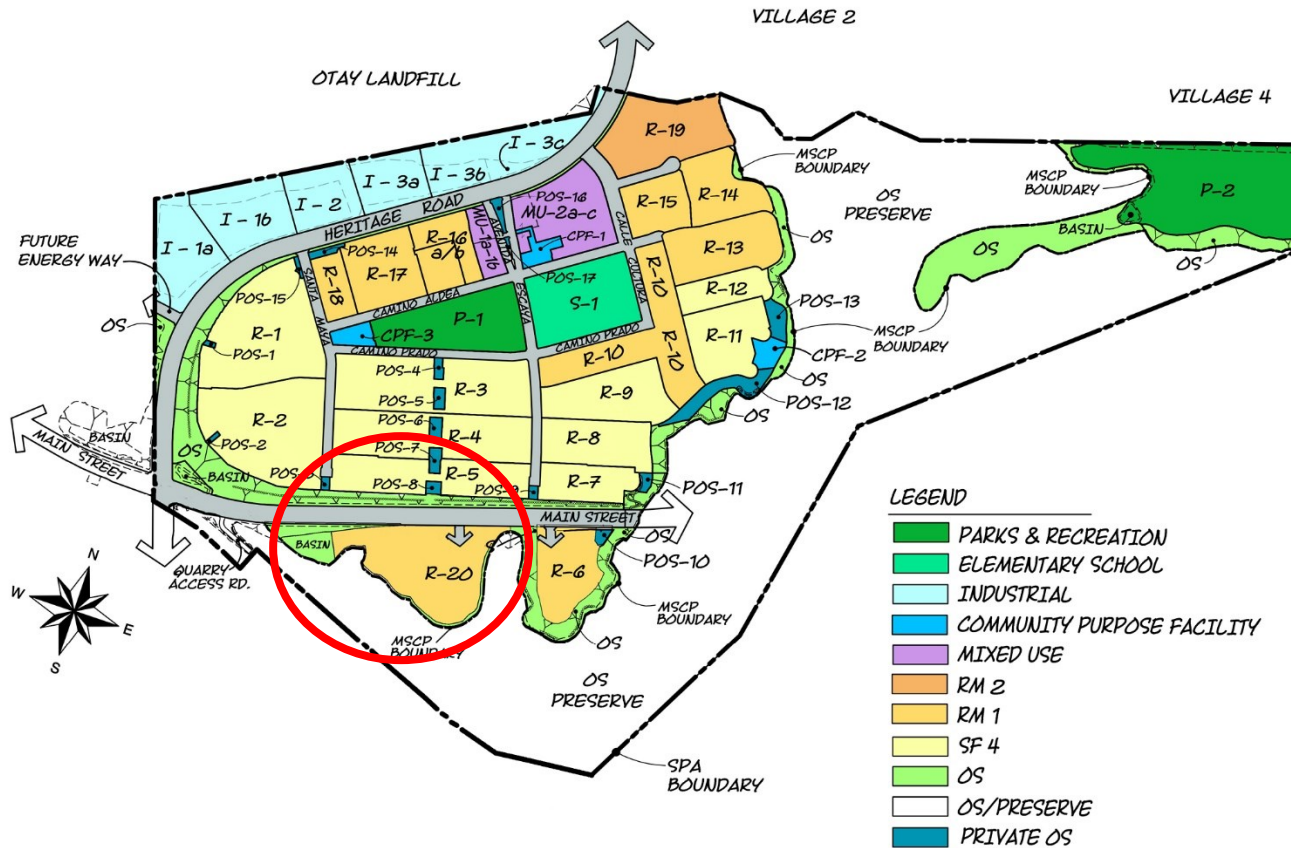


# R-19 PARCEL

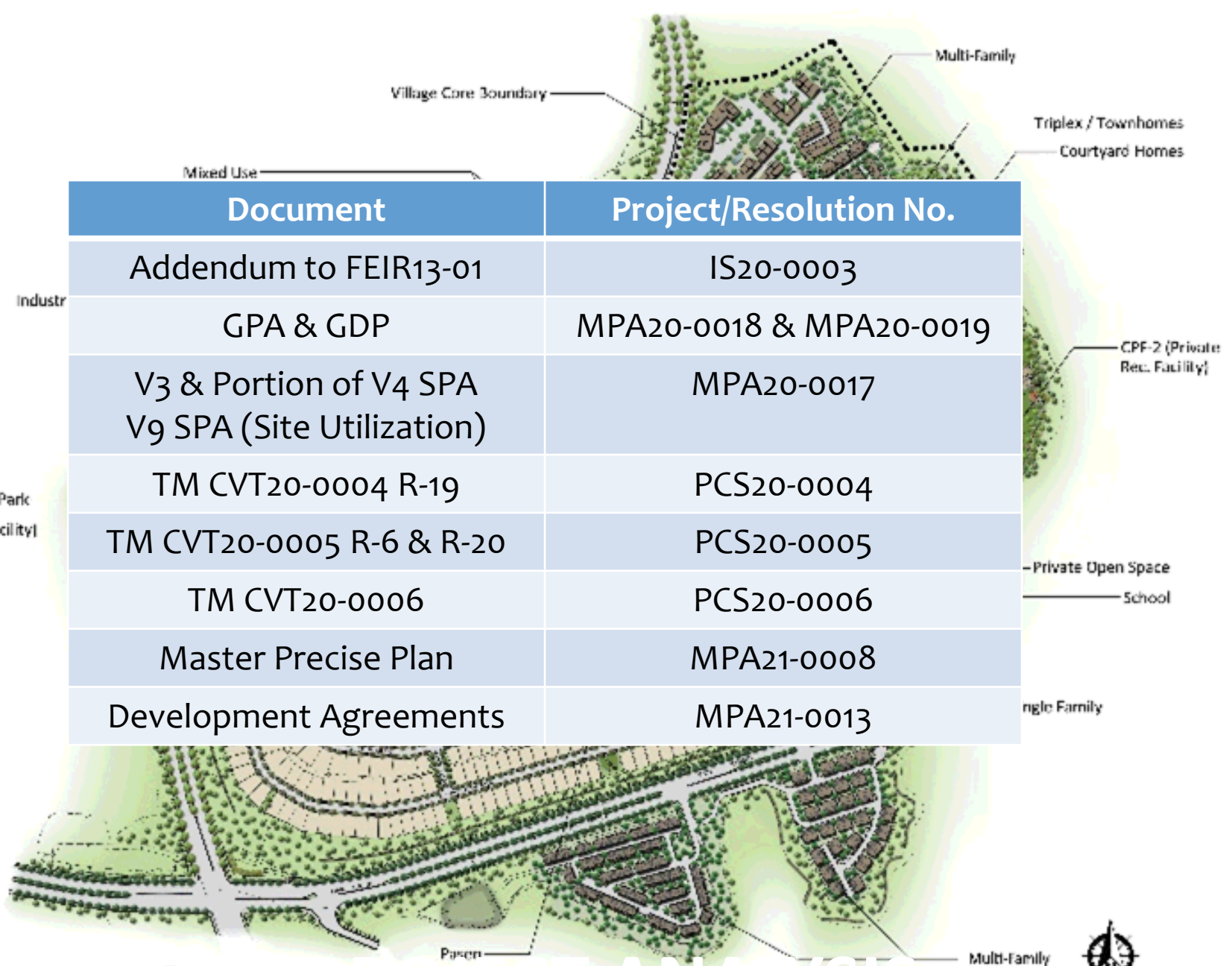




Current Approval	Proposed
11.3 acres Industrial Site	116 Medium-High Residential



# R-20 PARCEL



Document	Project/Resolution No.
Addendum to FEIR13-01	IS20-0003
GPA & GDP	MPA20-0018 & MPA20-0019
V3 & Portion of V4 SPA V9 SPA (Site Utilization)	MPA20-0017
TM CVT20-0004 R-19	PCS20-0004
TM CVT20-0005 R-6 & R-20	PCS20-0005
TM CVT20-0006	PCS20-0006
Master Precise Plan	MPA21-0008
Development Agreements	MPA21-0013

# PROJECT ANALYSIS



**Table 1**  
**Affordable Housing Summary**

Description	Moderate-Income Units	Low-Income Units	Total Affordable Units	2 (Private Facility)
Village 3 Mixed Use Site	-30	0	-30	
Transfer to Village 8	-33	-64	-97	
<i>New Village 3 Obligation</i>	82	82	164	
<b>Remaining Village 3 Obligation</b>	<b>19</b>	<b>19</b>	<b>38</b>	

\*Based on anticipated build out of 1,265 units.

HOUSING IMPACT

**Otay Ranch Village 3**  
**Market Analysis of Industrial and Office Uses**

**PREPARED FOR:**

**City of Chula Vista**  
**Chula Vista, California**

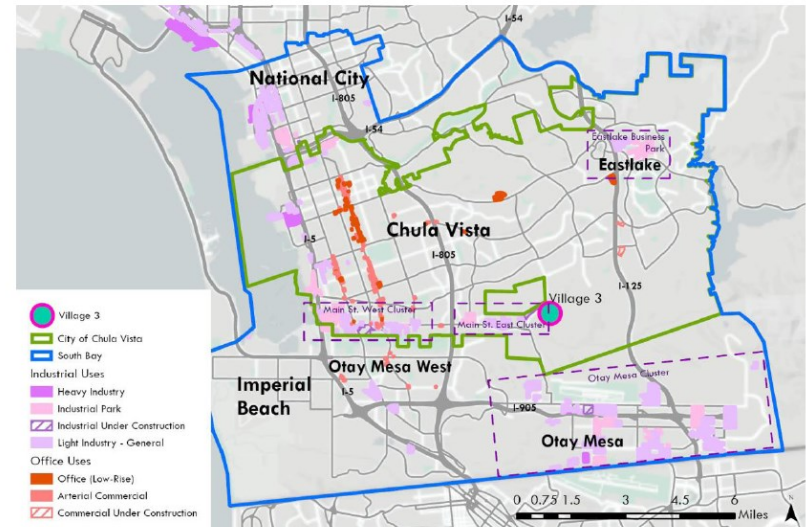
**SUBMITTED BY:**

**HR&A Advisors, Inc.**  
**March 26, 2021**



# GENERAL PLAN AMENDMENT Attachment C

*Figure 6: Regional Context*



Source: San Diego Association of Governments, 2019<sup>11</sup>

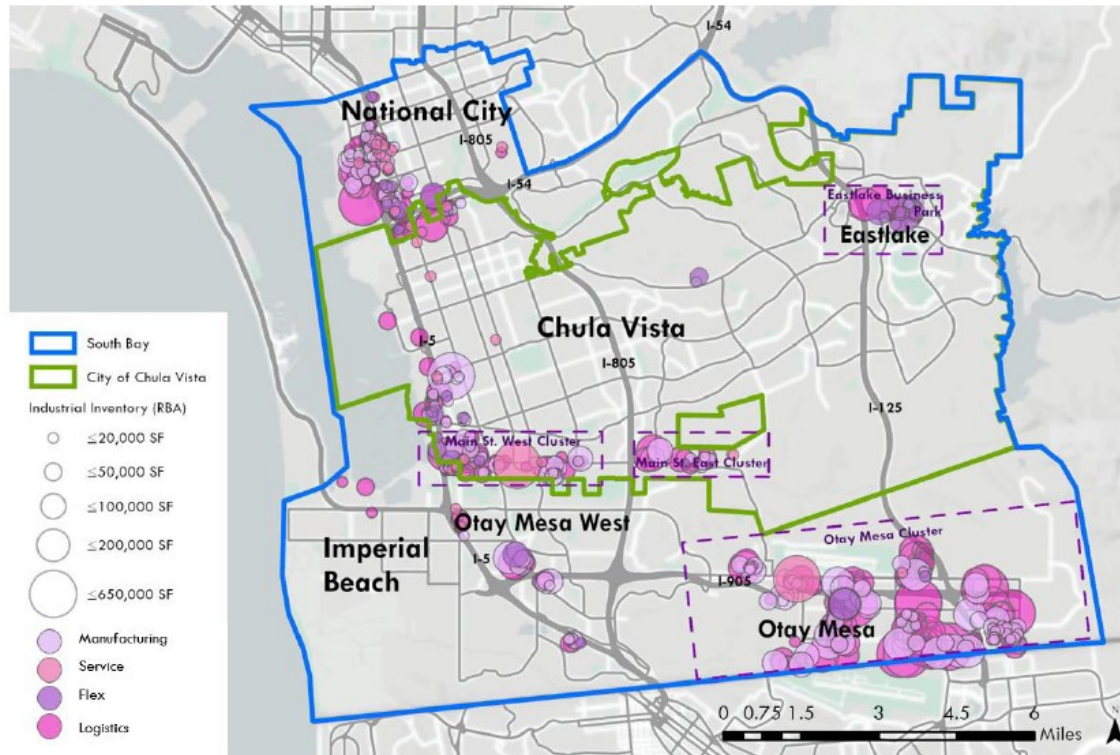
## INDUSTRIAL/OFFICE LANDS ANALYSIS



# Citywide

428 acres of developable / Demand 118 to 239 acres  
Surplus 190 to 311 acres

Figure 11: South Bay Industrial Inventory



Source: CoStar Industrial Inventory

## Site Specific

FlatRock represents 3%

Could support economies of scale

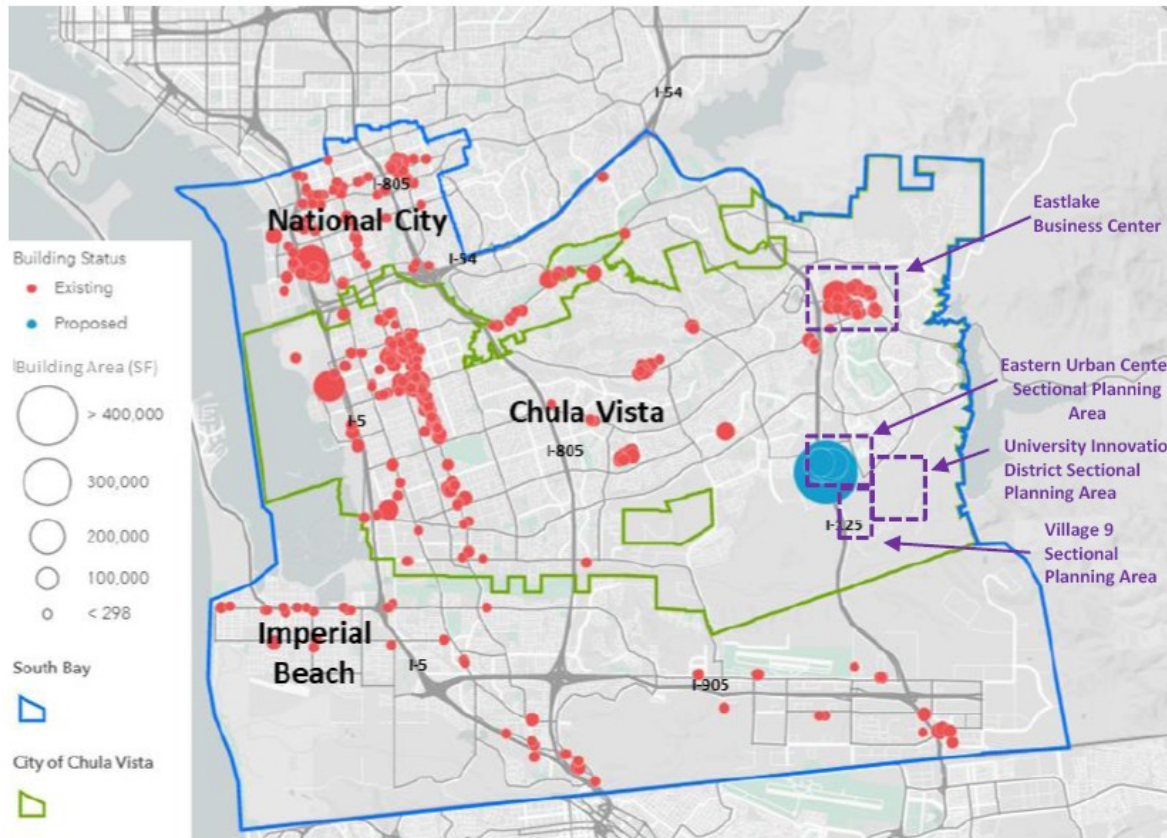
Located near the freeway and at the eastern limits of the existing Main Street industrial cluster

# INDUSTRIAL ANALYSIS

# Citywide

1,079 acres of office land / Demand 94 to 154 acres  
Surplus 830 and 920 acres.

Figure 17: South Bay Office Inventory and Planning Areas



## Site Specific

R-19 represents 1%

Could accommodate a service-oriented office use

Distant to other office clusters.

# OFFICE ANALYSIS

## *HomeFed Village III Master, LLC and HomeFed Otay Land II, LLC in March 1997.*

- January 14, 2015 - First Amendment.
  - 2nd amendment updates Section 2 - Owner's Financial Contribution:
    - Financial contribution of \$4.0 million to the City to facilitate the creation of high-quality jobs and economic growth within the SR-125 corridor.

## *Otay Land Company, LLC and HomeFed Village 8, LLC recorded on May 12, 1997.*

- October 15, 2014 - First Amendment.
  - 2nd amendment updates the date of the "Term" in Section 3.

ILLUSTRATIVE PLAN  
OTAY RANCH - VILLAGE 3  
CITY OF CHULA VISTA, CALIFORNIA

ILLUSTRATIVE PLAN  
OTAY RANCH - VILLAGE 3  
CITY OF CHULA VISTA, CALIFORNIA

# DEVELOPMENT AGREEMENTS



# CONCLUSION

## Adopt Resolutions/Ordinances:

- Addendum to Final Environmental Impact Report FEIR13-01 (IS20-0003);
- General Plan Amendments (MPA20-0018) & Otay Ranch General Development Plan Amendments (MPA20-0019);
- V3 North and a Portion of V4 Sectional Planning Area (SPA) Plan Amendments (MPA20-0017) & Amend the Village 9 SPA to transfer 41 residential units to V3;
- Change land use of three parcels;
- TM CVT20-0004 for Parcel R-19 (PCS20-0004);
- TM CVT20-0005 for Parcels R-6 & R-20 (PCS20-0005);
- TM CVT 20-0006 Amendment to remove 41 residential units from V9 (PCS20-0006);
- Master Precise Plan Amendment (MPA21-0008); and
- Development Agreements Amendments (MPA21-0013).

## **VILLAGE 3 RESIDENTIAL UNITS SUMMARY**

### **Approved Village 3 Residential Units Analyzed in 2014 EIR:**

2014 SPA/TM      1,597 Units

2016 SPA/TM      1,597 Units

### **Constructed Village 3 Residential Units:**

2020                      1,220 Units

377 Approved Units Remain

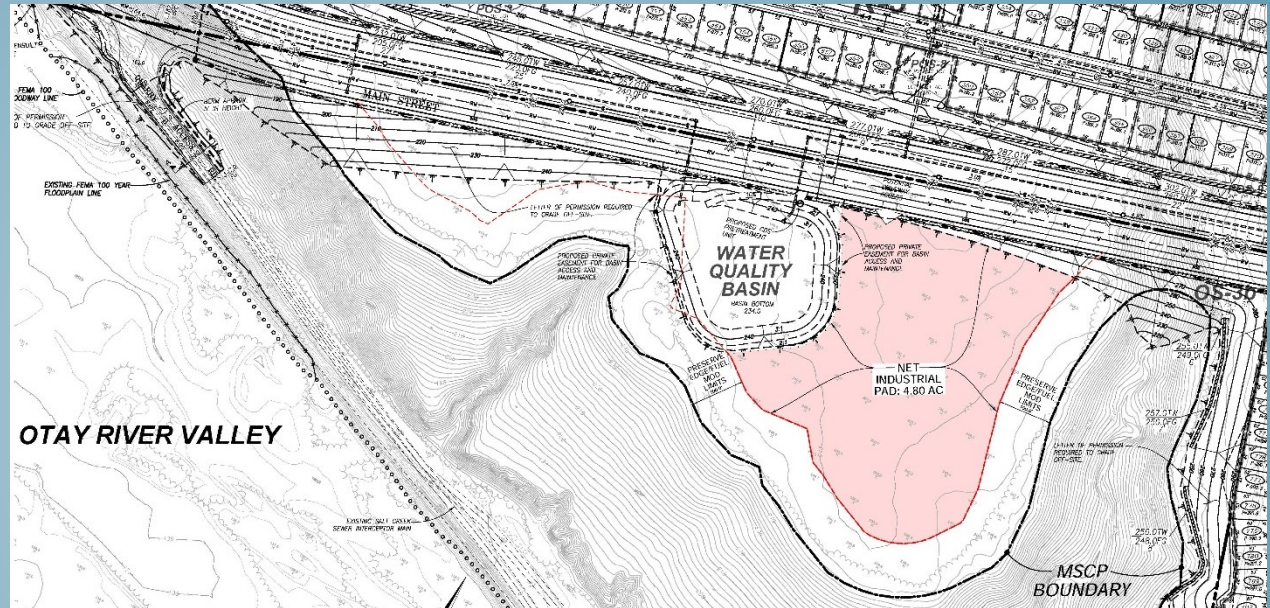
### **2021 Proposed Amendment:**

- Transfer 41 units from Village 9 to Village 3
- Increase Total Village 3 Units to 1,638 units (1,597 + 41)
- Allocate 377 Approved Units and 41 Transfer Units from Village 9 to Village 3 Residential Parcels
- Reduce Approved Village 9 Units by 41
- No new Units within Otay Ranch



## FLAT ROCK INDUSTRIAL PARCEL

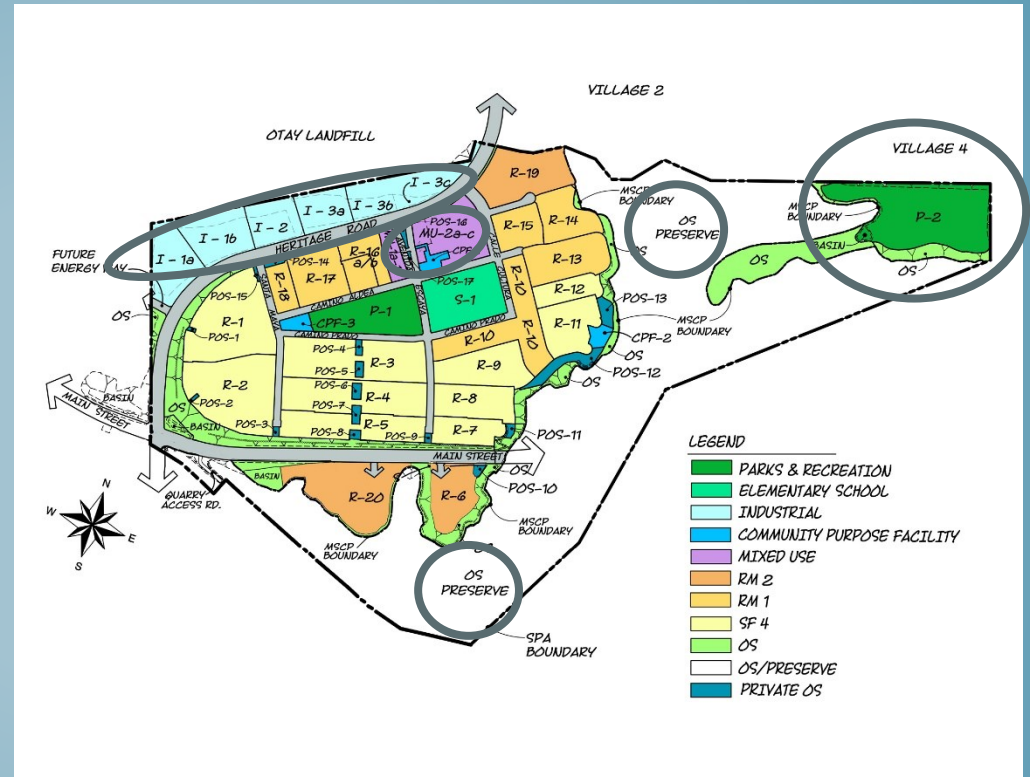
Gross Acres	11.3
Net Pad Acres	4.8





## VILLAGE 3 / VILLAGE 4 LAND USES NOT IMPACTED BY PROPOSED AMENDMENTS

- Chula Vista MSCP Preserve – 215.3 Acres
- Escaya Business Park – 29.3 Acres (gross)
- Shops at Escaya  
Commercial/Retail - 20,000 SF
- Village 4 Ota Ranch Community  
Park North (portion) - 17.8 Acres



# **VILLAGE 3 FLY OVER VIDEO**

# ESCAYA HOMES





# ESCAYA HOMES



# ESCAYA AMENITIES





# ESCAYA 8-ACRE NEIGHBORHOOD PARK





## SHOPS AT ESCAYA



# ESCAYA BUSINESS PARK





# VILLAGE 3 ILLUSTRATIVE PLAN



ILLUSTRATIVE PLAN  
OTAY RANCH - VILLAGE 3  
CITY OF CHULA VISTA, CALIFORNIA

