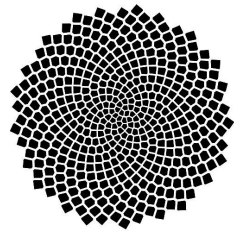


Chula Vista Solaris Villam

Joint Venture:

- St. James Global Ministries
- Green Seed Investments.
- Ivanka Design & Construction
- Sustainable Green Tech Design Co.



“The greatness of a community is most accurately measured by the compassionate actions of its members.”
— Coretta Scott King”

MEET OUR TEAM

"There is no power for change greater than a community discovering what it cares about."

— Margaret J. Wheatley

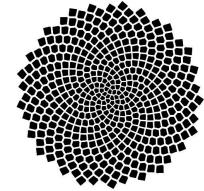
Public Comments - Garcia

- **St.James Global Ministry Community Foundation.**
(Financing)



Jamie Griffin PHD, Founder

- **Green Seed Investments.**
(Oversight/Development/ Consulting)



GSI

Edgar F. Garcia, Founder

- **Ivanka Design Co.**
Georgio Brambila, President & Lead Architect
- **Sustainable Green Tech Design Inc.**
Arthur Fabello, Lead Electrical Engineer
(Logistics/Management/Legal Guid.)



Problems to solve

1

Environmental

Reducing carbon footprint



-Integrating technological innovations to become a net-positive community.

2

Local+National Economic Growth

-Reducing Electrical costs to locals (SDGE)



-Less rolling blackouts (infrastructure stress/economic costs)

-Job Training to improve local/national economic growth via
Certification courses into various growing industries(i.e.Solar)



3

Job Training

- Local job creation through reintegration

- Reducing poverty through employment opportunities.



4

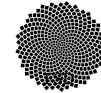
Educating

-Partnering with local educational Institutions(SWCC) to cross integrate
student training & education-advancement for future career growth.



Goals

To **develop** a mixed-use communal asset, that offers **Job training** as well as **carbon footprint** relief for constituents offering a **business** asset that offers a tool to **grow local** constituents that need job **resources** & training as well as electrical grid costs to **reduce** grid stress during summers and winter in **Chula Vista**..



This **community center** will be a beacon of communal reintegration as well as economic growth through communal **collaboration**.



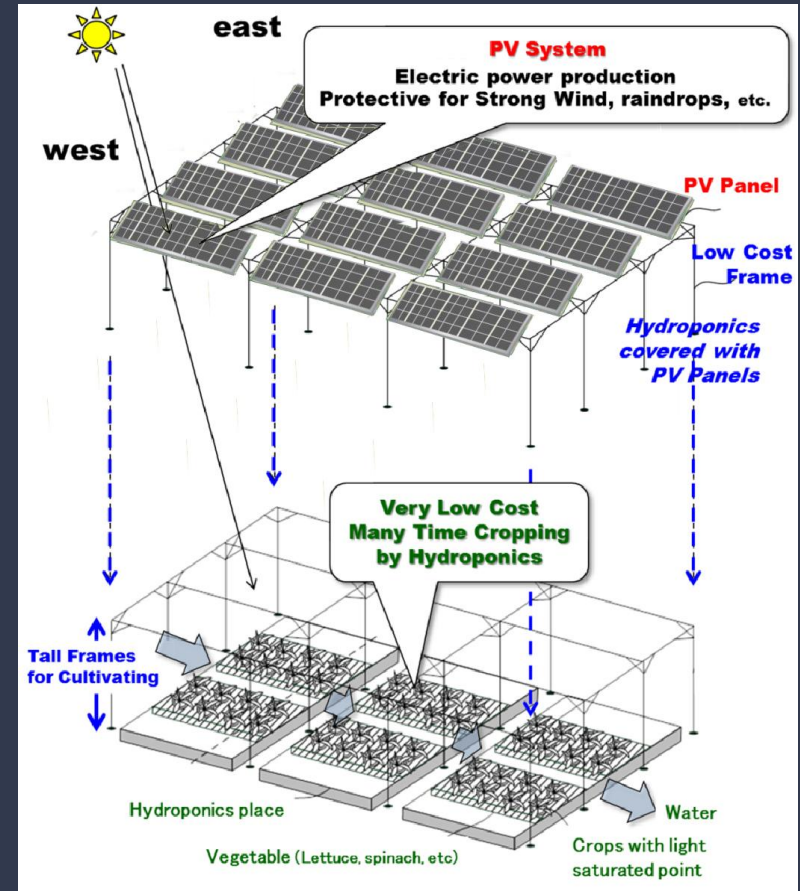
Phase Planning:

Public Comments - Garcia

- **Phase 1:** At least 160 acres will be constructed into a 34 MW solar farm for the local community to reduce close to 5K homes off grid.
- **Phase 2:** Partnership with local Education Institution to create a job training & education platform program for locals as well as boot-strap startups.
- **Phase 3:** Office Building/Amenities building will offer a mixed used area for parks and communal areas.

Continuing Communal & Economic Growth

Basic Structure of a hydroponics type solar sharing system



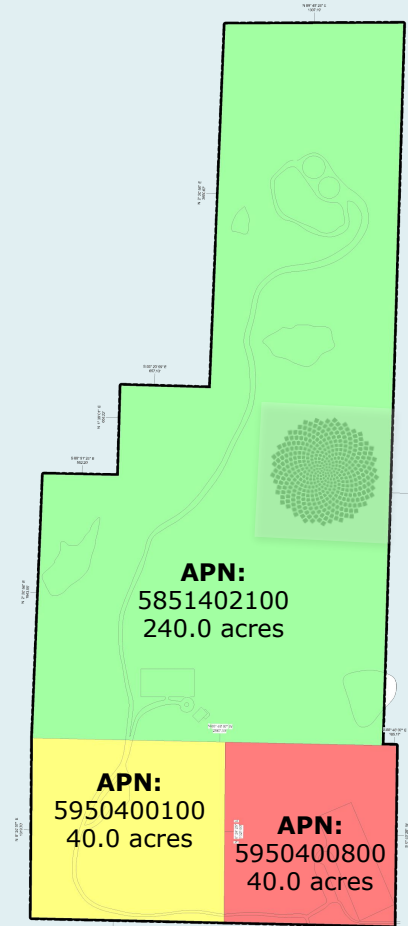
Site Location

Chula Vista Municipality.
Otay Water District (Owner)

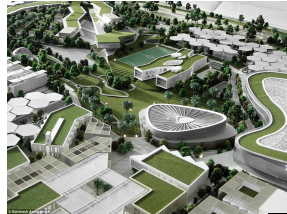
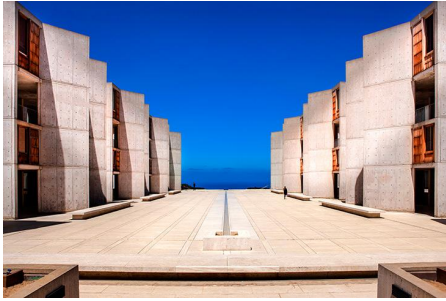
*Continuation contingent on OTWD property
assessment*

<160 Acres
(≈320 Acres)

Public Comments - Garcia



Architecture & Project Element's



Local examples include:

Living Coast Center (J St. Marina)
Fault Line Park (East Village San Diego)
Cuyamaca College Garden



Fish Hatchery for local lake
fishing and species
Local Aquaponic into produce

Local Business Incubator
Providing Mentorship
Local Natural Exhibit's



Total combined.Video time ≈8 min.

Mixed Use Facilities For Communal Growth & Social Collaboration

Understanding the market



Environmental

- Land surplus will be adopted for farming as well as mixed-use areas to keep environmental impact as minimal as possible educating the public of local natural plant species.

Local Economic Growth

- Urban farming as well as solar farming to incentivize local job growth reintegration.

Infrastructure & Communal Growth

- Less Grid stress means less blackouts and residual local growth. Local poverty rate reduction via reintegration training.



Target audience

Community Growth & Economic Surplus

The scope of this project is to develop an asset for locals, by offering a location that offers job creation through modern technological advances and local educational programs for local & national constituents to local reintegration programs.

Creation of this training program and communal areas will assist local development as well as personal growth skills to become a fully productive member of society via public access events & facilities.



Public Comments - Garcia

Process

0
1

Planning/Collaboration

Logistics

0
3

Execution

0
2

Deliverables

Planting Growth & Value

Public Comments - Garcia

“Alone, we can do so little; together, we can do so much”

– Helen Keller

*Otay Water Land Parcels :150 acres equates to 34 Megawatts or enough to power 1000 homes with 34,000 Kwh.
= 225K Annual ROI@ 2 cents/ Kwh(Revenue)

*Potential alternate source of income can be added due to potential urban farming with surplus land via aquaponics methods.

Population/Households

78K

Target Grid relief

<5K

Vision

Public Comments - Garcia

Project Inception

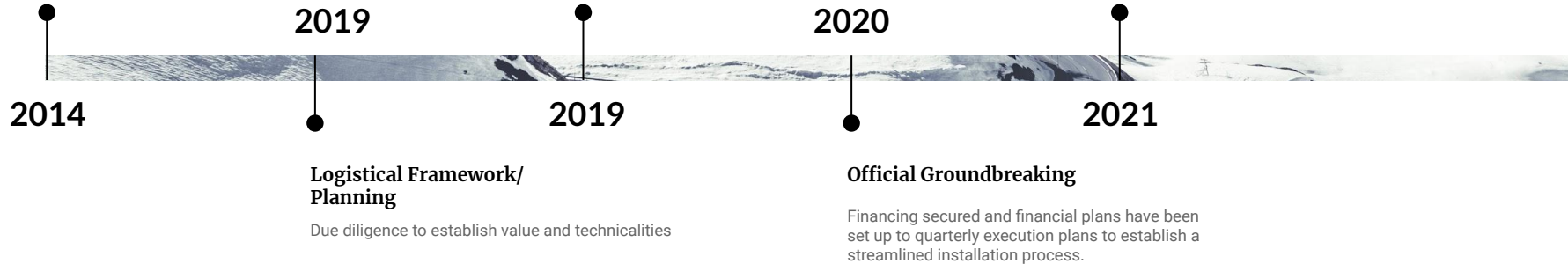
Soft research established due diligence factors to situate the feasibility of a solar farm and communal centers DUE to CLOSURE & ABANDONMENT of a local golf course seeking to be repurposed.

Local Government Reach out & Contingencies

Public and local government outreach to establish public reception and support.

Project Completion

Solar farm is activated and public areas open to assist in Chula Vista's net-positive goal.





Thank you.



“One of the marvelous things about community is that it enables us to welcome and help people in a way we couldn't as individuals.” – Jean Vanier

