

OTAY RANCH VILLAGE 8 EAST

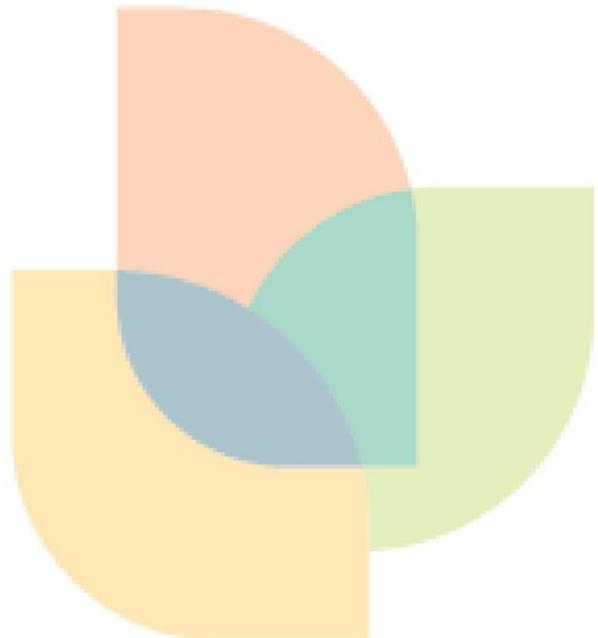
Supplemental Public Facilities Finance Plan

April 2024

PREPARED FOR:
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Adopted on December 2, 2014
By Resolution No. 2014-235

Amended XX
By Resolution No. XX



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I. OVERVIEW

The Village 8 (Village 8 West and Village 8 East) portion of Otay Ranch (“Project Area”) 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 Village 8 East Sectional Planning Area (2014 SPA) Plan, Public Facilities Financing Plan (“2014 PFFP”) and Village 8 East Tentative Map (CVT No. 13-03) were approved by the Chula Vista City Council on December 14, 2014. The Chula Vista City Council also certified the Final Environmental Impact Report (13-01; November 2014) (“FEIR”), which contains a comprehensive disclosure and analysis of potential environmental effects associated with implementation of Village 8 East.

This Supplemental Public Facility Finance Plan (“2023 PFFP”) addresses changes to the public facility needs associated with the Village 8 East SPA Plan Amendment (“2023 SPA”) proposed by HomeFed Otay Land II, LLC (“Applicant”). The Applicant prepared an Addendum to FEIR 13-03 for the Proposed Project, as well as technical memos and reports that address the proposed changes to the Village 8 East.

The 2014 PFFP was prepared consistent with the requirements of the Chula Vista Growth Management Program and Chapter 9, Growth Management of the Otay Ranch General Development Plan. The preparation of the 2023 PFFP is required in conjunction with the preparation of the SPA Plan Amendment for the Proposed Project to ensure that the phased development of the Proposed Project is consistent with the overall goals and policies of the City of Chula General Plan (“CVGP”) and the Otay Ranch GDP, which may be amended from time to time to ensure that the development of the Proposed Project will not adversely impact City public facilities and services. In 2022, the Chula Vista City Council repealed the Growth Management Ordinance, as such, there are no longer threshold standards. This 2023 PFFP meets the Otay Ranch GDP policy objectives.

This 2023 PFFP is based on the phasing and information presented in the Otay Ranch GDP, CVGP and Village 8 East SPA Amendments, dated December 2023. The Applicant prepared technical analyses to determine whether the proposed amendments resulted in any changes to financing, constructing or maintaining public facilities within Village 8 East. The Applicant-prepared technical analyses for the Proposed Project which are relevant to the 2023 PFFP are discussed further below and include the following:

- TM Drainage Study for Otay Ranch-Village 8 East prepared by Hunsaker and Associates, 2023
- PDP SWQMP for Otay Ranch Village 8 East prepared by Hunsaker and Associates, 2023
- Otay Ranch Village 8 East Trip Generation Review and Project Information Form prepared by Chen-Ryan, 2023
- Otay Ranch 8 East SPA Amendment Water Evaluation prepared by Dexter Wilson Engineering, Inc, 2023

- Otay Ranch Village 8 East SPA Amendment Sewer Evaluation prepared by Dexter Wilson Engineering, Inc, 2023
- Village 8 East – Fiscal Impact Summary Report, Development Planning & Financing Group, 2023

These technical analyses supplement the technical reports associated with the 2014 Project approvals and 2014 PFFP and demonstrate that proposed changes to the Proposed Project do not result in changes to Mitigation Measures, Conditions of Approval or Thresholds established in the 2014 PFFP.

II. PURPOSE

Preparation of a Public Facilities Finance Plan is required by Chula Vista Municipal Code (“CVMC”) Chapter 19.92. The purpose of the PFFP is to establish compliance mechanisms and standards to ensure public facilities, infrastructure and services will exist, or concurrently be provided, to meet the demands of infrastructure and climate protection generated by new development. Similarly, amendments to a SPA Plan require an amendment or supplement to the PFFP. The purpose of this Supplemental PFFP is to update and clarify the adopted 2014 PFFP to address changes to the Project.

In the City of Chula Vista, the PFFP is intended to ensure adequate levels of service are achieved for all public services and facilities impacted by a project. It is understood that assumed growth projections and related public facilities needs are subject to several external factors, such as the local economy, the City’s future land use approval decisions, etc. It is also understood that funding sources specified herein may change due to financing programs available in the future or requirements of either state or federal laws. It is intended that revisions to cost estimates and funding programs be handled as administrative revisions whereas revisions to the facilities-driven growth phases are accomplished through an update process via an amendment or supplement to the PFFP.

III. LAND USE ASSUMPTIONS

This 2023 PFFP supplements the Village 8 East PFFP adopted on December 2, 2014. The Proposed Project includes amendments to the Chula Vista General Plan, Otay Ranch GDP and Village 8 East SPA Plan and also includes Village 8 East Tentative Map CVT No. 22-0005. In 2020, the Chula Vista City Council approved the transfer of 284 multi-family units from Village 8 East to Village 8 West by Resolution No. 2020-033. This approved intensity transfer resulted in a reduction in the authorized residential dwelling units within Village 8 East from 3,560 to 3,276.

A. Village 8 East Proposed Land Use Plan

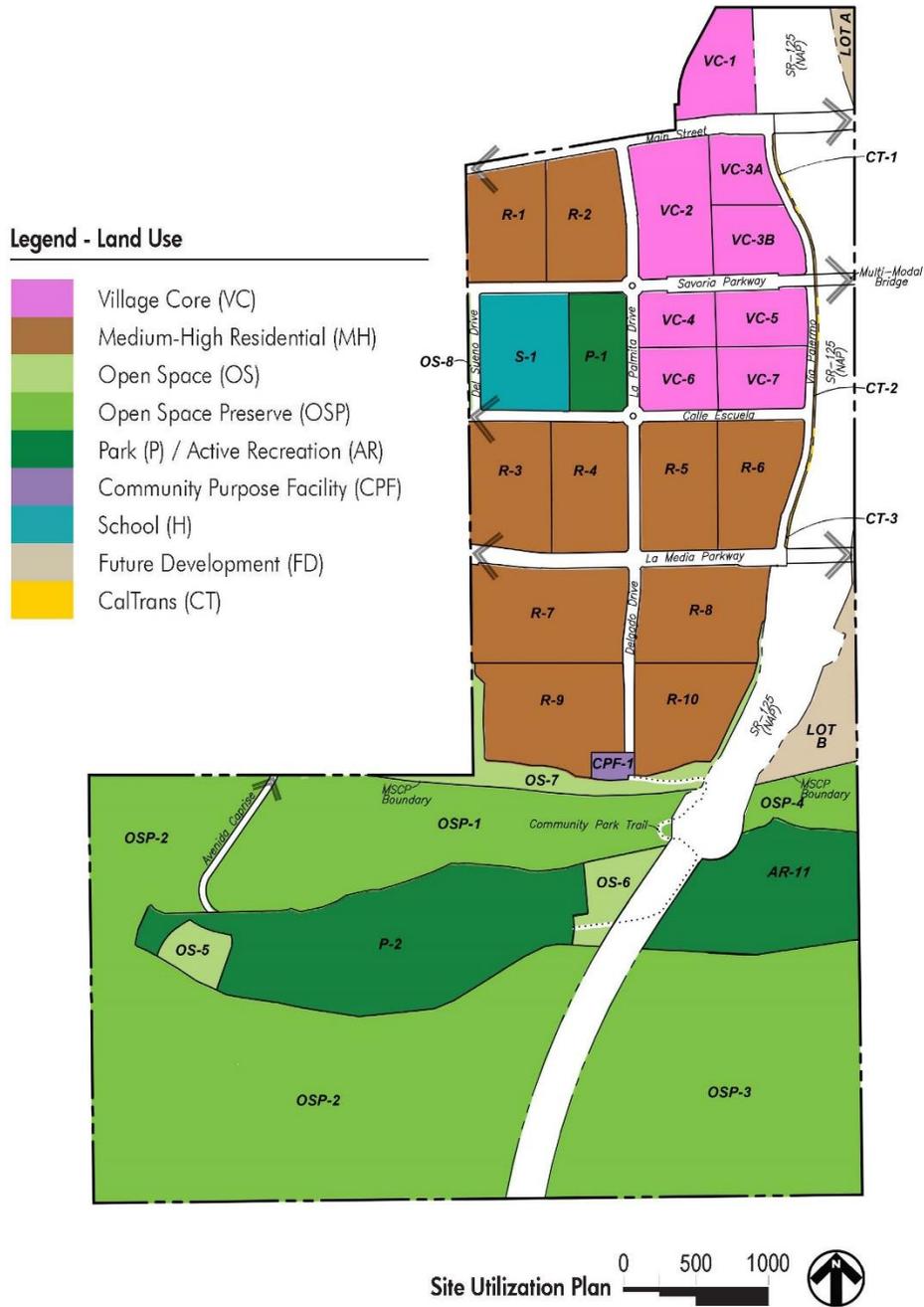
The Proposed Project’s land use plan would allow for the construction of 3,276 multiple-family units (of which 1,348 are planned in a Village Core setting), 11.3 acres for a school;

a 1.2 acre Community Purpose Facility (“CPF”) site; 73.2 acres of public parkland; 16.4 acres of open space/basins, 253.6 acres of preserve open space land and 20,000 SF of commercial/retail uses in the Village Core area, consistent with the 2014 approvals. The Proposed Project would extend Main Street in its current alignment, includes a minor realignment of La Media Road, maintains La Palmita Drive in its approximately alignment, and modifies the alignment and classifications of internal village streets. See the Proposed **Exhibit 1: Proposed Village 8 East Site Utilization Plan** and **Table 1: Proposed Village 8 East Site Utilization Table**.

In order to address the changes related to the proposed land use plan, several assumptions were made. These assumptions play a role in determining public facility needs and phasing of those facilities and are summarized below.

- Maintain a total of 3,276 authorized units within Village 8 East.
- Reconfigure the mixed-use area and designate the Village Core.
- Realign the former pedestrian bridge, designate it a Multi-Modal Bridge to accommodate Neighborhood Electric Vehicles (“NEV”), bicycles and pedestrians and expand the width to 17 feet.
- Eliminate the traditional single-family lots and introduce new, innovative attached and detached residential projects with revised residential densities to reflect the current market conditions.
- Modify the eastern edge of Village 8 East to accommodate the SR-125 couplet interchange design between Main Street and La Media Parkway.
- Update the pedestrian, bicycle and NEV circulation network to improve connectivity between Village 8 East and Village 8 West

The 2023 land use plan will create a viable mixed-use Village Core that will create a strong sense of place for the residents of Village 8 East and surrounding communities and meet the market demand for a wider variety of multi-family housing types and retail uses. **Table 2: Comparison of Village 8 East Development**, compares the 2014 Project with the proposed Village 8 East land uses.



Update to Exhibit 3 (2014 PFFP, Page 15)

Exhibit 1: Proposed Village 8 East Site Utilization Plan

Table 1 – Proposed Village 8 East Site Utilization Plan

Parcel	Permitted Density Range	Estimated Units ¹	Gross Acres ²	Estimated Density ³
Medium High Multi-Family Residential				
R-1	11-18 du/ac	154	9.9	15.6
R-2	11-18 du/ac	163	10.7	15.2
R-3	11-18 du/ac	162	11.4	14.2
R-4	11-18 du/ac	147	10.9	13.5
R-5	11-18 du/ac	155	11.0	14.1
R-6	11-18 du/ac	143	10.3	13.9
R-7	11-18 du/ac	226	15.8	14.3
R-8	11-18 du/ac	176	14.0	12.6
R-9	11-18 du/ac	196	15.4	12.7
R-10	11-18 du/ac	142	11.5	12.3
Total MH		1,664	120.9	13.8
Village Core⁴				
VC-1	18-45 du/ac.	275	7.6	36.2
VC-2	18-45 du/ac.	430	11.3	38.1
VC-3A	18-45 du/ac.	161	5.5	29.3
VC-3B ⁵	18-45 du/ac.	0	5.6	0.0
VC-4	18-45 du/ac.	192	4.5	42.7
VC-5 ⁵	18-45 du/ac.	0	5.7	0.0
VC-6	18-45 du/ac.	142	5.3	26.8
VC-7	18-45 du/ac.	148	6.0	24.7
Total VC		1,348	51.5	26.2
Subtotal Residential				
		3,012	172.4	
Other				
Community Purpose Facility⁶				
CPF-1			1.2	
Subtotal CPF			1.2	
Parks				
P-1 ⁷			7.3	
P-2 ¹¹			43.3	
AR-11			22.6	
Total Parks			73.2	
School				
S-1 ^{7 8}		264	11.3	

Table 1: Village 8 East Site Utilization Table (Continued)

Parcel	Permitted Density Range	Estimated Units ¹	Gross Acres ²	Estimated Density ³
Open Space				
MSCP Preserve OS (Lots 1-4)			253.6	
Manufactured/Basin OS (Lots 5-8) ⁹			16.4	
Total Open Space			270.0	
Circulation				
Internal			22.5	
External			9.2	
Total Circulation			31.7	
CALTRANS LOTS (to be dedicated)				
CT-1			1.7	
CT-2			0.1	
CT-3			1.9	
Total CALTRANS Lots			3.7	
Future Development				
Lot A			1.0	
Lot B			8.4	
Total Future Development			9.4	
Subtotal Other			400.5	
OVERALL SPA TOTAL¹⁰		3,276	572.9	

Notes:

¹ Estimated Units are provided for planning purposes only, do not represent the final unit allocation for each parcel and shall not be used to limit or restrict the final units allocated to any parcel.; The final unit allocation must remain consistent with the permitted density range applicable to the parcel. The final unit allocation shall be determined during Design Review and shall be documented in the Unit Tracking Table (Village 8 East SPA Plan, Attachment 1). Revisions to the Site Utilization Table shall not be required based on changes to the Estimated Units presented herein.

² Final acreage information to be determined during final engineering. Acreage may vary due to rounding. Residential and Village Core gross acreage includes approximately 15.3 of perimeter open space areas. Open space easements shall be recorded over perimeter open space slopes to be maintained by the Master HOA or a Sub-Association, as determined during final design.

³ Estimated Density calculated based on gross parcel acreage. Final density to be determined during Design Review.

Notes:

⁴ 20,000 SF of commercial uses are authorized within Village 8 East. Commercial SF may be developed within a single parcel designated VC or distributed among any parcel designated VC (VC-1 through VC-7). The final distribution of commercial SF to be determined during Design Review. The “Permitted Density Range” is not applicable to VC parcels with no residential units.

⁵ VC-3B and VC-5 are anticipated to be developed with non-residential uses only, consistent with the Village Core zoning district. The “Permitted Density Range” is not applicable to VC parcels with no residential units.

⁶ Per the Land Offer Agreement (7/8/2014), the Village 8 East SPA Plan shall designate 4.0 acres of CPF land. The Applicant is proposing to meet a portion of the Village 8 East CPF obligation by designating the 1.2-acre CPF-1 site as a private recreation facility. The remaining 2.8 acre CPF obligation shall be addressed in a separate agreement between the Applicant and the City of Chula Vista.

⁷ Both the Village 8 East SPA Plan and Tentative Map include the “Proposed” and “Alternative” configuration and acreage for the S-1 School Site and P-1 Neighborhood Park. Either the Proposed or Alternative may be implemented without the need for an amendment to the SPA Plan or TM. If the proposed configuration is implemented, the S-1 site would be 10.0 acre (net) and the P-1 park site would be 6.5 acre (net); however, if the alternative configuration is implemented, the S-1 site would be 12.0 acres (net) and the P-1 park site would be 4.6 acres (net). The final neighborhood park acreage shall be addressed in a separate agreement between the Applicant and the City of Chula Vista.

⁸ The S-1 school site has an underlying residential land use designation of High Residential. If the site is not developed as a school site, then it shall be developed as residential; however, if the site is developed as an elementary school, then the 264 units may be reallocated to another Village 8 East parcel or transferred to another village, as permitted in the Village 8 East PC District Regulations, Chapter 10, Implementation.

⁹ A portion of the Edge Trail and associated overlook features (approximately 1.76 acres) are included within the 8.2-acre OS-7 parcel. The Edge Trail area shall be secured with a public access easement and the 1.76 acres shall satisfy a portion of the Village 8 East park obligation. The 1.76-acre Edge Trail area is not counted toward meeting the Village 8 East open space requirement.

¹⁰ Village 8 East acreage adjusted from approved 2014 development area to reflect changes in SR-125 ROW and to facilitate the future SR-125 ROW Decertification process.

¹¹ The P-2 Community Park / OS-6 Alternative would be implemented only upon City approval of the Alternative Compliance Program (“ACP”) Permit and Rough Grading Storm Water Quality Management Plan (“SWQMP”) (See TM Sheet 6 for additional details). This would increase the P-2 Community Park parcel to 47.4 acres (gross) and 39.0 acres (net) and correspondingly decrease the OS-6 parcel to 4.8 acres (gross) and 0.7 acres (gross).

Table 2: Comparison of Village 8 East Development (2014 vs. Proposed)

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	132.2	1,664	+130.1	+1,639
High Residential/School Site	10.8		11.3	264	+0.5	+264
Village Core	65.2	2,333	62.7	1,348	-2.5	-985
Public Neighborhood Park	7.3	0	7.3	0	0	0
Public Community Park	51.5		43.3		-8.2	
Active Recreation (AR-11)	22.6		22.6		0	
Manufactured Open Space	11.2	0	16.4	0	+5.2	0
Open Space Preserve	253.6		253.6		0	
Community Purpose Facility	4.5	0	1.2	0	-3.3	0
Other ³	21.6		22.3		+0.7	
TOTAL	575.3	3,276	572.9	3,276	-2.4	0

[Note: Table updated per plan revisions – changes not shown in redline]

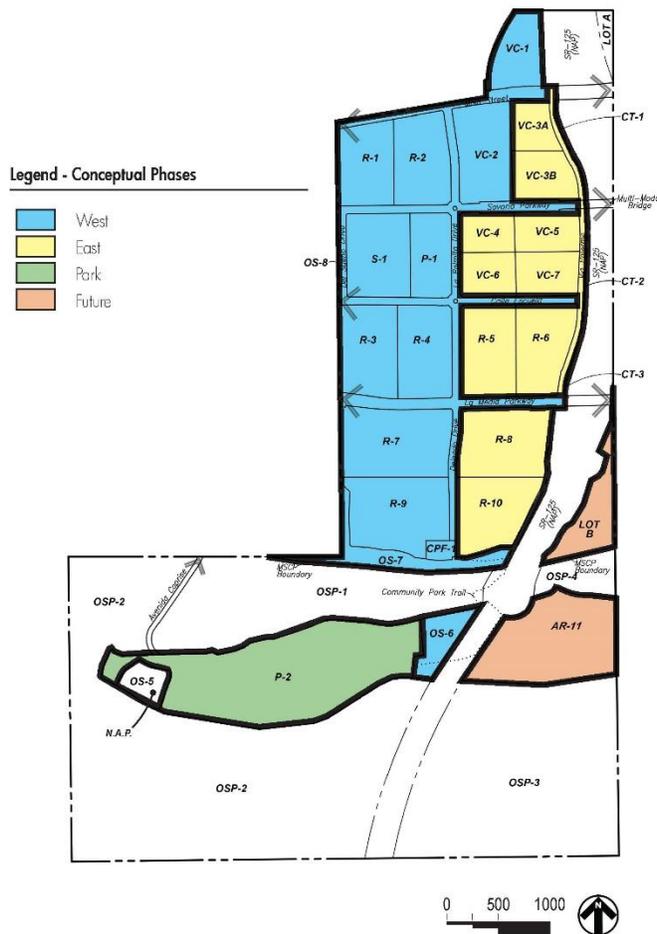
¹ The 2014 Land Uses reflects the 284-unit reduction in the Residential High General Plan Land Use Designation within Village 8 East.

² The Proposed Project includes 2.4 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 CALTRANS Lots 1-3.

B. Development Phasing

Development of the 2023 SPA Plan may be completed in several, non-sequential phases to ensure construction of necessary infrastructure and amenities for each phase as development progresses. **Exhibit 2, Proposed Conceptual Phasing Plan**, presents the phasing plan based on the 2023 SPA Plan. Parcels may be graded as part of a larger development phase and developed over several years.



Update to Exhibit 4 (2014 PFFP, Page 18)

Exhibit 2: Proposed Conceptual Phasing Plan

WEST PHASE		
Parcel	Estimated Units	Commercial SF (K)
R-1	154	
R-2	163	
R-3	162	
R-4	147	
R-7	226	
R-9	196	
VC-1	275	
VC-2	430	
S-1	264	
P-1	0	
CPF-1	0	
Subtotal West Phase	2,017	10

EAST PHASE		
Parcel	Estimated Units	Commercial SF (K)
R-5	155	
R-6	143	
R-8	176	
R-10	142	
VC-3A	161	
VC-3B	0	
VC-4	192	
VC-5	0	
VC-6	142	
VC-7	148	
Subtotal East Phase	1,259	

COMMUNITY PARK PHASE		
Parcel	Estimated Units	Commercial SF (K)
P-2	0	

TOTAL	3,276	10
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C. Discretionary Actions

Discretionary actions which require City Council and/or Planning Commission consideration and/or approval include an Addendum to EIR 13-01; SCH No. 2013071077, University Villages Project Comprehensive SPA Amendment, amendments to the City of Chula Vista General Plan, the Otay Ranch General Development Plan, the Otay Ranch Village 8 East SPA Plan and applicable SPA Appendices, approval of Village 8 East Tentative Map CVT No. 22-0005 and a Development Agreement amendment.

IV. FACILITY ANALYSIS

The following section presents updated public facility information for traffic, police, fire and emergency services, schools, libraries, parks, trails & open space, water, sewer, drainage, air quality, civic center, corporate yard and other public facilities. The fiscal analysis prepared for the proposed project is also discussed below.

A. Traffic

The circulation element roadways serving the Proposed Project includes Main Street and Otay Valley Road. The Main Street alignment would remain consistent with the 2014 SPA Plan; however, the proposed project would include modifications to the pedestrian and bicycle improvements along Main Street. La Media Parkway would be realigned to the north to facilitate the SR-125 couplet/parallel street system interchange design between Main Street and La Media Parkway. The La Media Parkway improvements have been modified to provide a transition between Village 8 West and Village 8 East. In addition, with the exception of the main spine road (La Palmita Drive), the 2023 SPA Plan and TM include minor alignment changes to internal streets. **Table 3: Street Classification Recommendations** provides the backbone street classifications analyzed in the 2014 EIR vs. the proposed backbone street classifications.

Table 3: Street Classification Recommendations

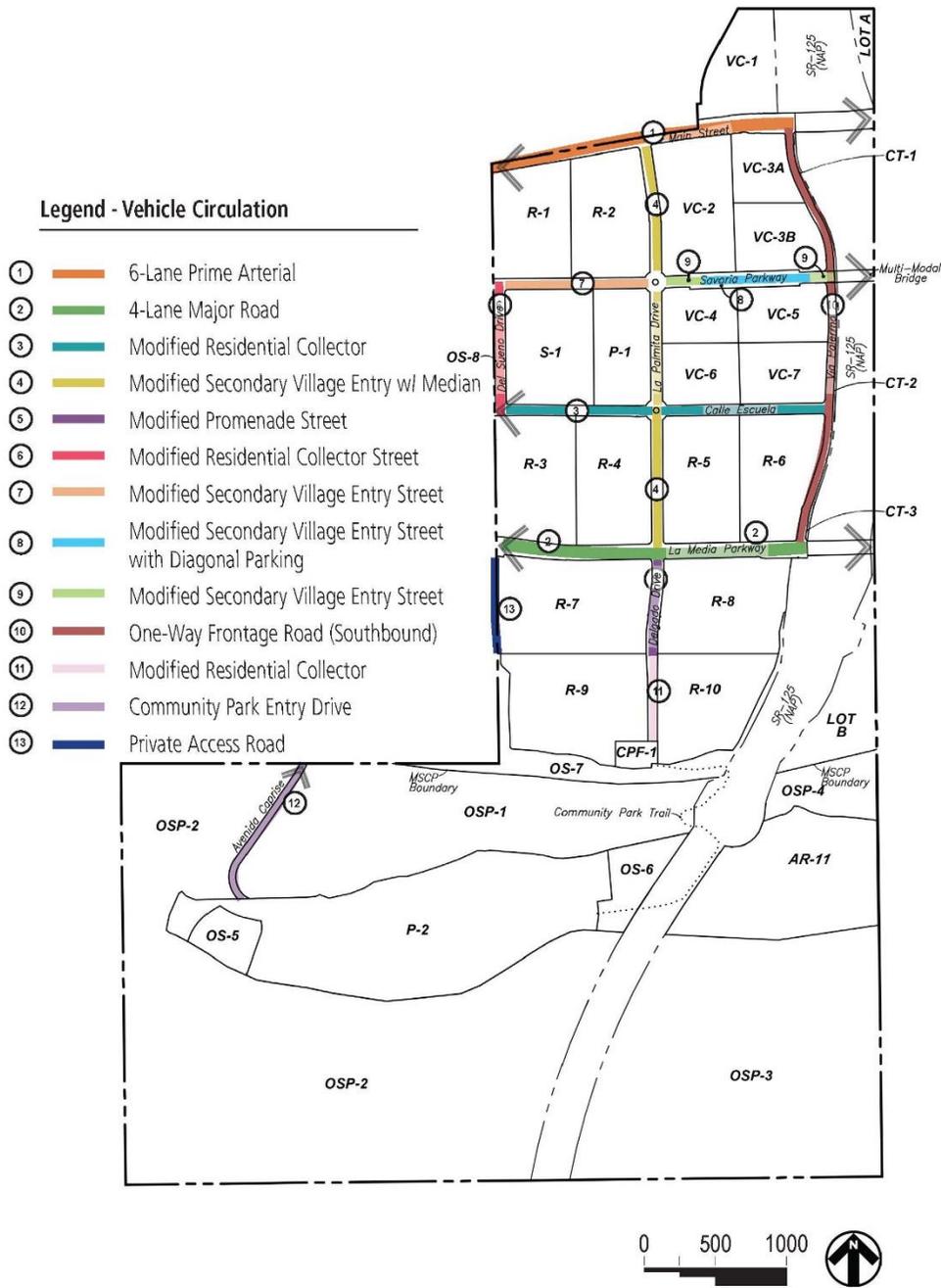
VILLAGE 8 EAST INTERNAL ROADWAY SEGMENT PERFORMANCE from UNIVERSITY VILLAGES TIA						VILLAGE 8 EAST INTERNAL ROADWAY SEGMENT PERFORMANCE - SEPTEMBER 2023 Equivalent					
Internal Roadway	Segment	Estimated ADT	Recommended Classification	LOS D Threshold	LOS	Internal Roadway	Segment	Estimated ADT	Recommended Classification	LOS D Threshold	LOS
Santa Marisol	from Main Street to Caraway Street	19,300	Secondary Village Entry w/ Median(4-Lane)	24,800	B	La Palmita Drive	Between Main Street and Savoria Parkway	8,730	Secondary Village Entry w/ Median (3-Lane)	13,500	A
Santa Marisol	from Caraway Street to Safflower Street	8,700	Secondary Village Entry w/ Median (4-Lane)	24,800	A	La Palmita Drive	Between Savoria Parkway and Calle Escuela	6,610	Secondary Village Entry w/ Median (3-Lane)	13,500	A
Santa Marisol	from Safflower Street to Otay Valley Road	7,800	Secondary Village Entry w/ Median (4-Lane)	24,800	A	La Palmita Drive	Between Calle Escuela and La Media Parkway	7,030	Secondary Village Entry w/ Median (3-Lane)	13,500	A
Santa Marisol	from South of Otay Valley Road	3,000	Secondary Village Entry with Median (3-lane)	13,500	A	Delgado Drive	south of La Media Parkway	6,350	Promenade Street (3-Lane)	13,500	A
Santa Tipu	from Main Street to Caraway Street	1,900	Residential Promenade Street (2-lane)	8,400	A	Does Not Exist					
Santa Tipu	from Caraway Street to Safflower Street	3800	Residential Promenade Street (2-lane)	8,400	A	Does Not Exist					
Caraway Street	Santa Marisol	6,400	Residential Promenade Street (2-lane)	8,400	B	Savoria Parkway	Between Del Sueno Drive and La Palmita Drive	6,840	Secondary Village Entry w/ Stripe Turn Lanes (3-Lane)	13,500	A
Caraway Street	from Santa Marisol to Santa Tipu	5,100	Residential Promenade Street (2-lane)	8,400	A	Savoria Parkway	Between La Palmita Drive and Via Palermo	11,660	Secondary Village Entry w/ Median (3-Lane)	13,500	C
Cascabel Street	East of Santa Marisol	2,400	Residential Promenade Street (2-lane)	8,400	A	Does Not Exist					
Safflower Street	West of Santa Tipu	700	Residential Promenade Street (2-lane)	8,400	A	Calle Escuela	Between V8W/V8E Boundary and La Palmita Drive	7,100	Residential Collector (3-Lane)	13,500	A
Safflower Street	from Santa Tipu to Santa Marisol	2,600	Residential Promenade Street (2-lane)	8,400	A	Calle Escuela	Between La Palmita Drive and Via Palermo	6,970	Residential Collector (3-Lane)	13,500	A

The Village 8 East circulation plans are depicted in **Exhibit 3A: Proposed Vehicular Circulation Plan** and **Exhibit 3B: Proposed Neighborhood Electric Vehicle Circulation Plan**. As part of the Proposed Project, the Applicant will be required to secure and agree to construct all backbone roadway improvements shown on the approved Village 8 East Tentative Map (CVT No. 22-0005) prior to approval of the first Final Map within Village 8 East.

Chen Ryan prepared the *Village 8 East –Comprehensive Project Information Form for Transportation Studies* dated November 2023 to determine if the Proposed Project would generate additional traffic impacts beyond those analyzed in the 2014 FEIR and associated Traffic Impact Analysis. Chen Ryan determined that, based on the proposed land use changes within Village 8 East, the Proposed Project would generate 4,000 fewer trips than the 2014 SPA Plan.

In order to ensure that frontage and access can accommodate the Proposed Project, traffic operational analyses were conducted at all project access points along Main Street and La Media Parkway, as well as at internal backbone streets. Internal street classification designations and traffic control and geometrics at key internal intersections and project driveways were adjusted based on these analyses. The technical memorandum documenting these analyses determined that internal streets analyzed would operate at LOS C within the Village Core, as permitted in the GDP, and LOS B or better outside the Village Core area. Refer to **Exhibit 4: Village 8 East Street Names and Estimated Traffic Volumes** for additional details.

Because the Proposed Project would generate fewer trips (both daily and during the peak hours) than the 2014 SPA Plan and the trip distribution patterns would generally remain the same as those studied in the 2014 FEIR, it can be concluded that the Proposed Project would add fewer trips to the surrounding transportation network, including all study area roadways, intersections, and freeways. Fewer project-related trips to a roadway, an intersection, or a freeway indicate less or equal potential traffic impacts. The Proposed Project generates the same or lesser traffic impacts as identified in the 2014 PFFP. The impacts identified in the FEIR remain applicable to the Proposed Project, and no additional mitigation measures would be required. Therefore, the Proposed Project must comply with the FEIR Mitigation Measures TCA-1 through TCA-18 and 20 identified in the 2014 PFFP, IV. 6. Threshold Compliance and Requirements (2014 PFFP, Pages 40-45).



Update to Exhibit 5 (2014 PFFP, Page 18)

Exhibit 3A: Proposed Vehicular Circulation Plan

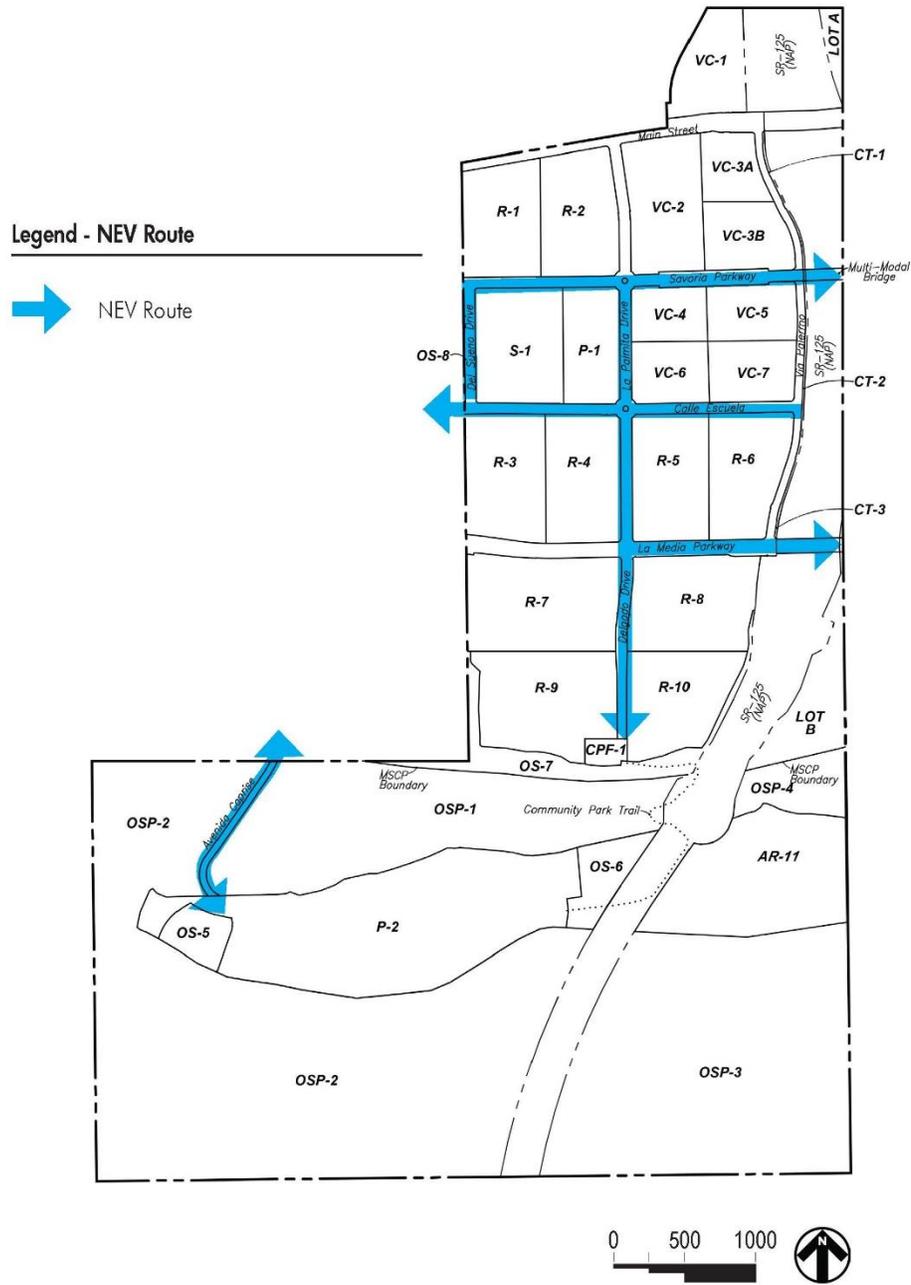
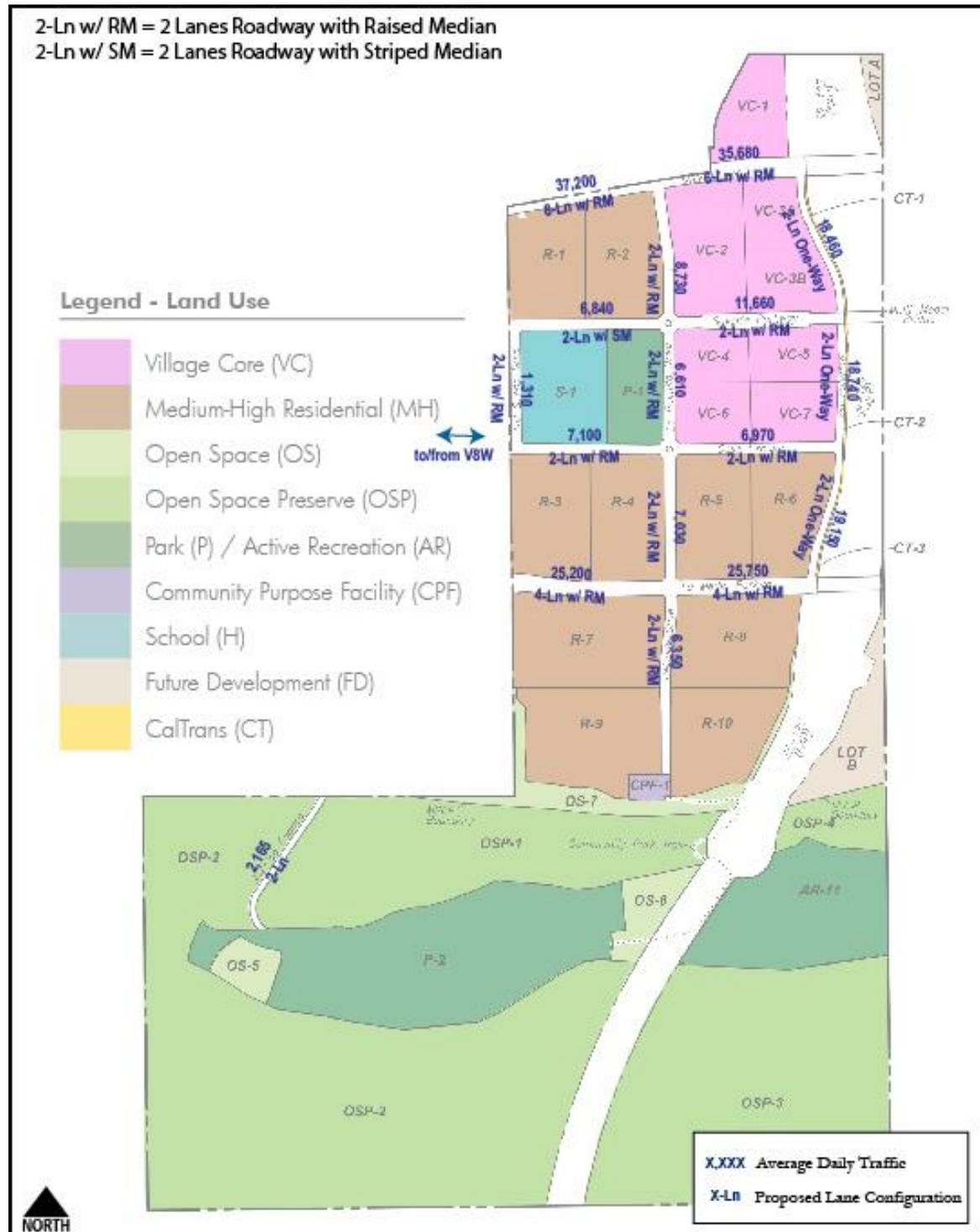


Exhibit 3B: Proposed Neighborhood Electric Vehicle Circulation Plan



Update to Exhibit 6 (2014 PFFP, Page 31)

Exhibit 4: Village 8 East Street Names and Estimated Traffic Volumes

Internal Roadway	Segment	Estimated ADT	Recommended or Planned Classification	LOS D Threshold	LOS
Main Street	West of La Palmita Drive	37,200	Prime Arterial (6-lane)	56,300	A
Main Street	East of La Palmita Drive	35,680	Prime Arterial (6-lane)	56,300	A
La Media Parkway	West of La Palmita Drive	25,200	Major Street (4-lane)	33,800	B
La Media Parkway	East of La Palmita Drive	25,750	Major Street (4-lane)	33,800	B
Del Sueno Drive	Between Savoria Parkway and Calle Escuela	1,310	Residential Promenade (2-lane w/ Median and Turn Lane)	13,500	A
La Palmita Drive	Between Main Street and Savoria Parkway	8,730	Secondary Village Entry (2-lane w/ Median and Turn Lane)	13,500	A
La Palmita Drive	Between Savoria Parkway and Calle Escuela	6,610	Secondary Village Entry (2-lane w/ Median and Turn Lane)	13,500	A
La Palmita Drive	Between Calle Escuela and La Media Parkway	7,030	Secondary Village Entry (2-lane w/ Median and Turn Lane)	13,500	A
Delgado Drive	south of La Media Parkway	6,350	Residential Promenade (2-lane w/ Median and Turn Lane)	13,500	A
Savoria Parkway	Between Del Sueno Drive and La Palmita Drive	6,840	Secondary Village Entry (2-lane w/ Median and Turn Lane)	13,500	A
Savoria Parkway	Between La Palmita Drive and Via Palermo	11,660	Secondary Village Entry (2-lane w/ Median and Turn Lane)	13,500	C
Calle Escuela	Between V8W/V8E Boundary and La Palmita Drive	7,100	Residential Promenade (2-lane w/ Median and Turn Lane)	13,500	A
Calle Escuela	Between La Palmita Drive and Via Palermo	6,970	Residential Promenade (2-lane w/ Median and Turn Lane)	13,500	A

Source: Village 8 East – Trip Generation Analysis and Internal ADT Estimation; Chen-Ryan (September 2023)

Exhibit 4: Village 8 East Street Names and Estimated Traffic Volumes (Continued)

B. Police

The Proposed Project generates approximately the same demand for Police services as identified in the 2014 PFFP. The impacts identified in the FEIR remain applicable to the Proposed Project, and no additional mitigation measures would be required. Therefore, the Proposed Project must comply with the FEIR Police Services Mitigation Measure PUB-3, 4, and 5 and the 2014 PFFP, V.7. Threshold Compliance and Requirements (2014 PFFP, Page 50).

C. Fire and Emergency Services

The Proposed Project generates approximately the same demand for fire and medical emergency services as identified in the 2014 PFFP. The impacts identified in the FEIR remain applicable to the Proposed Project, and no additional mitigation measures would be required. Therefore, the Proposed Project must comply with FEIR Fire and Emergency Services Mitigation Measure PUB-1 and the 2014 PFFP, VI.7 Threshold Compliance and Recommendations (2014 PFFP, Page 56).

D. Schools

The Proposed Project includes a 11.3-acre school site, consistent with the 2014 SPA Plan⁴. The 2014 PFFP estimated that the 3,560 residential units would generate approximately 1,299 elementary school (K-6) students, approximately 250 middle school (7-8) students and approximately 277 high school (9-12) students, for a total of 1,826 students.

Based on 2022 student generation information prepared by the Chula Vista Elementary School District and Sweetwater Union High School District, the 2023 SPA Plan estimates that the Proposed Project would generate approximately 820 elementary school (K-6) students, approximately 220 middle school (7-8) students and approximately 593 high school (9-12) students, for a total of 1,633 students. The impacts identified in the FEIR remain applicable to the Proposed Project, and no additional mitigation measures would be required. The Proposed Project must comply with the FEIR Schools Mitigation Measures PUB-6 and PUB-7 and the 2014 PFFP VII.7 Threshold Compliance and Recommendations (2014 PFFP, Page 64).

E. Libraries

The Proposed Project would implement the 3,276 authorized dwelling units within Village 8 East. The impacts identified in the FEIR remain applicable to the Proposed Project, and no additional mitigation measures would be required. The Proposed Project must comply with FEIR Library Mitigation Measures PUB-11 and PUB-12 and the 2014 PFFP, VII.7 Threshold Compliance and Recommendations (2014 PFFP, Page 68).

F. Parks, Trails and Open Space

The Proposed Project would implement the 3,276 authorized dwelling units within Village 8 East and modify the residential dwelling unit type authorized in the 2014 SPA Plan. The 2014 PFFP and SPA Plan estimated that Village 8 East would be obligated to dedicate approximately 30.45 acres of parkland. The 2023 SPA Plan estimates that the Village 8 East parkland dedication would be 26.5 acres. The Proposed Project includes a total of 42.8 (net) acres of public parkland. The revised Parks, Recreation, Trails and Open Space Plan is provided as Exhibit 5.

⁴ The Village 8 East Tentative Map includes an alternative configuration for the P-1 Neighborhood Park / S-1 School Site that would reduce the P-1 Park to 4.6 acres (net) and increase the S-1 School Site to 12.0 acres (net). The final figuration will be determined based on the needs of the Chula Vista Elementary School District.

Table H.3 Village 8 East SPA Plan Preliminary Parkland Dedication Requirements City Ordinance Applied to Planning Prediction of Unit Numbers and Types (Update to 2014 PFFP, Table Page 70)				
Unit Type	Units	Park SF / Unit	Total Park SF	Total Park Acres
Single-Family (detached) ¹	336	460	154,560	3.5
Multi-Family (attached)	2,940	341	1,002,540	23.0
TOTAL	3,276	-	1,154,363	26.5

¹Includes detached multi-family units

Table H.4, Village 8 East SPA Plan Park Acres and Eligible Credits is presented below.

Table H.4 Village 8 East SPA Plan Park Acres and Eligible Credits (Update to 2014 PFFP, Page 71)				
Park	Net Acreage	Phase	Proposed Credit	Eligible Credit (ac)
P-1 – Neighborhood Park	6.50	West	100%	6.50
P-2 – Community Park ⁵	36.30	Park	100%	36.30
Edge Trail	2.10	West/East	100%	2.10
Total Acres Eligible for Credit Against PAD				44.90
Village 8 East PAD Requirements⁶				(26.50)
Village 3 IOD (2022)				(2.21)
Total Estimated Excess PAD Credits				16.19⁷

⁵ If the P-2 Community Park / OS-6 Alternative shown on Tentative Map Sheet 6 is implemented then the net park acreage within the P-2 Community Park would be increased to 39.0 acres, resulting in a total of 47.6 acres (net) eligible for credit against PAD obligations.

⁶ Park fees and land obligations are subject to change pending any changes to the dwelling unit types and numbers, or clarification of unit type at the time the obligations are due. The final parkland and development fee credits to be determined per the future Parks Agreement between the Applicant and the City.

⁷ Based on updated land use and park demand information, revised Table H.4 estimates that there would be approximately 16.19 acres of excess parkland credits within Village 8 East available, which may be utilized to satisfy future park obligation within the Applicant’s ownership.

Table H.7, Acquisition and Development Fees is presented below.

Table H.7 Village 8 East Acquisition and Development (PAD) Fees (Preliminary Calculation) (Update to 2014 PFFP, Page 76)				
Residential Unit Type	Units	PAD Fee/DU Total		Total Fees
		Development	Acquisition	
Single-Family (Detached) ¹	336	\$ 3,203,088	\$ 4,259,136	\$ 7,462,224
Multi-Family (Attached)	2,940	20,803,440	27,659,520	48,462,960
TOTAL	3,276	\$ 24,006,582	\$ 31,918,656	\$ 55,925,184

¹Includes detached multi-family units

Source: City of Chula Vista Notice of Updated Fees effective October 1, 2023. Per Chula Vista Municipal Code Section 3.42.101, the Chula Vista City Council must adopt a fee schedule. The Proposed Project must comply with the current version of the City of Chula Development Master Fee Schedule, Chapter 16 at the time the fees are paid. Development & In-Lieu Fees were last revised October 2023 and are indexed each October 1.

Development of Otay Ranch within the City of Chula Vista, results in a demand for approximately 130.67⁸ acres of park land, which includes 110.39 acres associated with development of villages within HomeFed Corporation’s (HomeFed) ownership (includes the 1.92-acre IOD recorded within the Otay Ranch Village 4 community park prior to HomeFed’s acquisition of the property in 2016) and 20.28 acres of outstanding park land from previously developed and future Otay Ranch villages. The following Table “Otay Ranch Parkland Obligations & Planned Park Land” presents a comprehensive accounting of park land obligations and planned park land.

Development of HomeFed’s Villages 3, 8 West, 8 East, 9 and 10, and the 1.92-acre IOD which satisfied a portion of Village 2’s obligation, results in the obligation to provide 110.39 acres of park land. This is satisfied through adopted SPAs and TM that include 120.27 acres of planned park land including neighborhood parks within Villages 3, 8 West, 8 East, 9 and 10 (51.91 acres), 2.1 acres of public trails (Edge Trail) and community parks planned in Villages 4, 8 West and 8 East (66.26 acres) and results in 9.88 acres of excess park land within HomeFed’s ownership.

Villages 6 and 11 have met their corresponding parkland obligations through a combination of park land dedication within the respective villages and payment of in-lieu Parkland

⁸ Excludes 40.4 acres currently reserved in the P-4 Community Park, as shown in the Villages 2, 3 and a Portion of Village 4 SPA Plan and the neighborhood parks constructed within developed Otay Ranch Villages 1, 2, 5, 6, 7 and 11 and the Eastern Urban Center.

Acquisition and Development (PAD) fees, while Village 4 will be paying in-lieu PAD fees. Assuming the park land obligations associated with full build out of HomeFed’s entitled villages are met within planned neighborhood and community parks, there is a remaining unmet obligation of 20.28 acres associated Villages 4, 6 and 11.

Table 4: Otay Ranch Park Obligations & Planned Park Land

Otay Ranch Park Land Obligations & Planned Park Land							
		Park Land Obligation (Net AC) ⁹	Park Land Planned (Net AC)				
Village	Units ¹⁰	Total	Neighborhood Park	Trails	Community Park	Total Planned	Surplus/Deficit
HomeFed Villages:							
2 ¹¹			0.00		0.00	0.00	(1.92)
3 / 4	1,638	14.92	7.50		15.16	22.66	7.74
8 West	2,334	19.80	8.31		14.80	23.11	3.31
8 East	3,276	26.50	6.50	2.10	36.30	44.90	18.40
9	3,959	31.73	23.00		0.00	23.00	(8.73)
10	1,740	15.52	6.60		0.00	6.60	(8.92)
HomeFed Villages Subtotal	12,947	108.47	51.91	2.10	66.26	120.27	9.88¹²
Other Otay Ranch Villages:¹³							
4		2.55	0.00		0.00	0.00	(2.55)
6		4.81	0.00		0.00	0.00	(4.81)
11		12.92	0.00		0.00	0.00	(12.92)
Other Otay Ranch Villages Subtotal		20.28	0.00		0.00	0.00	(20.28)
COMBINED TOTAL		128.75	51.91	2.10	66.26	120.27	(10.40)

The impacts identified in the FEIR remain applicable to the Proposed Project, and no additional mitigation measures would be required. The Proposed Project must comply with FEIR Parks, Recreation, Open Space and Trails Mitigation Measures PUB-8 through 12

⁹ Based on approved SPA Plans and proposed Village 8 East SPA amendment.

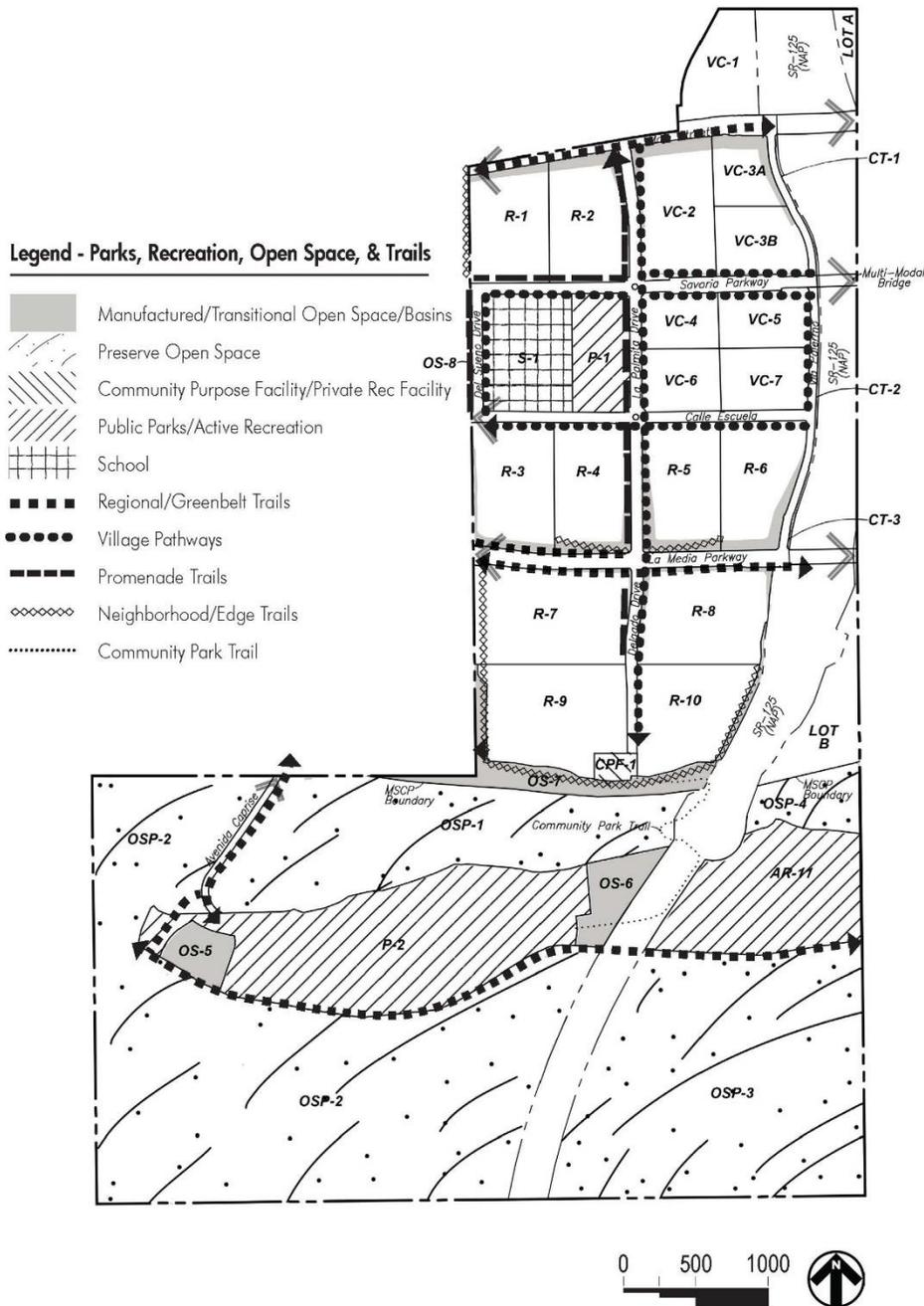
¹⁰ HomeFed’s park acreage obligations are calculated assuming full buildout of all entitled units. Final park land obligations may vary based on actual units constructed.

¹¹ A 1.92-acre IOD was recorded within the Village 4 Community Park property when it was acquired by HomeFed in 2016 and is included in the HomeFed subtotal.

¹² After the HomeFed (108.47 AC) and Village 2 (1.92 AC) obligations are met, HomeFed has an additional 9.88 net acres of excess community park land that may be acquired to satisfy the unmet community park obligations of other previously developed or future Otay Ranch villages.

¹³ Outstanding obligations associated with developed and future villages within Otay Ranch but outside of HomeFed’s ownership.

and the 2014 PFFP, IX.10 Threshold Compliance and Recommendations (2014 PFFP, Pages 78 to 81).



Update to Exhibit 7 (2014 PFFP, Page 82)

Exhibit 5: Proposed Parks, Recreation, Open Space & Trails Master Plan

G. WATER

An Overview of Water Services was prepared by Dexter Wilson Engineering for the 2014 SPA and FEIR. The Otay Ranch Village 8 East SPA Amendment Water Evaluation and Otay Ranch Village 8 East SPA Amendment Water Conservation Evaluation Memos were prepared by Dexter Wilson Engineering to supplement the prior evaluation based on the Proposed Project. Table I.4 and Table I.5 below summarize the anticipated potable and recycled water demand for the Proposed Project.

**Table I.4 – Projected Potable Water Demands
(Update to 2014 PFFP, Page 91)**

Land Use ¹	Quantity	Demand Factor	Total Demand (gpd)
MF Residential	3,012 unit	170 gpd/unit	512,040
Commercial ²	51.5 ac	1,607 gpd/ac	82,761
Multi-Family Residential Alt for Elementary School Site ²	264 units	170 gpd/unit	44,880
CPF	1.2	714 gpd/ac	857
Parks/Active Recreation ³	73.2	0 gpd/ac	9,051
Total	—	—	649,589

gpd = gallons per day; DU = dwelling units; ac = acre.

- ¹ Internal and external circulation, open space preserve and future development areas are not calculated because either no water demand is projected from these areas or these areas are not proposed for development at this time.
- ² The elementary school site has an underlying “High” residential land use designation that could accommodate 264 multi-family units if the site is not utilized as a school site. Average demand would decrease by 44,880 gpd to 14,280 gpd (10 net-acre school site x 1,428 gpd/acre = 14,280 gpd) if the site is utilized as a school site.
- ³ Parks will be irrigated with recycled water, but nominal potable water use has been estimated for standard fixtures (lavatories, drinking fountains, etc.)

The 2014 PFFP and associated Overview of Water Supply¹⁴ projected potable water demand at 1,049,039 gallons per day (gpd). Based on current potable water demand factors, the Proposed Project would decrease water demand to 649,589 gpd, representing a decrease of 399,450 gpd, or approximately 38.1%. This decrease in demand will not impact the proposed water line sizing for the Proposed Project since the backbone water line sizing has been established based on regional needs in the area and internal water line pipe sizing will be based primarily on fire flow requirements. See **Exhibit 7: Proposed Potable Water Facilities.**

¹⁴ The water demand was updated after preparation of the PFFP. The table reflects the October 2014 Water Study prepared by Dexter Wilson Engineering.

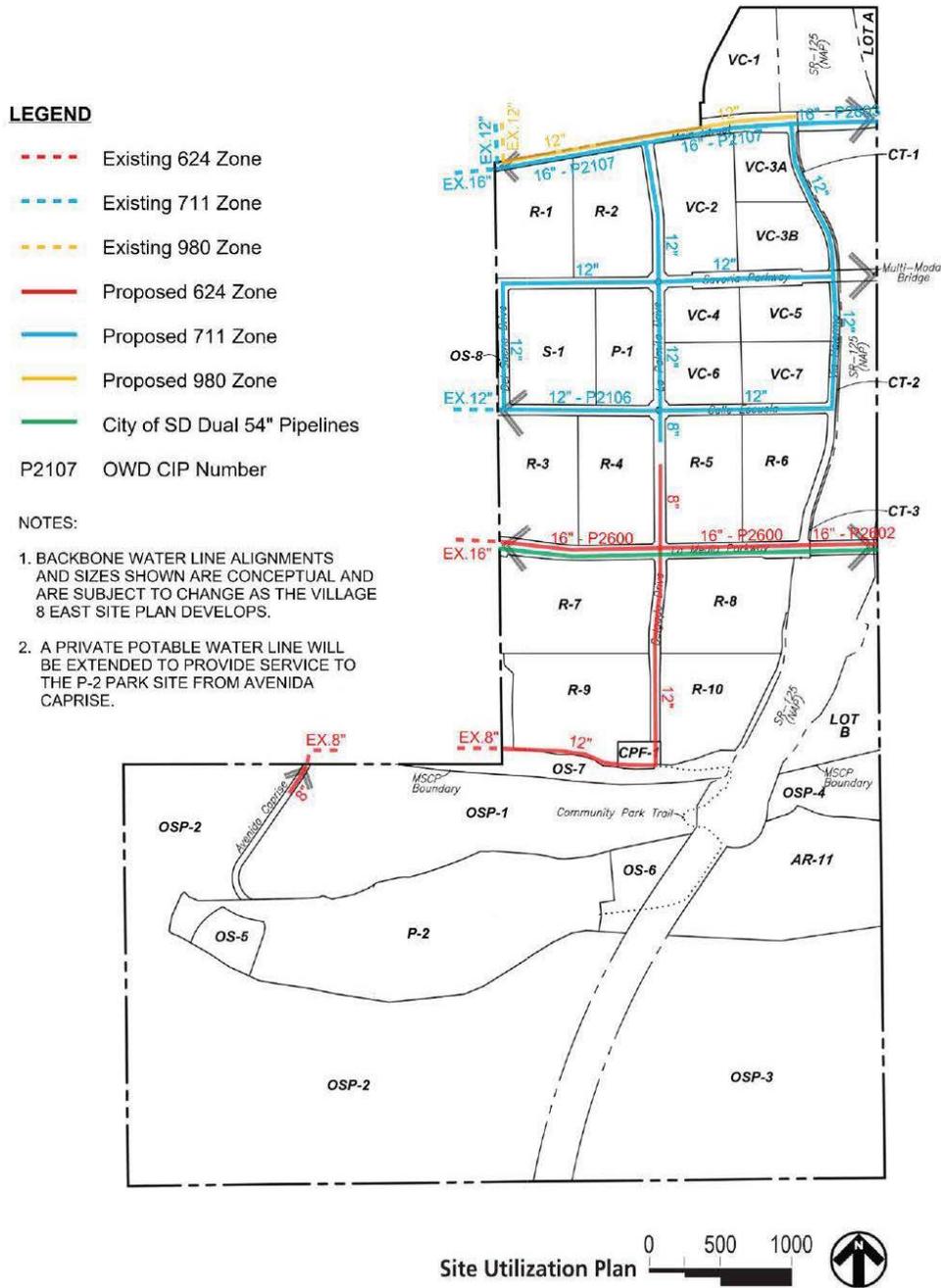
**Table I.6– Average Recycled Water Demand by Land Use
(Update to 2014 PFFP, Page 91)**

TABLE I.5 AVERAGE RECYCLED WATER DEMAND BY LAND USE					
Land Use ¹	Quantity	Percentage to be Irrigated	Irrigated Acreage	Recycled Water Irrigation Factor, gpd/ac	Average Demand, gpd
Irrigated Open Space ²	23.5	100	23.5	1,900	44,650
Parks	73.2	100	73.2	1,900	139,080
Village Core	51.5	10	5.2	1,900	9,880
MF Residential	3,012 DUs	15		45	135,540
CPF	1.2	20	0.2	1,900	380
School ²	11.3 AC	20	2.3	1,900	4,370
TOTAL					333,900

- 1 Open space preserve and future development areas are not calculated because either no water demand is projected from these areas or they are not currently proposed for development.
- 2 Includes 15.3 acres of perimeter open space location within Residential and Village Core areas and 16.4 acres of Manufactured/Base Open Space (see Site Utilization Table in Attachment 1). There are two detention basins (8.2 acres total) located within the Manufactured/Basin Open Space areas that are excluded from the Irrigated Open Space acreage total (15.3 + 16.4 acres – 8.2 acres = 23.5 acres).
- 3 The elementary school site has an underlying “High” residential land use designation that could accommodate 264 multi-family units if the site is not utilized as a school site. Average recycled water demand of 4,370 gpd is conservatively calculated based on school use. Average recycled water demand would increase by 7,510 gpd to 11,880 gpd (264 units x 45 gpd/unit – 11,880 gpd) if the site is utilized as a multi-family site.

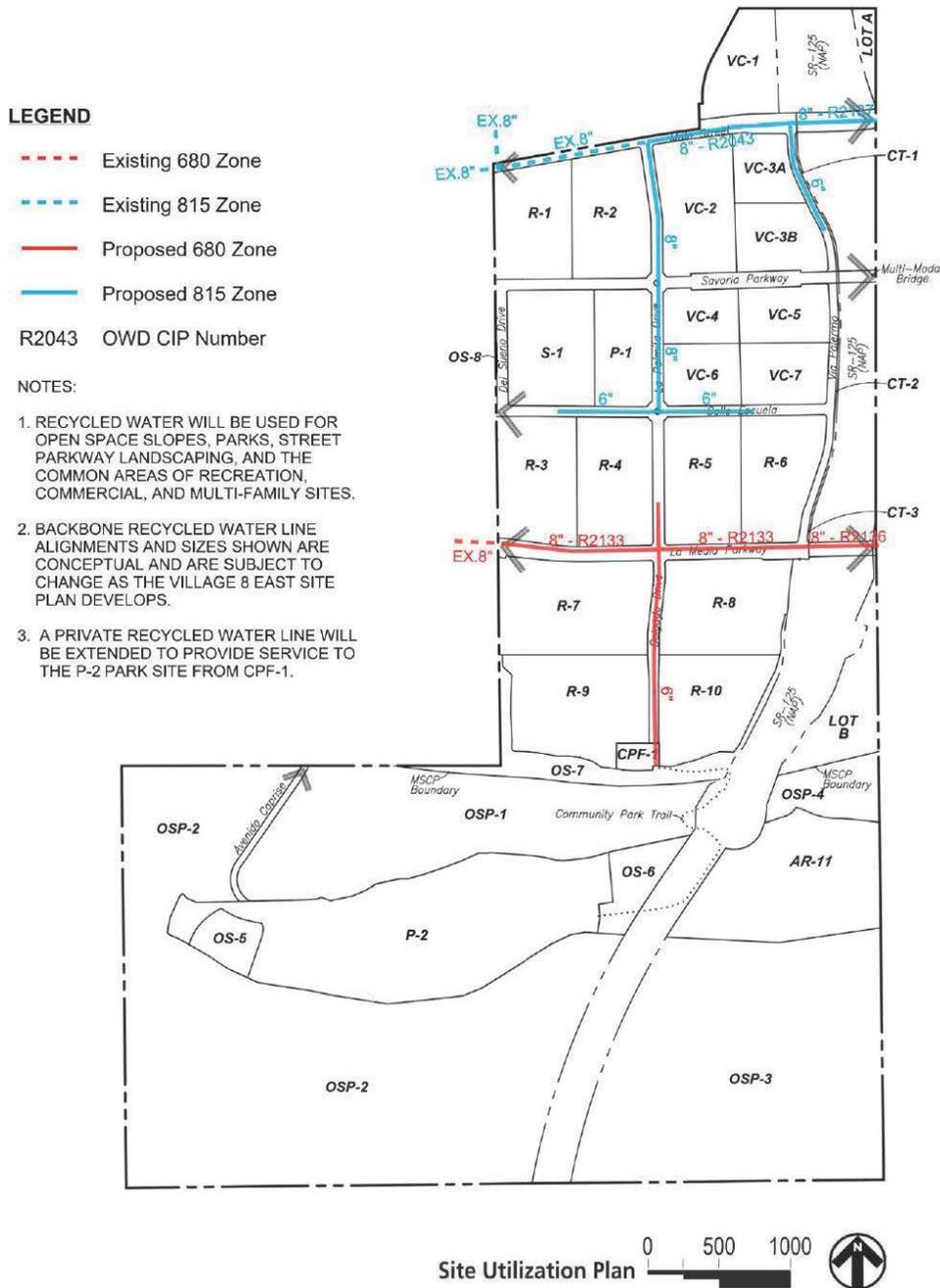
The 2014 PFFP and associated Overview of Water Service projected recycled water demand at 384,230 gallons per day (gpd). The Proposed Project would decrease recycled water demand to 333,900 gpd, representing a 50,330 gpd (approximately 5.9%) decrease. Landscape systems generally require a minimum of 80 psi at the meter to obtain adequate coverage of landscape area. The primary criteria for sizing recycled water lines is the ability to meet peak hour recycled water demands while maintaining a maximum pipeline velocity of 8 feet per second. See **Exhibit 8, Proposed Recycled Water Facilities**, for the recycled water system serving Village 8 East.

The impacts identified in the FEIR remain applicable to the Proposed Project, and no additional mitigation measures would be required. The Proposed Project must comply with FEIR Mitigation Measures UTL-1 to UTL-4 and 2014 PFFP, X.8 Threshold Compliance and Recommendations (2014 PFFP, Pages 94-96).



Update to Exhibit 9 (2014 PFFP, Page 98)

Exhibit 7: Proposed Potable Water Facilities



Update to Exhibit 10 (2014 PFFP, Page 99)

Exhibit 8: Proposed Recycled Water Facilities

H. SEWER

Dexter Wilson Engineering prepared a sewer evaluation for the 2014 SPA Plan and FEIR. The Otay Ranch Village 8 East SPA Amendment Sewer Evaluation Memo was prepared by Dexter Wilson Engineering based on the Proposed Project to supplement the prior evaluation.

**Table J.5 Land Use Summary and Sewage Generation
(Update to 2014 PFFP, Page 105)**

Land Use ¹	Quantity	Demand Factor	Total Demand (gpd)
Multi-Family Residential	3,012 units	182 gpd/unit	548,184
Commercial	51.5 ac	1,401 5gpd/ac	72,152
Multi-Family Residential ²	264 units	182 gpd/units	48,048
Park/Active Recreation	73.2	410 gpd/ac	30,012
Community-CPF Facilities	1.2ac	1,401 gpd/ac	1,681
Total	—	—	700,077

gpd = gallons per day; ac = acre.

- 1 Internal and external circulation, open space, open space preserve and future development areas are not included in the calculation either because no sewer flow is protected or these areas are not proposed for development at this time.
- 2 The elementary school site has an underlying “High” residential land use designation that could accommodate 264 multi-family units if the site is not utilized as a school site. Average flow of 48,048 gpd is conservatively calculated based on multi-family land use. Average flow would decrease to 11,810 (10.0 net-acre school site x 1,181 gpd/ac = 11,810 gpd) if the site is utilized as a school site.

The 2014 PFFP and associated Overview of Sewer Service projected wastewater generation at 850,339 gpd. The projected wastewater flow for the Proposed Project is 700,077 gpd, representing a reduction of 150,262 gpd or 17.7% from the 2014 PFFP Sewer System Analysis.

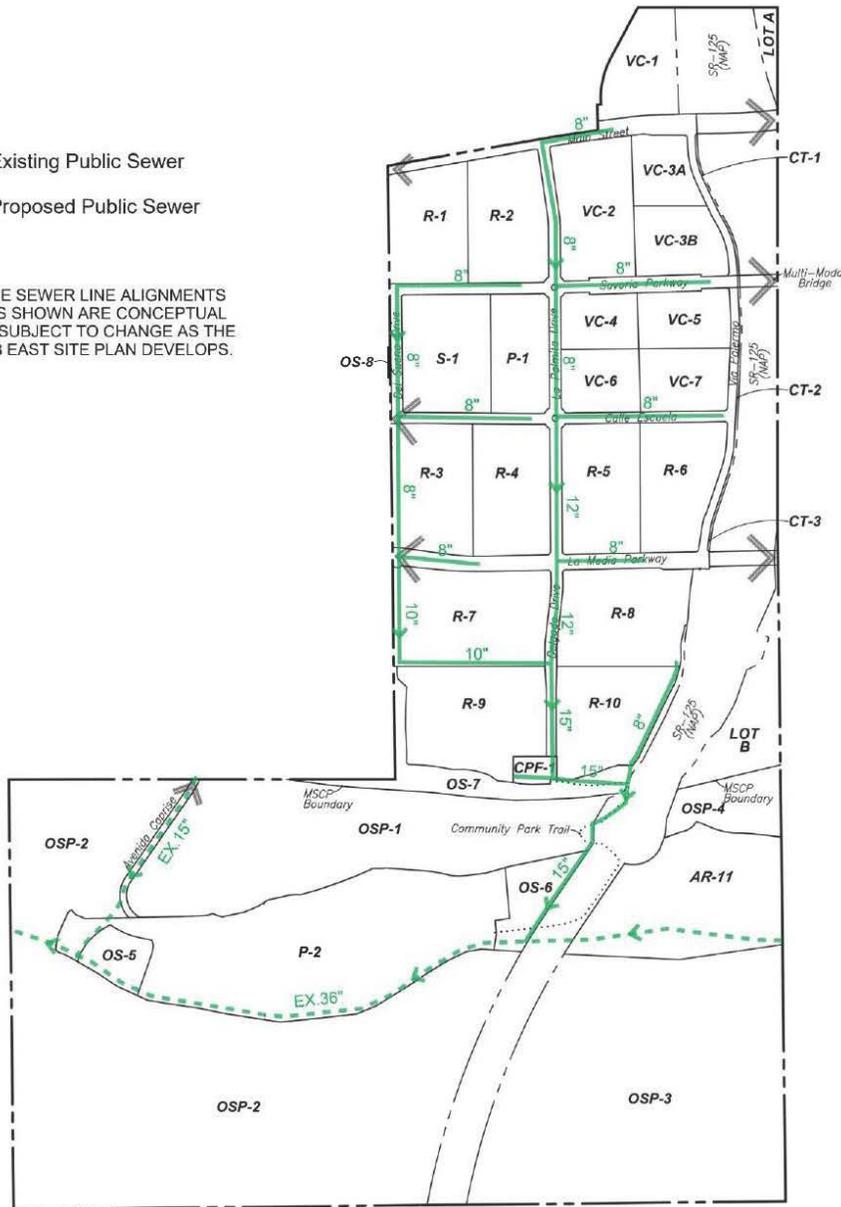
The impacts identified in the FEIR remain applicable to the Proposed Project, and no additional mitigation measures would be required. The Proposed Project must comply with FEIR Wastewater Mitigation Measures UTL-5 to UTL-7 and the 2014 PFFP, XI.8 Threshold Compliance and Recommendations (2014 PFFP, Pages 110-111).

LEGEND

- - - Existing Public Sewer
- Proposed Public Sewer

NOTES:

1. BACKBONE SEWER LINE ALIGNMENTS AND SIZES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AS THE VILLAGE 8 EAST SITE PLAN DEVELOPS.



Site Utilization Plan 0 500 1000

Update to Exhibit 11 (2014 PFFP, Page 112)

Exhibit 9: Proposed Sewer Facilities

I. DRAINAGE

A Drainage Study and a Storm Water Quality Management Plan (SWQMP) were completed for the 2014 SPA Plan and FEIR. To supplement those analyses, Hunsaker and Associates prepared the TM Drainage Study for Otay Ranch-Village 8 East and PDP SWQMP for Otay Ranch Village 8 East to address the Proposed Project.

The 2014 PFFP, Table K.1 identifies pre-Project flows of 872.2 cfs, consistent with the 2014 SPA Plan and FEIR analysis.

Tables K.2 and K.3 – Pre & Post Development Storm Water Flows (Update to 2014 PFFP, Page 117)						
Discharge Location (Watershed)	Pre-Developed		Post Developed		Difference	
	Drainage Area (ac)	100-Year Peak Flow (cfs)	Drainage Area (ac)	100-year Flow (cfs)	Area (ac)	100-Year Peak Flow (cfs)
North	13.72	28.62	7.79	32.35	-5.93	+3.73
Northwest	10.11	21.75	N/A	N/A	-10.11	-21.75
West	14.26	27.18	N/A	N/A	-14.26	-27.18
Northeast	51.54	75.59	17.50	22.13	-34.04	-53.46
Southwest	208.76	380.71	227.65	400.65	+21.66	+19.90
South	25.94	50.66	N/A	N/A	-25.94	-50.66
East-Central	180.32	211.11	N/A	N/A	-180.32	-211.11
East	19.96	45.72	288.39	774.35	+267.53	+728.63
Southeast	13.28	25.93	6.33	9.21	-6.95	-16.72
Total	537.89	867.27	545.84	1,233.38	+7.95	+366.11

ac = acres; cfs = cubic feet per second

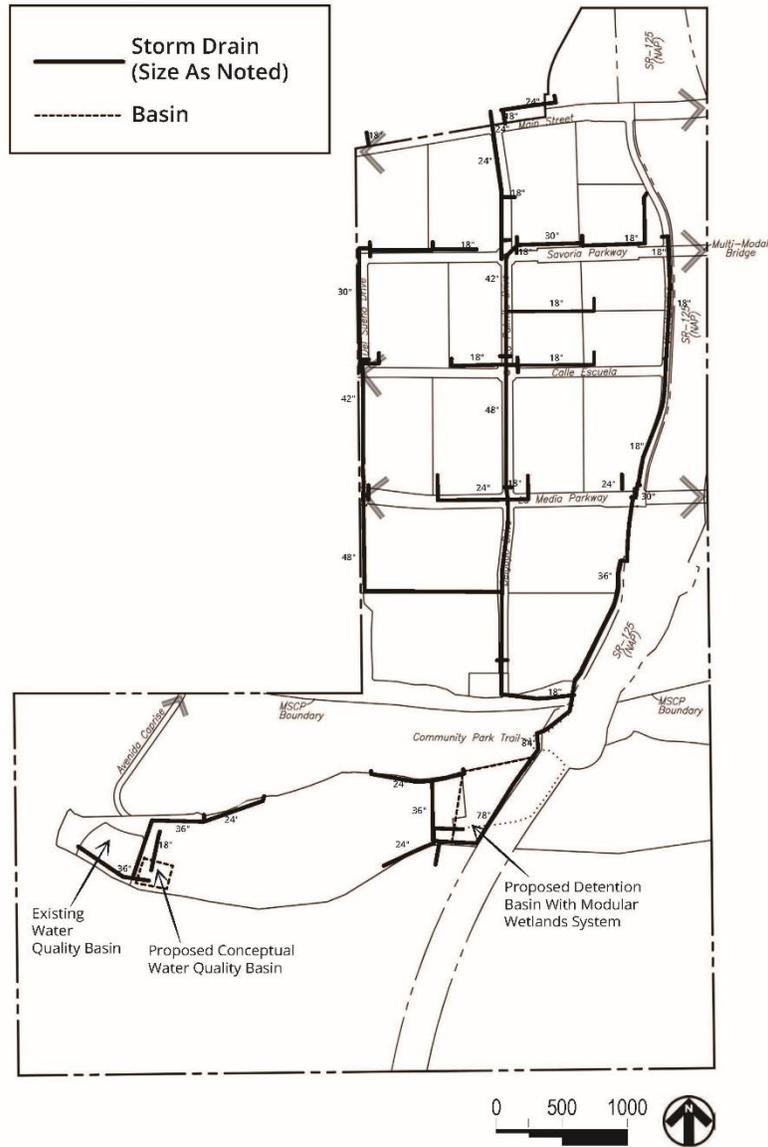
Source: TM Drainage Study for Otay Ranch-Village 8 East (September 2023)

As identified in combined Tables K.2 and K.3, the Proposed Project would increase the flow generated by a 100-year storm by 27.42 cfs compared to the 2014 SPA Plan and FEIR. See **Exhibit 10: Basin and Drainage Plan** for the drainage system serving Village 8 East.

The Proposed Project includes a detention basin and Modular Wetlands System located in the southern portion of Village 8 East in the eastern portion of the P-2 park, designated OS-6 on the Site Utilization Plan, adjacent to the Otay River. This basin is not subject to hydromodification since it outlets directly to the Otay River which has been identified as an exempted river reach.

The Proposed Project must comply with FEIR Hydrology and Water Quality Mitigation Measures HYD-1 to HYD-7 and the 2014 PFFP, XII.7 Threshold Compliance (2014 PFFP, Pages 121-8 to 123). In addition, the Proposed Project would continue to comply with all applicable rules and regulations including compliance with National Pollutant Discharge

Elimination System permit requirements for urban runoff and stormwater discharge. BMPs for design, treatment, and monitoring for stormwater quality would be implemented as delineated in the FEIR with respect to municipal and construction permits.



Update to Exhibit 13 (2014 PFFP, Page 124)

Exhibit 10: Proposed Basin and Drainage Plan

J. AIR QUALITY

GHG emissions and global climate change were addressed in the FEIR, Section 5.4 Air Quality. An Air Quality and GHG Technical Memo was prepared by Dudek to analyze the Proposed Project. The proposed land uses would generate 3,977 fewer trips (11% less) when compared to the 2014 SPA Plan land uses. The travel behavior of the remaining land uses previously analyzed as part of the 2014 SPA Plan would be unchanged. As a result, operational emissions (specifically those resulting from mobile sources) associated with Village 8 East would be reduced as compared to the prior analysis. Construction emissions would remain unchanged, because no change in the construction schedule or required construction equipment is anticipated.

The impacts identified in the FEIR remain applicable to the Proposed Project, and no additional mitigation measures would be required. The Proposed Project must comply with FEIR Air Quality Mitigation Measures AQ-1 to AQ-3 and the 20201413 PFFP, XIII.4 Threshold Compliance and Recommendations (Pages 129 to 131)

K. CIVIC CENTER

Per the 2014 PFFP, there are no adopted Threshold Standards for the Civic Center. The Public Facilities fee must be paid prior to the issuance of building permits, at the rate in effect at the time payment is made.

L. CORPORATION YARD

Per the 2014 PFFP, there are no adopted Threshold Standards for the Corporation Yard. The Public Facilities fee must be paid prior to the issuance of building permits, at the rate in effect at the time payment is made.

M. OTHER PUBLIC FACILITIES

Per the 2014 PFFP, there are no adopted Threshold Standards for other facilities that are part of the Public Facilities Development Impact Fee Program. The Public Facilities fee must be paid prior to the issuance of building permits, at the rate in effect at the time payment is made.

N. FISCAL ANALYSIS

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, DPDFG, November 2023). The fiscal update model utilized the City of Chula Vista fiscal year '23/'24 model and assumed full build out of all 3,276 residential units and no commercial square footage which represents the most conservative land use scenario. However, the Proposed Project includes development of

20,000 SF of commercial uses; therefore, the anticipated fiscal outcome is 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 - \$33,573,827), 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 November 2023. This report demonstrates that the proposed project generates positive net revenue to the City of Chula Vista.

V. PUBLIC FACILITY FINANCING

The Proposed Project will finance public facilities by paying development impact fees or constructing facilities required by subdivision exactions using private funding sources or public facilities financing and, implementation of a future agreement between the Applicant and the City regarding park development.

A. Development Impact Fee Programs

Per Chula Vista Municipal Code Section 3.42.101, the Chula Vista City Council must adopt a fee schedule. The Proposed Project must comply with the City of Chula Vista Development Master Fee Schedule, Chapter 16. Development & In-Lieu Fees were last revised October 2023 and are indexed each October 1. Per CVMC Section 3.42.101, the Proposed Project must comply with the current version of the City of Chula Vista Development Master Fee Schedule, Chapter 16 at the time fees are paid. Development & In-Lieu Fees were last revised October 2023 and are indexed each October 1.

B. Subdivision Security

The Proposed Project will be developed in phases over several years. As public improvements are complete, security provided for the Proposed Project in accordance with the Subdivision Map Act and the Municipal Code should be reduced to reflect the completed improvements. Accordingly, the process described herein will apply to bonds for Grading and Drainage, Public Improvements, Habitat Restoration and Landscape and Irrigation, but will not apply to Survey Monumentation bonds. Applicant may submit to the City not more often than once every six months a detailed engineer's estimate identifying with respect to each bond the costs to complete the remaining improvements secured by such bond ("Cost to Complete"). The City will review and approve or disapprove the Costs to Complete, and if disapproved, Applicant may resubmit a modified estimate of Cost to Complete for City review. Upon approval of the Costs to Complete by the City, the amount of the applicable bond may be reduced to an amount equal to 110% of the Costs to Complete. If approved by the City, the reduced amount will be communicated to the bonding company in a letter. Based on the City's communication, the bonding company may issue a bond reduction rider to reduce the principal amount of

the bond to the reduced amount approved by the City. However, the bond amount may never be reduced by this process to less than 15% of the original estimate of the costs of the applicable improvements.