

**Otay Ranch Town Center
Issue & Response Summary from Community Meeting
on July 19, 2022**

	Issue	Response
1	I do not want to lose the mall. It is a draw to the area and creates open space. It will eliminate sources of entertainment, dining and shopping.	The mall will not be removed. A portion of the project will temporarily impact 37,200 sq ft of retail, however that square footage will be rebuilt and replaced as part of the new project. Brookfield Properties will make every effort to temporarily relocate existing stores during this time.
2	I hope the majority of units built are for sale and not just rentals.	It is to be determined whether the units built will be a for sale or rental product.
3	The redevelopment would create more congestion.	The original Freeway Commercial Entitlement contemplated 960 KSF, or 33,600 daily trips as it relates to traffic. This level of traffic impact is permissible today, however the full scope of the retail square footage has not been built. In fact, 280,000 square feet of permissible space has not been constructed. Of this, 144,000 sf of commercial approvals will instead be allocated for housing. The proposed project's unit count was chosen so that its resulting traffic impacts would not exceed the traffic impacts originally contemplated and permitted in the original GDP.
4	We pay some of the highest property tax in the county, including Mello Roos and CFD's, to not have infrastructure developments or see where our tax money goes.	A Public Facilities Finance Plan (PFFP) will be prepared. The PFFP for this project will analyze the proposed 840 additional units, and the fact that 144,000 square feet of commercial will not be built. Potential impacts on public facilities and services will

		<p>be analyzed including the phasing and timing triggers for the provision of facilities and services to serve the project. The PFFP will describe in detail the cost, financing mechanism and timing for construction of necessary public facilities based on the project's proposed phasing.</p> <p>The public facilities needed to serve the project will be guaranteed by placing conditions of approval on the Tentative Map, requiring payment of various fees at the building permit stage, and/or continuing payment of bond payments under the approved Community Facilities Districts to finance or maintain public facilities. The PFFP will include an analysis of transportation, drainage, water, sewer, fire, schools, libraries, parks, and fiscal impacts of the project.</p>
5	Retail/bars will have loud music/noise late into night.	The proposed development project is only focused on the zone change to residential of roughly 15 acres of land. This proposal will not have any impact on existing Otay Ranch Town Center operations or hours.
6	We plan to build too many houses but not enough parking, school, park, and traffic is getting worse every day. Why build more housing?	<p>See Response #4.</p> <p>According to Chula Vista's 2021 - 2029 Regional Housing Needs Analysis (RHNA), which determines the City's housing needs, the City must construct 11,105 housing units spanning the Very Low, Low, Moderate and Above Moderate categories.</p>

7	The area is lacking of infrastructure and we don't need more housing before the city establishes more police, schools, gas stations and parks.	See Response #4.
8	Are citywide services adequate to serve the proposed density increase?	See Resonse #4.
9	It will lower the property values of homeowners in the area.	Chula Vista has been undergoing rapid growth over the last 20 years. In the 91915 zip code, since May 2013, median home prices for condos have increased roughly 125%. For single family homes, that number is roughly 180%. That positive trend is anticipated to continue. This is expected to reinforce property values in the Otay Ranch area.
10	It [the project] will add more children to our schools, which are currently scoring 8 and 9 stars out of 10 on GreatSchools.org, and lower the quality of education.	According to the Sweetwater Union High School District, enrollment has been declining since 2015, and is projected to continue to decline through the year 2023. Regardless, this project is expected to contribute to community facility needs through revenue generated by property taxes, and through any impacts identified in the Public Facilities Financing Plan.
11	Would like to see more community oriented services and opportunities for community events.	The Otay Ranch Town Center operations team is committed to continuing to host community events and programming. The community gathering space in the proposed project will be conducive to hosting community events. Further, the proposed

		project will not affect the Chula Vista library that currently exists at the Town Center.
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