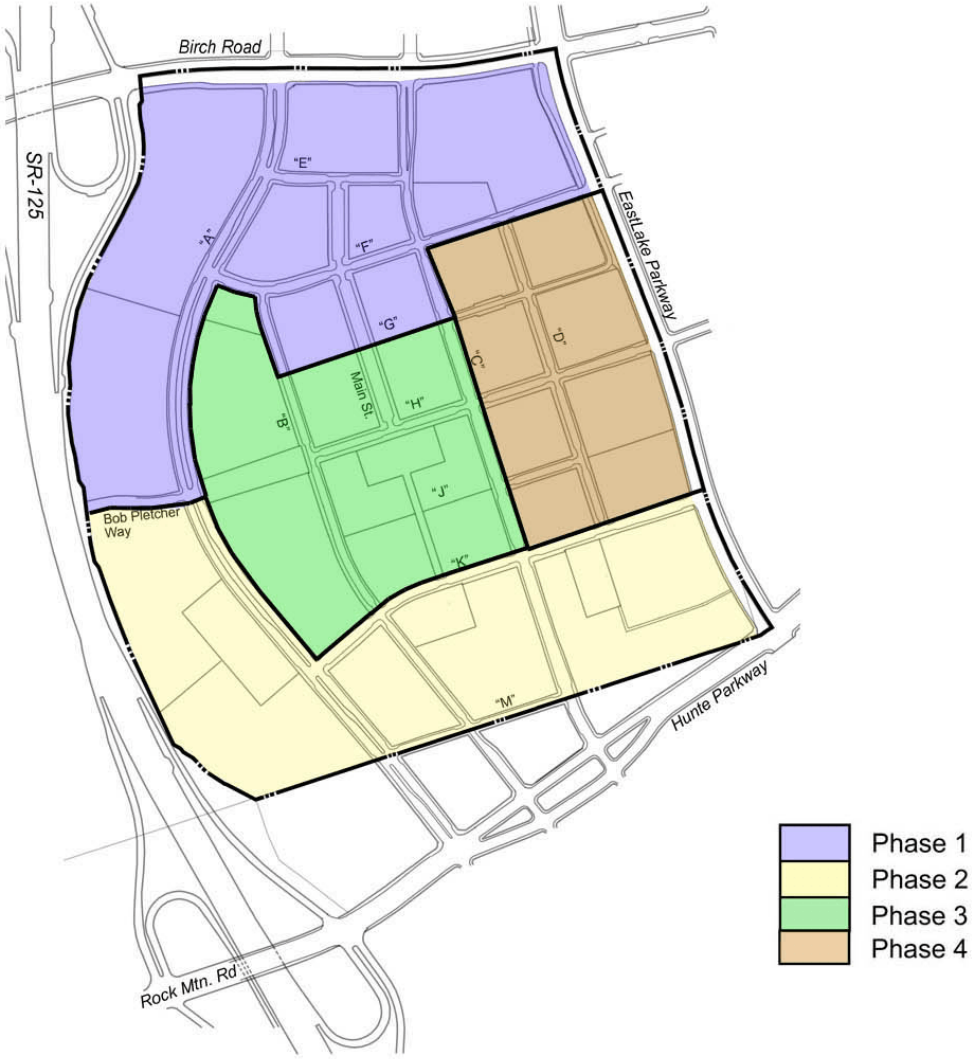
VI. Development Phasing

The development of the Otay Ranch Eastern Urban Center SPA will be completed in four primary phases. Each phase consists of all or portions of one or more districts. The Exhibit VI-1 (Conceptual Phasing Plan) reflects anticipated market demand for development within the Planning Area. The Phasing Plan is consistent with the Eastern Urban Center SPA Public Facilities Finance Plan (PFFP).

The Phasing Plan is non-sequential. Sequential phasing is frequently inaccurate because of unforeseen market changes or regulatory constraints. Therefore, the Eastern Urban Center SPA PFFP permits non-sequential phasing by imposing specific facilities requirements, per the PFFP, for each development increment, regardless of which phase it is located within, to ensure that new EUC SPA development, which could include more or less phases than shown, is adequately served and City threshold standards are met. Construction of the major on-site streets which serve multiple phases shall be phased according to the provisions of the PFFP. The EUC will continue to evolve after the initial full build out of improvements.

Phasing



Eastern Urban Center
OTAY RANCH

CITY OF CHULA VISTA

Urban Design: RTKL
Cinti Land Planning
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Exhibit VI-1