

**THE UNIVERSITY VILLAGES
VILLAGE 3 NORTH & PORTION OF VILLAGE 4 SPA
PLAN
PUBLIC FACILITIES FINANCE PLAN**

**SUPPLEMENTAL PFFP
FOR
VILLAGE 3 NORTH & PORTION OF VILLAGE 4
SPA PLAN AMENDMENT**

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APPROVED:
Chula Vista City Council

Resolution 2016-254

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I. OVERVIEW

The University Villages, Village 3 North & Portion of Village 4 SPA Plan and Public Facilities Finance Plan (2014 PFFP) was approved by the Chula Vista City Council on December 2, 2014, by Resolution 2014-234. The Chula Vista City Council also certified the Final Environmental Impact Report for the Otay Ranch University Villages Project (FEIR) (EIR 13-01; SCH No. 2013071077) on December 2, 2014 which contains a comprehensive disclosure and analysis of potential environmental effects associated with implementation of Village Three North and a Portion of Village Four.

This Supplemental Public Facility Finance Plan (Supplemental PFFP) addresses changes to the public facility needs associated with the Village 3 North & Portion of Village 4 Sectional Planning Area (SPA) Plan Amendment. The HomeFed Village III, LLC (Applicant) proposed project as described in the SPA Plan may be referred to as the “Project” or “2016 SPA.” The Applicant prepared an Addendum to FEIR 13-01 for the Project, as well as technical memos and reports that address the proposed changes to the Project.

The 2014 PFFP was prepared consistent with the requirements of the Chula Vista Growth Management Project and Chapter 9, Growth Management of the Otay Ranch General Development Plan (GDP). The preparation of the Supplemental PFFP is required in conjunction with the preparation of the SPA Plan Amendment for the Project to ensure that the phased development of the Project is consistent with the overall goals and policies of the City of Chula General Plan (CVGP), Growth Management Program and the Otay Ranch GDP, which was originally adopted by the Chula Vista City Council on October 28, 1993 and may be amended from time to time to ensure that the development of the Project will not adversely impact the City’s Quality of Life Threshold Standards. This Supplemental PFFP meets the Otay Ranch GDP policy objectives.

This Supplemental PFFP is based on the phasing and Project information presented in the Otay Ranch GDP, CVGP and Village 3 North and a Portion of Village 4 SPA Amendments, dated October, 2016. The Applicant prepared technical analyses to determine whether the proposed Project amendments resulted in any changes to financing, constructing or maintaining public facilities within Village 3 North. The Applicant-prepared Project technical analyses relevant to this Supplemental PFFP are discussed further below and include the following:

- Amended TM Drainage Study for Otay Ranch Village 3 North and a Portion of Village 4, prepared by Hunsaker & Associates, February 18, 2016
- Otay Ranch Village 3 Trip Generation Review, prepared by Chen-Ryan, July 11, 2016
- Otay Ranch Village 3 North and a Portion of Village 4 SPA Amendment Water Evaluation, prepared by Dexter Wilson Engineering, Inc, September 30, 2016
- Otay Ranch Village 3 North and a Portion of Village 4 SPA Amendment Sewer Evaluation, Prepared by Dexter Wilson Engineering, Inc, September 30, 2016
- Village 3 – Fiscal Impact Analysis Update, Development Planning & Financing Group, August 1, 2016

These technical analyses supplement the technical reports associated with the original Project approvals and 2014 PFFP and demonstrate that none of the proposed changes to the Project result in changes to Mitigation Measures, Conditions of Approval or Thresholds established in the 2014 PFFP.

II. PURPOSE

The purpose of all PFFPs in the City of Chula Vista is to implement the City's Growth Management Program and to meet the CVGP goals and objectives, specifically those within the Growth Management Element. The Growth Management Program ensures that development occurs only when the necessary public facilities and services exist or are provided concurrent with the demands of new development. The Growth Management Program requires a PFFP be prepared for every new development project which requires either a SPA Plan or tentative map approval. 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 original 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 a number of 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. ASSUMPTIONS

This Supplemental PFFP supplements the Village 3 North and a Portion of Village 4 PFFP adopted on December 2, 2014. Project zoning is regulated by the Village 3 North and a Portion of Village 4 Planned Community Regulations District, as amended as part of the Project. The Project includes Tentative Map CVT No. 16-02.

a. Proposed Land Use Plan

The 2016 SPA Plan land use plan would allow for the construction of 1,002 single-family units, 317 multiple-family units, and 278 mixed-use units; 8.3 acres for a school; 29.3 acres of industrial land use; 4.3 acres of Community-Purpose Facilities (CPF); 8.3 acres of office; 25.9 acres of parkland; and 34.8 acres of open space. There would be no proposed changes to the Portion of Village Four. The proposed land use plan does not change the maximum number of single-family, multiple-family, or total residential units for Village Three North, but does modify their location and neighborhood configuration. There are also proposed changes to the location

and uses for the non-residential areas of the Project. The Project does not propose changes to the backbone street alignments, but does include realigning and modifying internal streets. Please see the Proposed Village 3 North and a Portion of Village 4 Site Utilization Plan, Exhibit 3 and Proposed Village 3 North and a Portion of Village 4 Land Use Summary Table (Table B-2).

In order to address the changes related to the 2016 SPA land use plan, several assumptions were made. The assumptions play a role in determining public facility needs and phasing of those facilities. The key land use and phasing assumptions are summarized below.

- Maintain 1,002 single-family and 595 multi-family, 1,597 dwelling units in total, as previously approved within Village Three North.
- Establish a multi-family neighborhood (R-16) adjacent to the Mixed Use (MU-1) parcel.
- Assign 245 multi-family units to the MU-2 parcel and retain 33 multi-family units within the MU-1 parcel, for a total of 278 multiple-family units within the MU-1 and MU-2 parcels.
- Reconfigure the shape of the P-1 Neighborhood Park.
- Relocate the Community Purpose Facility (CPF)-3 site adjacent to the P-1 Park.
- Provide an additional 3.2-acre Office parcel (O-2) east of the O-1 site.
- Eliminate two Industrial Street cul-de-sacs within the Industrial area north of Heritage Road, provide driveway entries to the Industrial area and increase the Industrial acreage by 0.7 acres.

The Village 3 North and a Portion of Village 4 SPA Amendment will create a viable mixed-use village core that will create a strong sense of place for the residents of Village Three North and surrounding communities and meet the market demand for a wider variety of single-family lot sizes, multiple-family products, and commercial and office uses. Table 1, Comparison of Proposed Village 3 North Development, compares the 2014 Project with the revised Village 3 North land uses.

Table 1 – Comparison of Village 3 North and a Portion of Village 4 Development (Adopted vs. Proposed)

Land Use	2014 SPA Plan	Revised 2016 SPA Plan	Net Change
Single Family	1,002	1,002	0
Multi-Family	515	317	-198
Mixed Use	80	278	+198
Total Residential DUs	1,597	1,597	0
Industrial (ac)	28.6	29.3	+0.7
Office (ac) ¹	10.1	8.3	-1.8
Mixed Use Commercial (sf)	20,000	20,000	0
CPF (ac)	4.2	2.7	+0.1 ²
Park (ac) ³	25.7	25.9	+0.2
School (ac)	8.3	8.3	0

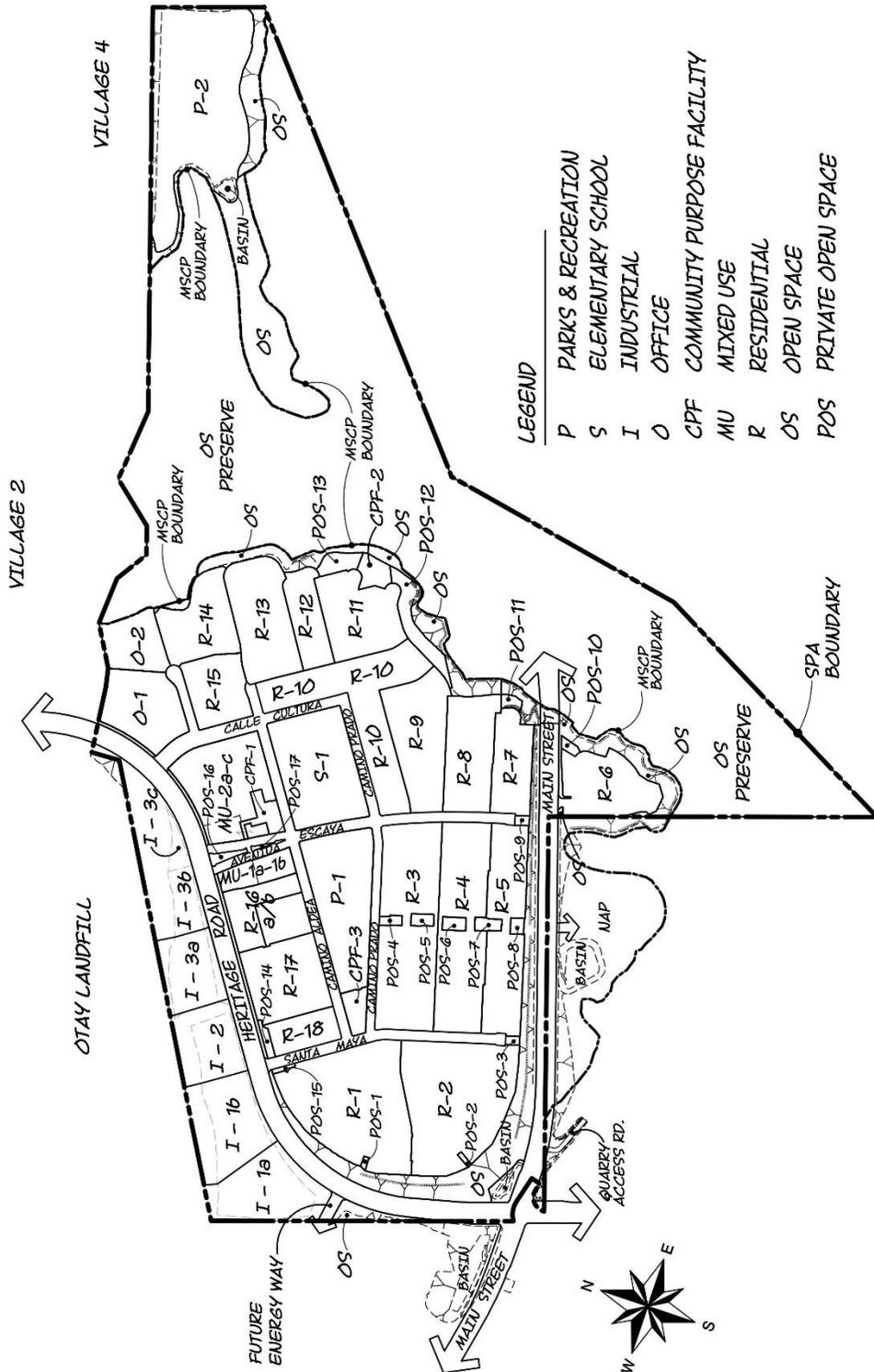
b. Discretionary Actions

Discretionary actions which required City Council and/or Planning Commission consideration include an Addendum to EIR 13-01; SCH No. 2013071077, University Villages – Village Three North and a Portion of Village Four, amendments to the City of Chula Vista General Plan, the Otay Ranch General Development Plan, the University Villages - Otay Ranch Village 3 North and a Portion of Village 4 Sectional Planning Area Planning, Planned Community District Regulations, Village Design Plan, Business Park Design Guidelines, Affordable Housing Plan and approval of Tentative Map CVT No. 16-02.

¹ The 2014 SPA Plan included approximately 64,600 SF of office uses within the MU-2 site.

² Per the Land Offer Agreement, The Applicant is obligated to provide 4.0 acres of CPF land within Village 3. The Applicant is meeting this obligation through the provision of 2.7 acres of CPF land (1.8 in two Private Recreation Facilities) and a CPF-1 Project comprised of 0.94 acres, a 10,000 SF building, 3,500 SF playground, site and landscape improvements within the CPF-1 Project, per the CPF Alternative Compliance Agreement.

³ Table 2 includes gross park acreage. 17.8 acre P-2 Park within Village 4 is unchanged



10-17-16

Exhibit 3 (2014 PFFP, Page 15)
Proposed Village 3 North and a Portion of Village 4 Site Utilization Plan

**Table B.2 - Village 3 North and a Portion of Village 4 Site Utilization Plan
(2014 PFFP, Page 16)**

Land Use Summary		Acres		
Neighborhood	Unit Type		Units	Target Density
Single Family				
R-1	SFD	12.5	80	6.4
R-2	SFD	12.4	65	5.2
R-3	SFD	11.4	104	9.1
R-4	SFD	9.5	75	7.9
R-5	SFD	7.5	46	6.1
R-6	SFD	5.3	44	8.3
R-7	SFD	3.8	22	5.8
R-8	SFD	5.5	43	7.8
R-9	SFD	6.7	40	6.0
R-10	SFD	9.5	98	10.3
R-11	SFD	5.7	37	6.5
R-12	SFD	3.1	24	7.7
R-13	SFD	6.6	58	8.8
R-17	SFD	5.7	53	9.3
R-18	SFD	2.3	24	10.4
Single Family Total		107.5	813	
Multi Family				
R-14	MF	5.0	71	14.2
R-15	MF	3.9	54	13.9
R-16a/b	MF	4.6	54	11.7
Multi Family Total		13.5	179	
Mixed Use⁴				
MU-1a-b	MU	1.8	33	18.3
MU-2a-c ⁵	MU	7.3	245	33.6
Mixed Use Total⁶		9.1	278	30.9
Residential Total		130.1	1,270	
Community Purpose Facilities				
CPF-1 ⁷		0.9		
CPF-2		0.9		
CPF-3		0.9		

⁴ A minimum of 20,000 SF of commercial/retail uses are required on the MU-1/MU-2 parcels.

⁵ MU-2a-c acreage does not include the 0.9 acre CPF-1 site.

⁶ Final allocation of the DUs within MU-1 and MU-2 parcels shall be determined during preparation of the site-specific plan for the MU parcels, so long as the total DUs assigned to the combined MU parcels does not exceed 278 DUs.

⁷ The CPF-1 site is shown above as 0.9 acre site; however, the 2.6 acre CPF land obligation is met through a combination of land, site and landscape improvements, a playground and building construction, per the approved Alternative Compliance Agreement.

**Otay Ranch Village 3 North and a Portion of Village 4
Supplemental PFFP**

Land Use Summary	Acres		
Total CPF⁸	2.7		
Private Open Space	5.3		
Public Parks			
P-1	8.1		
P-2 (Village 4)	17.8		
Total Public Parks	25.9		
School	8.3		
Office			
O-1	5.1		
O-2	3.2		
Total Office	8.3		
Industrial			
I-1a	6.3		
I-1b	6.4		
I-2	4.6		
I-3a	4.2		
I-3bc	7.8		
Total Industrial	29.3		
Open Space			
Open Space	34.8		
Preserve	157.2		
Total Open Space	192.0		
Circulation			
External Circulation	18.0		
Internal Circulation	16.2		
Total Circulation	34.2		
Unallocated SFD Units		189	
Unallocated Units		138	
Total Unallocated Units		327	
TOTAL	436.0	1,597⁹	

⁸ The Project includes credit for over 4.0 acres of CPF, 0.3 acres more than the CPF requirement per the Land Offer Agreement; therefore, 0.3 acres of the CPF-2 and/or CPF-3 sites may be used to satisfy a portion of the Common Useable Open Space requirement for neighborhoods Village 3 North.

⁹ The total number of authorized units (1,597) within Village 3 North includes 189 SF DUs and 138 MF DUs for a total of 327 authorized but unallocated DUs. These authorized but unallocated DUs may be allocated to any school site or portion of any school site within Village 3 North not utilized for school purposes, subject to existing zoning and Development Services Director approval. In addition, any authorized but unallocated units may be transferred to other villages per the requirements described in Section D. Mapping Refinements, Density Transfers and Unallocated Units of the SPA Plan.

IV. Development Phasing

Development of the 2016 SPA Plan will be completed in multiple, non-sequential phases to ensure construction of necessary infrastructure and amenities for each phase as the Project progresses. Exhibit 4, Conceptual Phasing Plan and Table B.4, Village 3 North and a Portion of Village 3 Conceptual Phasing present the phasing plan based on the 2016 SPA Plan.

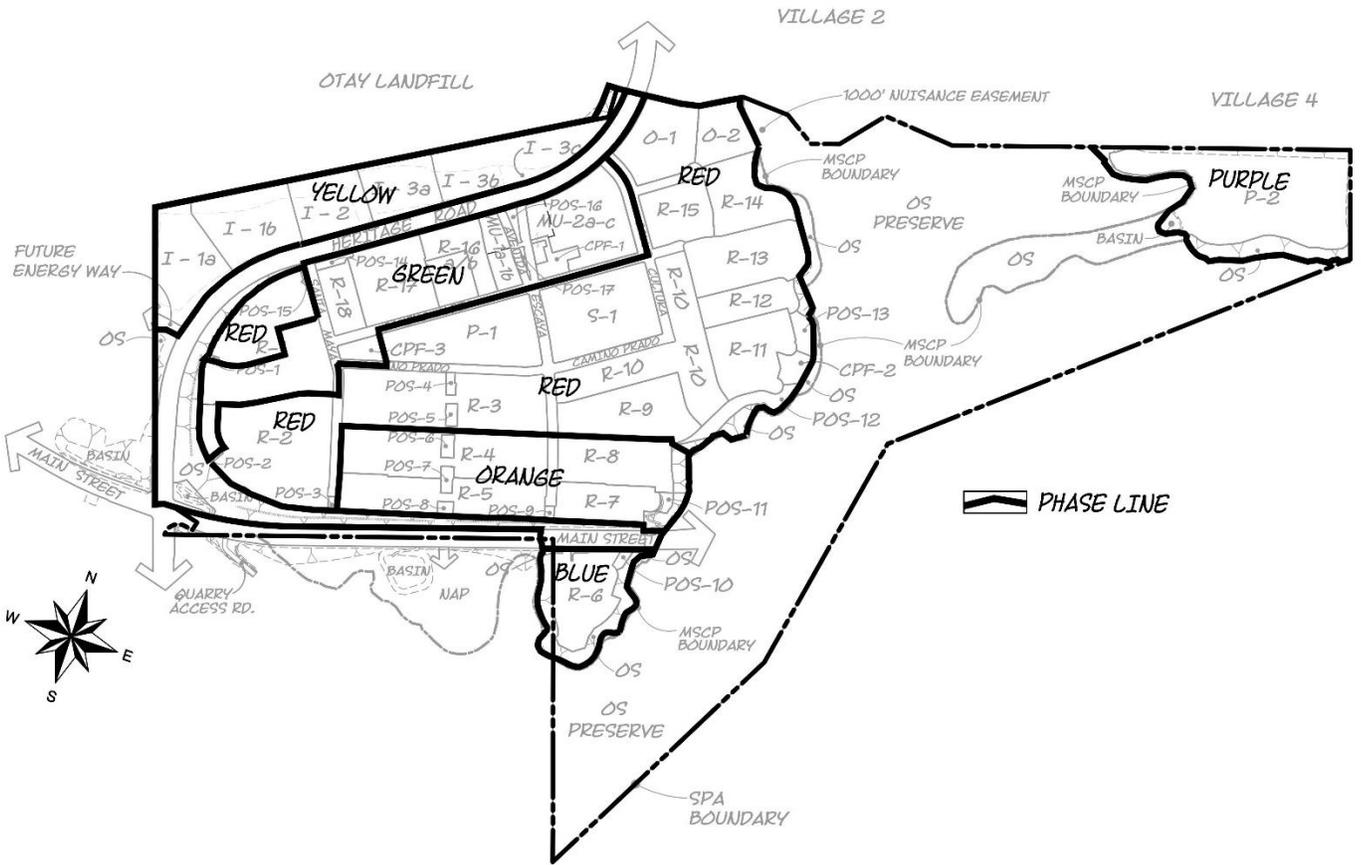


Exhibit 4 (2014 PFFP, Page 18)
Conceptual Phasing Plan

Otay Ranch Village 3 North and a Portion of Village 4
Supplemental PFFP

Table B.4 - Village 3 North and a Portion of Village 4 Conceptual Phasing

	Land Use	Yellow		Green		Red		Orange		Blue		Purple		Total	Total
		ac	du	ac	du	ac	du	ac	du	ac	du	ac	du	ac	du
RESIDENTIAL															
R-1	SF			1.8	12	4.0	21	6.6	47					12.4	80
R-2	SF			3.6	19	8.7	46							12.3	65
R-3	SF					9.7	81	1.7	23					11.4	104
R-4	SF							9.5	75					9.5	75
R-5	SF					7.5	46							7.5	46
R-6	SF									5.3	44			5.3	44
R-7	SF					3.8	22							3.8	22
R-8	SF					4.0	31	1.5	12					5.5	43
R-9	SF			3.5	22			3.2	18					6.7	40
R-10	SF			3.7	44			5.8	54					9.5	98
R-11	SF							5.7	37					5.7	37
R-12	SF							3.1	24					3.1	24
R-13	SF							6.6	58					6.6	58
R-17	SF			5.7	53									5.7	53
R-18	SF			0.3	3			2.0	21					2.3	24
Subtotal				18.6	153	37.7	247	45.8	369	5.3	44			107.4	813
R-14	MF							5.0	71					5.0	71
R-15	MF							3.9	54					3.9	54
R-16a/b	MF			4.6	54									4.6	54
Subtotal				4.6	54			8.9	125					13.5	179
MU-1a-b	MU			1.8	33									1.8	33
MU-2a-c	MU			7.2	245									5.6	245
Subtotal				9.0	278									7.5	278
NON-RESIDENTIAL															
O-1	O							5.1						5.1	
O-2	O							3.2						3.2	
CPF-1	CPF			0.9										0.9	
CPF-2	CPF							0.9						0.9	
CPF-3	CPF							0.9						0.9	
P-1	Park							8.1						8.1	
P-2	Park												17.8	17.8	
POS-1- 3, 7-9, 11	POS					1.1								1.1	

Otay Ranch Village 3 North and a Portion of Village 4
Supplemental PFFP

Table 5 - Conceptual Phasing (continued)

	Land Use	Yellow		Green		Red		Orange		Blue		Purple		Total	Total
		ac	du	ac	du	ac	du	ac	du	ac	du	ac	du	ac	du
POS-4- 6, 14	POS			1.1										1.1	
POS-12, 13, 15	POS							2.6						2.6	
POS-16, 17				0.3										0.3	
POS-10	POS									0.2				0.2	
S-1	School							8.3						8.3	
I-1a	Ind	6.3												6.3	
I-1b	Ind	6.4												6.4	
I-2	Ind	4.6												4.6	
I-3a	Ind	4.2												4.2	
I-3b/c	Ind	7.8												7.8	
Subtotal		29.3		2.3		1.1		29.1		0.2		17.8		79.8	
TOTAL														209.6	1,270
UNALLOCATED UNITS															
SFD Units															189
MF Units															138
Subtotal															327
OVERALL TOTAL															1,597

V. Development Impact Fee Programs

The Project must comply with the development impact fees presented in Table B.5, TDIF Schedule and Table B.6, Public Facilities Estimated DIF Fee Components.

VI. Subdivision Security

The Project will be developed in phases over several years. As public improvements are complete, security provided for the 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 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.

VII. TRAFFIC

The Project does not propose changes to the circulation element roadways serving the Project, including Heritage Road and Main Street or changes to backbone street alignments. However, internal street cross sections and alignments have been changed in the 2016 SPA Plan. The Village 3 North and a Portion of Village 4 Circulation Plan is provided as Exhibit 6a and the PFFP Roadways for Village 3 North is provided as Exhibit 6b. As part of the Project, the Applicant has agreed to secure and agree to construct all internal roadway improvements (backbone and in-tract streets) shown on the approved Tentative Map (CVT No. 16-02) prior to the first final map within Village 3 North.

Since the nature of the Project's land uses would remain largely identical to the 2014 SPA Plan land uses, the external trip distribution patterns to the surrounding roadway network, including roadway segments, intersections, and freeway segments, would remain the same as those studied in the FEIR.

In order to ensure that the project frontage and access can accommodate the proposed project, traffic operational analyses were conducted at all project access points along Heritage Road and Main Street, 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 A, and all internal intersections would operate at acceptable LOS D or better. In addition, the four signalized intersections, which provide access to the project, would operate at acceptable LOS C or better.

Because the Project would generate fewer trips (both daily and during the peak hours) than the 2014 SPA Plan and the trip distribution patterns would remain the same as those studied in the FEIR, it can be concluded that the Project would add fewer trips to the surrounding transportation network, including all study area roadways, intersections, and freeways. Fewer project trips to a roadway, an intersection, or a freeway indicate less or equal potential traffic impacts. The Project generates the same or lesser traffic impacts as identified in the 2014 PFFP. Therefore, the Project must comply with the requirements and FEIR Mitigation Measures TCA-1 through TCA-17 identified in the 2014 PFFP, IV. 6. Threshold Compliance (2014 PFFP, Pages 41-47).

Otay Ranch Village 3 North and a Portion of Village 4
Supplemental PFFP

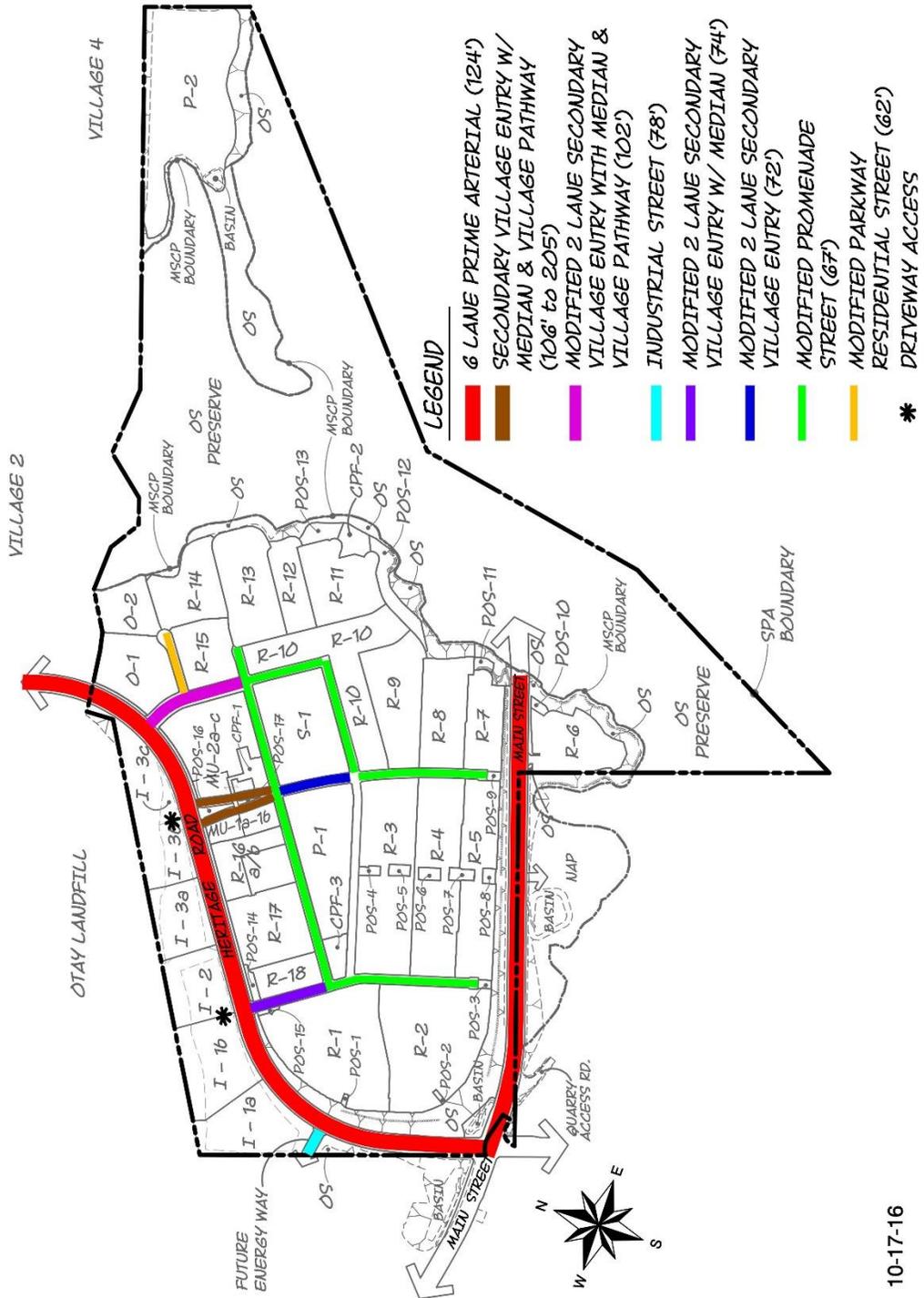


Exhibit 6a
Circulation Plan



X,XXX Daily Traffic Volumes

Exhibit 6b (2014 PFFP, Page 31)
 PFFP Roadways for Village 3 North

VIII. POLICE

The Project generates the same demand for Police services as identified in the 2014 PFFP. Therefore, the Project must comply with the requirements and FEIR Mitigation Measures identified in the 2014 PFFP, V.7. Threshold Compliance (2014 PFFP, Page 52).

IX. FIRE AND EMERGENCY MEDICAL SERVICES

The Project generates the same demand for fire and medical emergency services as identified in the 2014 PFFP. Therefore, the Project must comply with the requirements and FEIR Mitigation Measures identified in the 2014 PFFP, VI. 7. Threshold Compliance (2014 PFFP, Page 59).

X. SCHOOLS

The Project includes an 8.3 acre school site, consistent with the 2014 SPA Plan. The Project maintains the same mix of single family, multi-family and mixed use dwelling units as authorized in the 2014 SPA Plan and therefore generates the same number of elementary, middle and high school students as identified in the 2014 PFFP. Therefore, the Project must comply with the FEIR Mitigation Measures identified in the 2014 PFFP, VII.7. Threshold Compliance (2014 PFFP, Page 67).

XI. LIBRARIES

The Project maintains the same mix of single family, multi-family and mixed use dwelling units as authorized in the 2014 SPA Plan and therefore generates the same demand for library services. Therefore, the Project must comply with the requirements and FEIR Mitigation Measures identified in the 2014 PFFP, VIII.7 Threshold Compliance (2014 PFFP, Page 71).

XII. PARKS, TRAILS AND OPEN SPACE

The Project maintains the same mix of single family attached and multi-family detached dwelling units as authorized in the 2014 SPA Plan and therefore generates the same demand for public parks. However, because the Project may ultimately construct fewer units than authorized, Table H.3 below calculates the demand for public park land based on the anticipated build-out of Village 3 North as well as full build-out. In addition, the Project includes a reconfigured neighborhood park (P-1) and minor revisions to the internal trail network. The revised Parks and Open Space Plan is provided as Exhibit 7 and the Trails Plan is provided as Exhibit 8.

Table H.3 Village 3 North and a Portion of Village 4 SPA Plan Preliminary Parkland Dedication Requirements City Ordinance Applied to Planning Prediction of Unit Numbers and Types (2014 PFFP, Table H.3, Page 74)				
Unit Type	Units	Park SF / Unit	Total Park SF	Total Park Acres
Single Family	813	460	373,980	8.585
Multi-Family	179	341	61,039	1.401
Mixed Use	278	341	94,798	2.176
Subtotal	1,270	-	529,817	12.163
Unallocated Single Family	189	460	86,940	1.996
Unallocated Multi Family / Mixed Use	138	341	47,058	1.080
Subtotal	327	-	133,998	3.076
TOTAL	1,597	-	663,815	15.24

Table H.4., Village 3 North and a Portion of Village 4 Park Acres and Eligible Credits is presented below.

Table H.4 Village 3 North and a Portion of Village 4 SPA Plan Park Acres and Eligible Credits (2014 PFFP, Table H.4, Page 74)				
Park	Net Acreage	Phase	Proposed Credit	Eligible Credit (ac)
P-1 – Neighborhood Park	6.5	Red	100%	6.5
P-2 – Community Park ¹⁰	15.6	Purple	100%	15.6
Total Acres Eligible for Credit Against PAD				22.1
Village 3 PAD Requirements¹¹				15.24¹²
Subtotal PAD Credits (Village 3)				6.86
Total Excess PAD Credits				6.86

The Otay Ranch GDP requires the provision of open space, in addition to local parks, at a ratio of 12 acres for every 1,000 residents. Based on an estimated population 5,174, approximately 52.1 acres of open space is required. This requirement is met through the provision of approximately 197.3 acres of open space in the form of preserve open space, non-preserve open space,

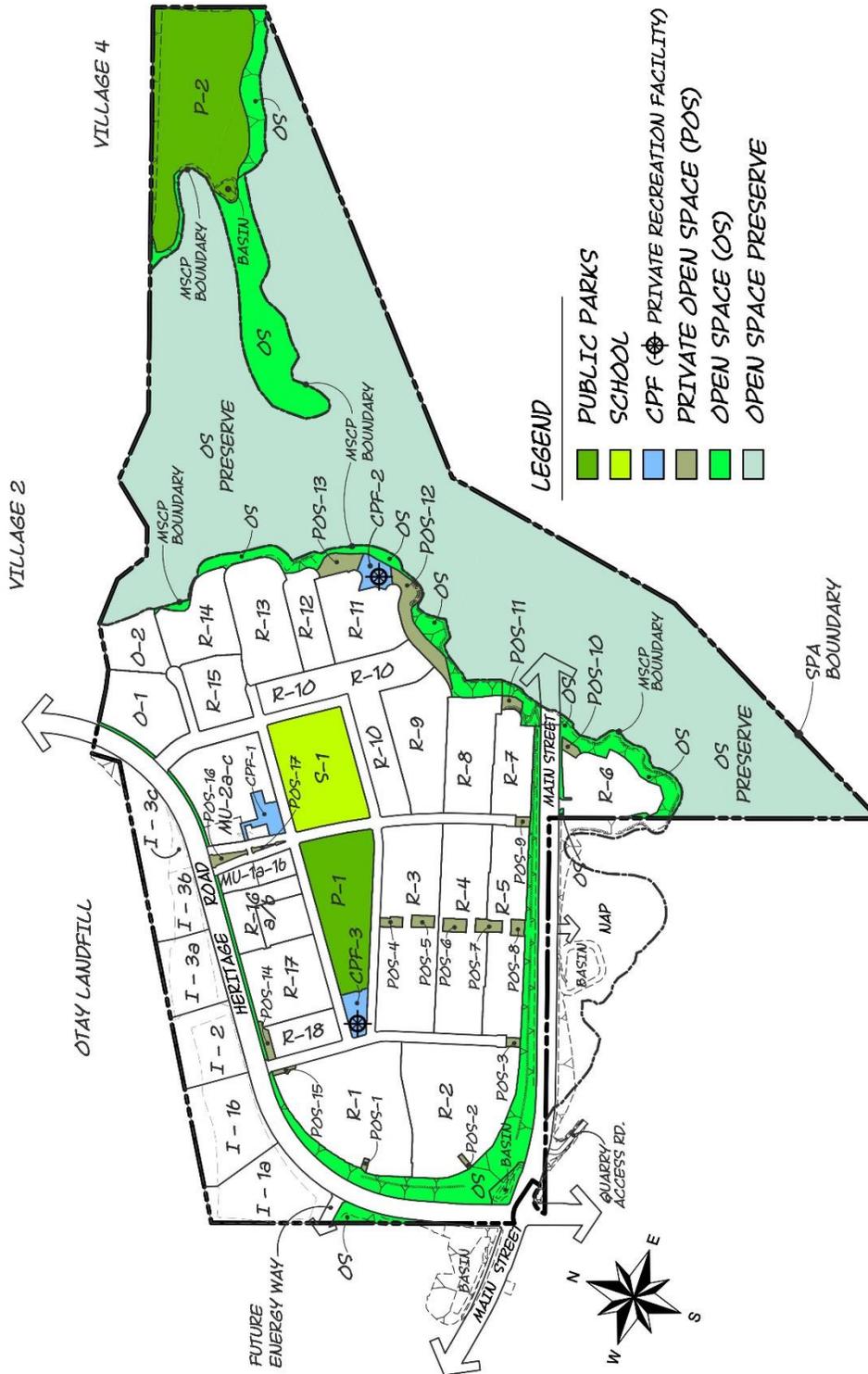
¹⁰ Community Park IOD to be delivered to the City prior to recordation of the first final map.

¹¹ Parkland fee 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.

¹² The Applicant may provide an IOD for up to 8.74 acres within either the Village 4 P-2 Community Park of Village 8 East P-2 Community Park to satisfy the Village 3 North park obligation not met within the Village 3 North P-1 Neighborhood Park.

manufactured slopes and other interior open spaces within the Project area, exclusive of public park land.

The Project must comply with the requirements and FEIR Mitigation Measures identified in the 2014 PFFP, IX.10. Threshold Compliance (2014 PFFP, Pages 82-84).



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Exhibit 7 (2014 PFFP, Page 85)
Parks and Open Space Plan

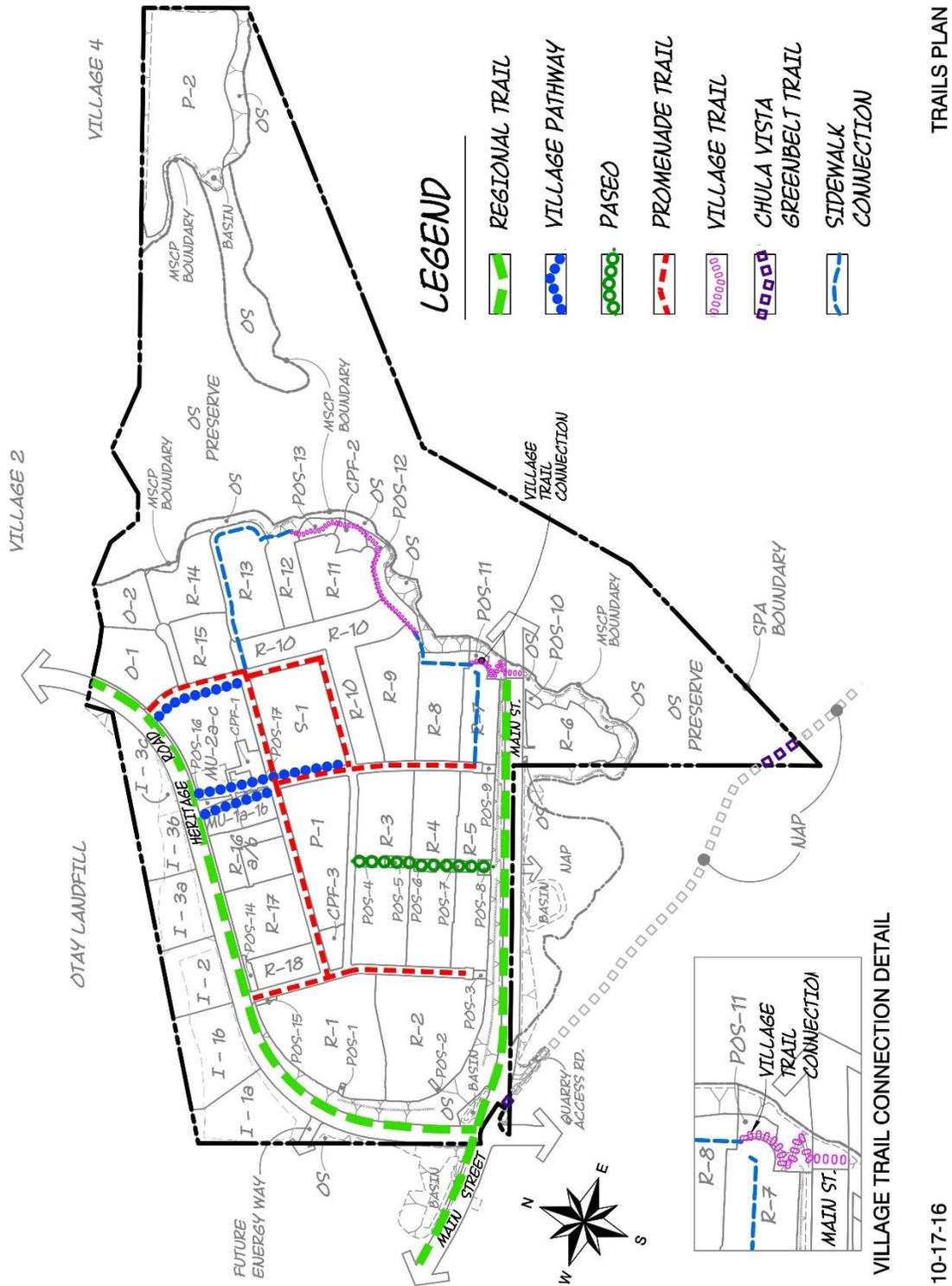


Exhibit 8 (2014 PFFP, Page 86)
Trails Plan

XIII. WATER

A Water System Evaluation was prepared by Dexter Wilson Engineering for the 2014 SPA and FEIR. A Water Supply Technical Memo was prepared by Dexter Wilson Engineering to supplement the prior evaluation based on the Project. Table I.4 and Table I.5 below summarize the anticipated potable and recycled water demand for Project.

**Table I.4 - Projected Potable Project Water Demand Summary
(2014 PFFP, Page 94)**

Land Use	Quantity	Demand Factor	Total Demand (gpd)
Single-Family Residential (3–8 DU/ac)	621	500 gpd/unit	310,500
Single-Family Residential (>8 DU/ac)	381	300 gpd/unit	114,300
Multiple-Family Residential	595	255 gpd/unit	151,725
Schools	8.3	1,428 gpd/ac	11,852
Office	8.3	1,607 gpd/ac	13,338
Commercial	8.17 ^a	1,607 gpd/ac	13,017
Industrial	16.6 ^b	848 gpd/ac	14,076
Community-Purpose Facilities	1.0	714 gpd/ac	714
Parks	25.9	0 gpd/ac ^d	2,160
Total	—	—	631,682

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

^a Mixed Use Commercial is based on 90% of gross acreage.

^b Net acreage was used for industrial sites.

^c Olay includes CPF-1 since small CPF site will have no potable water use.

^d Parks will be irrigated with recycled water, but a nominal amount of potable use has been estimated.

The 2014 PFFP and associated Overview of Water Supply projected potable water demand at 559,670 gallons per day (gpd). The Project would increase water demand to 631,682 gpd, representing an increase in water demand projections by 72,012 gpd, or approximately 13%. This increase in demand will not impact the proposed water line sizing for the 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 Proposed Potable Water Plan, Exhibit 9.

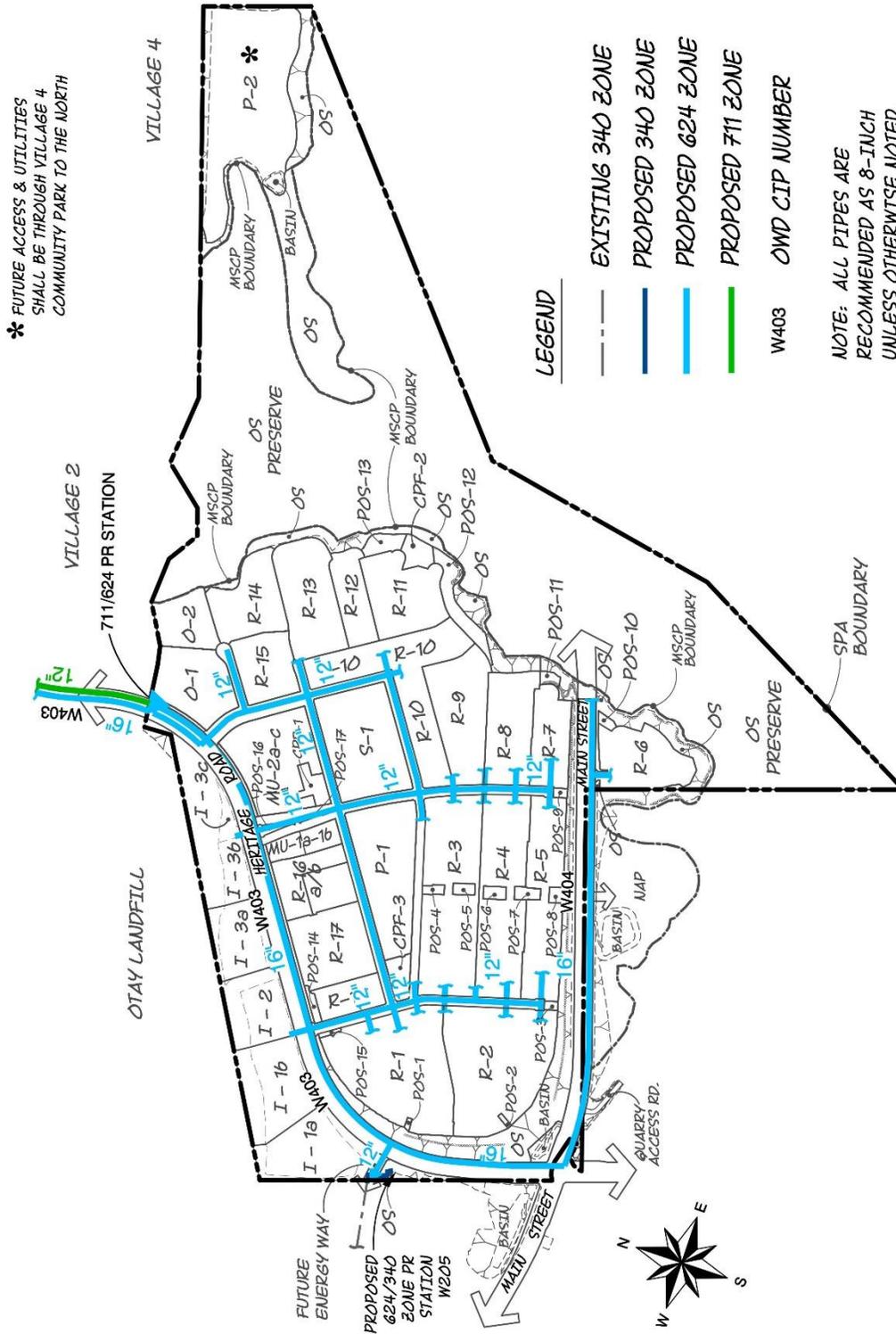
Table I.4 – Projected Recycled Water Demand (2014 PFFP, Page 95)

TABLE I.4. VILLAGE 3 NORTH AND A PORTION OF VILLAGE 4 PROJECTED RECYCLED WATER DEMANDS					
Land Use	Quantity	Percentage to be Irrigated	Irrigated Acreage	Recycled Water Irrigation Factor, gpd/ac	Average Recycled Water Demand, gpd
Open Space	34.8 ac	100	34.8	2,155	74,994
Parks	25.9 ac	100	25.9	2,155	55,815
Commercial/Office	17.3 ac	10	1.7	2,155	3,664
Industrial	29.3 ac	5	1.5	2,155	3,232
MF Residential/MU	595 units	15	---	45	26,775
School	8.3 ac	20	1.7	2,155	3,660
TOTAL					168,140

The 2014 PFFP and associated Overview of Water Service projected recycled water demand at 172,236 gallons per day (gpd). The Project would decrease recycled water demand to 168,140 gpd, representing a 4,096 gpd (approximately 2%) 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 10, Proposed Recycled Water Facilities, for the recycled water system serving Village 3 North.

The Project must comply with the requirements and FEIR Mitigation Measures identified in the 2014 PFFP, X.7. Threshold Compliance (2014 PFFP, Pages 97-98).

Otay Ranch Village 3 North and a Portion of Village 4
Supplemental PFFP



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Exhibit 9 (2014 PFFP, Page 100)
Proposed Potable Water Facilities

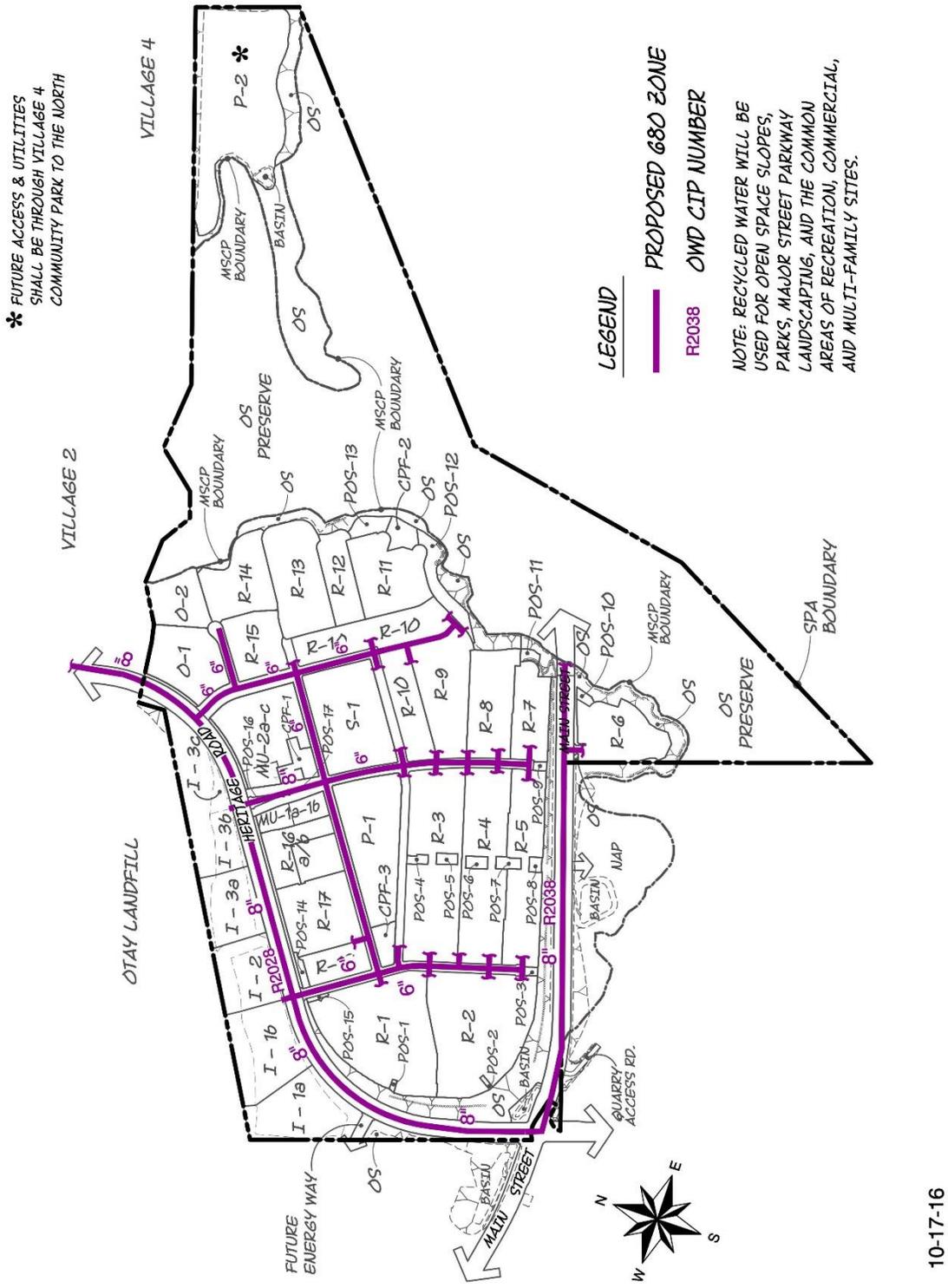


Exhibit 10 (2014 PFFP, Page 101)
Proposed Potable Water Facilities

10-17-16

XIV. SEWER

Dexter Wilson Engineering prepared a sewer evaluation for the 2014 SPA Plan and FEIR. A Sewer Evaluation Technical Memo was prepared by Dexter Wilson Engineering based on the 2016 SPA Plan to supplement the prior evaluation.

**Table J.5 Projected Sewer Flows (Summary)
(2014 PFFP, Page 108)**

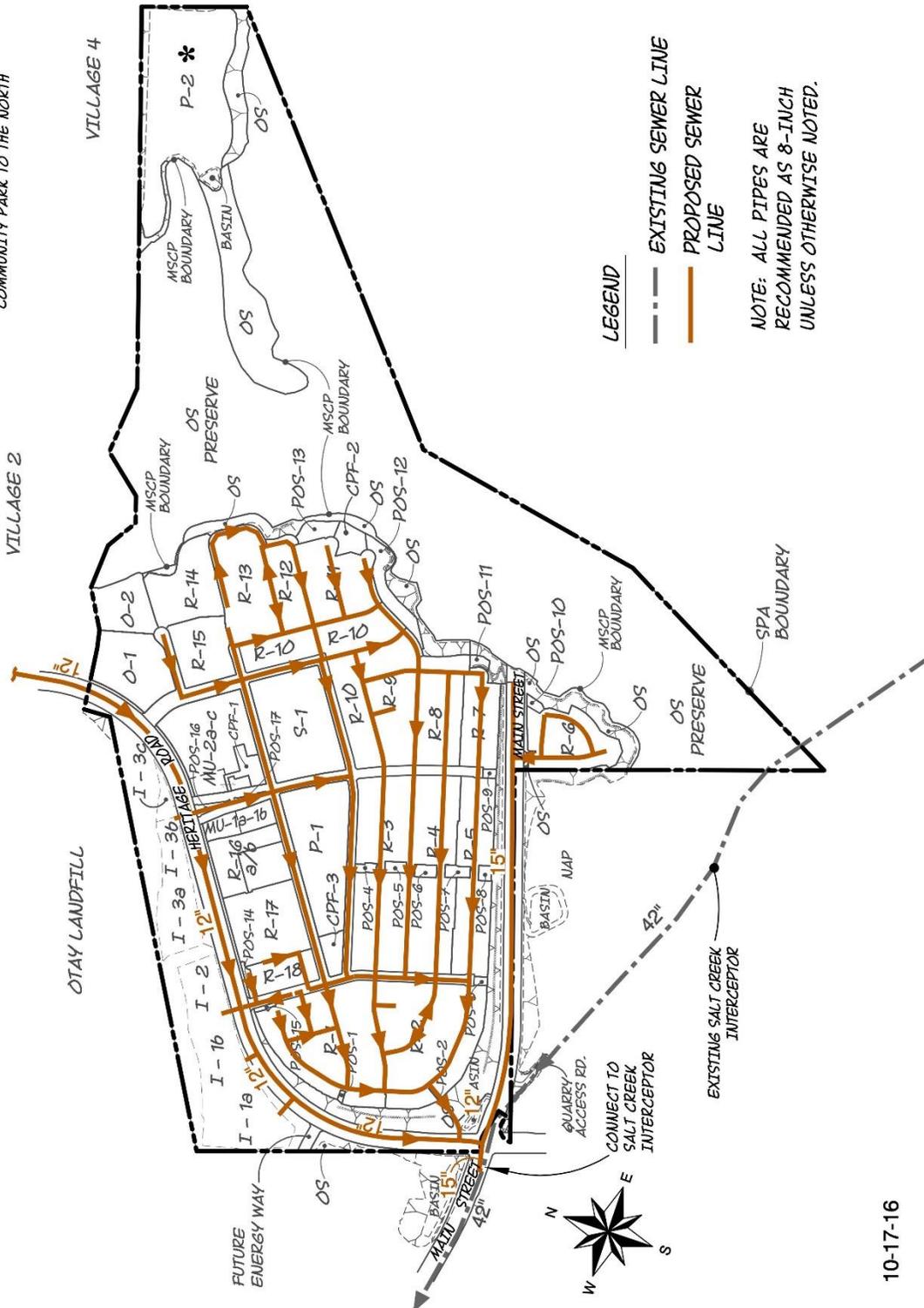
Land Use	Quantity	Demand Factor	Total Demand (gpd)
Single-Family Residential	1,002 units	230 gpd/unit	230,460
Multiple-Family Residential	595 units	182 gpd/unit	108,290
Schools	948 students	15 gpd/student	14,220
Office	8.3	1,401 gpd/ac	11,628
Commercial	9.0	1,401 gpd/ac	12,609
Industrial	17.0 ¹	712 gpd/ac	12,104
Community-Purpose Facilities	2.8	1,401 gpd/ac	3,923
Parks	25.9	410 gpd/ac	10,619
Total	—	—	403,853

gpd = gallons per day; ac = acre.
¹Calculation based on net Industrial Acreage

The 2014 PFFP and associated Overview of Sewer Service projected wastewater generation at 415,456 gpd. The projected wastewater flow for the Project is 403,853 gpd, representing a reduction of 11,603 gpd or 2.8%. This decrease in sewer flow projections would not impact the proposed backbone sewer line sizing, but sizing of local sewer lines would be confirmed during final engineering when pipe slopes are known. Overall, the Project would result in a decrease of wastewater generated by Village Three North and portion of Village Four. See Exhibit 12, Proposed On-site Sewer Facilities and Exhibit 13, Proposed On-site Sewer Phasing.

The Project must comply with the requirements and FEIR Mitigation Measures identified in the 2014 PFFP, XI.8. Threshold Compliance (2014 PFFP, Pages 112-113).

* FUTURE ACCESS & UTILITIES SHALL BE THROUGH VILLAGE 4 COMMUNITY PARK TO THE NORTH



10-17-16

Exhibit 12 (2014 PFFP, Page 115)
Proposed On-site Sewer Facilities

XV. 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 prepared an Amended TM Drainage Study and an Amended SWQMP.

Table K.1 identifies pre-developed flows associated with the Project, which represents an overall reduction of 42.9 cfs compared to the 2014 SPA Plan and FEIR analysis.

**Table K.1 - Summary of Pre-Developed Flows to the Otay River
(2014 PFFP, Page 119)**

Discharge Location	Project Drainage Area (ac)	Project 100- Year Peak Flow (cfs)	△ in Drainage Area (ac)	△ in 100-Year Peak Flow (ac)
Watershed 1	53.3	97.9	1.9	3.1
Watershed 2	96.7	191.7	0	0
Watershed 3	25.8	42.8	0	0
Watershed 4	110.0	205.6	0	0
Watershed 5	19.0	46.9	0	0
Total	304.3	584.9	1.9	3.1

ac = acres; cfs = cubic feet per second; Δ = delta (difference).

Table K.2 identifies developed flows for the Project, which represents an overall reduction of 82.9 cfs compared to the 2014 SPA Plan and FEIR analysis.

**Table K.2 - Village Three North and a Portion of Village Four
Summary of Developed Flows to the Otay River
(2014 PFFP, Page 121)**

Discharge Location	Drainage Area (ac)	100-Year Peak Flow (cfs)	△ in Drainage Area (ac)	△ in 100-Year Peak Flow (ac)
Watershed 1	273.3	647.2	-3.6	-79.3
Watershed 2	1.2	4.0	0	0
Watershed 3	16.9	33.5	-1.1	-3.6
Watershed 4	26.8	47.5	0	0
Watershed 5	8.9	22.3	0	0
Total	327.6	754.6	-4.7	-82.9

ac = acres; cfs = cubic feet per second; Δ = delta (difference).

Table K.3 summarizes the 100-year developed condition peak flows to each of the discharge locations towards the Otay River. The details and precise discharge locations are provided in the Amended TM Drainage Study.

**Table K.3 - Summary of Pre-Developed vs. Post-Developed Conditions
2014 PFFP, Page 122)**

Discharge Location	Project Drainage Area (ac)	Project 100-Year Peak Flow (cfs)	△ in Drainage Area (ac)	△ in 100-Year Peak Flow (ac)
Watershed 1	220.4	549.3	-5.4	-82.4
Watershed 2	-95.5	-187.6	0	0
Watershed 3	-8.9	-9.2	-1.1	-3.5
Watershed 4	-83.2	-158.1	0	0
Watershed 5	-10.1	-24.6	0	0
Total	22.8	169.8	-6.4	-85.9

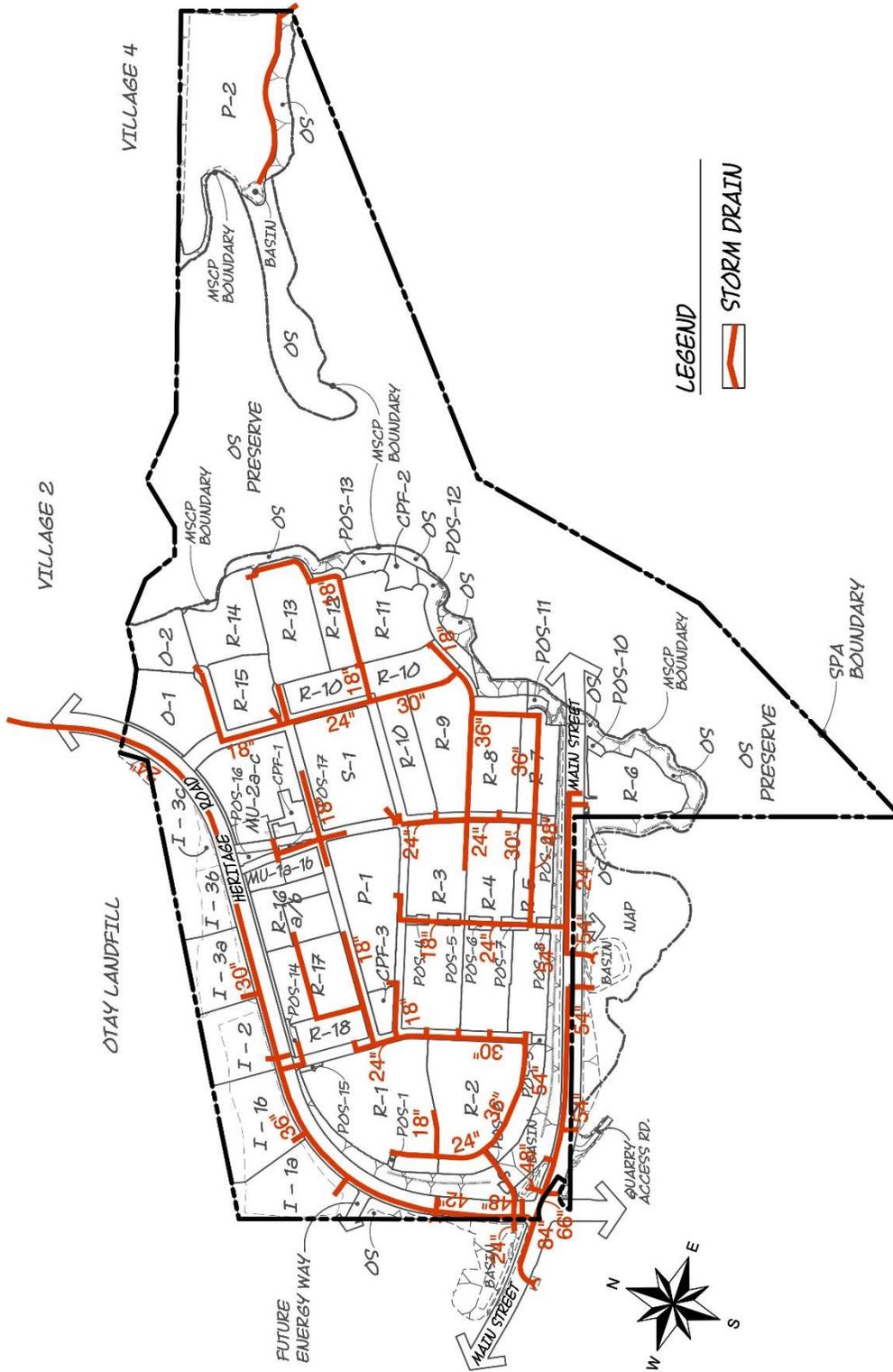
ac = acres; cfs = cubic feet per second.

Rough Grading Drainage and SWQMP Reports were completed during preparation of this Addendum. Rough Grading Reports have been included as Appendices D2 and E2. Rough Grading Reports analyze impacts from projected 50-year peak flows, not 100-year peak flows; therefore, these reports have been included for informational purposes only.

As identified in Table K-3, the Project would reduce the flow generated by a 100-year storm by 85.9 cubic feet per second compared to the 2014 SPA Plan and FEIR. Flow reduction can be attributed to the revised routing of on-site drainage areas, which lengthened the time of concentration. See Exhibit 14, Proposed Drainage Facilities for the drainage system serving Village 3 North and a portion of Village 4.

In addition, relative to hydromodification, the proposed project would have improved conditions. At the time the FEIR was approved, the section of the Otay River adjacent to the project site was an exempted river reach. With the new municipal separate storm sewer system (MS4) permit and subsequent City of Chula Vista BMP Design Manual, this exemption was removed. The water quality basins also function to address flow control hydromodification.

The Project must comply with the requirements and FEIR Mitigation Measures identified in the 2014 PFFP, XII.7. Threshold Compliance (2014 PFFP, Pages 126-127). In addition, the 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.



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Exhibit 14 (2014 PFFP, Page 128)
Proposed Drainage Facilities

XVI. AIR QUALITY

GHG emissions and global climate change were addressed in Section 5.14 in the FEIR. An Air Quality and GHG Technical Memo was prepared to analyze the 2016 SPA Plan land uses. The proposed land uses would generate 1,730 fewer trips (6.9% less) when compared to the 2014 SPA Plan land uses. The travel behavior of the remaining land uses previously analyzed as part of the University Villages project would be unchanged. As a result, operational emissions (specifically those resulting from mobile sources) associated with the Village Three project 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 Project must comply with the requirements and Mitigation Measures in the 2014 PFFP, XIII.3 Threshold Compliance (Pages 132-134)

XVII. 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.

XVIII. 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.

XVI. OTHER PUBLIC FACILITIES

Per the 2014 PFFP, there are no adopted Threshold Standards other facilities which 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.

XVII. FISCAL ANALYSIS

The Applicant prepared an updated fiscal analysis for the Project (*Village 3 – Fiscal Impact Analysis, DPGF, August 1, 2016*), which determined that the overall fiscal impact on the project is more positive than the outcome of the *Fiscal Impact Analysis for the University Village 3 North and a Portion of Village 4 to the City of Chula Vista*, dated June 9, 2014, by HR&A Advisors.

XVIII. PUBLIC FACILITY FINANCE

No Changes are Necessary related to Public Facility Finance