

3.0 PROJECT DESCRIPTION

3.1 Regional Location and Planning Boundaries

The city of Chula Vista is located in southern San Diego County, between National City and the southernmost portion of the city of San Diego which abuts the U.S.-Mexican border (Figure 3-1). Chula Vista encompasses approximately 52 square miles of land from the San Diego Bay to the Otay Lakes, generally between Sweetwater River and Otay River.

In addition to the city of Chula Vista, the General Plan boundary includes lands within the county of San Diego unincorporated area identified within the Sweetwater Community Planning Area and Jamul/Dulzura and Otay Subregional Planning Areas as well as portions of the cities of National City and San Diego. Consistent with provisions in State Government Code Section 65300, it is fairly typical of General Plans to include lands beyond those within the current city boundary where existing or future development proposed for those lands has an affect upon, and/or is affected by, development within the city. Affects generally consider such matters as physical planning, public safety, traffic and transportation, and other infrastructure and services. For the Chula Vista General Plan Area this includes lands with the unincorporated Sweetwater Valley, which are already part of the City's Sphere of Influence, and where significant ties in transportation infrastructure, commercial services, and wastewater transport exist. Also included are lands generally located east and north of the Otay Reservoirs where the City and the County of San Diego adopted a joint land use plan for the Otay Ranch project area in 1993. Portions of this area, namely the Resort parcel (Village 13) immediately north and east of Lower Otay Reservoir, contain a level of development which would warrant urban services, and are candidate for amendment into Chula Vista's Sphere of Influence, and future annexation to the City. And an approximate 38-acre area west of I-5 and south of Palomar Street, comprising the southwest portion of the West Fairfield area. Figure 3-2 provides an aerial view of the General Plan area and immediately surrounding area.

3.2 Role of the General Plan

A General Plan presents a long-term strategy to address planning issues for the growth and development of a community and outlines the community's shared vision for the future. The proposed General Plan Update was developed over the course of approximately three years and involved extensive public outreach. The planning process included the review of the existing General Plan, identification of a vision and related themes for the future of Chula Vista, formulation of goals and objectives, and the identification of potential changes to land use designations and the circulation network in certain areas.

As a result of the public outreach process, the following eight themes were developed:

1. Strong community character and image
2. Healthy and sustainable economy
3. Strong and safe neighborhoods
4. Improved mobility
5. Healthy and sustainable environment
6. High-quality community services
7. Effective growth management and plan implementation
8. Shaping the future through the present and past

These themes served as the organizational basis for the preparation of five General Plan elements. These five new elements plus the existing Housing Element represent a reorganization of the elements comprising the existing General Plan text. The proposed new elements consist of:

1. Land Use and Transportation Element
2. Economic Development Element
3. Public Facilities and Services Element
4. Growth Management Element
5. Environmental Element

Within this new structure, the General Plan Update addresses the seven state-mandated General Plan elements of land use, housing, circulation, safety, open space, conservation, and noise as well as optional elements addressing economic development and public facilities and services as well as other issues that are important to the community.

One element of the adopted General Plan, the Housing Element, is not a part of the current update. Local Housing Element updates are subject to a regional council-of-governments (COG) process and are performed on a five-year cyclic basis as prescribed through the State Housing Element Law. The current Chula Vista Housing Element covers the five-year period from 1999 to 2004, and was originally self-certified by the City on December 19, 2000, pursuant to a State-approved program for jurisdictions in the San Diego Region. Based on later financial qualifying provisions for particular housing assistance funds, in 2002, the City submitted the Housing Element for additional certification by State Housing and Community Development (HCD), and re-adopted the State-certified document on May 28, 2002.

Jurisdictions within the San Diego Association of Government's COG are currently working on Housing Element updates for the 2005 to 2010 planning cycle. Chula Vista currently anticipates adoption of the Housing Element update by early 2006. The updated Housing Element will be structured to include formatting consistent with the overall General Plan, and will be incorporated at such time as it is adopted.

In addition to the formulation of the new General Plan elements, land use and circulation changes in three of the four planning areas of the city, the Northwest, Southwest, and East Planning Areas, are proposed. The General Plan Update does not propose any changes in the land use designations for the Bayfront Planning Area located in the westernmost portion of Chula Vista. Three scenarios were initially developed for each of the three planning areas. The effects of each of those scenarios were considered as were their effectiveness in achieving long-term objectives. As a result of that consideration, a preferred plan was developed. Each of these plans—the preferred plan and three initial scenarios—have been reviewed for environmental effects at a sufficient level of detail to provide decision-makers with the flexibility to approve land use and circulation amendments addressed throughout the range of the scenarios, not simply those which are a part of the preferred plan.

3.3 Project Objectives

The current population of the city is estimated to be 209,200. Based on the adopted General Plan, SANDAG forecasts the population of the city to reach approximately 280,000 by 2030, an increase of approximately 70,000 from the current level. (It should be noted that this forecast was based upon existing plans when the forecast was adopted in 2003. As part of the forecast and the Regional Comprehensive Plan, SANDAG acknowledged that approximately 93,000 households would be “exported” to outside the region because of a shortfall in the capacity of existing plans to accommodate needed new housing production.) The increased population will be accompanied by an increased demand for housing and support services. The role of the General Plan is to serve as a guide for rational decision-making regarding the city's long-term physical development. It serves as a bridge between the City's vision and goals and decisions with respect to development and associated resource allocation. The primary goals and objectives of the General Plan Update project are as follows:

- Continue to expand the local economy by providing a broad range of business, employment and housing opportunities that support an excellent standard of living, and improve the ability for residents to live and work locally.
- Maintain and enhance a high quality-of-life for the City's residents by developing and sustaining a healthy, strong and diverse economic base.

- Protect and increase the industrial land use base to provide for higher-value added jobs, and to support the retention and expansion of local businesses and industries.
- Provide for sufficient land use capacity and density to support revitalization and redevelopment of western Chula Vista.
- Provide a mix of land uses that meets community needs and generates sufficient revenue to sustain exemplary community services, facilities and amenities.
- Ensure that services and infrastructure expand to match needs created by growth and redevelopment, and to support economic prosperity.
- Foster a sustainable circulation/mobility system that provides mode of transportation choices, is well-integrated with the city's land uses, and connects the city both internally and to the region.
- Target higher density and higher intensity development into specific focus areas in order to protect stable residential neighborhoods and to create mixed-use urban environments that are oriented to, and adequately support, transit and pedestrian activity. This targeted development will be well-designed, compatible with adjacent areas, and contribute to the continued vitality of Chula Vista's economy.
- Continue to develop Chula Vista as a city with a distinct identity.
- Ensure sufficient housing capacity, density, and variety to meet existing and future needs, and to support the provision of affordable housing.
- Re-emphasize and revitalize the older, downtown Chula Vista core area as the heart of the city through a combination of public, civic, shopping, employment, entertainment, and residential uses.
- Provide and maintain sufficient land for siting a major, four-year college or university, and ensure surrounding land use types, mixes, and residential densities necessary to support its viability and realization.
- Support and encourage sustainable development patterns and practices, such as resource conservation, environmental management, transportation management, and compact development in both public and private projects.
- Provide ample access to, and connections between, Chula Vista's open space and trails network and the regional network, in accordance with the Chula Vista MSCP Subarea Plan, Chula Vista Greenbelt Master Plan, and Otay Valley Regional Park Concept Plan.

- Conserve Chula Vista’s sensitive biological and other valuable natural resources.
- Protect Chula Vista’s important historic resources.

3.4 Proposed General Plan Elements

3.4.1 Land Use and Transportation Element

The proposed Land Use and Transportation Element addresses the relationship between the element and state planning requirements, the General Plan Vision and Themes, and related plans and programs. It also sets forth the Chula Vista General Plan Land Use Classifications and Diagram and the Circulation Road Classifications and Plan. Specific subject areas are identified, discussed, and illustrated. Focused objectives and policies are presented. An objective represents the desired end point, while a policy signifies a general rule or course of action to achieve the objective. The objectives and policies are extensions of the Vision and Themes established in the proposed General Plan Update.

The overall goal of the proposed Land Use and Transportation Element is the development of a strong image and community character; safe neighborhoods; a healthy economy; protection of natural resources; and provision of community services. It is also to provide a wide range of mobility options.

The proposed element would establish six broad land use categories, encompassing a wide range of residential, business and public uses, each of which has a series of defined land uses. Table 3-1 presents the six categories and their specific designations. The element would also provide criteria for use in determining the appropriate gross density for project implementation within any given range.

Table 3-2 lists the proposed General Plan Update land use categories. New categories include urban core residential, mixed use, and open space preserve. The urban core residential category more clearly defines higher density development than the adopted plan does for the high residential category; the high residential category of the adopted General Plan has no upper end limit, whereas the proposed residential categories contain upper end limits. The mixed use category provides greater planning flexibility within a given area. Development of mixed uses in accordance with “smart growth principles” would contribute to a more vibrant and varied community by allowing increased residential development proximate to services, transit corridors, and other amenities, and by providing a greater range of uses to meet neighborhood needs.

With respect to the Land Use Categories, the General Plan Update is also deleting the following two current General Plan “special planning areas” designations related to Otay Ranch; Specialty Conference Center, and Village Core. Lands under these designations are being redesignated under proposed General Plan Update categories as “Public/Quasi-

**TABLE 3-1
LAND USE CATEGORIES**

Residential

- Low Residential (0 to 3 Dwelling Units per Gross Acre)
- Low-Medium Residential (3 to 6 Dwelling Units per Gross Acre)
- Medium Residential (6 to 11 Dwelling Units per Gross Acre)
- Medium-High Residential (11 to 18 Dwelling Units per Gross Acre)
- High Residential (18 to 27 Dwelling Units per Gross Acre)
- Urban Core Residential (28 to 60 Dwelling Units per Gross Acre)

Commercial

- Retail Commercial
- Visitor Commercial
- Professional and Office

Mixed Use

- Mixed Use Commercial
- Mixed Use Residential
- Mixed Use Transit Focus Area

Industrial

- Limited Industrial
- Regional Technology Park
- General Industrial

Public and Quasi-Public, Parks, and Open Space

- Public and Quasi-Public
- Parks and Recreation
- Open Space Preserve
- Open Space - Active Recreation
- Open Space
- Water

Special Designations

- Resort
 - Eastern Urban Center
 - Town Center
 - University Study Area
-

**TABLE 3-2
PROPOSED GENERAL PLAN LAND USE CATEGORIES**

Symbol	Category	Description
Residential: This use includes the following six categories:		
L	Low Residential (0-3 DUs/gross ac.)	The Low Residential designation is intended for single-family detached dwellings on large rural, estate-type lots, with densities ranging from 0 to 3 dwelling units per gross acre. This character predominates in existing residential neighborhoods within and adjacent to Sweetwater Valley. This is also the appropriate residential land use for areas with relatively steep slopes. At an average of 3.25 persons per unit, population density in this designation would be up to 9.8 persons per acre.
LM	Low Medium Residential (3-6 DU/gross ac.)	<p>The Low-Medium Residential designation includes single-family detached dwelling units on medium-sized lots, as typically found in Chula Vista's existing single-family areas west of Interstate 805. Density for this designation ranges from 3.1 to 6 dwellings per gross acre.</p> <p>Using a cluster development concept, other housing types could also be consistent with this designation, such as single-family attached units (townhouses, row homes, and patio homes) or smaller lot and zero-lot-line detached single-family dwellings. At an average of 3.3 persons per unit, population density in this designation would range from 10.2 to 19.8 persons per acre.</p>
M	Medium Residential (6-11 DUs/gross acre)	The Medium Residential designation is intended for single-family detached homes on smaller lots, zero-lot-line homes, patio homes, and attached units such as duplexes and townhouses, with densities ranging from 6.1 to 11 dwelling units per gross acre. This category also includes mobile home parks. At an average of 2.5 persons per unit, population density in this designation would range from 15 to 27.5 persons per acre.
MH	Medium-High Residential (11-18 du/gross acre)	The Medium-High Residential designation is intended for multi-family units such as townhouses and garden apartments, with densities ranging from 11.1 to 18 dwelling units per gross acre. This category also includes mobile home parks. At an average of 2.52 persons per unit, population density in this designation would range from 27.5 to 45 persons per acre.
H	High Residential (18- 27 Dwelling Units per Gross Acre)	The High Residential designation is intended for multi-family units such as apartment and condominium-type dwellings in multiple-story buildings, with densities ranging from 18.1 to 27 dwelling units per gross acre. At an average of 2.52 persons per unit, population density in this designation would range from 45.3 to 67.5 persons per acre.
UC	Urban Core Residential (28-60 DUs/Gross Acre)	The Urban Core Residential designation is intended for the highest density, multi-family dwellings in an urban environment, with densities ranging from 27.1 to 60 dwelling units per gross acre. Development at the higher end of this designation is intended to expand the potential for residential development near to public transit, particularly along existing and planned transit corridors. Developments in this category should reflect high quality design, with integrated transit access, and urban amenities such as

**TABLE 3-2
PROPOSED GENERAL PLAN LAND USE CATEGORIES
(continued)**

Symbol	Category	Description
		recreational or cultural features. Structured parking may be necessary. At an average of 2.5 persons per unit, population density in this designation would range from 67.8 to 150 persons per acre.
		The intended densities within this designation are found in the Area Plans (Sections 8.0 to 11.0). The allowable density of Urban Core Residential development is linked to the provision of the desired amenities in order to establish the community's vision for a well-balanced urban environment.
	Commercial:	The commercial category allows for a variety of retail and professional uses under the subcategories of: Retail Commercial, Visitor Commercial and Professional and Office Commercial.
		The intensity of development is measured using floor area ratio (FAR). The FAR is the ratio between the total gross floor area of all buildings on a lot and the total area of that lot. For example, a building with 5,000 square feet of floor area on a 10,000 square foot lot would have a FAR of 0.5, while a building with 20,000 square feet of floor area on the same lot would have a FAR of 2.0. The greater the FAR, the larger the building and the greater number of stories.
	Retail Commercial	The Retail Commercial designation is intended to allow a range of retail shopping and services, including neighborhood, community and regional shopping areas. This category may include limited thoroughfare retail and automobile-oriented services. The FAR for this category ranges from 0.25 to 0.75.
	Visitor Commercial:	The Visitor Commercial designation includes transient lodging, such as hotels and motels, restaurants, commercial recreation, and retail establishments. The FAR for this category ranges from 0.25 to 1.5.
	Professional and Office Commercial:	The Professional and Office Commercial designation is intended for business, professional and public office uses. Limited retail uses that support the nearby office employees are also permitted. Retail uses that predominantly serve residential neighborhoods or shoppers from outside the immediate area are excluded from this category. The FAR for this category ranges from 0.35 to 1.5.

Mixed Use Categories: The Mixed Use designation is intended to expand the potential for residential development with convenient access to major activity centers and to create new consumer markets in appropriate areas of the City. Areas designated as Mixed Use are intended to function differently from typical patterns of single-zone land uses, such as an area of only office buildings. In Mixed Use areas, a variety of compatible land uses and activities are integrated to create a dynamic urban environment that serves as the activity center for the surrounding area.

The three Mixed Use designations allow for a mix of multi-family residential, retail shops, financial, business and personal services, restaurants, entertainment and office opportunities in a pedestrian-friendly environment. Ground floor uses are predominantly non-residential in order to promote pedestrian activity. Plan policies or the City's Zoning Ordinance may require certain uses, such as ground floor retail, on areas with this designation. Due to the more intense, compact nature of Mixed Use development, these areas are typically served by transit service and other forms of transportation, including enhanced pedestrian and bicycle travel

**TABLE 3-2
PROPOSED GENERAL PLAN LAND USE CATEGORIES
(continued)**

Symbol	Category	Description
	Mixed Use Commercial	The Mixed Use Commercial designation allows for a mix of retail, business services, and office uses, but excludes residential. Ground floor uses are predominantly retail in order to promote pedestrian activity.
	Mixed Use Residential	The Mixed Use Residential designation allows a mix of multi-family residential, retail shops, financial, business and personal services, restaurants, entertainment and office opportunities in a pedestrian-friendly environment. Ground floor uses are predominantly non-residential in order to promote pedestrian activity. Plan policies or the City’s Zoning Ordinance may require certain uses, such as ground floor retail, in areas with this designation. Due to the more intense, compact nature of Mixed Use Residential development, these areas are typically served by transit service and other forms of transportation, including enhanced pedestrian and bicycle travel. The Mixed Use Residential designation is intended to be less intense than development in the Mixed Use TFA.
	Mixed Use Transit Focus Area	The Mixed Use Transit Focus Area designation is intended within approximately ¼ mile of existing and planned transit stations, and is intended for the highest intensity mixed use residential environment. This designation allows a mix of residential, office, and retail uses in an area that is pedestrian-friendly and has a strong linkage to provision of transit.

There is variation in the intensity and density of mixed use designations for specific parts of the City, with residential densities ranging from 28 to 60 dwelling units per acre, and Floor Area Ratios ranging from FAR 1.0 to 4.0.

Industrial: Three industrial land use categories allow research and development, manufacturing, warehousing and limited automotive related endeavors.

Limited Industrial	The Limited Industrial designation is intended for light manufacturing, warehousing, auto repair, auto salvage yards, and flexible-use projects that combine these uses with associated office space. The FAR for this category ranges from 0.25 to 0.5.
Regional Technology Park	The Regional Technology Park designation is intended for research and development, along with the administrative and office space associated with such activity. The FAR for this category ranges from 0.25 to 0.75. The Regional Technology Park is a large master-planned business park oriented to and providing research and high-tech manufacturing activities. It has capitalized on the university research activities and skilled labor force resulting from the presence of the university.
General Industrial	The General Industrial designation is intended to allow all uses identified for the “Research” and “Limited Industrial” categories, plus heavier manufacturing, large-scale warehousing, transportation centers and public utilities. This category also includes auto salvage yards. The FAR for this category ranges from 0.25 to 0.5.

**TABLE 3-2
PROPOSED GENERAL PLAN LAND USE CATEGORIES
(continued)**

Symbol	Category	Description
Public and Quasi-Public, Parks/Open Space. This classification includes three categories consisting of Public and Quasi-Public, Parks/Open Space, and Water.		
P/PQ	Public and Quasi-Public	Applies to existing areas used by schools, churches, hospitals, civic centers, fire stations and libraries. When only P or PQ symbols are used on the Land Use Diagram, without the PQ land use, it indicates possible location of a future facility, rather than an existing use.
	Parks and Recreation	The Parks and Recreation designation is intended for parks, sports fields, playgrounds, golf courses, and other passive and active recreation uses. The designation may also include community centers and urban parks.
	Open Space	The Open Space designation is intended for lands to be protected from urban development, including floodplains, canyon, mountain, and agricultural uses. These lands may include unique natural conditions; provide scenic vistas, or areas to be set aside that have potential exposure to hazards such as earthquakes, landslides, fires, floods, erosion, or even high levels of roadway noise. Passive recreation uses, such as trails, staging areas, scenic overlooks, and picnic areas, may occur within these areas.
	Open Space Preserve	The Open Space Preserve designation is intended for areas designated within the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan for the permanent conservation of biological resources. The various Preserve categories and locations of these lands are provided in the Chula Vista MSCP Subarea Plan.
	Open Space–Active Recreation	The Open Space Active Recreation designation is intended for areas that are largely undeveloped and adjacent to or near other open space areas; do not contain significant sensitive plant or animal species or habitat; and due to locational characteristics, provide opportunities for public or private recreational activities, including but not limited to ball fields, tennis courts, outdoor campgrounds, golf driving ranges and limited commercially-related active recreation uses. Lands designated in the Chula Vista MSCP Subarea Plan for active and passive recreation uses area also included in this designation; however, at the time that specific recreational uses are planned and developed, final hard-line active recreation areas will be determined based on updated biological data and application of the siting, criteria found in the Otay Ranch Resource Management Plan (RMP), the Otay Valley Regional Park (OVRP) Concept Plan, and the Chula Vista MSCP Subarea Plan.
	Water	This category is applied to bodies of water within the General Plan area, including San Diego Bay area and the Otay Lakes.
Special Designations: Four land use categories are established to identify areas of special planning focus. These include the resort, eastern urban center, town centers, and the University Study Area. .		
	Resort	The Resort designation identifies existing and potential locations for large-scale, destination-oriented resort facilities with a full range of resort related services. Uses may include, but are not limited to,

**TABLE 3-2
PROPOSED GENERAL PLAN LAND USE CATEGORIES
(continued)**

Symbol	Category	Description
		hotels and motels, resort oriented commercial services, restaurants and retail shops, cultural arts centers, recreational uses, time-share residences, conference centers and permanent residences. The specific density of use for resorts within this category shall be determined at the Sectional Planning Area level, with consideration given to General Plan consistency, environmental impacts and other relevant factors.
	Town Center	The Town Center designation is intended to provide a pedestrian-oriented environment that includes a mix of multi-family residential, retail shops, restaurants, professional office, or other commercial use opportunities. Higher residential densities and commercial services are provided within approximately one-quarter mile of transit facilities. A residential density range of 18 to 30 dwelling units per acre is permitted, although the higher densities may be approved only where necessary to support special housing needs, such as student and faculty housing for the University. Town Centers should typically provide a more extensive grid street system and may include specially designed arterial roadway(s) that encourage increased pedestrian-activity while providing for efficient traffic circulation.
	University Study Area	This study area is applied to four focus areas that are located on the site of the future university and surrounding properties in the East Area Plan and includes the University Campus, University Village, the Regional Technology Park, and the Eastern Urban Center. The purpose of the University Study Area is to develop a coordinated strategy to address the important relationships between the Focus Areas and the need for coordinated development to enhance the economic and community success and vitality of the District. This Study Area is further described in LUT Section 10.5.4.
EUC	Eastern Urban Center	This designation is applied to an area generally bounded by SR-125, Birch Road, EastLake Parkway and the extension of Rock Mountain Road from SR-125 to Eastlake Parkway, within the East Area Plan. The EUC is a high-intensity, mixed use urban center that will serve eastern Chula Vista and the broader south county area, and will also function as the urban core for the Otay Ranch. It will contain residential densities that range from Medium-High to Urban Core residential, and a variety of integrated mixed use, commercial, cultural, public and office uses. Standards unique to the EUC, for both public and private uses, will be developed to create its distinct urban character.

Public” and “Mixed Use Residential” respectively. This is a change in nomenclature only, and does not affect proposed uses as already governed by the Otay Ranch General Development Plan.

The circulation component of the element identifies six distinct facility classifications: (1) Freeways, (2) Expressways, (3) Six-lane Prime Arterials, (4) Six- and Four-lane Major Streets, (5) Class 1 Collector Streets, and (6) Town Center Arterials. The functionality and general design characteristics of each functional class facility are described. In addition, the element would create a new classification for Urban Arterials that facilitates higher densities and greater pedestrian orientation in the Urban Core. These include: (1) Gateway Streets; (2) Urban Arterials; (3) Commercial Boulevards; and (4) Downtown Promenades. Use of these new roadway classifications in the Urban Core Subarea is intended to integrate with land use plans and ensure mobility in the Urban Core.

3.4.2 Economic Development Element

The overall goal of the proposed Economic Development Element is to maintain and enhance a high quality of life for the city’s residents by developing and sustaining a healthy, strong and diverse economic base.

The proposed Economic Development Element would establish policies to ensure the long-term vitality of the local economy. The purpose of the proposed element is to help develop and guide employment and business ownership opportunities for Chula Vista residents and encourage appropriate economic and business development in the city.

3.4.3 Public Facilities and Services Element

The proposed Public Facilities and Services Element would establish the City’s plan to provide and maintain infrastructure and public services for future growth without diminishing services to existing development. Public facilities refer to utilities such as water, sewer, drainage, power and telecommunications services. Public services refer to schools, libraries, law enforcement, and fire protection. Parks, recreation centers, art and cultural facilities and programs, childcare opportunities, and health and human services are also addressed in this proposed element.

The goal of the proposed Public Facilities and Services Element is to provide and maintain public facilities and services within Chula Vista through exemplary public infrastructure and community services that support and enhance the well being of the city and its residents.

3.4.4 Environmental Element

The proposed Environmental Element would establish Chula Vista’s policy framework for improving sustainability through the responsible stewardship of Chula Vista’s natural and cultural resources, promotion of environmental health, and protection of persons and properties from environmental hazards and noise. It contains policies that reconcile conflicting demands created when population growth and development consumes natural resources—both renewable and non-renewable finite resources.

The goal of the proposed Environmental Element is to improve sustainability through the responsible stewardship of Chula Vista’s natural and cultural resources, promotion of environmental health, and protection of persons and property from environmental hazards and the undesirable consequences of noise.

The conservation component of the element includes the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan, water resources, agriculture, mineral resources, air quality, energy, solid waste, cultural resources, and paleontological resources.

The open space component encompasses Chula Vista’s open space and trails network, connections to the regional open space and trails network, and ecotourism.

The natural hazards component encompasses geologic hazards, flooding, and wildland fire hazards.

The hazardous materials and waste component encompasses contaminated sites, household hazardous waste, hazardous waste facilities, and facilities that use, store, and handle hazardous materials and waste.

The element also addresses noise, including the establishment of exterior land use noise compatibility guidelines.

3.4.5 Growth Management Element

The purpose of the proposed Growth Management Element is to provide the appropriate policy foundation so as to allow the creation the various components that together create the overall growth management program that guides future development in the city. “Growth management” refers to the conscious decision to direct the pattern and rate of development through a set of comprehensive goals, objectives, and planning policies. Implicit in the concept of growth management are two complementary beliefs: (1) that population growth and development have the potential to cause a variety of problems that seriously impact the well being of a city and its residents; and (2) that through adoption of comprehensive objectives and policies, those impacts can be mitigated to an extent that

balances competing demands for growth and development, revitalization and environmental protection. Achieving this balance gives the city an enviable quality of life. The General Plan establishes the vision of the type of community Chula Vista will become. The proposed Growth Management Element would serve to assure that the vision is achieved without sacrificing the quality of life enjoyed in the community.

The proposed Growth Management Element contains the tools to guide the timing of the development planned for through the proposed Land Use and Transportation Element. It establishes the policy context so that capacities and generation rates described in the proposed Public Facilities and Services Element and supporting documents can be applied to development, redevelopment and revitalization. It recognizes the importance of resources described in the proposed Environmental Element and the contribution they make to the overall quality of life enjoyed by existing and future residents.

3.5 Land Use Plans

Three preliminary land use and circulation scenarios were developed as part of the outreach program for the General Plan Update. Each scenario identified possible land use and circulation changes within portions of the Northwest, Southwest, and East Planning Areas. After intensive analysis and extensive community input, a Preferred Plan was developed with input from the General Plan Update Steering Committee.

Land use and circulation changes were considered for portions of the Northwest, Southwest, and East Planning Areas (see Figure 2-1). As shown in Figures 2-1 and 2-2, the city is organized into a hierarchy of geographic areas for discussion and policy purposes. Land uses within 16 districts are proposed to change as a result of the General Plan Update. In addition, land use amendments were considered and/or are proposed within smaller amendment areas outside of these 16 districts, as depicted on Figures 3-3 through 3-5. These update areas are presented in Chart 3.5-1.

The General Plan Update contains certain goals, objectives, and policies that apply to specific areas within the city while others apply to the city at large. A discussion of the specific land uses that are affected by the proposed General Plan Update are described in the following discussion of the individual planning areas. In the remainder of the city, the broad policies of the proposed General Plan do not change the planned land use, or affect the current potential for, or nature of, development.

3.5.1 Planning Areas

3.5.1.1 Northwest Planning Area

The Northwest Planning Area is currently characterized by a broad range and balance of land uses, including: automobile-related uses, primarily on Broadway, neighborhood

services, civic uses, and offices near downtown Third Avenue, regional retail shopping, two high schools, two middle schools, five elementary schools, several neighborhood and mini parks, and a mix of housing types including apartments, condominiums, townhomes, mobile homes, and single-family neighborhoods. The proposed General Plan Update establishes three subareas in the Northwest Planning Area: the Urban Core Subarea; the Hilltop Subarea, and the Lower Sweetwater Subarea (see Figure 2-2). The General Plan Update proposes changes to the land uses within the Urban Core and Lower Sweetwater Subareas of the Northwest Planning Area (see Figure 3-3).

Urban Core

The Urban Core Subarea functions as the business, shopping, and government center of Chula Vista. There are five districts and one property within the Urban Core Subarea that may be subject to change over time as the city continues to mature. There are five districts within the Urban Core Subarea. These districts encompass focus areas mapped and described in detail in the Land Use and Transportation Element (Section 9). The proposed land use designations within these districts and property for each scenario are presented in Section 3.5.2. The following is a description of these districts and property.

DOWNTOWN THIRD AVENUE DISTRICT

The Downtown Third Avenue District consists of the core area of the city where the northern portion of Third Avenue served as the primary focus for retail, office, and civic activities from the city's inception.

INTERSTATE 5 CORRIDOR DISTRICT

The Interstate 5 Corridor District is characterized by existing low-rise multiple family residential units extending from the northerly city boundary to I Street; existing mobile home parks between F Street and G Street; three roadway connections to the Bayfront (E Street, F Street, and H Street); and the lack of good pedestrian connectivity to Broadway or to the Bayfront across Interstate 5.

H STREET CORRIDOR DISTRICT

The H Street Corridor District consists of retail and office uses along the north and south sides of H Street, anchored on the west by the Chula Vista Center and Broadway, and on the east by the South County Regional Government Center and Third Avenue with its connection to the Downtown Third Avenue District.

MID-BROADWAY DISTRICT

The Mid-Broadway District, located between I Street and L Street, consists of a mix of land uses primarily retail in character. Several thrift stores, automobile-serving uses, motels, and parcels of minimal depth exist within this planning area.

MID-THIRD AVENUE DISTRICT

The Mid-Third Avenue District, located between I Street and L Street, consists primarily of a professional office uses north of J Street and a mix of retail and professional office uses south of J Street.

FLOWER STREET PROPERTY

The Flower Street Property is located on Fifth Avenue between D and E Streets.

Lower Sweetwater Subarea

There are two properties within the Lower Sweetwater Subarea for which General Plan land use designation changes are proposed. The following is a description of these properties.

NORTH SECOND AVENUE PROPERTY

The North Second Avenue Property is located south of State Route 54 between Second Avenue and Interstate 805.

HARBOR DRIVE-IN PROPERTY

The Harbor Drive-In Properties is located north of State Route 54 between National City Boulevard and D Avenue.

3.5.1.2 Southwest Planning Area

The Southwest Planning Area has a grid street pattern and a diversity of land uses, including a mix of residential, commercial, and industrial businesses that in some cases, have evolved over time without adequate planning, and have resulted in land use conflicts. The Southwest Planning Area is divided into two subareas, the Montgomery Subarea and the Castle Park Subarea. The General Plan Update proposes changes to the land uses within the Montgomery Subarea (see Figure 3-4).

Montgomery Subarea

There are five districts and three properties within the Montgomery Subarea that may be subject to change over time. These districts encompass focus area mapped and described in detail in the Land Use and Transportation Element (Section 8). The proposed land use designations within these districts and properties for each scenario are presented in Section 3.5.2. The following is a description of these districts and properties.

SOUTH THIRD AVENUE DISTRICT

The South Third Avenue District is a significant north/south commercial street that links several neighborhoods. Retail and services support adjacent residential areas. Civic uses, including a post office and Lauderbach Park, are located near the intersection with Oxford Street.

MAIN STREET DISTRICT

The Main Street District functions as a commercial-industrial service area and interfaces with the Otay Town residential neighborhoods north of Main Street and with the Otay River valley open space to the south.

WEST FAIRFIELD DISTRICT

West Fairfield, originally part of the Fairfield neighborhood that was divided by the construction of Interstate 5, is located on the west side of the freeway between Palomar Street and Main Street, adjacent to the San Diego Bay. It has a mix of light industrial/office-type uses interspersed with older single-family homes and vacant lots. A portion of the West Fairfield District is currently within the jurisdiction of the City of San Diego and within the City of San Diego MHPA. Any development proposed in this area would need to be annexed to the City of Chula Vista from the City of San Diego prior to development under the proposed General Plan Update.

SOUTH BROADWAY DISTRICT

The South Broadway District extends from L Street to the city boundary at the Otay Valley. This portion of Broadway includes automobile services, major retail stores, and local-serving services for adjacent residential neighborhoods.

PALOMAR GATEWAY DISTRICT

The Palomar Gateway District, located at the interchange of Palomar Street and Interstate 5 is characterized by the Palomar Trolley Station located at the southeast quadrant of Palomar Street and Industrial Boulevard. Land uses north of Palomar Street

include light industrial businesses and multiple family residential. South of Palomar Street exists a mix of residential units extending south to Anita Street.

COUNTRY CLUB VIEW PROPERTY

The Country Club View Property is located on Third Avenue south of L Street.

COLORADO STREET PROPERTY

The Colorado Street Property is located at the corner of Industrial Boulevard and Naples Street.

TAMARINDO WAY PROPERTY

The Tamarindo Way Property is located at the corner of Hilltop Drive and East Orange Avenue.

3.5.1.3 East Planning Area

The East Planning Area is divided into six subareas. The land within each subarea reflects common or shared characteristics such as ownership, historical land use, location, topography, natural resources, and other factors. Each provides a unique function and has a distinctive relationship to each other as well as the other area plans in the city and to the larger south San Diego County region. The six East Planning Area subareas include:

1. Unincorporated Sweetwater
2. Unincorporated East Otay Ranch
3. Master Planned Communities
4. East Main Street
5. Otay Ranch
6. Other Miscellaneous Areas

Figure 3-5 shows the areas of change within the Otay Ranch, East Main Street, Master Planned Communities, and Unincorporated Sweetwater Subareas of the East Planning Area that are subject to change with the General Plan Update.

Otay Ranch Subarea

Otay Ranch is the largest of the Eastern Territories master planned communities. Development of this 23,000-acre master planned community was jointly planned by the City of Chula Vista and County of San Diego and is guided by a General Development Plan (GDP) in the city and a Subregional Plan (SRP) in the county. The Chula Vista City Council and the San Diego County Board of Supervisors approved the GDP/SRP in October of 1993. Otay Ranch contains a series of existing and planned future villages, blending neighborhoods, shops, and employment opportunities with parks, schools, and other civic facilities to fashion a community with a shared sense of pride and place. Neighborhoods, built in small increments with front yards, porches, and friendly streetscapes, are intended to encourage community interaction.

Land use and circulation changes are proposed within the following four districts within the Otay Ranch Subarea: Western; Central; Otay Valley; and Eastern University. These districts encompass focus areas mapped and described in detail in the Land Use and Transportation Element (Section 10). The proposed land use designations within these districts for each scenario are presented in Section 3.5.2. The following is a description of these districts.

WESTERN DISTRICT

The Western District is located at the western end of the Otay Ranch Subarea. It centers on Village Two and its core area as the major feature. The areas known as Village Two West and Village Three (including Planning Area 18B) make up the balance of the District and are intended to compliment the core area of Village Two. The Western District surrounds the Otay Landfill on three sides. This characteristic makes it important that appropriate land uses be established in adjacent areas that buffer the landfill.

CENTRAL DISTRICT

The Central District is comprised of Villages Four and Seven, and the western portion of Village Eight. The district includes the park previously designated in Village Four. The park area has been enlarged to function as the large, community park for all of Otay Ranch. The remaining balance of residential units is to be included in Village Eight since the remaining area was designated for large lot single-family homes.

OTAY VALLEY DISTRICT

The Otay Valley District is located along the Otay River adjacent to the westerly boundary of the Otay Ranch. The district has been identified in the Otay Ranch General Development Plan and the City's MSCP Subarea Plan as a potential location for active recreational uses within the Otay River Valley.

EASTERN UNIVERSITY DISTRICT

The Eastern University District is intended to be the urban center for eastern Chula Vista area and will provide services to the broader South County subregion. This district will provide business, cultural, entertainment, and education services and residential development at a scale and density that are not appropriate for the surrounding villages and town centers located throughout Otay Ranch. It is composed of four focus areas, aligned north-south along a major transportation corridor, State Route 125, and additionally supported by a rapid transit system.

East Main Street Subarea

The East Main Street Subarea consists of approximately 1,800 acres located in the southwest corner of the East Planning Area. It is located east of Interstate 805 and south and west of the planned villages in the Otay Ranch Subarea. It includes the Otay Landfill and the Otay River Valley. A portion of the area is outside Chula Vista's city limits in the city of San Diego. The East Main Street Subarea is named for the eastern portion of Main Street, which is a major east-west circulation road that originates at the Interstate 5 freeway, passes through the Southwest Planning Area, crosses Interstate 805 into the East Planning Area, eventually connecting to Heritage Road in the vicinity of the Coors Amphitheatre.

The East Main Street Subarea consists of separate areas along and adjacent to the Otay River Valley. Land uses are varied and include single-family neighborhoods along Brandywine Avenue; entertainment sites such as the Amphitheater and Waterpark; the Otay Landfill; and several auto-wrecking yards.

MAIN STREET PROPERTY

The Main Street Property is located on the south side of Main Street at Oleander Avenue.

BRANDYWINE PROPERTY

The Brandywine Property is located on the east side of Brandywine Avenue between Olympic Parkway and Main Street.

Master Planned Communities Subarea

The Master Planned Communities are listed below.

- Rancho del Rey
- EastLake
- Sunbow

- San Miguel Ranch
- Rolling Hills Ranch
- Bonita Long Canyon
- Otay Ranch Villages 1 West and 11
- Bella Lago

Although the Otay Ranch is its own Subarea, the Otay Ranch Villages 1, 1 West, 5, 6 and 11 are included in the Master Planned Communities Subarea for the proposed General Plan Update because these villages are either substantially built out and/or planning efforts are nearly completed. The Master Planned Communities Subarea is located north of the Otay Ranch and East Main Street Subareas and south of Unincorporated Sweetwater Subarea.

Unincorporated Sweetwater Subarea

The Unincorporated Sweetwater Subarea is located generally between SR-54 and the Sweetwater Reservoir on the north and Bonita Road on the south, within an unincorporated area of the County of San Diego. The neighborhoods of Bonita and Sunnyside are located within this Subarea.

The Unincorporated Sweetwater Area is composed of primarily stable, well-maintained single-family neighborhoods. Because it is within the unincorporated County and not the city, guiding land use and other general plan policies are contained within San Diego County's General Plan and the County's Sweetwater Community Plan.

Other Miscellaneous Subarea

There are several other areas located in the East Planning Area that are addressed within the proposed General Plan Update. These are predominately residential neighborhoods with a diverse housing stock. Due to their age, geographic location, or built-out characteristics, they are not included in any of the other Subareas.

3.5.2 Scenarios

Three scenarios were initially developed for each of the three planning areas that will have land use changes as a result of the proposed update. The effects of each of those scenarios were evaluated as to their ability to achieve the long-term objectives of the city. As a result of that consideration, a preferred plan was developed. Each of these plans, the preferred plan and three initial scenarios, have been reviewed for environmental effects at a sufficient level of detail to provide decision makers with the flexibility to adopt either the Preferred Plan or any of the Scenarios. The acreages and residential unit counts contained in the tables within this section are based on traffic analysis zones (TAZ) and reflect the areas of change as precisely as possible.

3.5.2.1 Preferred Plan

The proposed land use plan for the Preferred Plan is shown in Figure 3-6. Table 3-3 lists the Preferred Plan's land use distribution for the entire General Plan area. The land use maps for each district for the Preferred Plan can be found in Appendix B to this EIR. Table 3-4 provides the breakdown of land uses within the update areas that would result from the adoption of the Preferred Plan. Within the update areas, this plan includes 914 acres of commercial, 860 acres of public use, 796 acres of industrial use, 458 acres of parks, 227 acres of open space, and 1,978 acres of residential, which would accommodate a maximum of 34,964 single- and multi-family dwelling units. The following is a description of the proposed land uses for the Preferred Plan.

Northwest Planning Area

DOWNTOWN THIRD AVENUE DISTRICT

The Preferred Plan proposes the following land uses in the Downtown Third Avenue District:

- Increases the number of residential units along Third Avenue and E Street in a mixed land use arrangement along with retail and office uses, as well as east and west of Third Avenue, while maintaining a pedestrian scale of development.
- Expands Civic Center/Public Quasi-public uses south of F Street, in addition to a potential neighborhood park that would link with other parks in the area and provide for added residential units in the district.
- Provides for the establishment of the F Street Promenade, an enhanced pedestrian corridor linking downtown with the I-5 Corridor and Bayfront.

TABLE 3-3
GENERAL PLAN LAND USE DISTRIBUTION IN 2030
(acres)

General Plan Land Use Designation	Total General Plan Area	Bayfront	Northwest	Southwest	East	Unincorporated Sweetwater	Unincorporated Otay Ranch
Residential							
Low	6,972		64		1,555	2,453	2,900
Low Medium	8,200		1,354	1,401	4,927	307	211
Medium	1,201		187	288	622	32	72
Medium High	734		143	113	381		97
High	417	17	124	253	23		
Urban Core	84		84				
Commercial							
Retail	941	121	115	206	467	32	
Visitor	75	44	11	2	18		
Professional & Admin.	160	21	61	7	59	12	
Mixed Use							
Mixed Use Residential	743		174	80	439		50
Mixed Use Commercial	109		37	72			
Mixed Use Transit Focus Area	122		83	39			
Industrial							
Limited Industrial	1,790	86	116	384	1,204		
Regional Technology Park	200				200		
General Industrial	218	218					
Public, Quasi Public and Open Space							
Public/Quasi-Public	3,021	27	225	321	2,028	381	39
Parks and Recreation	931	60	73	106	573	88	31
Open Space	6,303	23	215	617	3,886	1099	463
Open Space Preserve	17,910	362	18	97	5,200	2,008	10,225
Open Space-Active Recreation	382		44		338		
Water	2,672	1,498				9	1,165
Special Planning Area							
Eastern Urban Center	240				240		
Resort	275	45					230
Town Center	169				169		
Other*	4,553	98	866	829	2,291	408	61
TOTAL ACRES	58,422	2,620	3,994	4,815	24,620	6,829	15,544

*Streets, freeways, utility right-of-ways.

**TABLE 3-4
PREFERRED PLAN**

District	Commercial	Industrial	Open Space	Park*	Public	Residential	Total
Urban Core Subarea							
Downtown							
Number of Units	0	–	–	0	23	3,158	3,181
Number of Acres	25	–	–	16	31	142	214
I-5 Corridor							
E Street Visitor							
Number of Units	0	–	0	–	0	3,842	3,842
Number of Acres	52	–	6	–	5	120	183
H Street Gateway							
Number of Units	0	–	0	–	0	4,683	4,683
Number of Acres	60	–	11	4	7	130	212
H Street Corridor							
H Street Office							
Number of Units	38	–	–	–	0	3,108	3,146
Number of Acres	85	–	–	–	39	89	213
Mid Broadway Corridor							
Number of Units	42	–	–	–	–	1,131	1,173
Number of Acres	20	–	–	–	–	88	108
Mid Third Avenue Corridor							
Number of Units	148	–	–	–	–	583	731
Number of Acres	53	–	–	–	–	48	101
Total Number of Units	228	–	0	0	23	16,505	16,756
Total Number of Acres	295	–	17	20	82	617	1031
Montgomery Subarea							
Main Street							
Number of Units	0	0	0	0	0	1,380	1,380
Number of Acres	10	245	102	35	16	144	553

TABLE 3-4
PREFERRED PLAN
(continued)

District	Commercial	Industrial	Open Space	Park*	Public	Residential	Total
Palomar Gateway							
Number of Units	0	0	0	0	0	2,423	2,423
Number of Acres	58	36	5	9	10	73	192
South Broadway							
Number of Units	0	0	0	–	–	1,783	1,783
Number of Acres	54	14	8	–	–	77	152
South Third Avenue							
Number of Units	0	0	71	0	21	2,496	2,588
Number of Acres	50	0	9	10	20	86	175
West Fairfield							
Number of Units	0	–	–	–	–	–	0
Number of Acres	58	–	–	–	–	–	58
Total Number of Units	0	0	71	0	21	8,082	8,174
Total Number of Acres	231	295	124	54	46	380	1,130
Otay Ranch Subarea							
Central District							
Number of Units	–	–	–	–	–	3,402	3,402
Number of Acres	18	–	11	101	103	472	705
Eastern University District (except Freeway Commercial and EUC)							
Number of Units	–	–	–	–	0	3,839	3,839
Number of Acres	51	200	–	24	540	178	993†
Eastern University District (Freeway Commercial, & EUC)							
Number of Units	4,015	–	–	–	–	475	4,490
Number of Acres	273	–	–	35	35	32	375
Otay Valley District							
Number of Units	–	–	–	–	–	–	0
Number of Acres	–	40	36	209	–	–	285

TABLE 3-4
PREFERRED PLAN
(continued)

District	Commercial	Industrial	Open Space	Park*	Public	Residential	Total
Western District							
Number of Units	–	0	–	0	0	2,510	2,510
Number of Acres	46	261‡	39	15	54	299	714
Total Number of Units	4,015	0	0	0	0	10,226	14,241
Total Number of Acres	388	501	86	384	732	981	3072†
East Main Street Subarea							
Number of Units	0	0	–	–	–	151	151
Number of Acres	24	0	–	–	–	11	35
Total Number of Units	0	0	–	–	–	151	151
Total Number of Acres	24	0	–	–	–	11	35

NOTE: These numbers represent the maximum case scenario for the worst-case environmental analysis purposes.

Totals may vary due to rounding.

*Active Recreation land use classification is included in the “Park” column.

†Includes 46 acres of industrial in Sunbow, west of Village Two West.

‡In the Preferred Plan, 2.12.1 acres immediately west of SR-125 is included in the Eastern University District. In Scenarios 1, 2, and 3, these 2.12.1 acres are included in the Central District. Consequently, in the Preferred Plan, the Eastern University District’s area total is 212.1 acres larger than in Scenarios 1, 2, and 3. Correspondingly, in the Preferred Plan, the Central District’s area total is 2.12.1 acres less than in Scenarios 1, 2, 3.

INTERSTATE 5 CORRIDOR DISTRICT

The Preferred Plan proposes the following land uses in the Interstate 5 Corridor District:

- Establish Mixed Use with Residential along Broadway, including multi-family residential, retail and office uses.
- Establish high-density multi-family residential units along Interstate 5, north of the visitor-serving uses on the north side of E Street.
- Establish a mix of land uses south of E Street surrounding the existing trolley station. These uses include multi-family residential, retail and office uses, and would be located within a Transit Focus Area. Building heights within this area would range from mid-rise (4-7 stories) to high-rise (8+ stories).
- Establish visitor-serving uses on the north and south sides of E Street, east and west of Broadway.
- Establish a mix of land uses at H Street surrounding the existing trolley station. These uses include multi-family residential, retail and office uses, much of which would be located within a Transit Focus Area. Building heights within this area would range from mid-rise (4-7 stories) to high-rise (8+ stories).
- Provide Urban Core Residential in buildings ranging from low to mid-rise heights (1-7 stories) between Broadway and Interstate 5 freeway.
- Provide a neighborhood park within this focus area to provide for new residents within the area.

H STREET CORRIDOR DISTRICT

The Preferred Plan proposes the following land uses in the H Street Corridor District:

- Establish a H Street Transit Corridor Special Study Area which covers properties along both sides of H Street, extending from Interstate 5 to Third Avenue. The purpose of the H Street Transit Corridor Special Study Area is to evaluate potential modifications to land uses, densities, intensities, building mass, and the potential for high-rise buildings. While the special study is to be focused on the H Street corridor, the precise boundaries will be established at the time of the study, which will occur subsequent to actions on the GPU.
- Designate three future transit stops along H Street at Broadway, Third Avenue, and Fifth Avenue.

- Establish the Chula Vista Center as Mixed Use with Residential.
- Establish Mixed Use Commercial, Professional Office, and Residential High immediately north of the Chula Vista Center.
- Establish a Mixed Use Transit Focus Area along H Street between Third Avenue and Fourth Avenue.

MID-BROADWAY DISTRICT

The Preferred Plan proposes the following land uses in the Mid-Broadway District:

- Establish multi-family residential units mixed with retail and office uses along both sides of Broadway, between I Street and L Street.

MID-THIRD AVENUE DISTRICT

The Preferred Plan proposes the following land uses in the Mid-Third Avenue District:

- Establish additional professional office uses at the northwest quadrant of J Street and Third Avenue.
- Provide for additional professional office uses on the east side of Third Avenue, between Kearney Street and L Street.

FLOWER STREET PROPERTY

The Preferred Plan proposes multi-family residential uses on the south side of Flower Street east of Fifth Avenue, at similar densities to adjacent comparably designated properties.

NORTH SECOND AVENUE PROPERTY

The Preferred Plan proposes the following land uses for the North Second Avenue Property:

- Provide for single-family residential development east of Second Avenue, above the existing KOA facility.
- Provide for the continuation of the existing KOA campground, and the expansion of recreational uses by designating this property Open Space Active Recreation.

- Provide for public park opportunities by designating approximately twenty acres east of the existing KOA campground as Parks and Recreation.

HARBOR DRIVE-IN PROPERTY

The Preferred Plan proposes the following land uses for the Harbor Drive-In Property:

- Provide for a mix of commercial land uses, including retail and offices with primary access from National City Boulevard.

Southwest Planning Area

SOUTH THIRD AVENUE DISTRICT

The Preferred Plan proposes the following land uses in the South Third Avenue District:

- Establish a town focus area along both sides of Third Avenue, between Naples Street and Palomar Street, through the introduction of mixed land uses, including multi-family residential, retail and office uses.

MAIN STREET DISTRICT

The Preferred Plan proposes the following land uses in the Main Street District:

- Establish Limited Industrial along Faivre Street and Zenith Street.
- Provide for multi-family residential units between existing industrial uses and the residential neighborhood of Broderick Acres, on the south side of Main Street.
- Provide for a community park south of Main Street, between Beyer Way and Broadway.
- Designate two future transit stops along Main Street between Third Avenue and Hilltop Drive.

WEST FAIRFIELD DISTRICT

The Preferred Plan proposes the following land uses in the West Fairfield District:

- Provide for a mix of commercial uses west of Interstate 5, between Palomar Street and Main Street, predominantly consisting of business offices with some retail uses near Palomar Street.

- The potential to provide an education facility within the West Fairfield area is recognized through proposed policies.

SOUTH BROADWAY DISTRICT

The Preferred Plan proposes the following land uses in the South Broadway District:

- Provide a mix of land uses on both sides of Broadway, between L Street and Naples Street, including multi-family residential, retail and office uses.
- Provide for multi-family residential units east of the commercial center located at the southeast corner of Palomar Street and Broadway.
- Provide for a mix of commercial land uses on both sides of Broadway, between the existing S.D.G.&E. utility transmission corridor and Anita Street.

PALOMAR GATEWAY DISTRICT

The Preferred Plan proposes the following land uses in the Palomar Gateway District:

- Establish Residential High, Retail, and Mixed Use Transit Focus Area.
- Designate a Neighborhood Park within the area designated Residential High.
- Provide for the redesignation of a five-acre City-owned property on the north side of Oxford Street to Parks and Recreation to provide consistency with the Harborside Park to be constructed on this site by the City in the near future.

COUNTRY CLUB VIEW PROPERTY

The Preferred Plan proposes the following land uses in the Country Club View Property:

- Provide for increased depth of mixed land uses on the west side of Third Avenue, south of L Street, including multi-family residential, retail and offices uses.

COLORADO STREET PROPERTY

The Preferred Plan proposes the following land uses in the Colorado Street Property:

- Provide for Limited Industrial uses at the northwest corner of Naples Street and Colorado Street, similar to that existing along the entire length of Colorado Street, between Moss Street and Naples Street.

East Planning Area

WESTERN DISTRICT

The Preferred Plan proposes the following land uses in the Western District:

- Relocates the Community Park designation to the Central District of the Otay Ranch Subarea.
- Increases the number of residential units by providing for an enlarged, more intense village core.
- Designates a Transit Station along or near La Media Road.
- Incorporates the planned alignment of the Bus Rapid Transit system, making Village Two a transit-oriented village within the district.
- Eliminates from the Otay Ranch GDP the County alternative for residential uses within Village Three.

CENTRAL DISTRICT

The Preferred Plan proposes the following land uses in the Central District:

- Establishes and applies a new Town Center designation centered at the La Media Road/Rock Mountain Road intersection and eliminates current village core designations for Villages 4 and 8.
- Increases residential density accommodating a new Town Center designation with intensified mixed use residential and commercial activities within a quarter-mile of the future transit station.
- Provides for increased density (1 dwelling unit/acre to 3-5 dwelling units/acre) in the western portion of Village 4 currently designated Residential Low Density.
- Provides for a transit station in the Town Center and incorporates transit oriented village policies.
- Designates approximately 80 gross acres (70 acres net usable) for a community park.
- Changes 11 acres of Residential Low Density west of the planned community park to Open Space.

- Establishes the Town Center Arterial at the intersection of La Media and Rock Mountain Road within the Town Center.

OTAY VALLEY DISTRICT

The Preferred Plan proposes the following land use changes within the Otay Valley District:

- Redesignates approximately 23 acres from Public & Quasi Public to Open Space-Active Recreation.
- Redesignates approximately 209 acres from Open Space to Open Space-Active Recreation in accordance with the adopted Chula Vista MSCP Subarea Plan and Otay Ranch Resource Management Plan (RMP). An alternate proposal is to designate a 15-acre site within the active recreation area for Commercial Mixed Use in accordance with the provisions of the Chula Vista MSCP Subarea Plan and the RMP. Only limited commercial uses/activities related to active recreation would be permitted within this Mixed Use area, consistent with the MSCP Subarea Plan and the RMP.
- Redesignates 40 acres from Open Space to Limited Industrial.

EASTERN UNIVERSITY DISTRICT

The Preferred Plan proposes the following land uses in the Eastern University District:

- Identifies the district as a corridor of high intensity urban uses, office and business parks, retail centers, and high-density residential uses. Maintains the mixed use area identified as the Eastern Urban Center. Changes to the mix of land uses within the Eastern Urban Center identified in the Otay Ranch GDP are under consideration, consisting of increases in the number of residential units and in the amount of retail commercial uses and decreases in the amount of low-rise office uses and visitor commercial uses.
- Increases the residential density of the district.
- Designates approximately 530 acres as Public & Quasi Public for a university campus and deletes secondary residential village land uses underlying the current university designation that could otherwise potentially be developed under current plans.
- Applies a new Town Center designation in the area southeast of the State Route 125/Rock Mountain Road interchange, which would establish a university-

oriented town center of transit serving mixed use and medium-high residential densities.

- Establishes and designates a Regional Technology Park on approximately 200 acres west of State Route 125 and south of Rock Mountain Road.
- Establishes a Special Study Area including land areas adjacent to the university campus to ensure that housing, economic, cultural and academic factors are adequately addressed through future planning efforts and to take advantage of opportunities associated with a university campus.
- Adds a Mixed Use designation with a residential component within the northern portion of the Freeway Commercial site.
- Deletes Alta Road and establishes the alignment of Rock Mountain Road east of SR-125.
- Establishes a development envelope consistent with current adopted MSCP Subarea Plan.
- Adds a high school as a floating symbol on the General Plan map.

EAST MAIN STREET SUBAREA

The Preferred Plan proposes the following land uses in the East Main Street Subarea:

- Changes approximately 11 acres of Residential Low Medium (3-6 du/ac) to Residential Medium (6-11 du/ac) on Brandywine Avenue. (Brandywine Property)
- Adds policies to encourage preservation and protection of significant environmental resources and open space lands within the subarea.
- Adds policies to encourage removal of automobile wrecking yards and to encourage the expansion of existing entertainment facilities within the subarea.

OTHER MISCELLANEOUS AREAS SUBAREA – BONITA LIBRARY SITE

The Preferred Plan proposes to change the land use designation of the Bonita Library Site from Visitor Commercial to Public & Quasi Public, to reflect the County branch library that is currently under construction on this property.

OTHER MISCELLANEOUS AREAS SUBAREA – WATER FILTRATION PLANT SITE

The Preferred Plan proposed to change the land use designation of the Water Filtration Plant Site from Park and Recreation and Open Space to Public and Quasi Public, to reflect the City of San Diego Water Filtration Plant existing on this property.

3.5.2.2 Scenario 1

The land use maps for each district for Scenario 1 can be found in Appendix B to this EIR. Table 3-5 provides the breakdown of land uses that would result from the adoption of Scenario 1 within the Northwest, Southwest, and East Planning Areas. Within the update areas, this scenario includes 967 acres of commercial, 409 acres of Public use, 592 acres of industrial use, 259 acres of Open Space, 409 acres of park use, and 2,082 acres of residential, which for worst case environmental analysis purposes was assumed to accommodate a maximum of 36,427 single- and multi-family dwelling units. The following is a description of the proposed land uses for Scenario 1.

Northwest Planning Area

DOWNTOWN THIRD AVENUE DISTRICT

- Increases the number of residential units east and west of the Third Avenue corridor in a mixed land use arrangement along with retail and office uses.
- Provides for a mix of commercial land uses, including retail and offices, from the intersection of E Street and Third Avenue along both sides of the Third Avenue frontage to just south of G Street.
- Provides for a predominance of mid-rise structures east and west of Third Avenue, while still maintaining a pedestrian-scale along Third Avenue.
- Expands Civic Center uses south of F Street, in addition to a potential neighborhood park that would link with other parks in the area and provide for added residential units in the district.
- Provides for the F Street Promenade, the establishment of an enhanced pedestrian corridor linking downtown with the I-5 Corridor and Bayfront.

INTERSTATE 5 CORRIDOR DISTRICT

- Provide for the introduction of multi-family residential units mixed with retail and offices along each side of Broadway, from C Street to E Street.

**TABLE 3-5
SCENARIO 1**

District	Commercial	Industrial	Open Space	Park*	Public	Residential	Total
Urban Core Subarea							
Downtown Third Avenue							
Number of Units	0	–	–	0	23	2,338	2,361
Number of Acres	45	–	–	9	31	127	212
I-5 Corridor							
E Street Visitor							
Number of Units	0	–	0	–	0	4,299	4,299
Number of Acres	54	–	6	–	6	118	184
H Street Gateway							
Number of Units	0	–	0	–	0	5,363	5,363
Number of Acres	50	–	11	–	7	144	212
H Street Corridor							
H Street Office							
Number of Units	38	–	–	–	0	2,451	2,489
Number of Acres	93	–	–	–	39	82	214
Mid Broadway Corridor							
Number of Units	0	–	–	–	–	630	630
Number of Acres	30	–	–	–	–	78	108
Mid Third Avenue Corridor							
Number of Units	147	–	–	–	–	1,801	1,948
Number of Acres	27	–	–	–	–	74	101
Total Number of Units	185	–	0	0	23	16,882	17,090
Total Number of Acres	299	–	17	9	83	623	1,031
Montgomery Subarea							
Main Street							
Number of Units	0	0	0	0	0	1,354	1,354
Number of Acres	7	279	91	10	16	150	553
Palomar Gateway							
Number of Units	0	0	0	0	0	2,488	2,488
Number of Acres	62	38	5	5	10	72	192
South Broadway							
Number of Units	16	0	0	–	–	1,406	1,422

TABLE 3-5
SCENARIO 1
(continued)

District	Commercial	Industrial	Open Space	Park*	Public	Residential	Total
Number of Acres	64	14	8	–	–	66	152
South Third Avenue							
Number of Units	38	0	71	0	21	2,285	2,415
Number of Acres	52	0	12	10	20	81	175
West Fairfield							
Number of Units	0	–	–	–	–	0	0
Number of Acres	58	–	–	–	–	0	58
Total Number of Units	54	0	71	0	21	7,533	7,679
Total Number of Acres	243	331	116	25	46	369	1,130
Otay Ranch Subarea							
Central District							
Number of Units	0	–	–	0	0	4,355	4,355
Number of Acres	32	–	11	110	95	670	918†
Eastern University District (except Freeway Commercial and EUC)							
Number of Units	0	–	–	–	0	2,578	2,578
Number of Acres	34	–	–	22	648	77	781
Eastern University District (Freeway Commercial & EUC)							
Number of Units	2,332	–	–	–	–	–	2,332
Number of Acres	345	–	–	20	10	0	375
Otay Valley District							
Number of Units	–	0	–	0	–	–	0
Number of Acres	–	40	36	209	–	–	285
Western District							
Number of Units	–	0	–	0	–	2,393	2,393
Number of Acres	14	261	39	14	54	332	714
Total Number of Units	2,332	0	0	0	0	9,326	11,658
Total Number of Acres	425	301	86	375	806	1079	3072

TABLE 3-5
SCENARIO 1
(continued)

District	Commercial	Industrial	Open Space	Park*	Public	Residential	Total
East Main Street Subarea							
Number of Units	0	0	–	–	–	151	151
Number of Acres	24	0	–	–	–	11	35
Total Number of Units	0	0	–	–	–	151	151
Total Number of Acres	24	0	–	–	–	11	35

NOTE: These numbers represent the maximum case scenario for worst-case environmental analysis purposes.
Totals may vary due to rounding.

*Active Recreation land use classification is included in the “Park” column.

†In the Preferred Alternative, 212.1 acres immediately west of SR-125 is included in the Eastern University District. In Scenarios 1, 2, and 3, these 212.1 acres are included in the Central District. Consequently, in the Preferred Alternative, the Eastern University District’s area total is 212.1 acres larger than in Scenarios 1, 2, and 3. Correspondingly, in the Preferred Alternative, the Central District’s area total is 212.1 acres less than in Scenarios 1, 2, and 3.

- Provide for a mix of land uses, including multi-family residential, retail and offices, on the north side of E Street adjacent to Interstate 5 freeway. This area would constitute a Transit Focus Area nearby the E Street trolley station.
- Provide for a mix of land uses south of E Street surrounding the existing trolley station. These uses include multi-family residential, retail and offices, and would be located within a Transit Focus Area. Building heights within this area would range from mid-rise (4-7 stories) to high-rise (8+ stories).
- Provide for visitor-serving uses at the northwest corner of E Street and Broadway.
- Provide for mixed land uses along both sides of Broadway, including multi-family residential, retail and offices.
- Between Broadway and Woodlawn Avenue, north of F Street, provide higher density multi-family residential, at predominantly mid-rise building heights.
- Provide for a mix of land uses north of H Street surrounding the existing trolley station. These uses include multi-family residential, retail and offices, and would be located within a Transit Focus Area. Building heights within this area would range from mid-rise (4-7 stories) to high-rise (8+ stories).
- Provide for mixed land uses along both sides of Broadway, including multi-family residential, retail and offices, and visitor-serving commercial uses at the northwest and southwest quadrants of Broadway. Visitor-serving commercial uses will extend to I Street on the west side of Broadway.
- Provide for a mix of land uses south of H Street, including multi-family residential units, retail and office uses within a Transit Focus Area near the H Street trolley station. Building heights within this area would range from mid-rise (4-7 stories) to high-rise (8+ stories).

H STREET CORRIDOR DISTRICT

- Provides for a mix of land uses within the Chula Vista Center, including multi-family residential units and offices.
- Provides for professional office uses within the northeast quadrant of Fifth Avenue and H Street.
- Provides for a mix of land uses on the north side of H Street, extending to Vista Square Elementary School. These uses include multi-family residential, retail and offices.

- Provides for some additional professional offices along the west side of Fourth Avenue mid-way between G Street and H Street.
- Provides for a BRT transit station near the intersection of Fifth Avenue and H Street.
- Provide for a mix of land uses along the frontage of H Street, between Third Avenue and Fourth Avenue. These uses include multi-family residential, retail and offices, and would be located within a Transit Focus Area near a future transit (BRT) station. Building heights within this area would range from mid-rise (4-7 stories) to high-rise (8+ stories).
- Provide a similar mix of uses as stated above within this same Transit Focus Area; however, within the northeast and southeast quadrants of Third Avenue and H Street.
- Provides for a BRT transit station near the intersection of Third Avenue and H Street.

MID-BROADWAY DISTRICT

- Provide for retail commercial uses on both sides of Broadway, between I Street and J Street.

MID-THIRD AVENUE DISTRICT

- Provide for a mix of uses along both sides of Third Avenue from just north of J Street to L Street, including multi-family residential, retail and offices.

FLOWER STREET PROPERTY

- Provide for multi-family residential uses on the south side Flower Street east of Fifth Avenue, at similar densities to adjacent similarly designated properties.

NORTH SECOND AVENUE DISTRICT

- Provide for multi-family residential land use east of Second Avenue, above the existing KOA facility.
- Provide for public park opportunities by designating the entire KOA campground and approximately twenty acres east of the existing KOA for Parks and Recreation uses.

HARBOR DRIVE-IN DISTRICT

- Provide for a mix of commercial land uses with primary access from National City Boulevard, including retail and offices.

Southwest Planning Area

SOUTH THIRD AVENUE DISTRICT

- Establish a town focus area along both sides of south Third Avenue, between Naples Street and Palomar Street through the introduction of mixed land uses only on the east side of Third Avenue, including multi-family residential, retail and offices.

MAIN STREET DISTRICT

- Provide for industrial uses along the south side of Faivre Street, west of Broadway.
- Provide for industrial uses at the southwest corner of Main Street and Broadway.
- Provide for additional industrial uses, within areas currently subject to resource extraction, between Byer Way and Broadway.
- Provide for a community park south of Main Street, between Byer Way and Broadway.

WEST FAIRFIELD DISTRICT

- Provide for a mix of commercial uses west of Interstate 5 freeway, between Palomar Street and Main Street. These uses include predominantly business offices with some retail near Palomar Street.
- The potential to provide a higher education facility within the West Fairfield area is recognized through proposed policies.

SOUTH BROADWAY DISTRICT

- Provide for a mix of land uses, including multi-family residential, retail and offices east of the commercial center located at the southeast corner of Palomar Street and Broadway.

- Provide for a mix of commercial land uses on both sides of Broadway, between the existing S.D.G.&E. utility transmission corridor and Anita Street.

PALOMAR GATEWAY DISTRICT

- Provide for the redesignation of five acres of property on the north side of Oxford Street as Park and Recreation to provide consistency with the Harborside Park to be constructed on the site in the near future.
- Provide for a mix of land uses in a Transit Focus Area on the north side of Palomar Street, between Interstate 5 freeway and approximately ¼-mile east of Industrial Boulevard, including multi-family residential, retail and offices uses near the Palomar trolley station. Building heights may range from low to mid-rise (1-7 stories).
- Provide for a mix of land uses in a Transit Focus Area from Palomar Street to Anita Street, between Interstate 5 freeway and Industrial Boulevard, including multi-family residential, retail and offices uses. Building heights may range from low to mid-rise (1-7 stories).
- Provide for the location of a neighborhood park within the Palomar Gateway District.

COUNTRY CLUB VIEW PROPERTY

- Maintain the existing residential on the west side of Third Avenue south of L Street.

COLORADO STREET PROPERTY

- Provide for Limited Industrial uses at the northwest corner of Naples Street and Colorado Street, similar to that existing along the entire length of Colorado Street, between Moss Street and Naples Street.

TAMARINDO WAY PROPERTY

- Provide for duplex residential units at the southwest quadrant of Hilltop Drive and Tamarindo Way, similar to the density that exists westerly on Tamarindo Way.

East Planning Area

WESTERN DISTRICT

- Relocate Community Park Designation to the Central District of the Otay Ranch Subarea.
- Increase the number of residential dwelling units by increasing residential densities in an intensified village core
- Maintain industrial land use adjacent to landfill as buffer to nearby residential uses
- The adopted alignment for Heritage Road is moved easterly, intersecting Main Street east of the current adopted location.

CENTRAL DISTRICT

- Applies mixed use designation centered at the intersection of La Media Road with Rock Mountain Road and eliminates prior village core designations for Villages 4 and 8.
- Increases residential units and density accommodated within the new mixed use designation with additional retail and commercial land uses. Residential units are increased over the adopted plan and that proposed in the Preferred Plan.
- Provides for increased residential units with an enlarged area designated residential medium-high surrounding the mixed use center.
- Provides for a transit station in the mixed use center and incorporates transit oriented village policies.
- Designates approximately 80 gross acres for a community park, accommodating acreage from Village 2 (Western District) and the EUC (Eastern University District).
- Designates a town center arterial over a portion of Rock Mountain Road centered at the mixed use center at the intersection with La Media.
- Designates the peak of Rock Mountain as open space in order to preserve this important visual resource.

- Establishes development envelope consistent with current adopted MSCP Subarea Plan.
- Changes 11 acres of Residential Low Density west of planned community park to open space.
- Establishes the Town Center Arterial at the intersection of La Media and Rock Mountain Road within the Town Center.

OTAY VALLEY DISTRICT

- Designates approximately 23 acres currently designated as Public-Quasi Public as Open Space-Active Recreation.
- Designates approximately 186 acres previously designated as Open Space as Open Space-Active Recreation.
- Redesignates 40 acres from Open Space to Limited Industrial.

EASTERN UNIVERSITY DISTRICT

- Retains the EUC and the Freeway Commercial areas north of Rock Mountain Road, east of SR-125 as designated under the current general plan.
- Overall number of residential units is maintained, although the units are redistributed by eliminating the acreage designated low, low medium, and medium residential and increasing acreage designated for medium high residential and mixed use.
- Designates approximately 570 acres designated as Public-Quasi Public for a university campus, a reduction from 1,270 acres under the adopted plan. Note that 610 acres of land designated for the university under the adopted plan would be included in open space.
- Applies a mixed use designation to approximately 34 acres southeast of the intersection of SR-125 and Rock Mountain Road which would establish a university-oriented town center of transit serving mixed use and medium-high residential densities.
- Deletes secondary uses underlying the existing designation allowed (residential alternative) by a General Plan policy.
- Locates the transit station to the mixed use center.

- Deletes Alta Road and establishes the alignment of Rock Mountain Road east of SR-125.
- Establishes a development envelope consistent with current adopted MSCP Subarea Plan.
- Adds a high school as a floating symbol on the General Plan map.

EAST MAIN STREET SUBAREA

- Changes approximately 11.5 acres designated Residential Low Medium (3-6 du/ac) to Residential Medium (6 – 11 du/ac).

3.5.2.3 Scenario 2

The land use maps for each district for Scenario 2 can be found in Appendix B to this EIR. Table 3-6 provides the breakdown of land uses that would result from the adoption of Scenario 2 within the Northwest, Southwest, and Eastern Planning Areas. Within the update areas, this scenario includes 903 acres of commercial, 786 acres of public use, 606 acres of industrial use, 141 acres of open space, 416 acres of park use, and 2,392 acres of residential, which for worst case environmental analysis purposes was assumed to accommodate a maximum of 39,649 single- and multi-family dwelling units. The following is a description of the proposed land uses for Scenario 2.

Northwest Planning Area

DOWNTOWN THIRD AVENUE DISTRICT

- Increases the number of residential units along Third Avenue and E Street in a mixed land use arrangement along with retail and office uses, as well as west of Third Avenue.
- Provides for additional multi-family residential along the north side of F Street, east of the Third Avenue corridor.
- Provides for a predominance of mid-rise structures east and west of Third Avenue, while still maintaining a pedestrian-scale along Third Avenue.
- Expands Civic Center uses south of F Street, in addition to a potential neighborhood park that would link with other parks in the area and provide for added residential units in the district.

**TABLE 3-6
SCENARIO 2**

District	Commercial	Industrial	Open Space	Park*	Public	Residential	Total
Urban Core Subarea							
Downtown Third Avenue							
Number of Units	0	–	–	0	23	3,044	3,067
Number of Acres	21	–	–	9	37	145	212
I-5 Corridor							
E Street Visitor							
Number of Units	0	–	0	–	0	3,841	3,841
Number of Acres	50	–	6	–	6	122	184
H Street Gateway							
Number of Units	0	–	0	–	0	3,474	3,474
Number of Acres	77	–	11	–	7	117	212
H Street Corridor							
H Street Office							
Number of Units	38	–	–	–	0	3,026	3,064
Number of Acres	87	–	–	–	39	88	214
Mid Broadway Corridor							
Number of Units	42	–	–	–	–	1,447	1,489
Number of Acres	14	–	–	–	–	94	108
Mid Third Avenue Corridor							
Number of Units	148	–	–	–	–	581	729
Number of Acres	53	–	–	–	–	48	101
Total Number of Units	228	–	0	0	23	15,413	15,664
Total Number of Acres	302	–	17	9	89	614	1,031
Montgomery Subarea							
Main Street							
Number of Units	0		0	0	0	1,269	1,269
Number of Acres	5	287	91	10	16	144	553
Palomar Gateway							
Number of Units	0	0	0	0	0	2,700	2,700
Number of Acres	54	36	5	5	10	81	191

TABLE 3-6
SCENARIO 2
(continued)

District	Commercial	Industrial	Open Space	Park*	Public	Residential	Total
South Broadway							
Number of Units	0	0	0	–	–	2,019	2,019
Number of Acres	48	14	8	–	–	83	153
South Third Avenue							
Number of Units	0	0	71	0	21	2,320	2,412
Number of Acres	55	0	9	10	20	81	175
West Fairfield							
Number of Units	–	0	–	–	–	–	0
Number of Acres	–	58	–	–	–	–	58
Total Number of Units	0	0	71	0	21	8,308	8,400
Total Number of Acres	162	395	113	25	46	389	1,130
Otay Ranch Subarea							
Central District							
Number of Units	0	–	–	0	0	5,268	5,268
Number of Acres	44	–	11	115	95	652	918
Eastern University District (except Freeway Commercial and EUC)							
Number of Units	0	–	–	–	0	2,908	2,908
Number of Acres	34	–	–	25	493	229	781
Eastern University District (Freeway Commercial, & EUC)							
Number of Units	2332	–	–	–	–	475	2,807
Number of Acres	311	–	–	24	10	30	375
Otay Valley District							
Number of Units	0	0	–	0	–	650	650
Number of Acres	29	40	–	194	–	22	285

TABLE 3-6
SCENARIO 2
(continued)

District	Commercial	Industrial	Open Space	Park*	Public	Residential	Total
Western District							
Number of Units	0	0	–	0	–	3,952	3,952
Number of Acres	21	171	0	24	53	445	714
Total Number of Units	2,332	0	0	0		13,253	15,585
Total Number of Acres	439	211	11	382	651	1,378	3,072
East Main Street Subarea							
Number of Units	0	0	–	–	–	82	82
Number of Acres	24	0	–	–	–	11	35
Total Number of Units	0	0	–	–	–	82	82
Total Number of Acres	24	0	–	–	–	11	35

NOTE: These numbers represent the maximum case scenario for worst-case environmental analysis purposes.

Totals may vary due to rounding.

In the Preferred Alternative, 212.1 acres immediately west of SR-125 is included in the Eastern University District. In Scenarios 1, 2, and 3, these 212.1 acres are included in the Central District. Consequently, in the Preferred Alternative, the Eastern University District's area total is 212.1 acres larger than in Scenarios 1, 2, and 3. Correspondingly, in the Preferred Alternative, the Central District's area total is 212.1 acres less than in Scenarios 1, 2, and 3.

*Active Recreation land use classification is included in the "Park" column.

- Provides for the F Street Promenade, the establishment of an enhanced pedestrian corridor linking downtown with the I-5 Corridor and Bayfront.

INTERSTATE 5 CORRIDOR DISTRICT

- Provide for retail commercial uses along each side of Broadway, from C Street to E Street
- Provide for high density multi-family residential units along Interstate 5 freeway, north of existing visitor-serving uses on the north side of E Street.
- Provide for visitor-serving uses at the northwest corner of E Street and Broadway and retail commercial at the northeast corner.
- Provide for a mix of land uses south of E Street surrounding the existing trolley station. These uses include multi-family residential, retail and offices, and would be located within a Transit Focus Area. Building heights within this area would range from mid-rise (4-7 stories) to high-rise (8+ stories).
- Provide for visitor-serving uses along both sides of Broadway, between E Street and F Street.
- Provide for visitor-serving uses along both sides of Broadway, between F Street and G Street.
- Provide for visitor-serving uses along Interstate 5 freeway, between F Street and G Street.
- Provide a neighborhood park within this focus area to provide for new residents within the area
- Provide for a mix of land uses north of H Street surrounding the existing trolley station. These uses include multi-family residential, retail and offices, and would be located within a Transit Focus Area. Building heights within this area would range from mid-rise (4-7 stories) to high-rise (8+ stories).
- Provide for visitor-serving uses on both sides of Broadway, north of H Street, and on the west side of Broadway, south of H Street.
- Provide for a mix of land uses south of H Street, including multi-family residential units, retail and office uses within a Transit Focus Area extending about mid-block between H Street and I Street. Building heights within this area would range from mid-rise (4-7 stories) to high-rise (8+ stories).

- Provide for multi-family residential units on the north side of I Street.

H STREET CORRIDOR DISTRICT

- Provides for a mix of land uses within the Chula Vista Center, including retail and offices. Additionally, multi-family residential units are proposed along the center's frontage on I Street.
- Provides for professional office uses within the northeast quadrant of Fifth Avenue and H Street.
- Provides for a mix of commercial land uses, including retail and office uses, north of H Street, between Broadway and Fifth Avenue. Multi-family residential will extend north of the H Street frontage to G Street.
- Provides for some additional professional offices along the west side of Fourth Avenue mid-way between G Street and H Street.
- Provides for a BRT transit station near the intersection of Fifth Avenue and H Street.
- Provide for a mix of land uses from H Street to the north side of Roosevelt Street, between Third Avenue and Fourth Avenue. These uses include multi-family residential, retail and offices. Building heights within this area would range from low to mid-rise (1-7 stories).
- Provide a similar mix of uses as stated above; however, within the northeast and southeast quadrants of Third Avenue and H Street.
- Provide for an increased depth of professional office uses south of H Street, between Fourth Avenue and Garrett Street.

MID-BROADWAY DISTRICT

- Provide for the introduction of multi-family residential units mixed with retail and offices along each side of Broadway, between I Street and L Street.

MID-THIRD AVENUE DISTRICT

- Provide for additional professional office uses at the northwest quadrant of J Street and Third Avenue.

- Provide for additional professional office uses on the east side of Third Avenue, between Kearney Street and L Street.

FLOWER STREET PROPERTY

- Provide for multi-family residential uses on the south side Flower Street east of Fifth Avenue, at similar densities to adjacent similarly designated properties.

NORTH SECOND AVENUE DISTRICT

- Provide for existing KOA campground uses and potential future commercial recreation uses through designating this property as Open Space-Active Recreation.
- Provide some visitor-serving uses (i.e., lodging, restaurant, etc.).
- Provide for multi-family residential land use east of Second Avenue, above the existing KOA facility.

HARBOR DRIVE-IN DISTRICT

- Provide for retail commercial land uses with primary access from National City Boulevard.

Southwest Planning Area

SOUTH THIRD AVENUE DISTRICT

- Establish a town focus area along both sides of south Third Avenue, between Naples Street and Palomar Street through the introduction of mixed land uses, including multi-family residential, retail and offices.

MAIN STREET DISTRICT

- Provide for increased depth of the industrial land uses on the north side of Main Street by expanding the depth of industrial to Zenith Street.
- Provide for industrial uses along the south side of Faivre Street, west of Broadway.
- Provide for industrial uses at the southwest corner of Main Street and Broadway.

- Provide for a community park south of Main Street, between Byer Way and Broadway.
- Provide for additional industrial uses, within areas currently subject to resource extraction, between Byer Way and Broadway.
- Provide for existing residential units on Jacqua Street by designating both sides of this street for single-family houses.

WEST FAIRFIELD DISTRICT

- Provide for limited industrial uses west of Interstate 5 freeway, between Palomar Street and Main Street.
- The potential to provide a higher education facility within the West Fairfield area is recognized through proposed policies

SOUTH BROADWAY DISTRICT

- Provide a mix of land uses on each side of Broadway, between L Street and Naples Street, and on the east side of Broadway from Naples Street to just south of Oxford Street. These uses include multi-family residential, retail and office uses.
- Provide for a mix of land uses, including multi-family residential, retail and offices at the southeast quadrant of Palomar Street and Broadway.
- Provide for a mix of land uses, including multi-family residential, retail and offices land uses on both sides of Broadway, between the existing SDG&E utility transmission corridor and Anita Street

PALOMAR GATEWAY DISTRICT

- Provide for the redesignation of five acres of property on the north side of Oxford Street as Park and Recreation to provide consistency with the Harborside Park to be constructed on the site in the near future.
- Provide for a mix of land uses in a Transit Focus Area on the north side of Palomar Street, between Interstate 5 freeway and approximately a quarter-mile east of Industrial Boulevard, including multi-family residential, retail and offices uses near the Palomar trolley station. Building heights may range from low to mid-rise (1-7 stories).

- Provide for a mix of land uses in a Transit Focus Area on the south side of Palomar Street, between Interstate 5 freeway and Industrial Boulevard, including multi-family residential, retail and offices uses near the Palomar trolley station. Building heights may range from low to mid-rise (1-7 stories).
- Provide for neighborhood retail on Industrial Boulevard, just north of Anita Street.
- Provide for the location of a neighborhood park within the Palomar Gateway District.

COUNTRY CLUB VIEW PROPERTY

- Provide for increased depth of mix land uses on the west side of Third Avenue, south of L Street, including, retail and offices uses.

COLORADO STREET PROPERTY

- Provide for single family residential uses at the northwest corner of Naples Street and Colorado Avenue, similar to that on the east side of Colorado Avenue.

TAMARINDO WAY PROPERTY

- Provide for duplex residential units at the southwest quadrant of Hilltop Drive and Tamarindo Way, similar to the density that exists westerly on Tamarindo Way.

East Planning Area

WESTERN DISTRICT

- Relocates Community Park Designation to the Central District of the Otay Ranch Subarea.
- Increases residential dwelling units the most of all the scenarios by proposing a town center designation with higher residential density and proposing residential land use adjacent to the landfill.
- Proposes residential land use on a portion of the existing MSCP preserve.
- Proposes an enlarged village core with transit station.

CENTRAL DISTRICT

- Provides the highest intensity and residential density of all the scenarios.
- Applies the Town Center designation centered at the intersection of La Media Road with Rock Mountain Road and eliminates prior village core designations for Villages 4 and 8.
- Increases residential units and density accommodated within the Town Center with additional retail and commercial land uses. Acreage devoted to low density residential is reduced and overall, residential units are increased over the adopted plan and over all other proposed scenarios.
- Provides for increased residential units within an enlarged area designated residential medium-high surrounding the mixed use center.
- Provides for a transit station in the mixed use center and incorporates transit oriented village policies.
- Designates approximately 80 gross acres for a community park, accommodating acreage from Village 2 (Western District) and the EUC (Eastern University District).
- Designates a town center arterial over a portion of Rock Mountain Road centered at the mixed use center at the intersection with La Media.
- Preserves Rock Mountain as open space.
- Establishes development envelope consistent with current adopted MSCP Subarea Plan.
- Changes 11 acres of Residential Low Density west of planned community park to open space.
- Establishes the Town Center Arterial at the intersection of La Media and Rock Mountain Road within the Town Center.

OTAY VALLEY DISTRICT

- Redesignates 23 acres from Public-Quasi Public to Open Space-Active Recreation.
- Adds medium high and high density residential of approximately 23 acres.

- Adds approximately 29 acres of mixed use commercial in support of existing entertainment related land uses and planned residential uses.
- Designates approximately 160 acres currently designated as Open Space to Open Space-Active Recreation.
- Designates a neighborhood park.
- Designates from Open Space to Limited Industrial, approximately 40 acres that is currently utilized as industrial use.

EASTERN UNIVERSITY DISTRICT

- Changes the designation on approximately 34 acres in the northerly portion of the Freeway Commercial Focus Area from Retail Commercial to Mixed Use with a residential component. All other designations in the EUC and Freeway Commercial remain unchanged.
- Residential units are increased, with a reduction in lower density residential designations and an increase in higher density residential within the mixed use designation.
- Designates a mixed use center on the south side of Rock Mountain Road, adjacent to the EUC which would establish a university-oriented town center of transit serving mixed use and medium-high residential densities.
- Residential density is gradually reduced away from the mixed use center.
- Designates approximately 430 acres designated as Public – Quasi Public for a university campus, a reduction from 1,270 acres under the adopted plan, and slightly less acreage than that proposed under the Preferred Plan and Scenario 1. Note that an undetermined amount of the 1,270 acres of land designated for the university under the adopted plan would be included in open space.
- Deletes secondary uses underlying the existing designation allowed (residential alternative) by a General Plan policy.
- Locates the transit station in the mixed use center.
- Deletes Alta Road and establishes alignment of Rock Mountain Road East of SR-125.

- Establishes a development envelope consistent with current adopted MSCP Subarea Plan.
- Adds a high school as a floating symbol on the General Plan map.

EAST MAIN STREET SUBAREA

- Retains approximately 11.5 acres as currently designated Residential Low Medium (3-6 du/ac).
- Changes approximately 23.6 acres designated Light Industrial to Retail commercial.

3.5.2.4 Scenario 3

The land use maps for each district for Scenario 3 can be found in Appendix B to this EIR Table 3-7 provides the breakdown of land uses within the districts that would result from the adoption of Scenario 3 for the Northwest, Southwest, and East Planning Areas. Within the update area, this scenario includes 982 acres of commercial, 982 acres of Public use, 996 acres of industrial use, 205 acres of Open Space, 357 acres of park use, and 1,722 acres of residential, which for worst case environmental analysis purposes was assumed to accommodate a maximum of 33,980 single- and multi-family dwelling units. The following is a description of the proposed land uses for Scenario 3.

Northwest Planning Area

DOWNTOWN THIRD AVENUE DISTRICT

- Increases the number of residential units at the Third Avenue and E Street intersection and along Third Avenue in a mixed land use arrangement along with retail and office uses.
- Provides for additional multi-family residential both east and west of the Third Avenue corridor.
- Provides for a mix of commercial uses, retail and offices, at the intersection of Fourth Avenue and E Street and easterly along E Street.
- Expands Civic Center uses south of F Street, in addition to a potential neighborhood park that would link with other parks in the area and provide for added residential units in the district.

**TABLE 3-7
SCENARIO 3**

District	Commercial	Industrial	Open Space	Park*	Public	Residential	Total
Urban Core Subarea							
Downtown Third Avenue							
Number of Units	0	–	–	0	23	3,726	3,749
Number of Acres	21	–	–	9	37	146	213
I-5 Corridor							
E Street Visitor							
Number of Units	0	–	0	–	0	3,841	3,841
Number of Acres	63	–	6	–	6	108	183
H Street Gateway							
Number of Units	0	–	0	–	0	5,317	5,317
Number of Acres	59	–	11	–	7	135	212
H Street Corridor							
H Street Office							
Number of Units	38	–	–	–	0	1,872	1,910
Number of Acres	95	–	–	–	39	80	214
Mid Broadway Corridor							
Number of Units	0	–	–	–	–	630	630
Number of Acres	30	–	–	–	–	78	108
Mid Third Avenue Corridor							
Number of Units	148	–	–	–	–	583	731
Number of Acres	53	–	–	–	–	48	101
Total Number of Units	186	–	0	0	23	15,969	16,178
Total Number of Acres	321	–	17	9	89	595	1,031
Montgomery Subarea							
Main Street							
Number of Units	0	0	0	0	0	1,395	1,395
Number of Acres	32	257	91	10	16	147	553
Palomar Gateway							
Number of Units	0	0	–	0	0	2,082	2,082
Number of Acres	52	46	5	5	10	73	191
South Broadway							
Number of Units	0	0	0	–	–	2,019	2,019

TABLE 3-7
SCENARIO 3
(continued)

District	Commercial	Industrial	Open Space	Park*	Public	Residential	Total
Number of Acres	48	14	8	–	–	83	153
South Third Avenue							
Number of Units	54	–	71	0	21	1,779	1,925
Number of Acres	72	–	9	10	20	64	175
West Fairfield							
Number of Units	–	–	–	–	–	1,576	1,576
Number of Acres	15	–	–	–	–	43	58
Total Number of Units	54	0	71	0	21	8,851	8,997
Total Number of Acres	219	317	113	25	46	410	1,130
Otay Ranch Subarea							
Central District							
Number of Units	–	–	–	0	0	1,877	1,877
Number of Acres	14	337	–	94	85	388	918
Eastern University District (except Freeway Commercial and EUC)							
Number of Units	0	–	–	–	0	1,901	1,901
Number of Acres	34	0	–	15	698	34	781
Eastern University District (Freeway Commercial, & EUC)							
Number of Units	2,332	–	–	–	–	0	2,332
Number of Acres	344	–	–	20	10	0	374
Otay Valley District							
Number of Units	0	0	–	0	–	–	–
Number of Acres	29	40	36	180	–	–	285
Western District							
Number of Units	–	0	–	0	–	2,695	2,695
Number of Acres	21	302	39	14	54	284	714
Total Number of Units	2,332	0	–	0	0	6,473	8,805
Total Number of Acres	442	679	75	323	847	706	3,072

TABLE 3-7
SCENARIO 3
(continued)

District	Commercial	Industrial	Open Space	Park*	Public	Residential	Total
East Main Street Subarea							
Number of Units	0	0	–	–	–	247	247
Number of Acres	24	0	–	–	–	11	35
Total Number of Units	0	0	–	–	–	247	247
Total Number of Acres	24	0	–	–	–	11	35

NOTES: These numbers represent the maximum case scenario for worst-case environmental analysis purposes.

Totals may vary due to rounding.

In the Preferred Alternative, 212.1 acres immediately west of SR-125 is included in the Eastern University District. In Scenarios 1, 2, and 3, these 212.1 acres are included in the Central District. Consequently, in the Preferred Alternative, the Eastern University District's area total is 212.1 acres larger than in Scenarios 1, 2, and 3. Correspondingly, in the Preferred Alternative, the Central District's area total is 212.1 acres less than in Scenarios 1, 2, and 3.

*Active Recreation land use classification is included in the "Park" column.

- Provides for the F Street Promenade, the establishment of an enhanced pedestrian corridor linking downtown with the I-5 Corridor and Bayfront.

INTERSTATE 5 CORRIDOR DISTRICT

- Provide for retail commercial uses along each side of Broadway, from C Street to E Street
- Provide for additional visitor-serving uses along Interstate 5 freeway, north of existing visitor-serving uses on the north side of E Street.
- Provide for visitor-serving uses at the northwest corner of E Street and Broadway and retail commercial at the northeast corner.
- Provide for a mix of land uses south of E Street surrounding the existing trolley station. These uses include multi-family residential, retail and offices.
- Provide for retail commercial uses along both sides of Broadway, between E Street and F Street.
- Between Broadway and Woodlawn Avenue, bordered by E Street and F Street, provide higher density multi-family residential, at predominantly mid-rise building heights.
- Provide for retail commercial uses along both sides of Broadway, between F Street and G Street.
- Provide a mix of land uses along adjacent to Interstate 5 freeway, between F Street and G Street, including multi-family residential, retail, offices.
- Provide high density multi-family residential units in buildings ranging from low to mid-rise heights (1-7 stories) between Broadway and Interstate 5 freeway.
- Provide a neighborhood park within this focus area to provide for new residents within the area.
- Provide for a mix of land uses north of H Street surrounding the existing trolley station. These uses include multi-family residential, retail and offices, and would be located within a Transit Focus Area. Building heights within this area would range from mid-rise (4-7 stories) to high-rise (8+ stories).
- Provide for retail commercial uses along both sides of Broadway, between G Street and H Street.

- Provide for visitor-serving uses on both sides of Broadway, north of H Street, and on the west side of Broadway, south of H Street.
- Provide for multi-family residential units between Broadway and Interstate 5 freeway, south of G Street.
- Provide for visitor-serving uses on both sides of H Street, between Broadway and Interstate 5 freeway.

H STREET CORRIDOR DISTRICT

- Provides for a mix of land uses within the Chula Vista Center, including retail and offices.
- Provides for a mix of retail and office uses on the north side of H Street, between Broadway and Fifth Avenue.
- Provides for professional office uses within the northeast quadrant of Fifth Avenue and H Street.
- Provides for some additional professional offices along the west side of Fourth Avenue mid-way between G Street and H Street.
- Provide for a mix of land uses along the frontage of H Street, between Third Avenue and Fourth Avenue. These uses include multi-family residential, retail and offices, and would be located within a Transit Focus Area near a future transit (BRT) station. Building heights within this area would range from low to mid-rise (1-7 stories).
- Provide a similar mix of uses as stated above within this same Transit Focus Area; however, within the northeast and southeast quadrants of Third Avenue and H Street.
- Provides for a BRT transit station near the intersection of Third Avenue and H Street and Fifth Avenue and H Street.

MID-BROADWAY DISTRICT

- Provide for retail commercial uses on both sides of Broadway, between I Street and J Street.

MID-THIRD AVENUE DISTRICT

No modifications proposed.

FLOWER STREET PROPERTY

- Provide for multi-family residential uses on the south side Flower Street east of Fifth Avenue, at similar densities to adjacent similarly designated properties.

NORTH SECOND AVENUE DISTRICT

No modifications proposed.

HARBOR DRIVE-IN DISTRICT

- Provide for limited industrial land uses with primary access from National City Boulevard.

Southwest Planning Area

SOUTH THIRD AVENUE DISTRICT

- Recognize the potential for a town focus area along both sides of south Third Avenue, between Naples Street and just south of Oxford Street; however, only add multi-family residential units between Church Avenue and Del Mar Avenue in support of this.

MAIN STREET DISTRICT

- Provide for retail commercial uses on the north side of Main Street, between Albany Avenue and just west of Fourth Avenue. This commercial is proposed to extend to Zenith Street.
- Provide for retail commercial at the southwest and southeast corners of Main Street and Third Avenue.
- Provide for a community park south of Main Street, between Byer Way and Broadway.
- Provide for additional industrial uses, within areas currently subject to resource extraction, between Byer Way and Broadway.

- Provide for existing residential units on Jacqua Street by designating both sides of this street for single-family houses.
- Provide for multi-family residential units between existing industrial and the residential neighborhood of Broderick Acres, on the south side of Main Street.

WEST FAIRFIELD DISTRICT

- Provide for a mix of uses west of Interstate 5 freeway, between Palomar Street and Main Street, including multi-family residential, industrial and retail uses.
- The potential to provide a higher education facility within the West Fairfield area is recognized through proposed policies.

SOUTH BROADWAY DISTRICT

- Provide a mix of land uses on each side of Broadway, between L Street and Naples Street, and on the east side of Broadway from Naples Street to just south of Oxford Street. These uses include multi-family residential, retail and office uses.
- Provide for a mix of land uses, including multi-family residential, retail and offices at the southeast quadrant of Palomar Street and Broadway.
- Provide for a mix of land uses, including multi-family residential, retail and offices land uses on both sides of Broadway, between the existing SDG&E utility transmission corridor and Anita Street.

PALOMAR GATEWAY DISTRICT

- Provide for the redesignation of five acres of property on the north side of Oxford Street as Park and Recreation to provide consistency with the Harborside Park to be constructed on the site in the near future.
- Provide for industrial uses north of Palomar Street, between Interstate 5 freeway and Industrial Boulevard.
- Provide for a mix of land uses on the north side of Palomar Street, east of Industrial Boulevard, including multi-family residential, retail and offices uses near the Palomar trolley station.
- Provide for a mix of land uses on the south side of Palomar Street, between Interstate 5 freeway and Industrial Boulevard, including multi-family residential,

retail and offices uses near the Palomar trolley station. However, this only affects lots on Anita Street closer to Industrial Boulevard.

- Provide for multi-family residential units, south of Dorothy Street to Anita Street, and between Frontage Road and Industrial Boulevard. Access to the nearby transit station is a major consideration.

COUNTRY CLUB VIEW PROPERTY

- Provide for increased depth of mix land uses on the west side of Third Avenue, south of L Street, including multi-family residential, retail and offices uses.

COLORADO STREET PROPERTY

- Provide for single family residential uses at the northwest corner of Naples Street and Colorado Avenue, similar to that on the east side of Colorado Avenue.

TAMARINDO WAY PROPERTY

- Provide for duplex residential units at the southwest quadrant of Hilltop Drive and Tamarindo Way, similar to the density that exists westerly on Tamarindo Way.

East Planning Area

WESTERN DISTRICT

- Relocates the Community Park Designation to the Central District of the Otay Ranch Subarea.
- Increases the number of residential dwelling units, less than that of the Scenario 2, but more than Scenario 1. Residential densities are increased in the village core.
- Industrial acreage is increased by expanding the industrial buffer adjacent to the land fill into areas formerly designated for residential use.

CENTRAL DISTRICT

- Designates 336 acres as medium low residential within the Eastern University District.
- Designates approximately 94 gross acres for a community park, accommodating acreage from Village 2 (Western District) and the EUC (Eastern University

District) over the area formerly designated for the village core in Village 4. Eliminates prior village core designation for Village 4.

- Preserves Rock Mountain as open space.
- Establishes development envelope consistent with current adopted MSCP Subarea Plan.
- Establishes the Town Center Arterial at the intersection of La Media and Rock Mountain Road within the Town Center.

OTAY VALLEY DISTRICT

- Redesignates 23 acres from Public-Quasi Public to Open Space-Active Recreation.
- Adds approximately 29 acres of mixed use commercial (no residential) in support of existing, entertainment-related land uses and nearby existing residential uses.
- Designates approximately 157 acres previously designated as Open Space to Open Space-Active Recreation.
- Designates approximately 40 acres that are currently utilized as industrial use from Open Space to Limited Industrial.

EASTERN UNIVERSITY DISTRICT

- Retains the EUC and the Freeway Commercial areas north of Rock Mountain Road, east of SR-125 as designated under the current General Plan.
- Overall number of residential units is reduced, with the acreage designated for low, low medium, and medium residential eliminated. Medium high residential and mixed use residential units are increased.
- Designates approximately 545 acres designated as Public-Quasi Public for a university campus, a reduction from 1,270 acres under the adopted plan, and larger than that proposed under Scenarios 1 and 2 and slightly more than under the Preferred Plan. Note that 610 acres of land designated for the university under the adopted plan would be included in open space.
- Designates the mixed use center on the south side of Rock Mountain Road, adjacent to the EUC which would establish a university-oriented town center of transit serving mixed use and medium-high residential densities.

- Deletes secondary uses underlying the existing designation allowed (residential alternative) by a General Plan policy.
- Designates the Regional Technology Park on approximately 336 acres west of Future SR-125, south of Rock Mountain Road in the area formerly associated with the Central District.
- Locates the transit station to the mixed use center.
- Deletes Alta Road and establishes alignment of Rock Mountain Road East of SR 125
- Establishes a development envelope consistent with current adopted MSCP Subarea Plan.
- Adds a high school as a floating symbol on the General Plan map.

EAST MAIN STREET SUBAREA

- Changes approximately 11.5 acres designated Residential Low Medium (3-6 du/ac) to Residential Medium High (11-18 du/ac)

3.6 Discretionary Actions

The proposed discretionary actions to be considered by the Chula Vista City Council associated with the General Plan Update consist of the following:

3.6.1 City of Chula Vista General Plan Amendment

A General Plan Amendment is required for the comprehensive update to the City of Chula Vista General Plan. The proposed Chula Vista General Plan Amendment includes provisions to:

- (1) Adopt a new General Plan text, comprised of five new elements consisting of revisions to the elements comprising the current General Plan, with the exception of the current Housing Element. The proposed new elements consist of the following: Land Use and Transportation Element; Economic Development Element; Public Facilities and Services Element; Growth Management Element; and Environmental Element. The proposed General Plan text also contains additional chapters, including an implementation chapter.
- (2) Adopt a new General Plan Land Use Diagram to provide for land use changes within focused areas as described in the preceding pages and to establish the

following new land use designations: Mixed Use Residential, Mixed Use Commercial, Mixed Use Transit Focus Area, and Urban Core Residential (28-60 dwelling units/acre). This component of the General Plan Amendment includes the redesignation of areas currently designated as Open Space throughout the General Plan Area to Open Space, Open Space Preserve, Open Space-Active Recreation in accordance with the definition of these proposed land use categories in the proposed Land Use and Transportation Element. For example, the land use designation of all areas within the Chula Vista MSCP Preserve are proposed to be changed to Open Space Preserve. It also adds a Town Center and University Study Area to the Special Plan Area category.

- (3) Adopt a new Circulation Diagram and Transit System

3.6.2 City of Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan/Otay Ranch General Development Plan/ Otay Ranch Resource Management Plan

The proposed General Plan amendment includes a modification of the General Plan Land Use Diagram to ensure that the general map corresponds to the adopted Chula Vista MSCP Subarea Plan. The Chula Vista MSCP Subarea Plan is part of the General Plan. The proposed Chula Vista General Plan Amendment includes provisions to:

- (1) Amend the Otay Ranch GDP and RMP to redefine the eastern and southern boundaries of Villages 9, 10 and 11 consistent with the adopted City of Chula Vista MSCP Subarea Plan.
- (2) Amend the Otay Ranch GDP and RMP to include approximately 52 acres of developable University land in the southeastern portion of Salt Creek consistent with the adopted City of Chula Vista MSCP Subarea Plan.
- (3) Amend the General Plan GP and Otay Ranch GDP land use maps to add a note of clarification denoting the development which areas that have been acquired for open space purposes within Villages 14, 15 and Bella Lago.
- (4) Amend the City of Chula Vista MSCP Subarea Plan to implement a mapping correction to change approximately 45 acres of active recreation land uses within the Otay River Valley to Preserve.

3.6.3 Otay Ranch General Development Plan Amendment

Amendments are proposed to the Otay Ranch General Development Plan, consisting of revisions to the GDP text and to the GDP land use maps and tables that are consistent with the proposed General Plan Amendment. These amendments correspond to the

changes in the General Plan described above and are discussed in detail in Section 5.1.3.2 of this report.

3.6.4 Sunsetting of the Montgomery Specific Plan

The proposed General Plan Update Land Use and Transportation Element contains a Southwest Area Plan, which covers the Montgomery Specific Plan area. Relevant policies and other provisions from the 1988 Montgomery Specific Plan are included within the Southwest Area Plan, along with current information and new policies and provisions. As a result, the Montgomery Specific Plan is proposed to be sunset with the adoption of the General Plan Update. It should also be noted that the Southwest Area Plan does call for preparation of other, more focused specific plans for several districts including Palomar/Gateway, West Fairfield, Main Street, and South Third Avenue.