OTAY RANCH EASTERN URBAN CENTER (EUC)
SECTIONAL PLANNING AREA (SPA) PLAN

I. Introduction

A. Background, Scope & Purpose of the SPA Plan

The Otay Ranch Eastern Urban Center (EUC) represents the continued southward and eastward extension of the initial development approved in Otay Ranch Sectional Planning Area (SPA) One, containing Villages One and Five, and the subsequent approval of Villages Six, Seven and Eleven, to the east and west, and the Freeway Commercial Center, immediately to the north, of the project site. The EUC is envisioned to compliment and support the Freeway Commercial area, completing the sub-regional commercial, cultural, social and public services center located in the heart of the Otay Ranch Planned Community as established in the Otay Ranch General Development Plan (GDP). As the urban heart of Otay Ranch, the EUC will contain the highest concentration of retail, employment, residential, civic and cultural uses. The GDP designates the EUC for more than 3.8 million square feet of commercial space (office & retail), and 3,313 multifamily housing units.

As further detailed below, this SPA includes only the applicant's ownership in the Eastern Urban Center portion of the area identified as EUC/Planning Area 12 in the Otay Ranch GDP, a planning area which includes the Freeway Commercial area as well. The Freeway Commercial planning area was previously approved for development in a separate SPA plan. The application includes 2,983 units and 3,487,000 square feet of non-residential.

This SPA Plan is consistent with, and implements the land use plans, goals, objectives and phasing policies of the Otay Ranch GDP, as amended in December 2005. This plan implements the GDP policies and addresses existing and planned land uses, public facilities, design criteria, circulation, and other development components for the Otay Ranch Eastern Urban Center SPA. Preparation and approval of this SPA Plan is required by the Otay Ranch GDP pursuant to Title 19, Zoning, of the Chula Vista Municipal Code. The objectives of this plan are to:

- Implement the goals, objectives and policies of the Chula Vista General Plan, particularly the Otay Ranch General Development Plan.

- Implement Chula Vista's Growth Management Program to ensure that public facilities are provided in a timely manner and financed by the parties creating the demand for, and benefitting from, the improvements.

- Foster development patterns which promote orderly growth and prevent urban sprawl.

- Maintain and enhance a sense of community identity within the City of Chula Vista and surrounding neighborhoods of Otay Ranch.

- Establish unique urban standards for administration, streets, parking, parks, lighting, on-site signing, setbacks, heights, and other development requirements to achieve an urban place that sets itself apart from surrounding suburban villages.

- Establish a high density, mixed-use regional urban center which also reserves a public transit right-of-way (ROW or easement), and transit stops for extension of the San Diego regional public transit system to reduce reliance on the automobile to access uses within the center and destinations served by the transit system.

- Promote synergistic uses both within the urban center and between uses in adjacent development areas to balance activities, services and facilities.

- Contribute to the unique Otay Ranch image and identity which differentiates Otay Ranch from other communities.

- Implement development consistent with the provisions of the Otay Ranch resource conservation and management plans.

- Establish a flexible and responsive land use and facility plan which assures project viability in consideration of existing and future economic cycles.

This SPA Plan defines, in more detailed terms, the development parameters for the Otay Ranch Eastern Urban Center SPA, including the land use mix, design criteria, primary circulation pattern, and infrastructure requirements. Additionally, the character and form of the project will be implemented through a series of guidelines and development standards prescribed in the Otay Ranch Eastern Urban Center SPA Planned Community (PC) District Regulations, which is a “form-based code” (FBC) prescribing design standards as well as use standards, the Eastern Urban Center Public Facilities Financing Plan (PFFP) and other associated regulatory and policy documents.

The SPA plan, once approved, is the implementation tool of the General Development Plan. It establishes design criteria for the site and defines precisely the type and amount of development permitted. It establishes the City's standards for that development including major infrastructure improvements to be constructed by the developer.

The Form Based Code (PC District Regulations and Design Manual) adopted as part of this SPA serve as an important tool which will guide the City in it’s review and evaluation of schematic, preliminary and final plans for each individual project to be built within the SPA. The Form Based Code includes extensive site-specific design standards which dictate the “urban form” of the proposed project to much greater extent than previous planned community approvals in the City of Chula Vista. The Form Based Code also establishes standards, definitions, and implementation processes for development and use within the planning area.

Additional project requirements are addressed in related independent reports and studies. For example, the visual analysis and a noise abatement requirements are addressed in the environmental impact report. Regional facilities, such as; justice facilities and correctional facilities will be appropriately addressed by the County of San Diego. While schools are addressed herein, the final provisions for these facilities will be determined by the local school districts and the State of California. The need for postal facilities will also be independently determined by the United States Postal Service.

This SPA Plan is adopted as the primary source of regulations for the Otay Ranch Eastern Urban Center development area. If an issue is not addressed in the SPA Plan package, then the appropriate City-wide regulations shall apply.

B. Record of Amendments

1. Amendment to the Site Utilization Plan to change the Eastern Gateway District from mixed use to residential and deleting reference to an alternative school site, by Resolution No. 2013-038. *(3/5/13)*

C. Location, Regional Setting & Ownership

Otay Ranch lies within an approximately 37,585-acre area of eastern Chula Vista. The planning area is bounded by Interstate 805 on the west, San Miguel Mountain and State Route 54 on the north, the Otay Reservoirs and the Jamul foothills on the east, and the Otay River Valley on the south. The Otay Ranch Eastern Urban Center SPA is located in roughly the center of the Otay Ranch Planning Area Exhibit I-1(Regional Vicinity Map).

The Eastern Urban Center project area is located in the central portion of the Otay Valley Parcel of the Otay Ranch GDP. The proposed SPA area is consistent with the Eastern Urban Center (EUC) designated area identified in the Otay Ranch GDP approved in December, 2005. The entire EUC area includes approximately 230 acres of gently rolling terrain and is bounded by the existing alignments of SR-125 on the west, Birch Road on the north, EastLake Parkway on the east, and the planned alignment for Hunte Parkway on the south see Exhibit I-2 (Location/SPA Boundaries). SR-125 has initially been established as a toll road, but is ultimately planned to be converted as part of the State's freeway system.

The project area is immediately adjacent to Otay Ranch Village Seven, to the west across the SR-125 ROW, which recently was opened to traffic, and the Freeway Commercial Center (Otay Ranch Town Center) which has been developed immediately to the north. Additional suburban development is or will be located on the adjacent Otay Ranch properties, Village Eleven to the northeast, University Site to the southeast, and Village Nine, to the south.

Access to the site will be provided via each of the arterial roads which bound the EUC development area. Tollway interchanges on SR-125 exist at Birch Road and are planned at Hunte Parkway. Bob Pletcher Parkway connects to the EUC via a tollway underpass from Village 7. Access to ownership "C", as shown on Exhibit I-3 (EUC Ownerships), can be provided with a small driveway from Street "A".

Historically, the Otay Valley Parcel of the Otay Ranch property has been used for ranching, grazing, and dry farming. The property is crossed by a system of dirt roads and old cattle trails, and is composed of plowed agricultural fields. Portions of the property have been graded in conjunction with the grading of Village 7, SR-125, and the Otay Ranch Town Center. Similar off-site grading, south of the EUC, may be required to achieve a balance for the EUC. Both alternatives are shown in Section IV, Grading.

The Eastern Urban Center site is comprised of three separate ownerships, see Exhibit I-3 (EUC Ownerships). This SPA Plan has been prepared by the majority landowner, McMillin Otay Ranch, LLC, which controls approximately 90 percent of the planning area. Only that property is included on Exhibit I-6 (Site Utilization Plan) and adoption of the SPA Plan will grant development approval only to that property owned by the applicant. Although the SPA approval is for the applicant's

portion of the planning area, some planning issues, particularly context and consistency with other adopted plans, community structure and infrastructure, are more appropriately discussed considering the entire planning area. Hence, this SPA Plan will address some issues with respect to the entire planning area and others with respect to only the applicant's property. Descriptions of facilities and features outside of the applicant's ownership may be discussed as conceptual plans which demonstrate how a coherent urban center as a whole could be implemented. These concepts are subject to revision when the additional landowners' SPA amendment(s) are processed.

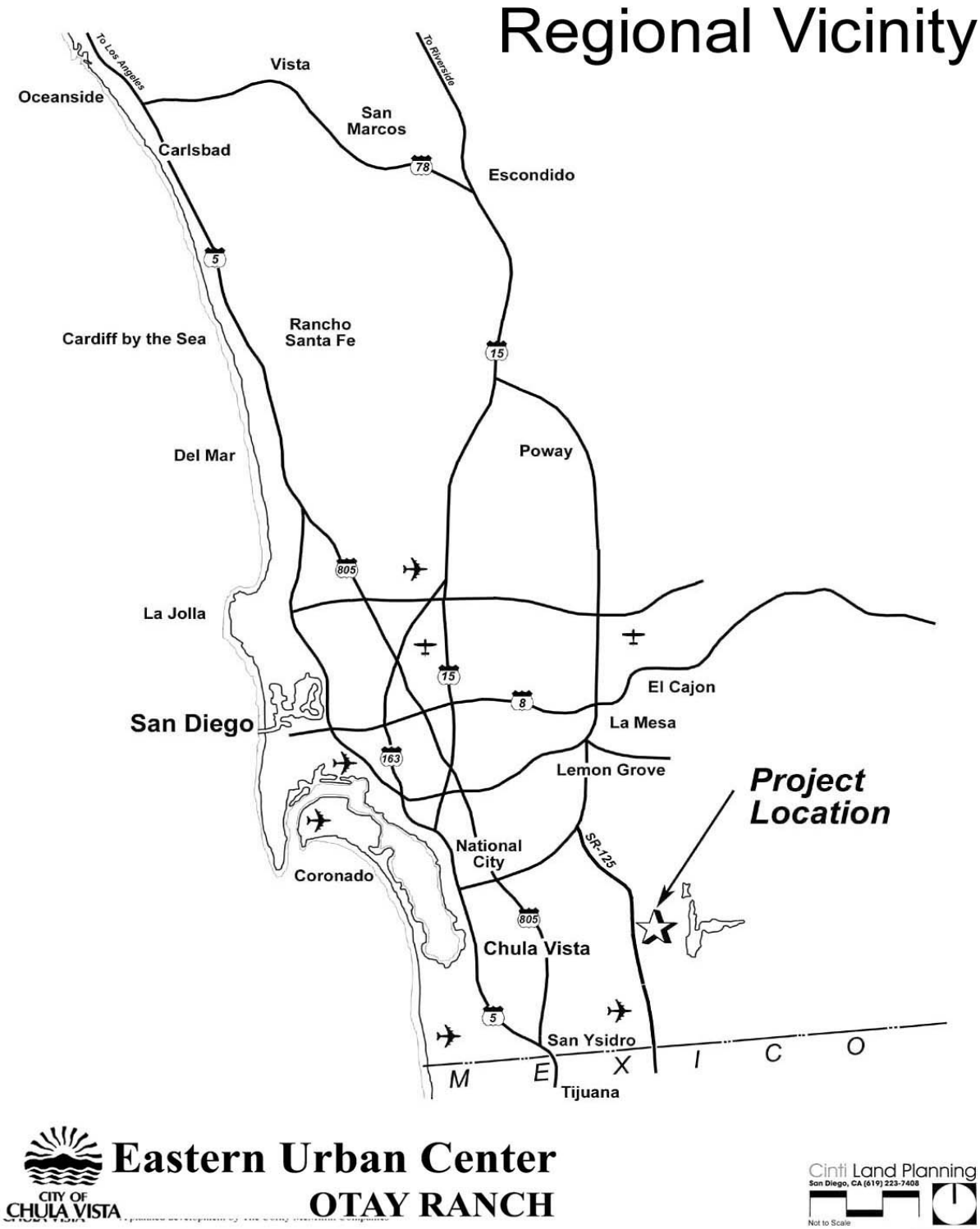

Regional Vicinity
To Los Angeles
To Riverside
Oceanside
Vista
San Marcos
Carlsbad
Escondido
Cardiff by the Sea
Rancho Santa Fe
Del Mar
Poway
La Jolla
El Cajon
San Diego
La Mesa
Lemon Grove
Project Location
National City
SR-125
Coronado
Chula Vista
San Ysidro
M E X I C O
Tijuana
Eastern Urban Center
OTAY RANCH
CITY OF CHULA VISTA
Cinti Land Planning
San Diego, CA (619) 223-7408
Not to Scale

Exhibit I-1

Location/SPA Boundary

Eastern Urban Center
OTAY RANCH

CITY OF CHULA VISTA

Cinti Land Planning
San Diego, CA (619) 223-7488
0 500 1000 1500
Scale approximate

Exhibit I-2

EUC Ownerships

Gross Acres*

Ownership "A"	206.6
Ownership "B"	22.2
Ownership "C"	0.7

** The gross acres shown do not include the perimeter arterials. The acres indicated for ownerships "B" & "C" are approximate.*

Eastern Urban Center
OTAY RANCH
CITY OF CHULA VISTA

Urban Design: RTKL
Cinti Land Planning
San Diego, CA (619) 223-7408

Exhibit I-3

D. Community Structure

The community structure of the Eastern Urban Center project, at the broadest level, is established by the Otay Ranch General Development Plan. This section is intended to highlight the major design features of the Eastern Urban Center SPA Plan as an introduction to the project. A more detailed discussion of the project with respect to the provisions of the Otay Ranch GDP is provided in Section I.F, SPA Plan Consistency with GDP/PC Zone, following.

Together, the Freeway Commercial Center and the EUC are described in the Otay Ranch GDP as "the central commercial and office node for the entire ranch." The EUC is further described as "an urban center, serving regional commercial, financial, professional, entertainment and cultural needs." Although the Freeway Commercial area and the EUC are intended to function synergistically to meet these regional needs, the intended character and uses in each are distinctly different. The EUC is intended to be a mixed-use area including some medium to high rise buildings with diverse architecture and a highly urban character, providing social, civic, and activity areas such as pedestrian plazas, cultural arts facility, library, *etc*. In contrast, the Freeway Commercial use is purely commercial and intended for "regional uses which require an automobile orientation near regional transportation systems." Because of this difference in character, and development timing factors, the Otay Ranch GDP allows the preparation and approval of separate SPA plans for the Freeway Commercial area and the EUC mixed-use area, although they are combined within Planning Area 12 in the GDP.

This SPA Plan addresses the Eastern Urban Center component while a separate SPA Plan was previously prepared for the Freeway Commercial area. Recent GDP amendments adopted with the Chula Vista General Plan Update modified the planning boundary and land use statistics for the EUC, allocating a portion of the area to Village Nine to the south along with corresponding allocations of residential and non-residential development potential. For the most part, land use balancing and compatibility issues between the EUC and adjacent areas have been resolved at the GDP/policy level; where necessary, each SPA Plan will provide greater development detail to ensure the overall concept of the Otay Ranch GDP is achieved through the implementation of all SPA plans.

The structure of the Eastern Urban Center is quite complex, as graphically depicted on Exhibit I- 4 (Community Structure). Mixed-uses will be developed throughout the project area, however various areas will have different predominate uses which will help define their "character." These predominate uses are identified on Exhibit I-4 (Community Structure) and detailed in the EUC Districts discussion below. In the central portion of the EUC, a "Main Street District" extends south from Birch Road, west to a "Civic Core" surrounded by the "Business District." The "Gateway Commercial" area is located to the north, adjacent to the Freeway Commercial area which is located north of Birch Road. All of these areas will have a non-residential character, although residential uses will be permitted within the land use mix. The residential neighborhoods, located north and south of

the Main Street District, each will have their own urban park and a residential character, as residential uses will predominate although non-residential uses will also be allowed.

Public uses are integrated in appropriate locations. A fire station site is indicated within the Civic District while a library site is within the Civic Core along with a public plaza park. An elementary school site, if needed, is shown as a "overlay" designation within the south-central residential neighborhoods. The underlying dominant land use is residential.

Access is provided via multiple entries located along each of the arterial streets which bound the planning area. Internal circulation consists of a local street grid which provides multiple routes to any internal location. The public transit system will extend south from the Freeway Commercial center along EastLake Parkway, curve along the edges of the Main Street District, and then separate into a pair of one-way couplets to extend south to Village Nine. The transit stops are located near the heart of the Main Street District. The Gateway Commercial and Business Districts will have tollway exposure adjacent to SR-125.

1. EUC Districts Descriptions

Residential Districts: The EUC accommodates up to 2,983 dwelling units in a variety of urban residential products. While the greatest residential densities will surround the Main Street, the EUC also incorporates a series of residential neighborhoods organized around neighborhood parks. Residents within these neighborhoods will have access to a full array of services, such as a supermarket, drugstore, neighborhood shops and restaurants, and active recreation areas within walking distance. The location of the residential districts in relationship to the Main Street, and the ability to locate non-residential land uses within these districts, will allow neighborhood-serving goods and services to be provided in close proximity to all residential units in the EUC.

Office District: This district will provide a major office campus with the South County region. Occupants will benefit from proximity and visibility to SR-125. The office district is perceived as a complement to other uses in the district, bringing expanded employment opportunities to the community, energizing the Main Street, introducing a significant daytime population, and providing riders for area transit. To promote internal capture, a system of internal vehicular and pedestrian connections (linking plazas and public spaces) will be required to link development parcels, which may vary in size to accommodate different sized businesses. Shared parking will be required to maximize parking-efficiency.

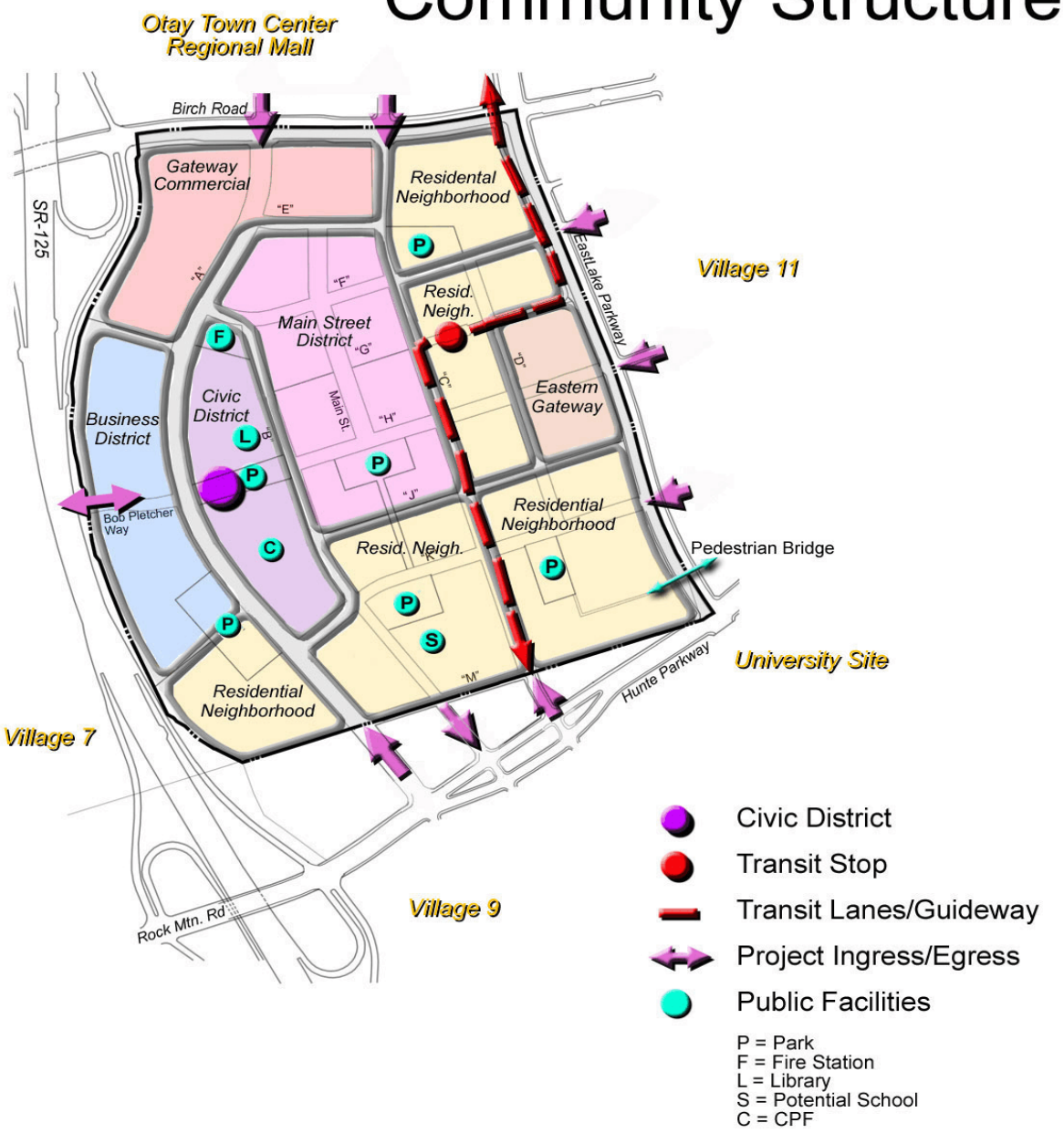
Main Street District: This district will be the most active and urban component of the project, a mixed-use, pedestrian environment that combines office and residential uses over ground floor retail. Entertainment is an important component of Main Street, including retail shops, restaurants, bars and cafes, generating activity day and night. Public spaces accommodating

community events, street fairs, and farmer markets will further make this the "place to be." The urban character of this district will be enhanced with interior plazas, paths, and jogging trails.

Civic/Mixed-Use Commercial Core: The EUC's role as community core is solidified by the presence of the Civic Core. This district functions as the symbolic and ceremonial focus of community government and culture. Cultural activities such as a public library, museum, multipurpose venue and/or a concert hall will attract broad community interest, augment the public life of Chula Vista, and enliven the EUC. Larger parcels may be appropriate to accommodate major uses.

Gateway Mixed-Use Districts: These districts will serve as the portals that serve as a transition from surrounding areas into the core of the EUC, including landmark buildings announcing that the EUC is a special place. The Eastern Gateway District will provide a retail transition from the Otay Town Center commercial north of the EUC, while the Eastern Gateway District will announce arrival with landmark architecture.

Community Structure



Eastern Urban Center
OTAY RANCH

CITY OF CHULA VISTA

Urban Design: RTKL
Cinti Land Planning
San Diego, CA (619) 223-7408

Exhibit I-4

E. Legal Significance/EIR

Adoption of the Otay Ranch Eastern Urban Center SPA Plan and the supporting documents in the SPA plan package by the City Council will establish the official development policy of the City of Chula Vista for the Otay Ranch Eastern Urban Center SPA. All future discretionary permits will need to be consistent with the Eastern Urban Center SPA Plan and associated SPA plan package to be approved.

The project is also subject to the requirements of the California Environmental Quality Act (CEQA). The provisions of CEQA will be implemented by the City as a part of the approval process for this SPA plan package. The project will tier off the Otay Ranch GDP Program EIR and the EIR prepared for the GP update, which was certified in December 2005. All mitigation measures identified and incorporated into the project as a part of the CEQA process shall be implemented through this SPA plan, the PFFP, conditions of approval, or other appropriate components of the SPA plan package. Implementation of mitigation requirements will be accomplished as defined in the mitigation monitoring reporting program (MMRP) prepared for the project and is intended to satisfy future EIR requirements. The EIR has been crafted to satisfy the environmental requirements for decisions on future development that is consistent with this SPA Plan.

F. SPA Plan Consistency with GDP/PC Zone District

The Eastern Urban Center (EUC) SPA Plan must be consistent with the Chula Vista General Plan and the Otay Ranch GDP/SRP. According to the Otay Ranch GDP/SRP (as amended), consistency of the SPA Plan and subsequent discretionary applications with the General Development Plan is evaluated by the following criteria (GDP/SRP Part II Chapter 1 Section E Subsection 2):

- *Total land use acres for each individual village may not vary by greater than 15% of the designated acres as indicated on the overall project summary table of this GDP/SRP, except for the reasons of environmental/wildlife corridor reservations.*

- *Acres of mixed-use and medium-high and high density residential uses for a village may not exceed the GDP/SRP specified acres as indicated on the overall project summary table of this GDP/SRP, except as permitted by transfer, as set forth below.*

- *Units may be moved between villages in response to the location of major public facilities, (i.e. schools).*

- *The total number of units within a village may not exceed the total number of units as indicated on the Overall Project Summary Table of this GDP/SRP for that village.*

- *If the residential development area is reduced at the SPA level, priority should be given to preserving the amount of land devoted to higher densities supporting transit and pedestrian orientation.*
- *The Otay Ranch Overall Design Plan shall be accepted prior to or concurrent with the approval of the first SPA, and shall be subject to review and approval by the City of Chula Vista and the County of San Diego.*

- *Village Design Plan shall be subject to review and approval concurrent with SPA approval, by the responsible jurisdiction.*

- *Design Plans shall be prepared for Industrial, Freeway Commercial areas and the Eastern Urban Center (EUC). These design plans shall delineate the intended character and design guidelines for these land use components.*

With respect to the last three criteria, the Overall Design Plan was adopted with approval of Otay Ranch SPA One and the design plan (the "village" design plan) is incorporated into the form-based EUC PC District Regulations which are being submitted with this proposed SPA Plan. The remaining consistency criteria are also met as noted in the following discussion which identifies the relevant provisions of the Otay Ranch GDP/SRP for the Eastern Urban Center and describes the appropriate responses included in the SPA Plan package.

The Eastern Urban Center site (along with the Freeway Commercial area which was previously approved as a separate SPA) is described in the Otay Ranch GDP/SRP as Planning Area Twelve. The following description of the Planning Area Twelve site and setting is taken from that document (GDP/SRP Part II Chapter 1 Section F.12.a):

> *Planning Area 12 is approximately 368 acres in size and is located in the center of the Otay Valley Parcel. It contains both the Eastern Urban Center (EUC) and the Freeway Commercial (FC) areas. The topography in this area consists of several broad knolls. Planning Area 12 is positioned at the center of the Otay Ranch community, where the three major circulation systems converge. These three systems include the open space network, the proposed SR-125 highway and the proposed bus rapid transit system.*
>
> ***Open Space and Habitat:*** *This prominent site will be visible from many of the developed portions of the ranch. The area has been extensively farmed and is therefore devoid of sensitive habitat.*
>
> ***Land Use:*** *The area is currently surrounded by vacant farm land and will be surrounded by Otay Ranch villages. SR-125 is proposed to form the western boundary of Planning Area 12.*

Visual: *Planning Area 12 is situated along the higher elevations of SR-125. Therefore, it commands views in all directions of the mountains and the ocean.*

Relationship to Other Otay Ranch Villages: *Planning Area 12 is located adjacent to SR-125 on its western edge. It is west of Village 11, north of Village 9, and northwest of the planned university. This is the central commercial and office node for the entire Otay Ranch and will be physically linked with all other villages.*

The boundaries and acreage within the proposed EUC SPA are consistent with Otay Ranch GDP/SRP description. The total SPA Plan area is approximately 230 acres compared with 238 acres in the GDP. The variance 3.5% is well within the 15% allowance and due to updated street alignments. As noted previously, this SPA Plan has been prepared by the owner of the majority of the EUC designated land, see Exhibit I-6 (Site Utilization Plan). Inclusion of the remaining EUC designated land will occur when other land owners propose SPA amendments to include their property. An elementary school site may be required which could be on one or more ownerships as determined by the school district. Development potential within the overall EUC has been allocated to each ownership based on acreage, as detailed in Table B (Allocation of GDP Land Uses to Ownerships).

The GDP also provides a basic description of the development to be included within the Eastern Urban Center, a list of components, development statistics, and a generalized map of land use locations, see Exhibit I-5 (General Development Plan Map).

The Eastern Urban Center description is as follows (GDP/SRP Part II Chapter 1 Section F.12.b):

The EUC is an urban center, serving regional commercial, financial, residential, professional, entertainment, and cultural needs. This prime location is designated as the Eastern Urban Center to announce its role as the heart of the eastern territories in South San Diego County. The center will be a viable and intense mixture of uses that will act as a magnetic downtown, drawing residents, visitors and businesses. Surrounding land uses in the adjacent Village Nine, particularly its town center; the University Campus; Regional Technology Park; and the Freeway Commercial area are expected to relate closely to the EUC.

The center will be composed of building of varying orientations. It will contain specialty land uses, as well as shopping and entertainment uses, and uses supportive of the university campus. Landmark architecture will be encouraged to create a pronounced identity. An internal circulation system will provide for pedestrians, bus and bus rapid transit connections. This system will provide efficient access throughout the Eastern Urban Center and to the ultimate bus rapid transit line through this region.

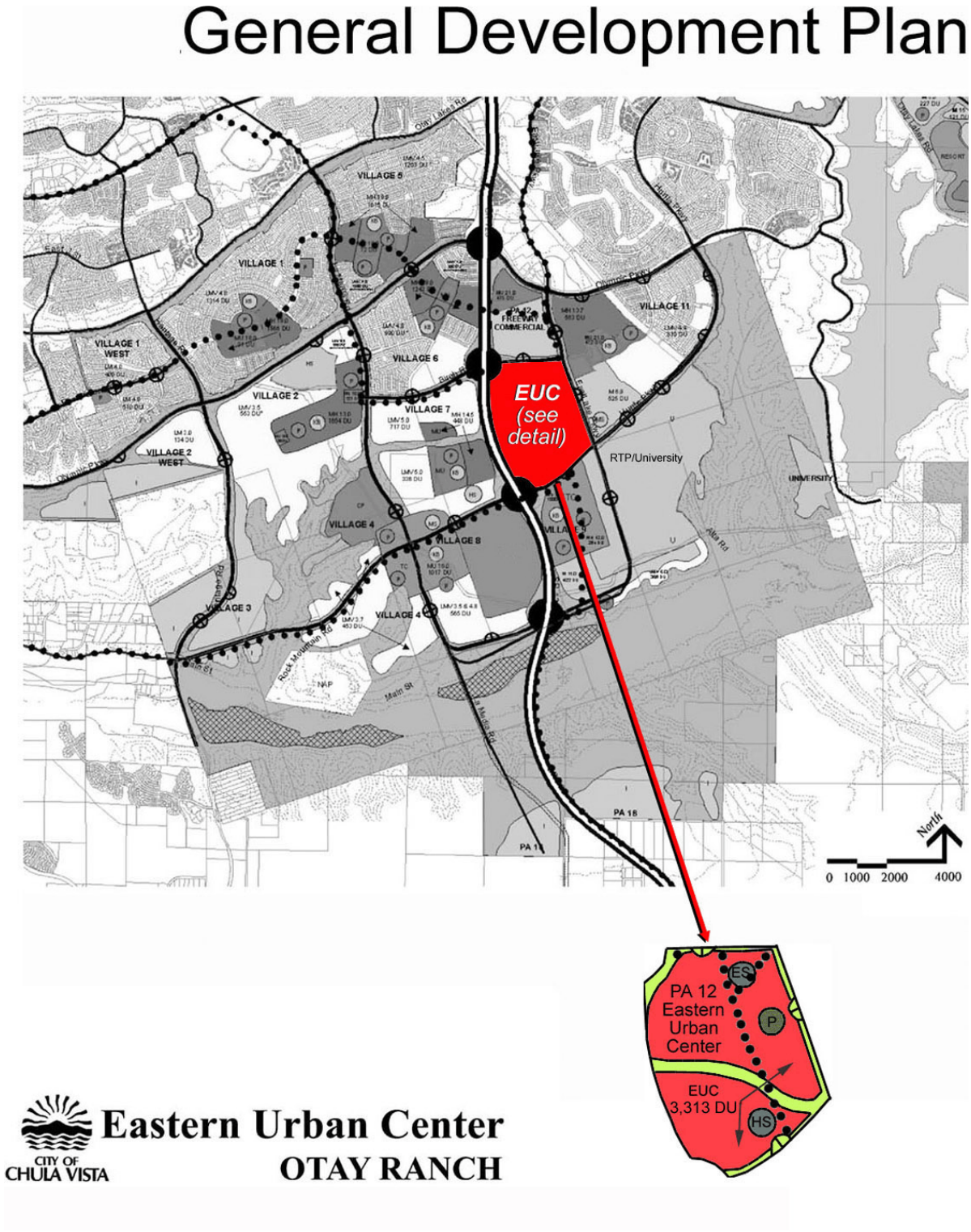

General Development Plan
VILLAGE 5
VILLAGE 1
VILLAGE 1 WEST
VILLAGE 2
VILLAGE 2 WEST
VILLAGE 3
VILLAGE 4
VILLAGE 6
VILLAGE 7
VILLAGE 8
VILLAGE 11
FREEWAY COMMERCIAL
EUC (see detail)
RTP/University
UNIVERSITY
NAP
PA 18
PA 12 Eastern Urban Center
ES
P
EUC 3,313 DU
HS
North
0 1000 2000 4000
Eastern Urban Center
OTAY RANCH
CITY OF CHULA VISTA

Exhibit I-5

The Eastern Urban Center contains:

- *3,313 multi-family high density residential units*
- *Build-out population of approximately 8,548*
- *Regional and specialty shopping*
- *Multi-Use Cultural Arts Facility (including civic arts/theaters and museums)*
- *Regional Purpose Facilities*
- *Local parks*
- *Business Parks*
- *Visitor Commercial*
- *Transit station*
- *An Elementary School and a High School as required by the applicable districts**
- *Urban Open Space Corridor*
- *Library and Civic Facilities*
- *Fire Station*
- *Affordable Housing*

** SweetwaterHigh School District is planning on a middle/high school in Village 11.*

Some of the required elements from this list are indicated on Exhibit I-4 (Community Structure). The library site is designated in the Civic Core area, the fire station site is located in the Business District, the transit station site is adjacent to the Main Street District, a possible elementary school site is "floating" in the central southern residential area and urban parks are distributed throughout the EUC. A high school site is not shown as the applicable school district is currently planning to locate a joint high school/middle school facility further east in Village 11, outside of the EUC. The City's Cultural Arts Master Plan, when adopted, should focus funding for a Cultural Arts Facility within the EUC Civic Core district, together with the other civic uses.

The Urban Open Space Corridor is implemented as the enhanced Regional Trail which extends eastward from Village Seven under SR-125 and through the Business District, to the Civic Center Plaza, to the Main Street District and the Town Square park, then south to the local park in the Southeastern Neighborhood and then exits the EUC at the southeast corner via a pedestrian bridge to the Village 11 over EastLake Parkway. The trail is graphically depicted in Exhibit III-1 (Pedestrian Corridors) and Exhibit III-2 (Regional Trail Systems). It varies from the standard 15- foot width as it passes through various EUC facilities in response to the facility. At no point is the walkway less than ten feet (10') wide. Additional project wide pedestrian systems and connecting paseos, plazas, and public spaces have been integrated into the project.

Affordable housing will be provided in locations as addressed in the Affordable Housing Program and subsequent agreements. The other listed components will be accommodated as allowable uses in various areas of the project (see Form Based Code for specifics).

In addition to the narrative description, the GDP includes land use statistics for the EUC portion of Planning Area Twelve, as shown in Table A (GDP Land Use Table), that follows.

Table A
GDP Land Use Table
(As adopted in 2005 for all ownerships in the EUC)

EUC Component of Planning Area 12													
Use	*Dwelling Units*				*Acreage******								*Approx. Pop.+*
	SF Units	*MF Units*	*Total Units*	*Dens*	*Res. Ac.*	*Park Ac.**	*CPF Ac.***	*Sch Ac.****	*C'ml. Ac.*****	*Open Sp.*	*Art..*	*Total*	
EUC	*0*	*3,313*	*3,313*	*41.2*	*80.4*	*25.6*	*11.9*	*35.0*			*8.0*	*160.9*	*8,548*
Regional Comm.									*29.4*			*29.4*	
Visitor Comm.									*11.0*			*11.0*	
Cultural									*5.0*			*5.0*	
Off-Low Rise/Bus.									*19.0*			*19.0*	
Off-Med/High Rise									*11.5*			*11.5*	
OTHER++										*1.5*		*1.5*	
EUC TOTAL	*0*	*3,313*	*3,313*	*41.2*	*80.4*	*25.6*	*11.9*	*35.0*	*75.9*	*1.5*	*8.0*	*238.3*	*8,548*

**Actual park size to be determined by Parks Master Plan at the SPA level; park acreage based on ratio of 3.0 acres per 1000 persons.*
*** CPF acreage based on ratio of 1.39 acres per 1000 persons. Square footage equivalent may be considered at SPA Plan level.*
****School acres will divert to residential if not needed for schools.*
*****May include mixed-use and multi-use.*
******The maximum permitted non-residential areas may alternatively be measured in square feet up to the maximum projected yield of 3,872,000 square feet.*
+ Population coefficient is at 3.3 persons per single family unit and 2.58 persons per multi-family unit.
++ Fire Station.

The mix of uses shown in the table are subject to the following policy which was added to the EUC policy list in 2005:

- *The mix of uses shown in Exhibit 63 (Table A) are representative of the expectations and intended character for the Eastern Urban Center. The final land use mix and distribution of uses shall be determined at the SPA planning level. Variation from the uses identified in Exhibit 63 may be approved subject to the following findings:*

  1. *The intended character and purpose of the Eastern Urban Center is maintained;*

  2. *The distribution of uses is compatible with the adopted uses in adjacent villages; and*

  3. *The viability of the Eastern Urban Center is maintained or enhanced.*

This policy emphasizes that the character and purpose of the Eastern Urban Center, along with its viability and compatibility with adjacent areas, is more important than a specific land use mix. In addition, the intended vertically mixed-use character of the EUC makes it difficult to categorize uses

by acreage since a single building (on a single parcel) may include different uses at different levels (e.g., commercial at street level and office or residential uses on upper levels). Because of this difficulty in assigning a building site to a particular use category, this SPA Plan will emphasize the appropriate character and mix of uses for consistency with the Otay Ranch GDP rather than acreage statistics. Consistent with the note to the GDP Land Use Table, non-residential uses will be quantified in terms of square feet of building floor area in-lieu of site acreage. Correspondingly, residential use will be quantified in terms of number of dwelling units instead of acreage. These statistics will allow for the proper accounting of development intensity within the project regardless of location within mixed-use structures.

As noted previously, ownership of the overall SPA is divided among three owners, see Exhibit I-3 (Ownership Map) and this SPA Plan implements only the majority ownership. During the preparation of the Framework Strategy the development allocations in Table A (GDP Land Use) were divided among the ownerships to determine the appropriate statistics for this SPA Plan. The precise acres in each ownership may change over time as the precise boundary of SR-125 is set. This allocation is shown in Table B (Allocation of GDP Land Uses to Ownership), below. As shown, the applicant's ownership was established at 90.04% of the total development acreage and corresponding amounts of residential (dwelling units) and non-residential (building floor area) development are allocated to this project submittal.

Table B
Allocation of GDP Land Uses to Ownerships

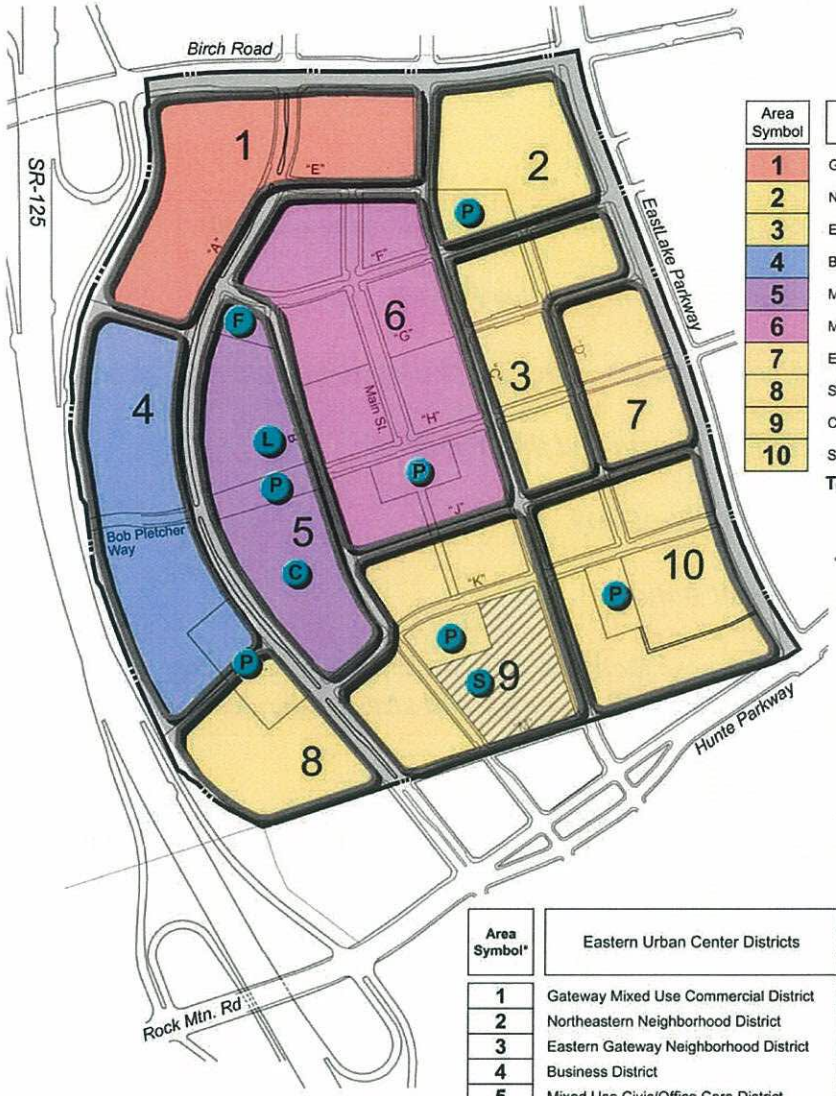
Ownership	Development Area Owned (AC)	Percent of Total	Share of Non-Residential (SF)	Share of Residential (DU)
Ownership A (Applicant)	207.0	90.04 %	3,487,000	2,983
Ownership B	22.2	9.66 %	374,000	320
Ownership C	0.7	0.30 %	12,000	10
TOTALS	**229.9**	**100 %**	**3,872,000**	**3,313**

Note: The Development Areas exclude arterial highways. Refer also to Exhibit I- 3 for geographic locations.

Development statistics for the proposed project (applicant's portion of the EUC planning area) are shown on the Exhibit I-6 (Site Utilization Plan). Those statistics correspond exactly to the allocations indicated in Table B (Allocation of GDP Land Uses to Ownerships). The statistics on the Site Utilization Plan are based on planimeter readings to the nearest tenth acre; these statistics may change based on more precise engineering calculations. Minor adjustments to the acreages shown may be found consistent with SPA plan on future subdivision and site plans. The EUC Site Utilization Plan, Exhibit I-6, indicates a total project area of 214.6 acres, which includes the arterial highways that front

the project boundaries to the north and east. The development area of the SPA Plan, excluding the arterial highways is 206.6 acres.

Site Utilization Plan



Area Symbol	Eastern Urban Center Districts	Acres
1	Gateway Mixed Use Commercial District	22.7
2	Northeastern Neighborhood District	13.2
3	Eastern Gateway Neighborhood District	17.2
4	Business District	25.4
5	Mixed Use Civic/Office Core District	23.3
6	Main Street District	34.7
7	Eastern Gateway District	9.6
8	Southwestern Neighborhood District	12.5
9	Central Southern Neighborhood District	24.4
10	Southeastern Neighborhood District	23.6
	Total*	**206.6**

** Does not include perimeter arterial highways*

Area Symbol*	Eastern Urban Center Districts	Non-residential Sq. Ft. *(000's)* Permitted			Residential Dwelling Units Permitted		
		Low	Target	High	Low	Target	High
1	Gateway Mixed Use Commercial District	100	400	700	0	50	100
2	Northeastern Neighborhood District	2	120	200	150	300	500
3	Eastern Gateway Neighborhood District	10	50	250	150	400	750
4	Business District	505	1,532	1,900	0	100	150
5	Mixed Use Civic/Office Core District	100	900	1,000	0	200	300
6	Main Street District	80	240	400	100	533	800
7	Eastern Gateway District	0	0	0	50	200	300
8	Southwestern Neighborhood District	2	50	200	300	500	700
9	Central Southern Neighborhood District	2	45	100	130	500	650
10	Southeastern Neighborhood District	2	150	200	200	200	450
Maximum, Not to Exceed, Totals		**3,487**			**2,983**		

Potential Public Components
- Park
- Library
- Fire Station
- Potential Elementary School*
- CPF Site

Notes:
1. ** Numeric Area Symbols do not represent phases.*
2. *The allocation of intensity in each district shall be based on the building height regulations in the EUC Form Based Code, Chapter 03.09.002b vi, therein.*

CITY OF CHULA VISTA

Eastern Urban Center
OTAY RANCH

Urban Design: RTKL
Cinti Land Planning
San Diego, CA (619) 223-7408
0 200 400 600
3/5/201

Exhibit III-6

In addition to the description provided in narrative and statistical form, the Otay Ranch GDP also includes specific policies to be implemented in the SPA level planning. Within the Planning Area Twelve discussion policies for EUC Character, EUC Urban Design, Park and Open Space, and Other EUC Policies are established (Part II Chapter 1 Section F.12). These policies are re-stated below with a description of SPA plan responses:

EUC Character Policies:

- *The character of the EUC should be guided by the following elements:*
  - *Location at high point on the Otay Valley Parcel.*
  - *Synergism with adjacent villages, especially Village Nine and the University.*
  - *360 degree views to Point Loma and the mountains.*
  - *Location along transit right-of-way.*
  - *Centrally located transit station*
- *Locate civic and regional purpose facilities in accordance with the siting criteria in the Facility Implementation Plan. The amount and size will be determined at the SPA level.*
- *The floor area ratio shall permit multi-storied buildings, high-rise buildings and parking structures. The exact ratio will be established at the SPA level.*
- *Locate less intense land uses around the edges of the EUC and utilize landscaped buffers of varying widths to create a transition to surrounding villages.*
- *Integrate commercial and residential uses to support a 24-hour environment.*
- *Provide for neighborhood, regional and specialty shopping.*
- *Provide for an array of services such as financial, medical, and research-oriented facilities in office areas.*
- *Locate theaters and museums in prominent locations, to broaden the appeal of the EUC as a viable regional hub of cultural activity.*
- *Prepare a framework strategy for the "University Study Area" as depicted on the General Plan Land Use Map prior to or concurrent with SPA level planning for the EUC. The framework strategy should examine what is the appropriate size, character and function of parks, cultural facilities, community purpose facilities,*

EUC. The framework strategy should examine what is the appropriate size, character and function of parks, cultural facilities, community purpose facilities, roadway and pedestrian way design, and other services and amenities for the EUC. Results of the framework strategy shall be considered for the EUC SPA Plan.

(Note: On May 1, 2007, the Chula Vista City Council adopted Resolution No.207-106, which provided EUC compliance with the requirements for the Framework Strategy.)

- *The framework strategy should identify important facilities, land uses, and services that should be provided in the EUC that support or complement the university and the other areas within the University Study Area. Such uses may include specialty retail, bookstores, research and business institutes, hotels, entertainment and visitor uses, and cultural and arts facilities.*

The development concept depicted on the proposed Site Utilization Plan and throughout the EUC SPA documents implements these policies. The design implementation is further described in Chapter II of this SPA Plan and the EUC Form Based Code. These SPA level design and character responses to the GDP policies establish standards and guidelines for subsequent planning and design approvals which assure the policies will be respected in final development plans.

Consistency with most of the land use policies is addressed via the Form Based Code which includes land use regulations for all uses in the SPA. The regulations provide for a wide range of commercial, public and quasi-public (including cultural, civic and regional purpose facilities) and residential uses either by right or with approval of a conditional use permit. These regulations also implement the intensity and integrated mixed-use policies. The implementation and review process has been tailored to reflect the unique nature of the project. The Form Based Code also includes extensive urban design requirements and standards which set the stage for, and will guide, the Design Review process.

The framework strategy for the "Eastern District" has been conducted with participation by the EUC SPA applicant and other EUC property owners. The Chula Vista City Council on May 1, 2007, accepted a report on the Framework Strategy relative to the EUC, and found the EUC SPA Plan consistent, and in compliance with the objectives and policies of the General Plan Framework Strategy. The continuing framework strategy for other areas in the Eastern District is an on-going program which is not expected to further affect the implementation of this SPA plan.

EUC Urban Design Policies:

- *Orient buildings to create a continuous facade to primary pedestrian spaces and primary pedestrian ways. Define the primary pedestrian areas and ways to provide a continuous pedestrian experience.*

- *Emphasize an urban street scene by locating buildings at the sidewalk edge, except where creating pedestrian-oriented spaces such as patios, plazas, malls and squares.*

- *Buildings fronting on primary pedestrian spaces should contain uses that support pedestrian activities such as dining, retail sites and entertainment, and cultural experiences.*

- *Individual buildings or building clusters should incorporate elements of art which can be viewed and experienced from adjacent public space.*

- *To create vitality and excitement, activities should flow out from buildings onto public spaces (e.g., sidewalk cafes, street vendors, sidewalk entertainment or other inviting pedestrian features).*

- *Buildings should incorporate design features which complement a pedestrian scale, such as horizontal components, overhangs, facade detail, display areas, and pedestrian seating.*

- *Buildings should exhibit an urban character through the use of appropriate materials, textures, and scale.*

- *The scale of prominent buildings should be generally mid-rise, up to 15 stories.*

- *Buildings should display qualities that are characteristic of landmark architecture.*

- *Utilize streetscape amenities, such as enhanced street paving, bollards and street furnishings, to establish identity.*

- *Establish view corridors which focus on and connect key visual landmarks.*

- *Prominently feature major activities nodes such as transit stations, civic building and urban parks.*

- *Varying, but complementary, land uses should be integrated to provide a mixed-use environment. A strong pedestrian connection should. be created between uses and between adjacent areas within the University Study Area.*

- *Encourage a mixture of land uses particularly where structures front a pedestrian plaza or urban park.*

- *A variety of uses, including residential, should be incorporated within a single structure where feasible.*

- *The circulation system should minimize conflict with the pedestrian system.*

- *Along main thoroughfares and primary pedestrian ways, off-street parking shall be provided primarily behind buildings or within parking structures. Exceptions that allow parking on an interim basis adjacent to such thoroughfares and pedestrian ways (to accommodate build-out of development) may be permitted when the interim-phase status of the parking can be justified. For all other streets, off-street parking situated along and adjacent to the other street frontage shall be minimized in order to maintain a pedestrian orientation and preserve the urban character of the EUC.*

This EUC SPA Plan is responsive to all of these character/urban design policies at the SPA level of planning. Other policies shall be addressed at the site design level, which will occur at the Design Review process. The intended overall design concept and appropriate character examples are provided in Chapter II of this SPA Plan and detailed design guidance and standards are provided in the Form Based Code. The configuration of the primary circulation system for private vehicles, public transit and pedestrians is described in Chapter III of this SPA Plan and demonstrates street and pedestrian route designs consistent with the circulation-related design policies listed. These project components and related features are described in more detail in the Form Based Code.

Parks and Open Space Policies:

- *Application of the 3 acres per 1,000 residents standard would result in the development of approximately 29.3 acres of local parks in the EUC. The EUC will provide sufficient area for local parks/town squares and plazas, or other park facilities to meet its needs onsite, as required by an EUC Parks Master Plan prepared as part of the SPA Plan. The SPA-level Parks Master Plan shall consider the needs and standards identified in the framework strategy prepared for the "University Study Area," which may include variations from conventional parkland standards.*

  - *The following policies shall guide the design of parks and open spaces in the Eastern Urban Center and shall be further refined by the SPA-Level Parks Master Plan:*

    - *Incorporate a pedestrian open space/trail corridor across the EUC which connects to Wolf Canyon and Salt Creek. This corridor will create a*

strong east/west open space system and reflect differing characteristics as it moves through Otay Ranch. This corridor has been defined by the Overall Ranch Design Plan but will be more specifically defined in the EUC SPA Design Plan. Within the EUC, this corridor shall serve as an identifiable pedestrian corridor and element that ties plazas, parks and other urban features together to fulfill multiple functions including urban relief, recreation, and trail connectivity, while maintaining its primary role as a key segment of the City's Greenbelt and trail system.

- *Provide a network of pedestrian spaces, plazas, malls, promenades, and squares to create a pedestrian oriented environment. The amount of credit towards satisfying park area requirements for these amenities shall be determined in the EUC Parks Master Plan.*

- *Individual building and building clusters should integrate pedestrian plazas with the overall pedestrian system.*

- *Pedestrian plazas should incorporate fountains or artistic features as a visual focus.*

- *The requirements for park area, function, and design shall be provided for in an EUC Parks Master Plan prepared as part of any SPA Plan within the EUC. The EUC Parks Master Plan shall be guided by the needs and standards identified in the framework plan prepared for the University Study Area.*

- *Consider a broad mix of public park types to meet public park requirements in the Eastern Urban Center (EUC), in response to the densities and development planned.*

Again, many of the park and open space design policies can only be implemented at the site design level of planning which will occur at the Design Review process subsequent to SPA Plan approval. The intended overall design concept and general park/open space descriptions are provided in Chapter V of this SPA Plan. More detailed designs and park/open space program information are provided in the EUC Parks Master Plan which is a part of the SPA Plan package.

Other Eastern Urban Center Policies

- *Transit line rights-of-way and bus rapid transit stops/stations shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level within the EUC.*

The location of the transit rights-of-way and the transit stop are shown on the Exhibit I-4 (Community Structure). These facilities are discussed in more detail in the Circulation chapter of this SPA Plan (Chapter III).

G. Related Documents

There are several documents related to this SPA Plan. Prior to the preparation of this plan, the Chula Vista General Plan and Otay Ranch General Development Plan established the broad policy level standards and requirements for planning each of the villages/SPAs in Otay Ranch. The GDP also quantified the development intended within the SPA and established the PC Zoning implementation process.

All of the other documents which are components of the SPA plan package (planning area design plan, planned community district regulations, public facility financing plan, *etc.*) have been prepared concurrently and based on this SPA plan. Project level CEQA documents were also prepared concurrently, building upon the more broad based environmental analysis completed at the GDP level, to document potential environmental impacts and identify mitigation measures to reduce or eliminate such impacts. Once certified, the EIR for the EUC SPA Plan is intended to satisfy the environmental review requirements to implement EUC development.

Subsequent to the approval of all the SPA level documents, subdivision maps, grading plans and improvement plans will be considered. These will provide the necessary details to actually construct the project described by the SPA level documents. These plans, the construction process and ultimate uses/activities within the SPA must be consistent with the applicable provisions of this SPA Plan and related documents.

H. Planning Process

1. Chula Vista General Plan

At the broadest level, the planning process for the Otay Ranch Eastern Urban Center begins with the Chula Vista General Plan which is the foundation for planning and land use decision making in the City of Chula Vista. Because of its overriding role, a determination of consistency between the General Plan and the Otay Ranch GDP was necessary and was made when the GDP was originally adopted and for every subsequent amendment. As a part of the

City's General Plan Update Program, the Otay Ranch GDP was updated concurrently with the city-wide General Plan in December, 2005.

The General Plan depicts land uses in the land use diagram in two forms. One form is the depiction of land uses in basic categories, such as Low Density Residential or Neighborhood Commercial. The EUC was given a distinct land use category as "Eastern Urban Center", which is found nowhere else in the city. This distinct land use designation, and the policies and programs for the EUC, are expected to be unique and not be bound by, or set precedencies for, other more conventional development areas.

The other form of designating land uses in the General Plan is a circle, indicating the use is a floating use. This form of designation indicates that the location of these uses is not fixed and will be set a subsequent levels of planning. On the Chula Vista land use diagram, the EUC has four floating designations for a park, a fire station, an elementary school, and a high school. Refer to Exhibit I-7 (Detail from General Plan Land Use Diagram), which is an excerpt from the General Plan land use diagram.

The park, elementary school, and the fire station have all been included in the EUC SPA Plan. The specific provisions for parks in the EUC is detailed in the SPA companion document, "Urban Parks, Recreation, Open Space, and Trails Plan." The proposed location for the high school was relocated just east of the EUC in Village 11 subsequent to the adoption of the General Plan by the school district, which is consistent with the intent of a floating land use designation.

The role of the GDP is that of an implementation tool for the General Plan, via the PC zoning process. As an implementing tool, the GDP applies and details the broad policies of the General Plan to specific needs of the Otay Ranch project area. For example, the Land Use Element of the General Plan designates land uses for the Otay Ranch Eastern Urban Center SPA in a more general manner but very similar to the Otay Ranch General Development Plan Map. Similarly, the policy requirements of the other General Plan Elements are implemented/detailed in the GDP which now serves as the primary guide for more detailed planning at the SPA level.

Detail from General Plan Land Use Diagram

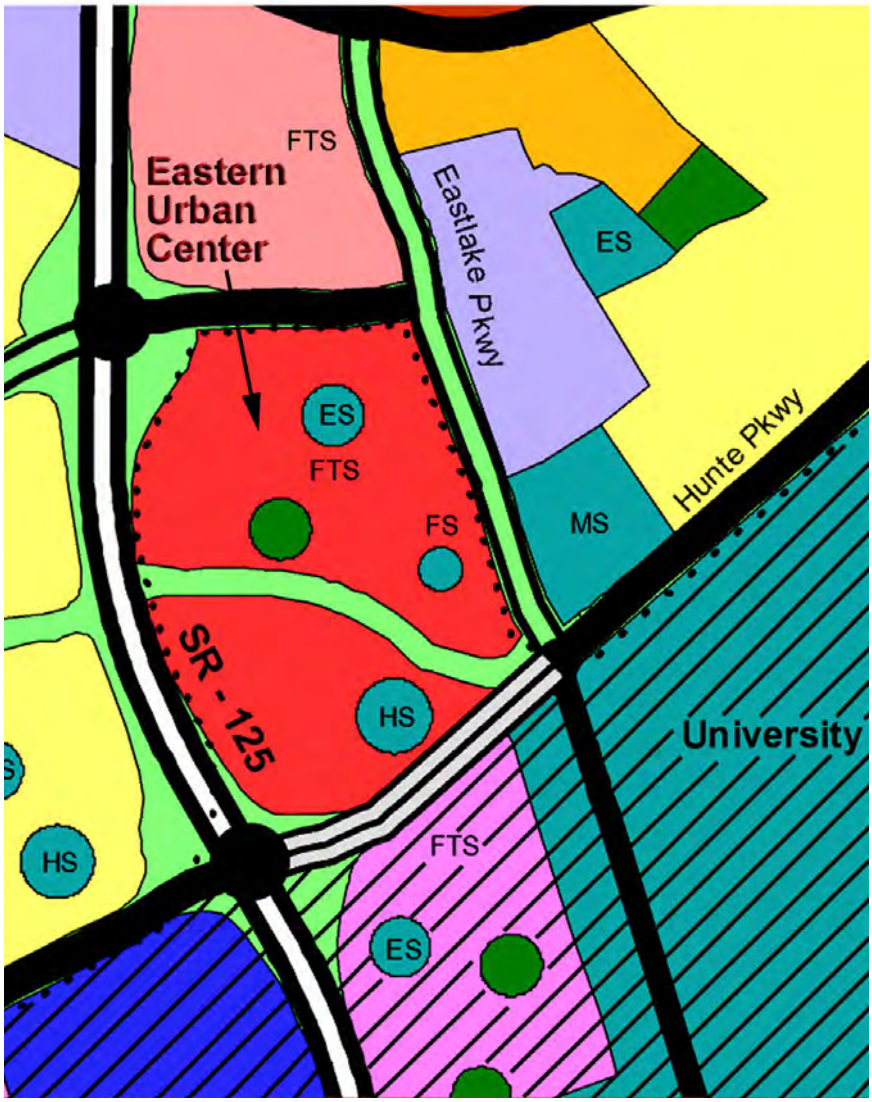


Exhibit I-7

2. Otay Ranch General Development Plan

In 1993, the San Diego County Board of Supervisors and Chula Vista City Council jointly adopted the Otay Ranch General Development Plan/Subregional Plan for the 36-square mile master planned community of Otay Ranch. The Plan was updated as a part of the Chula Vista General Plan Update adopted in 2005. The Otay Ranch GDP includes plans for multiple urban villages and town centers, a resort village, a university site, a regional technology park, freeway commercial area, the Eastern Urban Center, industrial areas and two rural estate planning areas.

The Otay Ranch open space system, consisting of 13,000+ acres, facilitates completion of the Chula Vista Greenbelt System, as articulated in the Chula Vista General Plan. With the SPA level planning and approval of various villages and the freeway commercial center in Otay Ranch, the GDP has been amended to keep it an authoritative guide to the development of the entire project.

The Metropolitan Transit System's (MTS) regional public transit system is planned to traverse the Otay Valley Parcel urban villages, with a Park and Ride facility located in the Freeway Commercial area and transit stops in the Eastern Urban Center. Each of the villages/planning areas traversed is expected to include a transit station or stop.

The Otay Ranch GDP includes the Land Use Map, Facility Implementation Plan, Service/Revenue Plan, Village Phasing Plan, and Resource Management Plan. The Land Use Map depicts generalized facility locations, land use designation, and the open space system for Otay Ranch. The other GDP components are focused on the provision of adequate public facilities and services as the community develops, fiscal (cost/revenue) balance to the City and County, project phasing and environmental resource protection.

Implementation of the Planned Community Zoning, established by the Otay Ranch General Development Plan, requires a Sectional Planning Area (SPA) Plan be prepared. This document and all of it's related components, including: the Planned Community District Regulations (including information equivalent to a design plan); Air Quality Improvement Plan; Water Conservation Plan; Energy Conservation Plan; and Public Facility Finance Plan, satisfy that requirement. Additional steps prior to construction include the approval of: subdivision mapping; grading and improvement plans, encroachment permits, sign permits design review, and building permits with site plan and architectural review. And, for certain uses, implementation will require approval of conditional use permits.