Otay Ranch

General Development Plan

City of Chula Vista

General Development Plan

County of San Diego

Otay Subregional Plan, Vol 2

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Amended May 26, 2015
Amended December 6, 2016
Amended December 13, 2018
Amended June 18, 2019

CITY OF
CHULA VISTA

OTAY RANCH
GENERAL DEVELOPMENT PLAN
OTAY SUBREGIONAL PLAN, VOL. 2

October 28, 1993

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COUNTY OF SAN DIEGO
Certificate of Adoption

I hereby certify that this text is Volume 2, of the **Otay Subregional Plan** and that it is a part of the Regional Land Use Element, Section II, Part XXIII, of the **San Diego County General Plan**, as amended by General Plan Amendment (GPA) 92-04, and that it was considered by the San Diego County Planning Commission on the 15th day of October, 1993.

David B. Kreitzer, Chairman

Attest: Lauren M. Wasserman, Secretary

I hereby certify that this text is Volume 2 of the **Otay Subregional Plan** and that is a part of the Regional Land Use Element, Section II, Part XXIII, or the **San Diego County General Plan**, as amended by General Plan Amendment (GPA) 92094, and that it was approved by the San Diego County Board of Supervisors on the 28th day of October, 1993.

Brian P. Bilbray, Chairman

Attest: Thomas J. Pastuszka,
Clerk of the Board

Text
Adopted May 18, 1983, as part of GPA 83-01
Latest Amendment October 28, 1993, as part of GPA 92-04

A history of the amendments, both map and text, to this Plan is available at the Department of Planning and Land Use.

DOCUMENT CERTIFICATION

I hereby certify that the contents of this document incorporate and represent the final version of General Development Plan text and maps for the Otay Ranch Project (PCM-90-03) as duly passed, approved and adopted by the City Council of the City of Chula Vista on October 28, 1993.

Robert A. Leiter, Director of Planning

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OTAY SUBREGIONAL PLAN, VOL. 2

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Otay Subregional Plan, Vol. 2

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Part I

Introduction

Otay Ranch General Development Plan

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Part I *Introduction*

Planning for Otay Ranch is a cooperative effort between the City of Chula Vista and the County of San Diego. Members of the public have also regularly participated in the planning process. This joint planning effort has resulted in this Otay Ranch General Development Plan (GDP)/Subregional Plan (SRP), which sets forth a comprehensive plan for Otay Ranch. The GDP/SRP is an integrated policy document, which combines the requirements of the City of Chula Vista and the County of San Diego. This GDP/SRP:

- Identifies the land use pattern and intensities for the Otay Ranch community;
- Identifies Otay Ranch land use, facility, environmental, economic and social goals, objectives and policies;
- Informs citizens, the land owner, decision-makers and local jurisdictions of the policies which will guide development within the Otay Ranch;
- Guides the coordinated development of Otay Ranch consistent with the goals of the City of Chula Vista, County of San Diego and the region; and
- Provides a foundation for the subsequent consideration and approval of Sectional Planning Area/Specific Plans and Subdivision Maps.

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Chapter 1 Guiding Principles

The Plan will:

- ❑ Create an urban center that will provide a unique functional and symbolic center for Otay Ranch.
- ❑ Cluster development in villages with varying character and density, interrelated on the Otay Valley Parcel, yet distinct in identity and style.
- ❑ Provide a range of transportation alternatives to the automobile, most notably transit and pedestrian activities.
- ❑ Create an open space preserve unequalled in San Diego County, which preserves for today and manages for tomorrow.
- ❑ Recognize the importance of environmental and landform preservation and the need to design environmentally sensitive communities.
- ❑ Design streets, plazas and buildings to complement human, rather than automotive, activity.
- ❑ Protect the character of existing communities such as Jamul, Dulzura and Chula Vista.

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Chapter 2 Planning Principles

The purpose of the Otay Ranch GDP/SRP is to serve the needs of its residents and the region by learning lessons from the past and maintaining the flexibility to take advantage of the future. This is accomplished through the establishment of plans and policies within a framework of fundamental principles, which represent the next generation of community planning:

Comprehensive Regional Planning

Through interjurisdictional cooperation, Otay Ranch will complement, integrate and implement regional plans…

…planning for a complete and balanced community with housing, shops, work places, schools, parks, civic facilities and open spaces.

…planning that looks at the big picture, melding regional plans for transit, open space and wildlife, water reclamation and reuse, and air quality.

…planning that balances a broad range of considerations - physical, social, environmental and economic.

…planning that reduces urban sprawl and ensures compatibility with adjacent communities.

Village Concept

Otay Ranch will cluster the majority of development in villages, with conveniently located homes, jobs, schools, parks and other daily needs…

…villages with well defined edges such as the Chula Vista Greenbelt, open spaces or wildlife corridors.

…villages with mixed-use centers focused on shops, plazas, parks, and housing arranged to encourage people to meet and greet one another throughout the day and into the night.

…villages fashioned to encourage walking and biking on streets linked to interesting destinations.

…villages with a wide variety of housing types, responding to the needs of families, singles, students and seniors.

…villages which locate activity hubs next to transit stations.

…villages designed for people, with inviting pedestrian-accessible public spaces.

…villages planned to reduce reliance on the automobile.

…villages offering residents the choice to live, work, play, learn or shop within Otay Ranch.

Open Space and Environmental Protection

Environmental stewardship will dominate Otay Ranch through a massive open space system…

...an open space system which restores and preserves nature's resources for generations to come, including sensitive habitats, special land forms and wildlife corridors.

...an open space system which links village centers and parks to natural areas through a series of pathways.

...an open space system with public education programs to increase interest in and awareness of the wonders of nature.

...a park system which includes regional, community and local parks.

Facilities Concurrent with Need

Public services and facilities will meet the needs of the Otay Ranch residents...

...services and facilities will be conveniently located and efficiently managed.

...services and facilities will be financed without undermining the tax base of surrounding communities.

...services and facilities will be provided to Otay Ranch residents when needed.

Conserve Resources and Minimize Waste

Otay Ranch will wisely use and manage limited resources...

...water will be conserved and reused.

...trash will be reduced and recycled.

...energy will be conserved.

...air will be made cleaner by reducing Otay Ranch's reliance on the car.

Chapter 3 History of Otay Ranch

Otay: "a wide and level knoll," "big hill," "a solitary hill in a flat valley," or "a brushy place."

Dona Magdalena Estudillo, daughter of Captain Jose Maria Estudillo, received a land grant from Governor Jose Maria Echeandia in 1820, which encompassed the 6,657-acre Indian village of Otay. At the same time, Jose Antonio Estudillo, her brother, received the smaller grant (4,436 acres) of Rancho Janal, which adjoined Otay Rancho. On May 4, 1846, Governor Pio Pico reaffirmed these grants.

The Land Act of 1851 required all holders of property in California to prove their rights of ownership to the lands they claimed. The Estudillo's petitions for the Otay and Janal properties lasted 10 years, followed by lengthy court hearings. Dona Magdalena's claim was finally confirmed on January 21, 1872 by the United States Land Commission, and Jose G. Estudillo, son of Jose Antonio, received the final patent for Rancho Janal from the United States Land Commission at the same time.

Both properties were known as Rancho Otay at that time, with the Janal Rancho designated as Otay Dominguez, and the original Otay Rancho being called Otay Estudillo. Although both ranchos were administered together, they each had their own cattle brand.

During the 10-year delay for confirmation, Otay Ranch changed ownership several times. The first American owner of the property was Solon S. Sanborn, who purchased it on July 1, 1872. Captain Matthew Sherman bought a half interest in the property in the same year. Sherman was mayor of San Diego in 1891 and a Civil War veteran. In 1883, Otay Rancho was owned by the San Diego Land and Town Company, a subsidiary of the Santa Fe Railroad. In 1900, the San Diego Land and Town Company filed a subdivision map on part of the property.

John D. Spreckles, a Coronado financier and owner of the Hotel del Coronado, bought Otay Ranch around 1900. Mr. Spreckles then sold both Otay and Janal to his friend, Elisha Spurr Babcock. Mr. Babcock, the builder of the Hotel del Coronado, came to San Diego on a vacation and, after a prolonged stay, decided to make San Diego his home. He made several investments in San Diego, including the Otay Water Company (later the Southern California Mountain Water Company), which he organized in 1895 to provide a reliable water source for the growing city of San Diego. The company completed construction of Lower Otay Dam in 1897. By 1904, the company had constructed both Upper and Lower Otay Dams and begun another dam at Morena Lake. He sold his interest in the Southern California Mountain Water Company to the Spreckles companies in 1906. Later, the City of San Diego acquired the lands of the Upper and Lower Otay Reservoirs.

Babcock was an avid sportsman, and he went on several hunting trips to the Otay region to hunt ducks, quail, rabbits, and other game. He organized a hunting and fishing club for the purpose of entertaining his friends, prominent dignitaries, and the guest at the Hotel del Coronado, which he managed. He also constructed several hunting blinds and sheds to be used during hunting trips. Babcock died suddenly in 1922.

In 1923, real estate dealer Rube Harrison bought the property. Mr. Harrison helped develop several large tracts of land in San Diego County. In 1937, Harrison was involved in several suits brought against him by Henry J. Adams, who had bought properties in partnership with Harrison. One of the suits was for allegedly cheating Adams out of $64,792 for the purchase of Otay Ranch.

Rube E. Harrison sold the property to Stephen Birch in 1936. Mr. Birch was a wealthy man who had made his fortune as a mining engineer in the early days of Alaskan mining. He was the chairman of the board of the Kennecott Copper Corporation, and the president of the Alaska Steamship Company. The Birches were a prominent family in the East, with a lineage in the United States dating back to 1616. Stephen Birch married Mary Celine Rand in New Jersey in 1916. Their daughter, Mary was born in 1917, and their son, Stephen, Jr. was born in 1918.

Birch had come to California on vacation in the 1920s and liked it so much he purchased several large tracts of land, including Rancho Otay. By combining the contiguous properties, the original area of Rancho Otay, which was nearly 6,658 acres, grew to about 29,000 acres. The 11-acre estate where the family lived was called Rancho del Otay. The ranch was called the Otay Agricultural Corporation. Later, the name was changed to United Enterprises. Stephen Birch, Jr. was president of the company and Mary R. Birch was vice president.

The land was farmed, producing lima beans, hay and grain. Lima beans were abandoned, as a major crop in 1949, when the bindweed morning glory infested the fields so badly the bean plants could not grow properly.

Cattle ranching at the farm specialized in raising polled Herefords, Black Angus, and Santa Gertrudis. The brand used to identify them was the same one that had been used by Magdalena Estudillo in the 1800s.

Stephen Birch also used small portions of the ranch for his hobbies. He had a greenhouse, under the direction of a university-trained botanist, where he raised 1,800 orchids and established a game bird hatchery. The Bird Ranch complex was an outgrowth of the game bird hatchery. Birch constructed a large, almost circular, twelve-sided building used for raising quail and possibly pheasant hatchlings. When the young birds were large enough, they were released on the ranch property for hunting.

Dorace Edgar Scarbery supervised Otay Ranch from 1938 to 1940. As a result of Scarbery's advice and management, Otay Ranch began to make a larger profit. Scarbery advised putting stock out to graze the range, supervised their purchase and improved the stock by using high quality purebred Polled Hereford Bulls for breeding. He directed a scientifically proven program of land management that included leveling 1,000 acres for growing barley, oats and alfalfa. In addition, he participated in developing a new hybrid lima bean.

Mr. Birch died in 1940. Mary Birch, daughter of Stephen Sr., lived on the property for three decades. She inherited the ranch, family farming business and Rancho del Otay from her father in 1940. In 1955, Mary Birch married Patrick R. Patrick, a retired commander in the Royal Air Force. They moved to the Otay property and lived there for the rest of their lives. They built several guesthouses and other residences for ranch hands and other employees. Although wealthy, they preferred a simple life and were very private people.

Mary Birch Patrick donated the land for a hospital where the Chula Vista Community Hospital complex now stands. In 1971, Mary's husband Patrick died, followed by Mary's death in 1983.

The Otay Ranch property was sold to The Baldwin Company by United Enterprises in November, 1988.

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Chapter 4 Plan Summary

Section A Overview

Planning the community of Otay Ranch is a highly evolutionary process. In 1989, The Baldwin Company submitted an initial draft General Plan Amendment. This proposal was reviewed by the City of Chula Vista, the County of San Diego, citizen committees, technical committees and planners from many public entities. Many environmental, facility and planning issues were identified, analyzed and resolved. The analysis of these issues led to the development of new and innovative planning concepts expressed through seven alternative plans. Each alternative plan raised additional issues, which were also studied and resolved. This issue identification/resolution process eventually led to the preparation of the proposed General Development Plan/Subregional Plan, which best resolves identified issues and balances competing interests.

Section B Jurisdictional Setting

The 22,899-acre Otay Ranch is situated on unincorporated land and comprises seven separate parcels located in southwestern San Diego County. A majority (22,509 acres) of Otay Ranch is located within the unincorporated area of San Diego County; the remaining portions (390 acres) are situated in the Otay Mesa area of the City of San Diego, south of the Otay River Valley. The City of Chula Vista included the Otay Valley Parcel as part of the Chula Vista General Plan Eastern Territories section. The Local Agency Formation Commission designated the western portion of Otay Ranch as a special study area, in order to allow for the preparation of a comprehensive land plan before deciding ultimate jurisdictional alignments.

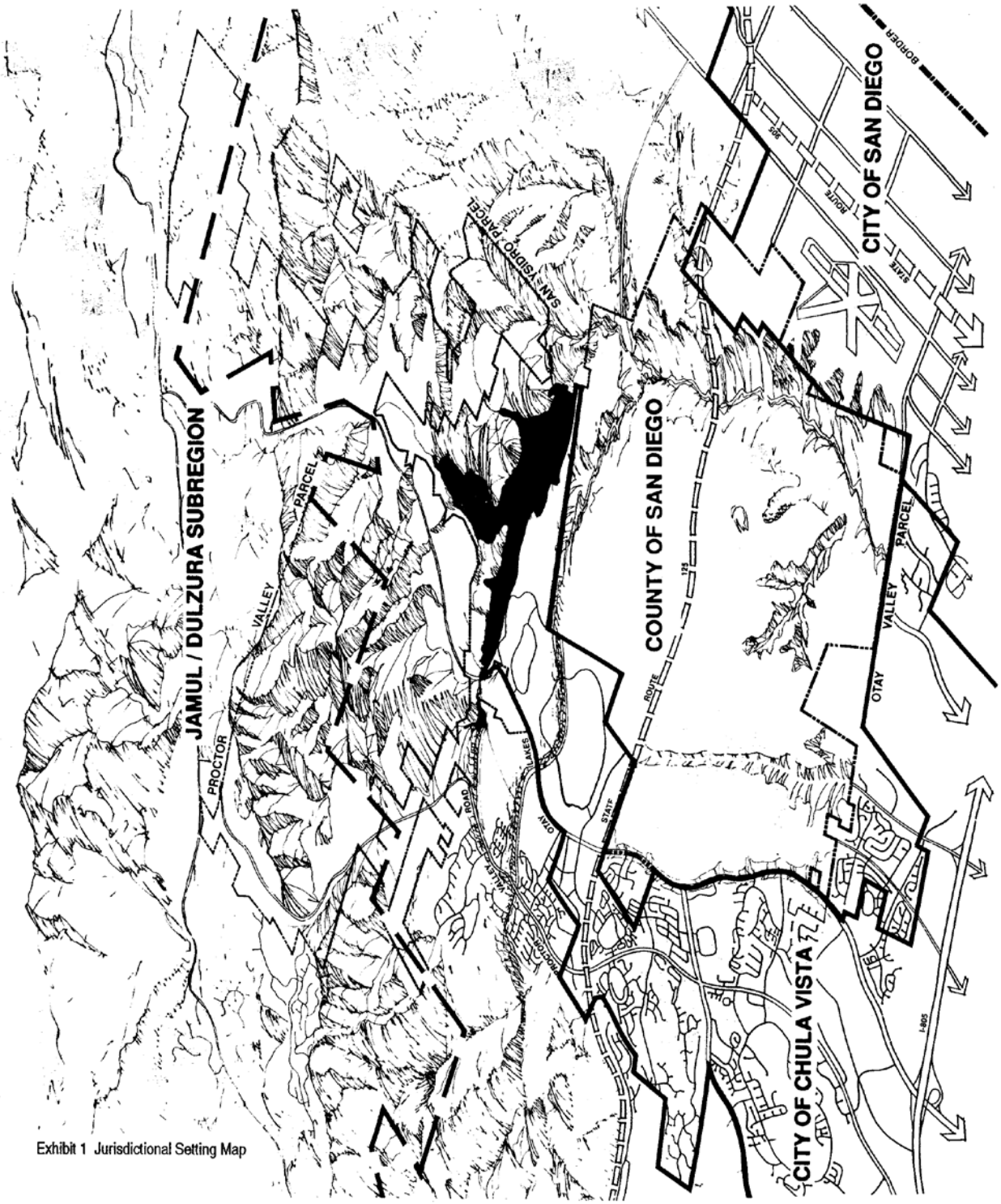

Exhibit 1 Jurisdictional Setting Map

Section C — *Otay Ranch Planning History*

Early Planning - 1984 to 1989

United Enterprises Ltd., the prior property owner, initiated a planning process for the Otay Ranch in 1984, by requesting County authorization to process an application for a General Plan Amendment governing Otay Ranch. Due to the size and complexity of the project, and the need to work with other jurisdictions, the County created an informal cooperative planning process through the adoption of Board of Supervisors Policy I-109[1]. After four years of preliminary studies, in early 1989, the County Board of Supervisors authorized submittal of a General Plan Amendment for the Otay Ranch property.

In November of 1988, The Baldwin Company purchased the Otay Ranch property from United Enterprises Ltd. In April of 1989, The Baldwin Company executed a "Statement of Intention"[2] with the City of Chula Vista, contemplating the preparation of a Development Agreement in association with the planning of Otay Ranch, and recognizing that the planning and development of Otay Ranch would have a tremendous impact on Chula Vista.

Memorandum of Understanding

On August 1, 1989, the County Board of Supervisors and Chula Vista City Council executed a Memorandum of Understanding[3] formally empowering the Interjurisdictional Task Force (IJTF) to coordinate the preparation and review of Otay Ranch plans and to formalize the relationship between the County of San Diego and City of Chula Vista's planning efforts.

This Memorandum of Understanding sets forth a work plan for the joint processing and review of Otay Ranch planning documents, and adoption of General Plan Amendments, Master Development Agreements, an Environmental Impact Report, Service Revenue Plan, Sphere of Influence Study and Annexation Plan. The Memorandum of Understanding created a joint planning team and designated the City of Chula Vista as the lead agency in supervising the preparation of the Otay Ranch Environmental Impact Report, with the County providing review services.

Interjurisdictional Task Force

The Interjurisdictional Task Force (IJTF) consists of community representatives and elected officials from the City of Chula Vista, the County of San Diego and the City of San Diego, as depicted below. The IJTF is a joint body whose function is to review and

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1 County Board of Supervisors Policy I-109, (Otay Ranch Reference Document)

2 Resolution of the City Council of the City of Chula Vista "Statement of Intention" Concerning the Creation of Otay Ranch, 4/27/89; (Otay Ranch Reference Document)

3 Memorandum of Understanding between the City of Chula Vista and the County of San Diego to establish a joint planning team for the processing of the Otay Ranch project, 8/1/89; (Otay Ranch Reference Document)

make policy recommendations to the County Board of Supervisors and Chula Vista City Council regarding Otay Ranch.

Interjurisdictional Task Force
Brian Bilbray, County Supervisor
Leonard Moore, Chula Vista City Council
George Bailey, County Supervisor
Jerry Rindone, Chula Vista City Council
Bob Filner, San Diego City Council
Susan Fuller, Chula Vista Planning Commission
Frank Urtasun, County Planning Commission
Bob Tugenberg, Public
Mark Montijo, Jamul/Dulzura Community Planning Group
Claudia Troisi, The Baldwin Company

Exhibit 2 Interjurisdictional Task Force[4]

[4] Past Members:
Greg Cox, City of Chula Vista
Gayle McCandliss, City of Chula Vista
Frank Scott, Public

Executive Committee: The Executive Committee consists of key executive staff from both the County of San Diego and the City of Chula Vista. This committee provides direction to the Joint Project Team and makes recommendations to the IJTF.

Interjurisdictional Task Force
Executive Committee

John Goss, Chula Vista City
Lari Sheehan, County Deputy
George Krempl, Chula Vista Deputy City
Jerry Jamriska, County Deputy Planning
Tony Lettieri, Joint Project Team General

Exhibit 3 Interjurisdictional Task Force Executive Staff Committee

Project Team: The Joint Project Team is comprised of planning professionals from the County of San Diego and the City of Chula Vista, assembled to assist in the preparation, review and analysis of Otay Ranch planning documents. The team is managed by Joint Project Team General Manager, Tony Lettieri. The Joint Project Team also secures the services of outside planning, engineering, financial and environmental consultants.

Interjurisdictional Task Force
Joint Project Team

Joint Project Team General Manager, Tony

County Of San Diego Planning

City Of Chula Vista Planning

Retained Planning, Financial and Environmental

Exhibit 4 Interjurisdictional Task Force Joint Project Team

Technical Committees: The Interjurisdictional Task Force established nine Technical Committees to provide technical review of the Otay Ranch New Town Plan and subsequent alternative land use plans and analyses. These groups of professionals from SANDAG, CalTrans, City of San Diego, County of San Diego and City of Chula Vista developed systematic approaches to critique the various evolving plans. Technical Committees studied and provided written reports on transportation, infrastructure, public

services (police and fire), service revenue and regional services. The nine technical committees are depicted below.

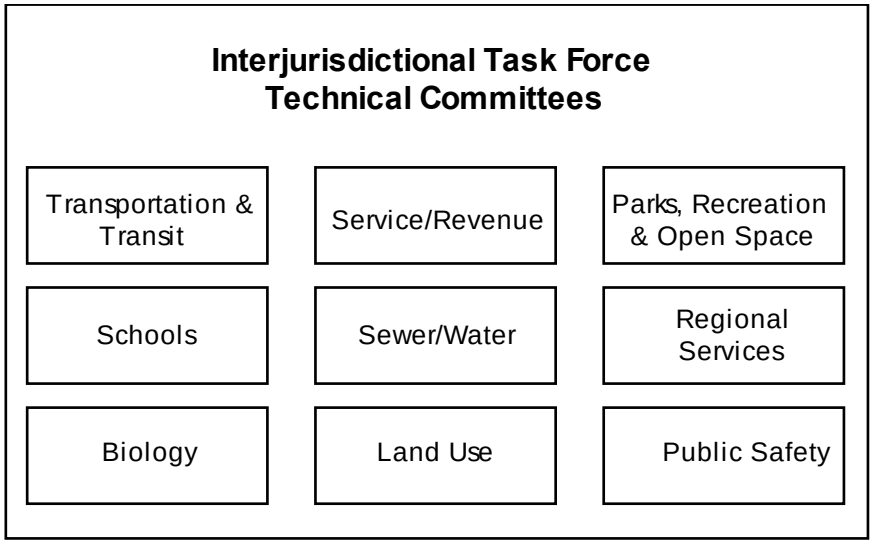

Exhibit 5 Interjurisdictional Task Force Technical Committees

Public Participation: Public participation has been a key component of the Otay Ranch planning process. Early in the planning process, The Baldwin Company formed 11 Community Advisory Task Forces (CATF). Over 130 citizens participated in 46 individual task force sessions over a four-month period. Soon after a March 1990 public workshop, the IJTF created seven new citizen committees to review Otay Ranch plans. These committees met over a three-month period.

New Town Plan: In October 1989, The Baldwin Company submitted a General Plan Amendment application to the Interjurisdictional Task Force entitled the Otay Ranch New Town Plan[5]. The application proposed the creation of a community with residential villages, resorts, a commercial center, a research park, a university site and two regional parks. The New Town Plan called for 15 villages built throughout the Ranch over the next four decades, providing approximately 49,648 new homes, related services and employment opportunities.

IJTF Goals, Policies, Objectives: In December of 1989, the Interjurisdictional Task Force accepted the Otay Ranch Goals, Objectives and Policies[6]. These goals, objectives and policies provide a policy framework to guide review of The Baldwin Company General Plan application, subsequent land use alternatives and the preparation of the General Development Plan/Subregional Plan.

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5 Otay Ranch New Town Plan, The Baldwin Company; 10/31/89.

6 Otay Ranch Goals, Objectives and Policies, Interjurisdictional Task Force, 12/89; (Otay Ranch Reference Document).

March 10, 1990 Public Workshop: On Saturday, March 10, 1990, the IJTF hosted a public workshop to explain the Otay Ranch planning process, the status of the environmental review, the components of the New Town Plan, and to gain public input concerning the future of the Ranch property. Following the IJTF workshop, seven IJTF citizen committees were formed to review the preparation of future plans. The committees focused on cultural arts/libraries, environmental/sensitive lands, housing, parks, recreation and open space, traffic and roads, sewer/water/ conservation, and senior/social services issues. Meetings were held over a three-month period.

Interjurisdictional Task Force Workshop: The Interjurisdictional Task Force conducted an expansive, free flowing workshop on March 21, 1990 to more precisely define Otay Ranch planning goals, issues and priorities in response to the proposed New Town Plan, public comments and professional analysis. Discussion centered on the following key issues[7]:

- *SR-125:* Higher intensity development should be concentrated along the SR-125 corridor.
- *Mass Transit:* High priority is given to mass transit, including strategic use of density to promote a successful transit system.
- *Intensities:* Higher intensities near transit corridors may be acceptable to support mass transit.
- *Eastern Urban Center:* The Eastern Urban Center should be highly focused and may contain intense land uses.
- *Resort Center:* A destination resort should be considered within the Otay Ranch.
- *Campus Style Industrial:* Land should be included on the Otay Valley Parcel for research and industrial uses.

Project Team Land Use Alternatives: On June 21 1990, IJTF staff released the "Project Team Land Use Alternatives," which included four alternative land use plans: the Project Team Alternative (PTA), the Low Density Alternative, the Environmental Alternative and the Fourth Alternative[8]. The plans represent the Joint Project Team's critique of the New Town Plan, and efforts to illustrate alternative interpretations of the accepted goals and objectives.

Citizen Committees Combine: In September 1990, following release of the Project Team Land Use Alternatives, the IJTF combined the Baldwin Citizen Advisory Task Forces and IJTF committees to form the Governing Committee. The purpose of this committee is to oversee the progress of its three subcommittees and attempt to resolve any conflicts. The Governing Committee is

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7 Interjurisdictional Task Force Public Workshop Report; 3/21/90.

8 Project Team Land Use Alternatives, Otay Ranch Joint Project Team, 6/21/90 (Otay Ranch Reference Document)

comprised of all Natural Resources, Infrastructure and Human Resources Subcommittee members.

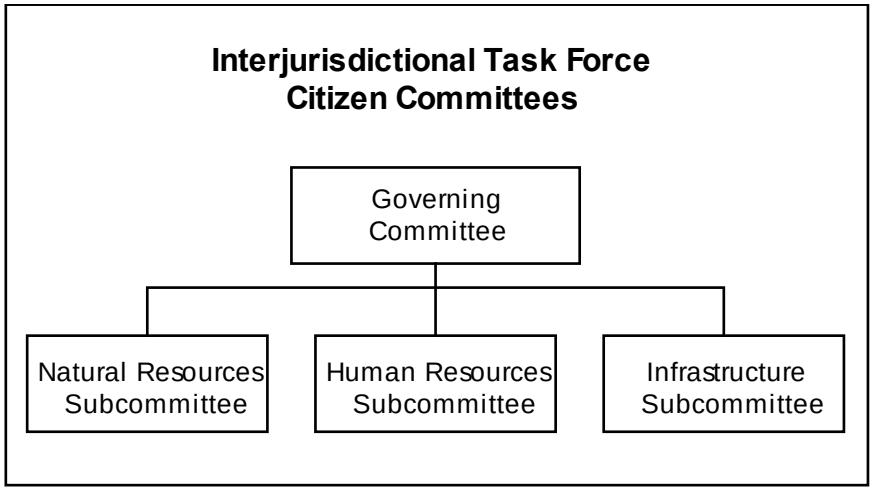

Exhibit 6 Interjurisdictional Task Force Citizen Committees

Between September 1990 and December 1991, the Governing Committee and it's three Subcommittees met 54 times to review a variety of documents which emerged through the planning process, including the initial general plan proposal, various alternative land use plans, draft implementation plans, and 16 issue papers prepared between August 1990 and October 1991.

The Governing Committee authored a series of recommendations for consideration by the Interjurisdictional Task Force, which are included as a reference document to the Otay Ranch GDP/SRP[9].

Planning Expert Seminar: In August of 1990, the Interjurisdictional Task Force sponsored a seminar with national land planning experts to critique the alternative Otay Ranch planning concepts. The workshop discussion emphasized the following facility-related planning themes[10]:

- Emphasize non-motorized pathways which stress walking, cycling and mass transit.
- Build incrementally and be careful to recognize the role of the market place. Don't require facilities and services or the build-out of land uses before market demand exists.
- Basic infrastructure should be built concurrent with need. Schools are the basic infrastructure which define neighborhood character and boundaries. Cultural facilities create bridges of goodwill and opportunity. Village centers should use public facilities as the catalyst to create a sense of place.

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9 Report to the Interjurisdictional Task Force, Otay Ranch Citizen Advisory Committee, Nov. 1990 to Nov 1991; (Otay Ranch Reference Document).

10 Expert Seminar Materials and Summary; 8/11/90 (Otay Ranch Reference Document).

- Look to new flexible and non-traditional planning and building standards to make Otay Ranch unique.

1990 Issue Papers: The Interjurisdictional Task Force directed Project Team staff to prepare "Issue Papers"[11] to identify key issues and explore alternatives to resolve conflicts. This set of issue papers was prepared during the summer of 1990, and accepted by the Interjurisdictional Task Force in late summer and early fall. Issue papers addressed the following topics:

- *North/South Transit Corridor:* Include a north/south transit corridor which generally follows the SR-125 alignment through the Otay Ranch and extends easterly into the heart of the Eastern Urban Center.
- *East/West Transit Corridor:* Provide for an east/west transit corridor.
- *Otay Valley Road and Paseo Ranchero Alignments:* Extend Otay Valley Road southerly of Rock Mountain immediately exiting the valley on the north side. Paseo Ranchero, at its southern extremity, should cross the Otay River Valley at the approximate location of the current river crossing, and extend southerly to the current location of Otay Valley Road/Heritage Road (north-south segment).
- *South Dam Road:* Delete South Dam Road and configure land uses so that a future road connection remains feasible.
- *Proctor Valley Road Alignment:* Align Proctor Valley Road as shown in the County General Plan, except that the most easterly portion will swing further to the south to intersect SR-94.
- *Millar Ranch Road:* Include Millar Ranch Road in the final land use plan as a major public road.
- *Eastern Urban Center Location:* Locate the Eastern Urban Center east of SR-125 and south of Orange Avenue.
- *Eastern Urban Center Land Use Intensity:* Eastern Urban Center (EUC) residential intensities should range from 2-story town homes to high-rise apartments and condominiums. Commercial development should be comprised of a regional mall and specialty retail shops at the base of office buildings. Business hotels and office development should be planned. Public uses such as a civic center, cultural center, park and ride facilities, parks, transit stations, schools and childcare facilities should also be included in the EUC.
- *Character of Village Commercial Centers:* The village commercial centers on the Otay Valley Parcel should: include

[11] North/South Transit Corridor (9/5/90); East/West Transit Corridor (9/5/90); Otay Valley Road and Paseo Ranchero Alignment (8/30/90); South Dam Road (8/30/90); Proctor Valley Road Alignment (8/31/90); Millar Ranch Road (8/30/90); Eastern Urban Center Location (10/10/90); Eastern Urban Center Land Use 10/12/90); Intensity Character of Village Commercial Centers (10/15/90); and Road Interchanges on SR-125 (10/17/90); Water Availability (10/17/90).

all neighborhood and community commercial uses; be located away from major circulation element roads; include higher intensity residential development in close proximity to the village center; and mix commercial uses with civic, residential, employment and recreational uses in an environment which allows transit users, pedestrians, bicyclists and automobile drivers equal and easy access to and within each village center.

- *Road Interchanges on SR-125:* Include four SR-125 interchanges (not counting Telegraph Canyon Road).
- *Water Availability:* Proceed with processing and approval of the General Plan Amendment, while cooperating with water agencies to identify long-term permanent water supplies.

Phase I Progress Plan: In July 1990, the IJTF directed the Joint Project Team to work with the applicant to prepare additional land use plan alternatives for the Otay Ranch property. The IJTF appointed a planning team consisting of members of County staff, Chula Vista City staff, the property owner and retained planning consultants to meld the best elements of the previously prepared land use plans, taking into consideration the adopted IJTF Goals and Objectives, biological constraints and comments from the various technical and community groups. As a result, the Phase One Progress Plan was presented to the IJTF in February 1991.

1991 Issue Papers: Preparation of the Phase One Progress Plan raised new issues, which required additional study and analysis. This set of issue papers addressed the following topics[12]:

- *Otay Ranch Village Character Issue Paper:* Discusses the circulation, land use and design criteria which provide diversity, character and a pedestrian orientation to a village, while providing continuity within Otay Ranch.
- *Otay Valley Regional Park Issue Paper:* Discusses the criteria which should be used to determine the boundaries of the Otay Valley Regional Park and how much total acreage should be provided for active and passive park uses.
- *Development Around Lower Otay Lake Reservoir::* Discusses where development should be allowed on the land surrounding Lower Otay Lake. This issue paper addresses economic viability of development, compatibility of land uses, access, sense of community, visibility and resource sensitivity.
- *Roads Crossing Otay Valley Issue Paper:* Addresses how best to accommodate regional traffic demand, while minimizing the impact of the road crossings on the Otay Valley's sensitive resources and proposed Regional Park. The Project Team proposes three transportation corridors (Paseo Ranchero, La

12 Village Character; (8/1/91)
Otay Valley Regional Park; (11/15/91)
Development Around Lower Otay Lake Reservoir; (12/9/91)
Otay River Valley Crossings; (10/31/91)
Central Proctor Valley Land Use Intensities

Media, SR-125). Alta Road should be shown as a potential additional transportation corridor.

- *Central Proctor Valley Issue Paper:* Discusses the appropriate community character for Central Proctor Valley, taking into consideration land uses and densities. Alternatives land uses for Central Proctor Valley are analyzed, considering resource sensitivity, type of transition, character of development, components of intensity and elements of development.
- *Resource Sensitivity Analysis:* Additionally, the Joint Project Team prepared a comprehensive analysis of all the environmental resources on the property[13]. The report analyzed and categorized the resources to create a reference guide to assist the Interjurisdictional Task Force.

Phase Two Progress Plan: In March 1992, the Joint Project Team completed the land use map for the Phase Two Progress Plan. This plan reflects the analysis and conclusions contained in the 1991 issue papers.

Environmental Review Process: As determined in the Memorandum of Understanding, the City of Chula Vista acts as the lead agency in supervising EIR preparation. The County of San Diego provides review services. The environmental review process was initiated in October 1989. The draft EIR was released for public review during the summer of 1992.

13 Otay Ranch Resource Sensitivity Analysis, Joint Project Team, 6/12/91 (Otay Ranch Reference Document).

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Chapter 5 Regional Context

Section A Relationship of the Project to the Region

1. Location

Otay Ranch is located in southwestern San Diego County approximately 3.5 miles east of downtown Chula Vista and 13 miles southeast of downtown San Diego. The property lies between the eastern edge of the City of Chula Vista and the western edge of the unincorporated community of Dulzura. The rural community of Jamul lies directly northeast of the project area, and the United States-Mexico international border is 2 miles south of the southernmost boundary of Otay Ranch. The combined properties span a distance of approximately 12 miles from east to west and 8.5 miles from north to south. A majority (22,509 acres) of the Otay Ranch is located within the unincorporated area of San Diego County; the remaining 390 acres are situated in the Otay Mesa area of the City of San Diego. The 2,900-acre area surrounding and including the Otay Lakes is owned by the City of San Diego.

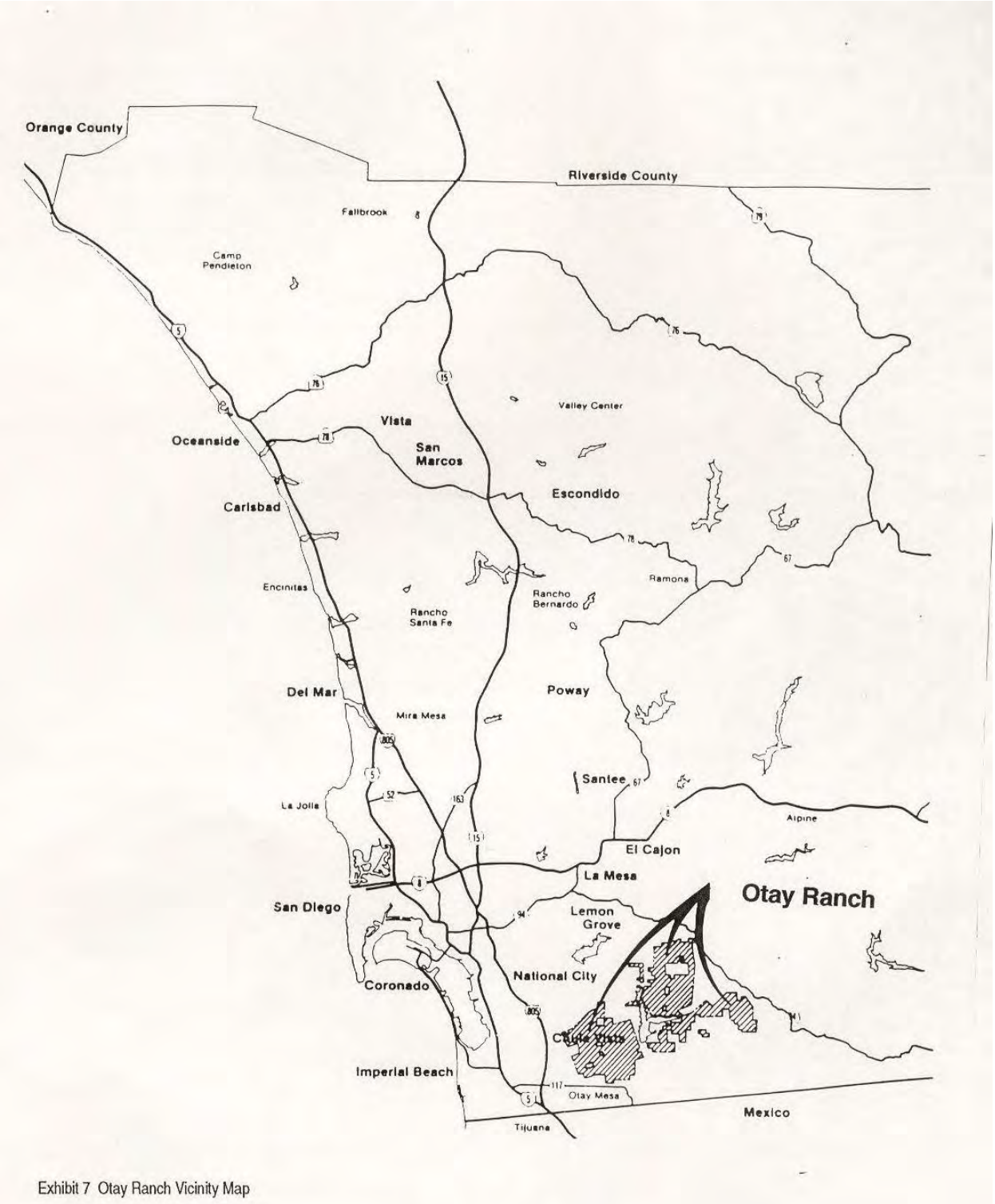

Exhibit 7 Otay Ranch Vicinity Map

For planning purposes, Otay Ranch is grouped geographically to form three distinct parcels:

- Otay Valley Parcel
- San Ysidro Mountains Parcel
- Proctor Valley Parcel

Otay Valley Parcel: The Otay Valley Parcel is the largest parcel of Otay Ranch, comprising 9,449 acres. This area of land is bounded by Telegraph Canyon Road on the north, Heritage Road and the Otay Landfill Site on the west, Brown Field on the south, and Lower Otay Lake on the east. The Otay River Valley bisects the southern portion of this parcel east to west. Several natural landforms are situated within this parcel: Wolf Canyon, Salt Creek, Poggi Canyon, Johnson Canyon, O'Neal Canyon and Rock Mountain. The six "out parcels" (property not owned by Baldwin Vista) within the boundaries of the Otay Valley Parcel correspond to lands dedicated to reservoirs in the Otay Water District and City of San Diego water system, a Federal Aviation Administration airway control facility, a rock mining quarry and privately owned parcels.

Proctor Valley Parcel: The Proctor Valley Parcel comprises 7,895 acres. The Proctor Valley area is the northernmost portion of the Otay Ranch and is generally bounded by Otay Lakes Road and Lower Otay Lake to the south, the Upper Otay Lake and San Miguel Mountains to the west, the community of Jamul to the north, and vacant agricultural land to the east. The Proctor Valley Parcel also includes the Mary Birch-Patrick Estate and the area "Upside-Down L" areas. The four out parcels encompassed by the Proctor Valley Parcel correspond to two sections of land owned by the Bureau of Land Management (BLM), a City of San Diego reservoir and two private holdings. Major landforms include the Jamul and Callahan Mountains.

San Ysidro Mountains Parcel: The San Ysidro Mountains Parcel is comprised of 5,555 acres located in the southeastern portion of the project area, along the fringes of the northern foothills of the San Ysidro Mountains and Otay Mountain. The parcel is generally bounded by the eastern arm of Lower Otay Lake and vacant land along Otay Lakes Road to the north, the main body of Lower Otay Lake to the west, land owned by the BLM to the south, and vacant land just west of the community of Dulzura to the east. Major landforms contained within this region include Little and Big Cedar Canyons and Hubbard Springs.

Exhibit 8 Otay Ranch Major Features Map

Section B ***Population Growth and Demographics***

1. Population Growth

During the last decade, the San Diego region grew by an average rate of 62,000 persons per year. The region's growth peaked in 1989, with 92,000 persons. During the 1980s, 65% of the region's population growth was caused by in-migration. According to SANDAG, most of the population growth was fueled by job creation[1]. According to the California Economic Development Department, an average of more than 46,000 new nonagricultural jobs were created in the region each year since 1985.

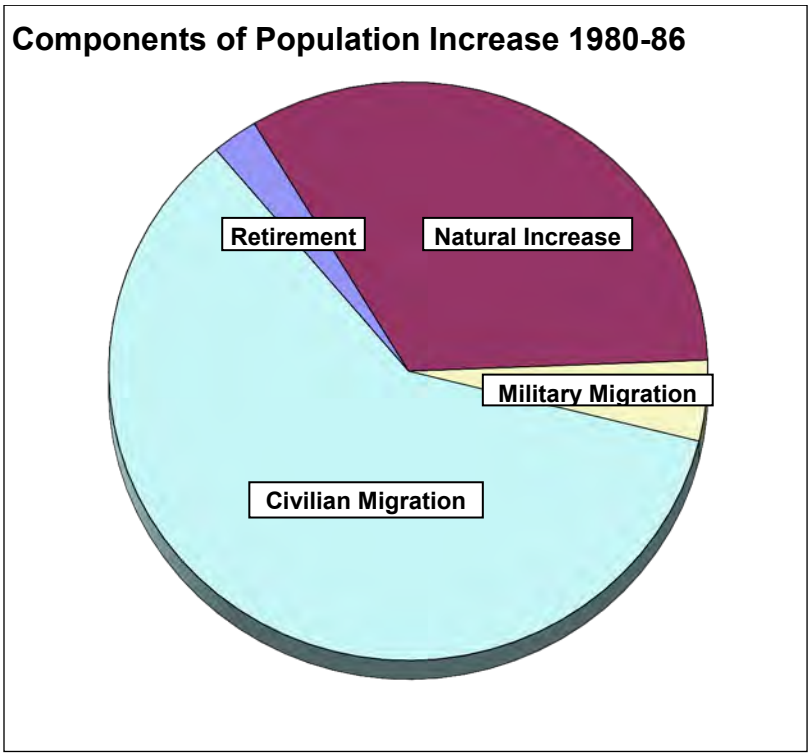

Exhibit 9 Components of Population Increase 1980-86

2. Housing Growth

Housing production in the region and within Chula Vista paralleled population growth, with the greatest housing growth occurring in the mid-to-late 1980s.

While Chula Vista followed the regional housing trend during the 1980s, the City and the South Suburban Subregion experienced

1 "Economic growth is by far the leading cause of population growth in the San Diego Region."; The Causes of Growth and Possible Control Measures in the San Diego Region; San Diego Association of Governments; August 28, 1987.

an overall lower rate of growth[2] than most other suburban communities in the County. In particular, the South County grew much more slowly than the suburban North County cities of Vista, Carlsbad, Oceanside, San Marcos and Escondido.

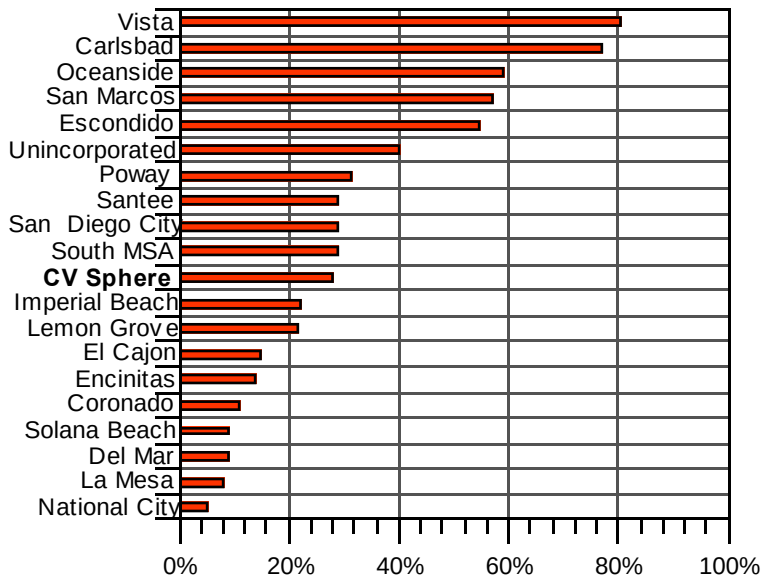

Exhibit 10 Housing Growth 1980-90

Chula Vista has averaged about 1,100 new home completions per year during the last decade, with 1987 producing the peak volume of 2,520 home completions.

3. Forecasts

Series VII is SANDAG's most recent population growth forecast, published in January 1987.[3] Series VII projects the region will grow by approximately 41,000 people each year through the year 2010, reaching a total regional population of 3.2 million. According to the Series VII[4] population forecasts, the Chula Vista

2 Based upon new housing units completed, and thus does not reflect the increase in the number of housing units within Chula Vista attributable to the Montgomery annexation.

3 Series VIII is currently being prepared.

4 Series VII does not include Otay Ranch.

Sphere of Influence[5] area is forecasted to grow at a rate greater than the remainder of the County.

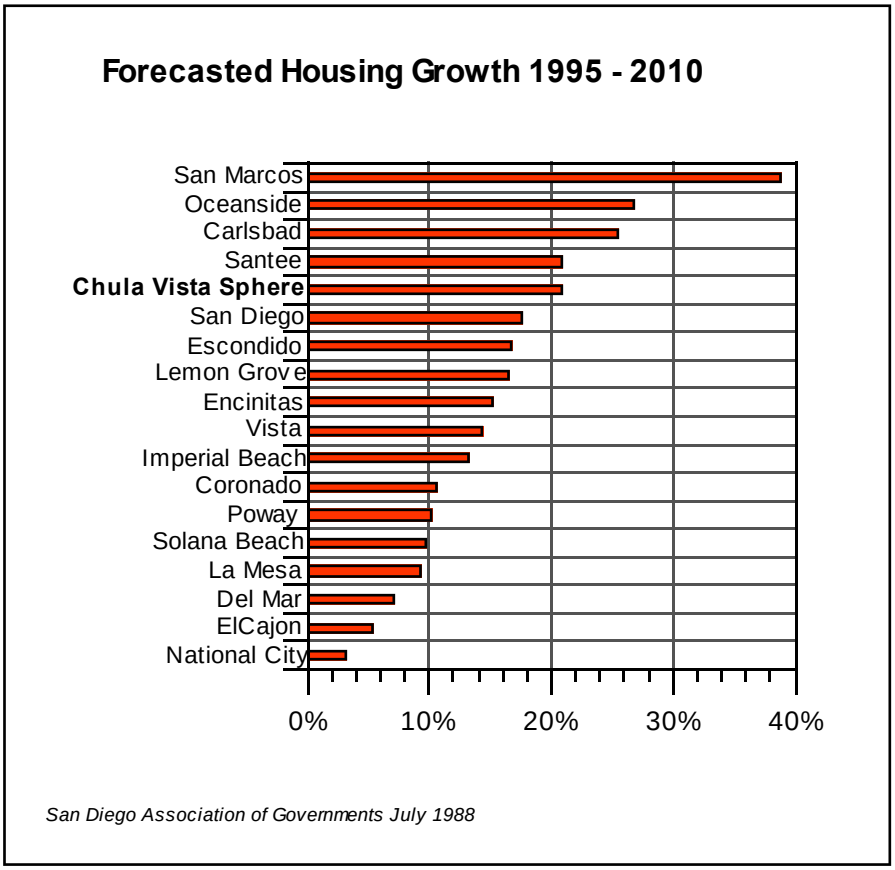

Exhibit 11 Forecasted Housing Growth 1995-2010

It is estimated that the City of Chula Vista will grow by 10,823 units over the next 5 to 7 years. It should be noted that this estimate does not include any development within Otay Ranch because the property is now unincorporated and the GDP/SRP application is pending. Within the South Suburban MSA, it is forecasted that employment will grow substantially more than either housing or population.

5 The Otay Ranch Planning Area is not included in the Chula Vista Sphere of Influence, but the sphere does contain the Otay Lakes and virtually all of the area north of the Otay Valley Parcel, south of the Sweetwater Reservoir.

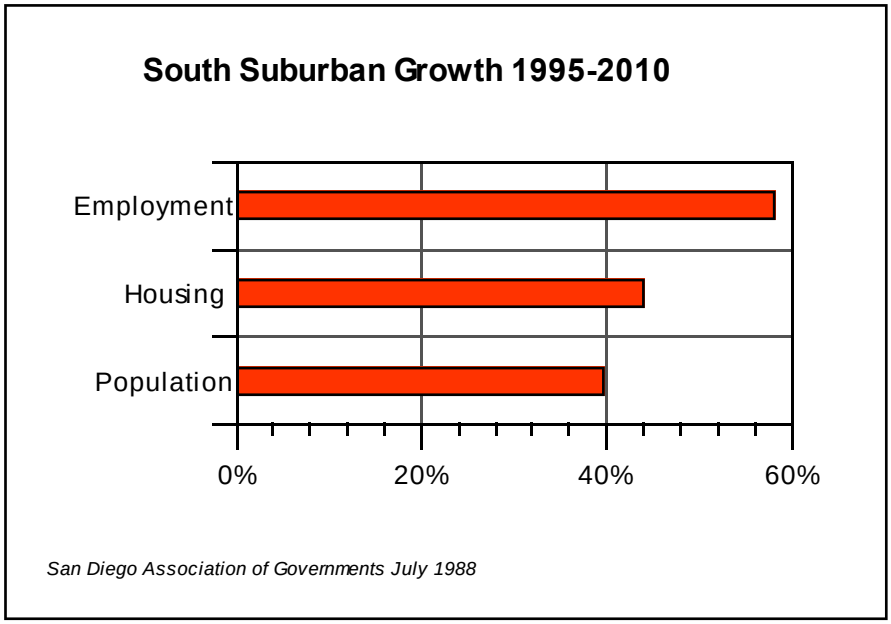

Exhibit 12 South Suburban Growth 1995-2010

Section C ***Existing Circulation System***

1. Regional Access

Existing regional access to the Otay Ranch project site is provided primarily by Interstate 805 (I-805), a north-south freeway located four miles inland. Additional north-south access will be provided by the proposed State Route 125 (SR-125) highway. SR-125 will be located about 8 miles inland crossing the Otay Valley Parcel. Secondary north-south access is available on Interstate 5 (I-5), along the Bayfront, 6 miles west of the Otay Ranch.

State Route 94 (SR-94) is an east-west highway, which provides access to the northern portions of the Otay Ranch. State Route 54 (SR-54) between I-5 and I-805, and easterly to inland communities, also provides east-west access.

2. Local Access

Local north-south access to the Otay Ranch site is provided by Otay Lakes Road, Corral Canyon Road/Rutgers Avenue and Heritage Road. East H Street/Proctor Valley Road provides access to northern portions of the Proctor Valley Parcel as it continues northeasterly and connects to SR-94 and Jamul. To the south, Heritage Road, La Media and Alta Road provide access to SR-905.

Local access to the site in the east-west direction is primarily provided by Otay Valley Road and Telegraph Canyon Road/Otay Lakes Road, which also serves as a continuous east-west link between I-805 and SR-94. Existing roads on the eastern parcels are unpaved.

3. Transit

In 1991, the San Diego Association of Governments (SANDAG) prepared the "South Bay Rail Transit Extension Study," which examined the feasibility of providing additional rail transit to the South County Area, connecting the existing trolley system to Otay Mesa. The study concluded that one of the alternative trolley alignments, through Otay Ranch (A-1), resulted in the largest increase in regional new trips of the alternatives studied.[6] Trolley service exists six miles west of Otay Ranch and CVT provides public transit connections to that existing service. The original South Bay Rail Transit Extension Study Included an alignment through several Otay Ranch villages Including the Eastern Urban Center. More recently, SANDAG adopted the *Transit First!* Strategy, , which would incorporate Bus-Rapid Transit (BRT) vehicles into Chula Vista's circulation system including Otay Ranch. Working with SANDAG, Chula Vista has completed a South Bay *Transit First!* Study to identify transit alignments, station locations and other improvements as part of the overall transit network. The BRT system would replace the previously planned light rail transit system envisioned for eastern Chula Vista. The BRT system uses high quality, rubber-tired vehicles, offering the speed, comfort and amenities of a trolley with the flexibility of non-fixed modes of transportation. BRT vehicles will travel in their own lanes and/or receive priority at signalized intersections. Upgraded transit stations will have shelters, passenger information and other features.

Projects programmed for the near future include transit improvements from downtown San Diego to Otay Ranch via Interstate 805, Olympic Parkway and East Palomar Street. Major stations in Chula Vista include Sunbow, Heritage, Lomas Verde/Santa Venetia, Freeway Commercial, Eastern Urban Center, Village 9, Lonestar, Otay Mesa Boulevard, Harvest, and the Otay Mesa Border Crossing.

In addition, Chula Vista Transit (CVT), a contracted service sponsored by the City of Chula Vista, has routes, which serve major areas and activity centers, including Southwestern College and existing Otay Ranch villages.

Section D *Surrounding Land Uses*

The area surrounding the project site includes Otay Mesa, central and eastern Chula Vista, the San Ysidro Mountains, the Jamul Mountains and the Otay Lakes.

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6 South Bay Rail Transit Extension Study; SANDAG; 2/5/91.

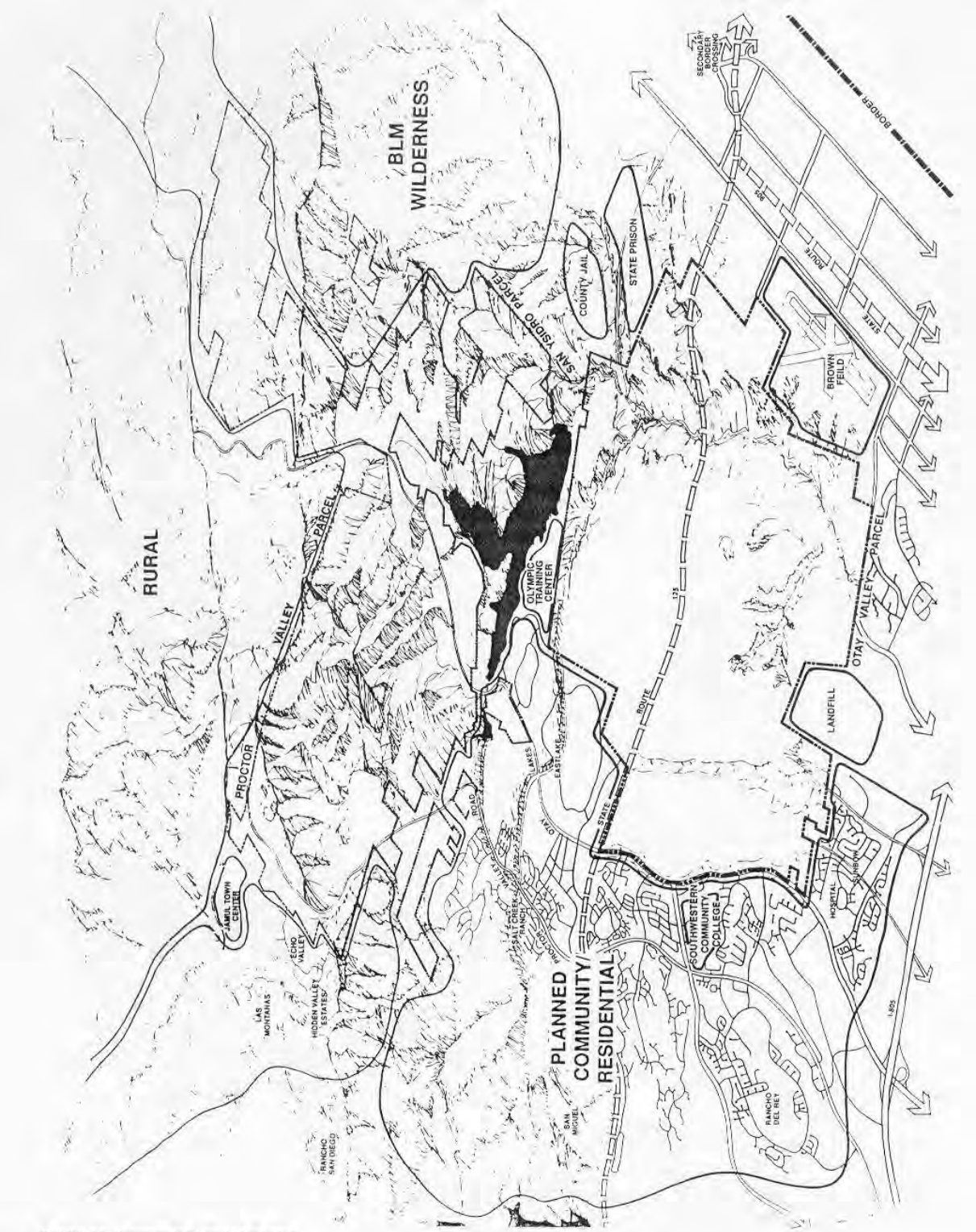

Exhibit 13 Surrounding Land Uses Map

1. Otay Mesa

Major existing land uses near the project site in Otay Mesa include the Brown Field Municipal Airport, the County of San Diego East Mesa Detention Facility, the Richard J. Donovan Correctional Facility, auto salvage yards, a variety of industrial developments, and agricultural land.

- Brown Field Municipal Airport is one of the most significant activity centers in Otay Mesa. The approximately 900-acre general aviation airport is located adjacent to the southern portion of the Otay Valley Parcel. The City of San Diego owns and operates this facility. Monthly flight operations average approximately 20,000. Otay Mesa and Brown Field are being evaluated as a potential regional airport site. An Airport Master Plan and Land Use Plan for Brown Field addresses the projected needs of the Otay Mesa Community Plan and establishes configurations for airport facilities.
- The County's East Mesa Detention Facility is located immediately southeast of the Otay River portion of the site. This facility is located on a 524-acre parcel, on opposite sides of O'Neal Canyon. East Mesa Detention Facility Phase I accommodates 2,000 inmates in medium and maximum-security facilities. The East Mesa Detention Facility will provide for 6,000 medium and maximum-security prisoners at full build-out. Access to this facility is from the south via SR-905.
- The Richard J. Donovan Correctional Facility is a state facility with 2,250 cells housing 4,000 inmates, located on a 700 acre parcel. Located immediately southeast of the Otay River portion of Otay Ranch, this facility has a development potential of 8,000 inmates at full build-out. The state prison provides medium and maximum security for prisoners serving sentences longer than one year.

The 20,600-acre Otay Mesa area is bounded by the Otay River Valley to the north, the San Ysidro Mountains to the east, the United States/Mexico International Border to the south and I-805 to the west. Land use jurisdiction over the Otay Mesa area is about evenly shared by the County of San Diego (10,500 acres) and the City of San Diego (10,100 acres). The western portion of Otay Mesa is governed by the City of San Diego Otay Mesa Community Plan. The eastern portion is governed by the County of San Diego Otay Subregional Plan. The Otay Subregional Plan will be implemented through the Otay Mesa East Specific Plan, currently being drafted.

The Otay Mesa Community Plan includes the following major elements:

- Residential Uses: Current land use plans allocate about 2,500 acres for residential use, resulting in a build-out population of 46,500 persons.

- Industrial: About 6,200 acres are currently zoned for industrial uses, with 3,500 acres within the City and 2,700 acres in the unincorporated area.
- Commercial: About 590 acres of land are zoned commercial, with 450 acres in the City of San Diego and 140 in the County.
- Border Crossing: The second border crossing between San Diego and Tijuana is approximately 2,000 feet to the east of Harvest Road. It is anticipated Harvest Road will connect to SR-905, which will be completed as a freeway leading to the border crossing. Upon completion of the proposed SR-125 connection to SR-905 extended, the Otay Valley Parcel will be located on the direct route from I-805 to the border.

2. Chula Vista

Central Chula Vista: Central Chula Vista is generally bounded by I-5 and I-805 to the west and the east, respectively, National City's city limit to the north, and L Street to the south. This approximately 4,040-acre area contains the city's oldest neighborhoods and the most central activities, including administration, retail, office, and institutional uses.

- Existing residential areas generally contain well maintained traditional single-family homes. More recently, multi-family residential complexes and walk-up apartments have been constructed.
- Central Chula Vista's economy is predominantly commercial, with scattered service-oriented office and financial uses. The area is comprised of three key commercial districts: Chula Vista Shopping Center (Town Centre II), Broadway, and Third Avenue (Town Centre I).
- Rohr Industries, the SDG&E power plant and other light industrial activities are the major industrial uses in what has historically been a residential and commercial area.

Proposed future land uses in the area are substantially similar to existing land uses. Major elements of the land uses for the Central Chula Vista area are:

- Conservation of existing single-family neighborhoods;
- Density reduction in some residential areas;
- Mixed use near Town Centre I;
- Revitalization of Town Centre II and Broadway Strip; and
- Mixed residential and office between the E and H Street trolley stations.

Eastern Chula Vista: The area directly west and north of the Otay River portion of the project site lies primarily within the Chula Vista city limits, or is within the City's Sphere of Influence. West of the site is residential and industrial development, including the County's Otay Landfill Site and several industrial parks. Eastern Chula Vista, to the north of the site, is characterized by residential

development with supporting commercial/industrial and public land uses. Much of the area currently is, or has recently been, master planned to phase the residential development with other types of supporting land uses. Other major land uses in the vicinity of the project site include Southwestern Community College and the Community Hospital of Chula Vista. Developments approved or already under construction in the vicinity of the project site are described below.

- Bonita Long Canyon is a master planned single-family residential project on 650 acres located .75 miles northeast of the Otay Valley Parcel. The average density of this project is 1.3 DUs/acre. Bonita Long Canyon is essentially built-out.
- Rancho Del Rey is a master planned community located east of I-805 and intersected by East H Street in Chula Vista. This 1,600-acre project will have over 4,000 dwelling units, with an average density of 2.5 DUs/acre. Sales and construction are in progress.
- The EastLake development is located adjacent to the western and northern portions of the Otay Ranch project boundary. This 3,073-acre master planned community will include 8,900 residential units (with an average density of 2.9 DUs/acre), 280 acres of industrial land, and 100 acres of commercial/office uses. Total project build-out is 20 years. The EastLake I community, which is essentially built-out, consists of 2,384 dwelling units. EastLake II (Greens and Trails) consists of 4,869 units. A SPA for EastLake Greens plan has been adopted for 2,774 dwelling units, with construction and sales underway.
- Sunbow is a master planned development located east of I-805 and south of Telegraph Canyon Road. The build-out of the Sunbow project will provide 2,431 dwelling units, at an average density of 3.4 DUs/acre. The first phase consisted of 485 single-family units on 100 acres along Telegraph Canyon Road. The second SPA proposes development of 1,946 residential units.
- Salt Creek I is a master planned community located near the intersection of future SR-125 and East H Street. This residential project has GDP and SPA approval for 550 units. Single-family homes in the first tentative map area are currently under construction and for sale.
- Salt Creek Ranch is a 1,200-acre master planned community located near the intersection of future SR-125 and East H Street. This project SPA approval is for 2,662 units, with an average density of 2.2 DUs/acre.
- The ARCO/United States Olympic Training Center (OTC) is located on a 154 acre site between the Otay Valley Parcel and the Otay Lakes. When completed, the OTC will train

athletes for international competition. The site is currently under construction.

- Rancho San Miguel is a master planned development located north of Salt Creek Ranch and east of the tentative future SR-125 alignment. The project has a general development plan pending before the City of Chula Vista for 1,654 units, with an average of 2 DUs/acre.

The Eastern Territories Area Plan contains approximately 23,700 acres of primarily unincorporated land, which lies east and south of the City of Chula Vista. The planning area is bordered by I-805, Telegraph Canyon Road to its intersection with the proposed SR-125, approximately along SR-125 to SR-54, San Miguel Mountain, the Upper and Lower Otay Reservoirs, and the Otay Valley. Most of the land in this planning area is either vacant or devoted to limited agriculture. Existing urban uses consist of residential developments in scattered locations and industrial developments along Otay Valley Road. An active rock quarry and crushing operation is located at the southwest base of Rock Mountain. Otay Landfill and an inactive hazardous waste landfill are also located in the planning area.

The Chula Vista General Plan Eastern Territories contains many prominent physical characteristics. Sweetwater Reservoir and San Miguel Mountain on the northeastern edge of the planning area; the foothills of the Jamul and San Ysidro Mountains on the eastern boundary; and the edge of Otay Mesa defines the southern boundary. The major watercourses in the planning area are the Otay River Valley and Salt Creek. The Eastern Territories contain reservoirs, steep slopes, mountains, canyons, flood plains, and other areas deemed less suitable for urban development, consisting of 11,400 acres. Existing uses total 1,100 acres, leaving 11,200 acres of land generally deemed developable.

3 County of San Diego

Jamul: To the northeast of the Proctor Valley Parcel lies the community of Jamul and to the northwest, Rancho San Diego. Most of the land in the vicinity of the project site to the west and east is vacant; some of it consists of gently rolling hills used for agriculture and grazing; and some is more rugged, steep open space. Development is primarily concentrated around Rancho San Diego to the north and the rural community of Jamul to the northeast. Jamul is comprised of primarily large-lot estates, horse ranches, and agriculture.

- The majority of the area is within the Jamul/Dulzura Subregional portion of the County of San Diego General Plan. There are several small rural or semi-rural communities in the Subregion, including Jamul, which accommodate the majority of the Subregion's population. The character of the Subregion is generally rural.

- The rural character of the area is reflected by large lots, which vary in size from 1/2 acre to over 20 acres. The predominant lot size is between 1 and 2 acres.
- The Jamul/Dulzura Subregional Plan designations for the areas that are adjacent to or close to the Proctor Valley Parcel are: Residential (1): 1 DU/1, 2 and 4 acres; Estate (17): 1 DU/2, 4 acres and Multiple Rural (18): 1 DU/4, 8 and 20 acres.

Other current and proposed land uses in the general vicinity are described below:

- Las Montanas is a 922-acre specific plan area which proposes a hotel, conference center, golf course and residential development.
- Hidden Valley is a 1,460-acre project containing a proposal for residential units on 3/4-acre lots. A specific plan amendment has recently been approved.
- Honey Springs is a previously approved specific plan on 2,022 acres.
- Daley Ranch is located immediately adjacent to the Proctor Valley and San Ysidro Mountains Parcels to the east and north, respectively. The total ranch holdings are approximately 10,000 acres, most of which consist of open lands used for cattle grazing and agriculture. The property's west boundary is at the bottom of the steeper portions of Callahan and Jamul Mountains and is presently used for farming and grazing.

  The County of San Diego Jamul/Dulzura Subregional Plan designation for the portion of the Daley Ranch adjacent to northeastern Proctor Valley Parcel boundary is Agricultural Preserve (20), which allows for the development of 1 DU/8 Ac. The southwestern portion of the Daley Ranch, located between the Proctor Valley Parcel and San Ysidro Mountains Parcel and extends along the Dulzura Creek, has a land use designation of Multiple Rural Use (18): 1 DU/4, 8 and 20 acres.

San Ysidro Mountains: The area surrounding the San Ysidro Mountains Parcel is primarily open space. The rural community of Dulzura is located east of the San Ysidro Mountains Parcel. The Thousand Trails Recreational Vehicle (RV) Park and the Daley Quarry are located between the Proctor Valley and San Ysidro Mountains Parcels off Otay Lakes Road. Other recreational land uses are located to the west of the San Ysidro Mountains Parcel, including Lower Otay Lake; the Lower Otay County Park, located on the southern side of Lower Otay Lake; and the San Diego Air Sports Center, located on the eastern end of Lower Otay Lake.

- Dulzura: Dulzura is one of several rural communities included in the County of San Diego Jamul/Dulzura Subregional Plan. Dulzura is located approximately 2 miles

east of the San Ysidro Mountains Parcel. Dulzura is rural in character, with residential development occurring on large-lot estates. The County land use designation for the portions of Dulzura immediately adjacent to the easternmost portion of the San Ysidro Mountains Parcel is Multiple Rural Use (18), which allows for development of 1 DU/4, 8 and 20 acres.

- Helix/Lambron Property: An area of approximately 900 acres located within the center of the western portion of the San Ysidro Mountains Parcel. This out-parcel, in the ownership of Helix Land Company, has been disturbed due to grading of roads throughout the property. The property has Multiple Rural Use (18) land use designation within the County of San Diego Otay Subregional Plan Area.
- The Thousand Trails RV Park: The Thousand Trails RV Park is located in Big Cedar Canyon off Otay Lakes Road and abuts the San Ysidro Mountains Parcel of Otay Ranch along the RV park's southern and western boundaries. The park is a membership RV park that includes RV campsites, a small store, laundry facilities, and recreational facilities such as a swimming pool, shuffleboard, horseshoes, and a playground.
- Daley Quarry: Daley Quarry is located just east of Lower Otay Lake off the south side of Otay Lake Road. The 27-acre quarry is not currently in operation, but a permit is being processed through the County of San Diego to allow for the continuation and expansion of mining operations. The San Ysidro Mountains Parcel abuts the quarry property on the quarry's southern boundary.
- Otay Lakes: Otay Lakes and the surrounding areas are owned by the City of San Diego. The lakes are used for water storage and passive recreational activities such as boating and fishing. Once the Olympic Training Center Facility is completed to the west, rowing events are also planned. Other land uses located at the southern end of Lower Otay Lake include the Lower Otay County Park and a City of San Diego water treatment facility.
- San Diego Sports Center: The San Diego Sports Center is located on the eastern side of Lower Otay Lake adjacent to the San Ysidro Mountains Parcel. The sports center consists of a dirt airstrip and supporting structures and is used for sky diving and ultra-light activities. The sports center leases the property from the City of San Diego and operates under a Conditional Use Permit from the County of San Diego.

4. Bureau of Land Management (BLM) Lands

- The BLM manages two separate parcels within the northern portion of the Proctor Valley Parcel of Otay Ranch. The large northern out parcel encompasses the Callahan

Mountain Peak and some of the tops of side-slopes extending down from the peak.

- The San Ysidro Mountains Parcel is surrounded by the BLM administered land to the south and southeast. This BLM land is part of the Western Otay Mountain and Southern Otay Mountain Wilderness Study Areas. These areas are also part of a National Cooperative Land and Wildlife Area.
- In November, 1992, the BLM completed the South Coast Proposed Resource Management Plan and Final Environmental Impact Statement governing this and adjacent areas.
- The BLM's South Coast Resource Management Plan contains policies applicable to the BLM properties in the vicinity of the Otay Ranch site.

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Chapter 6 Site Characteristics

Section A Site Analysis

1. Topography

Otay Valley Parcel: Years of dry farming have smoothed the terrain of the Otay Valley Parcel, which is predominantly characterized by gently undulating ridges and eroded terraces. The most distinctive feature on the parcel is the Otay River Valley, which traverses the southern portion of the parcel and topographically separates most of the parcel from Otay Mesa. The Otay River floodplain ranges in width from 300 to 800 feet, with the narrower segment located near the west end of the parcel, in the vicinity of the Nelson Sloan quarry. The floor of the valley ranges from 300 feet to nearly 1 mile in width. Salt Creek, which drains south to the Otay River Valley, generally forms the eastern boundary of the parcel. Other tributary canyons, which feed into the Otay River Valley, include Wolf, Johnson and O'Neal Canyons. Savage Dam is located near the southern tip of Lower Otay Lake. From the river valley floor (approximately 300 feet MSL), elevations gradually rise up to the lake surface (490 feet MSL). Near the western boundary, Poggi Canyon bisects the northwest quarter of the parcel, and the Otay Landfill has leveled the adjacent hillside. Another topographic feature of the Otay Valley Parcel is Telegraph Canyon, which forms the northern boundary of the parcel. Elevations range from 160 to 670 feet MSL on this parcel.

Proctor Valley Parcel: South, north and northwest of the Jamul Mountains, the topography of Proctor Valley generally consists of broad gentle hillsides, while the terrain eastward toward the Jamul Mountains becomes increasingly rugged. Several small, narrow drainages are present along the eastern edge of the valley. A low east-west trending ridgeline effectively divides the valley near the upper end of the parcel. To the north of the Jamul Mountains, Proctor Valley continues as a broad even meadow with rolling hillsides to the south. South of the Jamul Mountains is a large, rolling terrace that overlooks Lower Otay Lake. Two large north-south canyons cut across the mesa, extending to the lake. This parcel is the most topographically diverse of all three portions of the Ranch, with elevations ranging from approximately 500 feet MSL to a high point of 2,053 feet MSL to the east at the top of Callahan Mountain.

San Ysidro Mountains Parcel: Terrain on the San Ysidro Mountains Parcel is dominated by hillsides and ridgelines extending north from the San Ysidro Mountains. In general, the area immediately south of the lake features broader, gentler hillsides, while the central portion contains steep mountain slopes and the narrow drainages of Big and Little Cedar Canyons. This series of natural drainages extends from the mountains north, draining the site toward Jamul-Dulzura Creek. The eastern portion of the parcel is characterized by upper elevation valleys, with a mesa top, formed by moderately sloped ridgelines. In the Hubbard Springs area, broader valleys occur as the on-site elevations gradually drop down from the mountains. Slopes and hillsides along the eastern property boundary serve to separate the site from the nearby community of Dulzura. Elevations on this parcel range from 550 feet MSL to 1,550 feet MSL.

2. Biological Resources

The dominant feature linking the three Otay Ranch parcels is the Otay River system, which includes a tributary system of canyons and drainage courses and the Otay Lakes. The size and undeveloped character of the property, its diverse terrain, its strategic location at the northern margin of Baja California habitat associations, and its links to large areas of public ownership, contribute to the presence of an important and unusual assemblage of habitats and species. The following is a summary of plant communities, wildlife habitats and sensitive species that exist on the Otay Ranch property based upon various inventories of existing resources on the site.[1]

- *Otay Valley Parcel:* The Otay Valley Parcel contains approximately 1,825 acres of coastal sage scrub. Maritime succulent scrub habitat is concentrated in three general locations on the Otay Valley Parcel: in the western and eastern corners and in the central southern area, covering 285 acres in all. Other vegetation found on the Otay Valley Parcel includes 7 acres of chamise chaparral, 1,310 acres of non-native grassland and 12 acres of southern willow scrub. Baccharis scrub, baccharis floodplain scrub and tamarisk scrub are also present. The Otay Valley Parcel contains an area of vernal pool habitat and associated mima mound topography. These are generally located south of the river. Recent sightings (1989 and later) of sensitive animals made on the Otay Valley Parcel include the American Badger, Common Barn Owl, California Gnatcatcher, Yellow-breasted Chat, Catus Wren, Blue Grosbeak and Sage Sparrow.

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1 A complete discussion of the on-site resources can be found in the Otay Ranch Resource Management Plan (RMP).

- *Proctor Valley Parcel:* The Proctor Valley Parcel contains approximately 4,843 acres of coastal sage scrub habitat. Additional significant resources within the Proctor Valley Parcel include 569 acres of southern mixed chaparral, approximately 49 acres of valley needlegrass grassland and 138 acres of akali meadow. Coast live oak woodland covers 176 acres in the Proctor Valley Parcel. Small areas containing southern willow scrub and eucalyptus can also be found. Vernal pools occur primarily on weathered alluvia soils of mesas and floodplain terraces in Proctor Valley. Recent sightings (1989 and later) of sensitive animals made on the Proctor Valley Parcel include the California Gnatcatcher, Loggerhead Shrike, Sage Sparrow, Blue Grosbeak, Two Striped Garter Snake, Rufous-crowned Sparrow and the Coastal Rosy Boa.
- *San Ysidro Mountains Parcel:* The San Ysidro Mountains Parcel contains important biological resources. Coastal sage scrub can be found on 3,698 acres of this parcel. Approximately 469 acres of uniform stands of chamise occur on mesas and some gentle slopes in the Otay Lakes portion of the San Ysidro Mountains Parcel. In addition, approximately 474 acres of non-native grassland, 5 acres of coast live oak woodland, 75 acres of coast southern live oak riparian forest, 7 acres of sycamore alluvial woodland and 165 acres of southern interior cypress forest occur on this parcel. A small number of vernal pools occur on the level terraces south of the eastern arm of Lower Otay Reservoir. Most of these exist off-site on City of San Diego land. Some of the larger contiguous masses of habitat within the San Ysidro Mountains Parcel include numerous sensitive plants and animals. Recent sightings (1989 and later) of sensitive animals have been made on the San Ysidro Mountains Parcel, including the California Gnatcatcher, Blue Grosbeak and San Diego Horned Lizard.

3. Cultural/Historical/Paleontology Resources

Several archaeological surveys have been conducted for the project. Their results are summarized below:

Otay Valley Parcel

In the Otay Valley Parcel, a total of 103 sites have been recorded date. Of these 103 sites, there are:

- 88 prehistoric sites;
- 15 historic sites; and
- 4 multi-component sites.

Proctor Valley Parcel

In the Proctor Valley Parcel, a total of 112 sites have been recorded. Of these 112 sites, there are:

- 80 prehistoric sites;
- 15 historic sites; and
- 16 are multi-component sites.

San Ysidro Mountains Parcel

In the San Ysidro Mountains Parcel, a total of 74 sites have been recorded. Of these 74 sites, there are:

- 45 prehistoric sites;
- 19 historic sites; and
- 10 multi-component sites.

4. Visual Resources

The major Otay Ranch visual elements include the Otay Lakes, which are man-made reservoirs, canyons and steep mountain peaks. Otay Mountain, Jamul Mountain, San Miguel and Callahan Peak are prominent peaks located on- and off-site, which are visible from the project site. Otay Mountain and San Miguel are located off-site.

Primary on-site and off-site views of the site are summarized below:

On-site views:

- Higher Otay Ranch elevations, such as Rock Mountain and Jamul Mountain, provide panoramic, long range views of the Pacific Ocean and the developed areas of the San Diego South Bay to the west and north, Tijuana to the south, the Jamul-Dulzura Valley and Cuyamaca Mountains to the north and east.
- The Otay Lakes and Otay River Valley are scenic resources within the site, which provide view opportunities from surrounding higher elevations on-site. Dissected topography and visually confined, deep canyons limit the views of the rolling hillsides to only adjacent canyons and higher elevations of the site.

Off-site Views:

- The upper elevations on the site are visible from the surrounding areas. Higher elevations, such as the San Miguel, Jamul and San Ysidro Mountains form a visual backdrop from the South Bay urban areas to the west and south and the rural areas of Jamul and Dulzura to the east. Most of the site is not visible from existing developments to the north, west and south, due to the relatively level terrain of these areas. The site is generally visible from only the areas that are immediately adjacent to the perimeter of the site.
- Some of the existing land uses associated with the site are the negative visual elements. These include: the existing quarry

operation in the Rock Mountain area of the Otay Valley Parcel; the correctional facilities located off-site on Otay Mesa; and the County landfill located off-site to the west.

5. Hydrology (Floodplains)

A major portion of the Otay Ranch lies within the watershed of the Otay River and its tributaries. The Otay River is a westerly flowing ephemeral stream, which drains an area of approximately 145 square miles. It is formed at the confluence of Dulzura and Proctor Valley Creeks and is joined along its length by the Jamul Creek (now under Otay Lake). The drainage area is divided into the Dulzura, Otay and Coronado subunits.

Upper and Lower Otay Lakes, which are owned by the City of San Diego, control drainage from the interior or upper drainage areas. The area of the watershed upstream of Savage Dam at the Lower Otay Lake is approximately 85 square miles. Upper Otay Lake, impounded by a dam smaller than Savage, collects runoff from the 13-square mile sub-area of Proctor Valley. The Otay River channel, downstream from the Lower Otay Lake, extends across the coastal plain to San Diego Bay. The on-site canyons, which serve as tributaries to the Otay River south of the Lower Otay Lake include O'Neal and Johnson Canyons from the south and Salt Creek, Poggi Canyon and Wolf Canyon from the north. Portions of the San Ysidro Mountains and Otay Mesa flow to the river. Salt Creek, which drains from the San Miguel Mountains, is also confluent to the Otay River.

Due to the topography of the site, the Otay Valley drainage basin receives most of the drainage flows for the project area. With the exception of Poggi Canyon, all of the on-site drainages discharge to the Otay River on-site. Poggi Canyon discharges to the Otay River off-site to the west. Two areas on the property are located outside the watershed of the Otay River: the Telegraph Canyon water shed, and the second located at the southern most portion of the property, which is within the Otay Mesa basin. The Otay Mesa basin discharges to the Tijuana River.

The San Ysidro portion of the site includes large sub-basins to the southeast of Lower Otay Reservoir, the San Ysidro foothills and the Dulzura Creek Valley. Dulzura Creek, located northeast of the San Ysidro Mountains Parcel, is the main drainage course for the area.

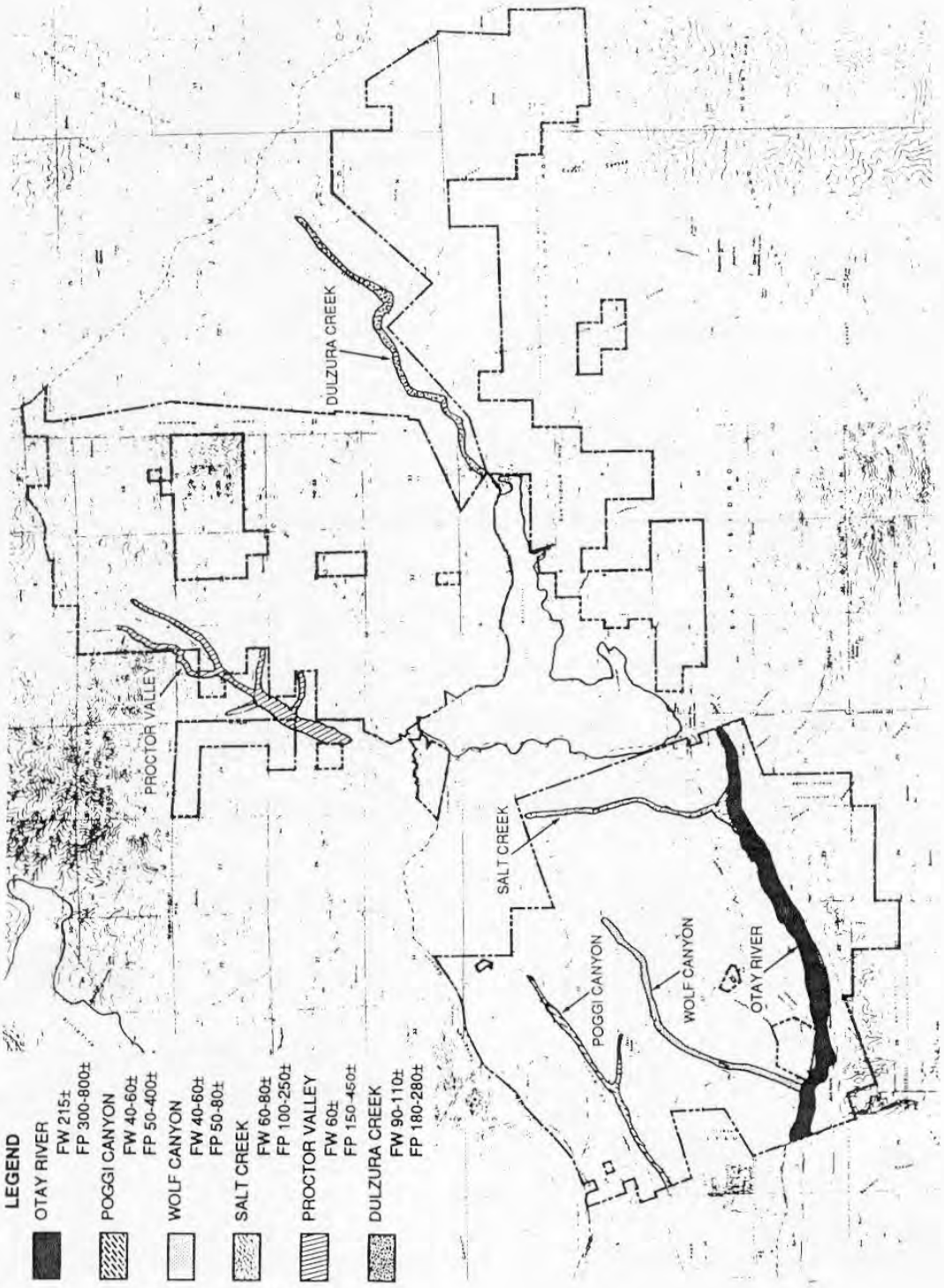

Exhibit 14 Floodway/Floodplain Boundaries Map

Section B ***Resource Analysis***

The Otay Ranch GDP/SRP has been guided by the analysis contained in several associated planning documents, including the Resource Sensitively Analysis, the Environmental Impact Report (EIR) and the Resource Management Plan (RMP). The Resource Sensitively Analysis was prepared to provide a comprehensive analysis of all Otay Ranch's environmental resources. The EIR analyzed the environmental impacts associated with the New Town Plan, and each of the eight on-site alternative plans, and four offsite alternative plans. The Resource Management Plan serves as the functional equivalent of the County's Resource Protection Ordinance (RPO).

1. Resource Sensitivity Analysis

A Resource Sensitivity Analysis was prepared to provide a comprehensive analysis of all of the environmental resources on the Otay Ranch property[1]. The analysis is intended to serve as a reference guide to assist the Interjurisdictional Task Force in land use planning decisions. The following is a list of the three levels of sensitivity applied to the Otay Ranch:

- *LEVEL 1 - Low Sensitivity:* Level 1 boundaries were drawn based on a compilation of maps and information which indicate a relative absence of resources that generally has resulted from significant historical disturbance or use of the land. This category generally consists of contiguous areas that lack extensive steep slopes, have experienced a high level of disturbance and/or do not support sensitive biological habitats.
- *LEVEL 2 - Moderate Sensitivity:* Level 2 boundaries delineate additional areas which contain some resources and either provide a transition between disturbed and sensitive areas, or simply do not display a high degree of resource value. This category generally includes areas, which have been subjected to low to moderate levels of disturbance or contain fragmented or low to moderate quality resources. Study areas within this category may also contain biological habitat that do not support a significant number of sensitive species.
- *LEVEL 3 - High Sensitivity:* Level 3 boundaries include all areas of multiple resources and high value resources and/or areas currently thought to be critical to the integrity of viable habitat areas.

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1 Otay Ranch Resource Sensitivity Analysis, Joint Project Team, 6/12/91 (Otay Ranch Reference Document).

2. Environmental Impact Report

California Environmental Quality Act (CEQA) requires the preparation of Environmental Impact Reports (EIR) for discretionary projects requiring the approval of state or local jurisdictions.

An EIR has been prepared for the City of Chula Vista and the County of San Diego for Otay Ranch. The document was been prepared in accordance with all of the criteria, standards, and procedures of CEQA, the State CEQA Guidelines, and the environmental review guidelines of the City of Chula Vista and County of San Diego.

The City of Chula Vista was designated as lead agency responsible for the preparation of the environmental documentation and for coordination with the County of San Diego and with an Interjurisdictional Task Force. The County of San Diego, including the Department of Planning and Land Use, Public Works, and Parks and Recreation, as a responsible agency, has provided direction in the preparation of the EIR. Additional agencies involved in the environmental review process included the City of San Diego, County of San Diego Air Pollution Control District, and the San Diego Local Agency Formation Commission (LAFCO).

The purpose of the Otay Ranch EIR is to inform the public, decision makers, and regulatory agencies about the nature of the project being considered and the extent and type of impacts the proposed project or alternatives would have on the environment if the project were to be implemented. CEQA requires that major consideration be given to avoiding significant environmental impacts. The responsible public agencies also remain obligated to balance possible adverse effects against other public objectives, including economic and social goals, in determining whether or not, and in what manner, a project should be approved.

Because the EIR analyzes two General Plan Amendments and a GDP/SRP, CEQA guidelines indicate that the EIR focus on the environmental effects that can be expected to result from plan adoption, leaving more detailed analysis to be completed in conjunction with project specific EIRs.

This programmatic approach to environmental analysis allows for the "tiering" of future project EIRs on specific development proposals. Approval of subsequent plans (e.g., SPA plans or specific plans) will determine the:

- ☐ Phasing of individual villages and infrastructure within Otay Ranch.
- ☐ Road networks within individual villages.
- ☐ Grading plans.

- Specific public service locations and facilities.
- Conveyance of dedicated parcels into the natural preserve on-site.

Mitigation measures proposed by the EIR identify the guidelines and performance standards that subsequent development proposals (SPA Plans) shall meet in order to be considered consistent with the findings of the GDP/SRP EIR.

3 Resource Management Plan

The Resource Protection Ordinance (RPO) was adopted by the San Diego County Board of Supervisors in May 1989. The purpose of the Ordinance is to protect the County's wetlands, floodplains, steep slopes, sensitive biological habitats, and prehistoric and historic sites. Article V of the Ordinance provides for exemptions from the Ordinance. Section 9 of Article V expressly exempts "any project located within the approximately 22,500-acre property known as Otay Ranch, if determined to be consistent with a comprehensive Resource Management and Protection program which has been adopted by the Board of Supervisors for the Otay Ranch."

The Resource Management Program (RMP) serves as the functional equivalent of the County's adopted RPO for Otay Ranch. The RMP also:

- addresses State and Federal regulatory programs and functions as part of an overall multi-species/habitat and cultural resources management program;
- provides the funding, phasing and ownership mechanisms necessary to effectively protect and manage onsite resources over the long term;
- plans for coordinated, controlled public use and enjoyment of the Management Preserve to be established as part of the RMP consistent with protection of sensitive resources; and
- by requiring irrevocable dedications of open space acreage, provides certainty that the open space will be preserved in perpetuity.

In contrast, while RPO provides a tool for setting aside resource areas, it does not provide effective long-term management and implementation tools, address the need for a public access and recreation plan, or address State and Federal Regulatory issues. Without appropriate management tools, resource areas set aside as part of the land development process are often subject to inappropriate and damaging uses. These undesirable uses include off-road vehicle activity, illegal dumping, shooting activities, and introduction of noxious non-native plant materials into sensitive resource areas. Such uses degrade and destroy sensitive habitats and other resources.

The RMP provides for management, resource enhancement, and restoration, research, education and interpretive activities to ensure that resource values in areas to be preserved are

maintained, and enhanced in perpetuity. In these respects, the RMPs' role is similar to the Federally-mandated Habitat Conservation Plan (HCP) process; however, the RMP addresses cultural, paleontologic, and recreational resource protection needs in addition to sensitive habitats. The RMP recognizes the need for regional recreation opportunities and the perceived public "rights" to recreate in open space by concentrating recreational, educational, and institutional uses in those portions of the Preserve suited to such uses.

Rather than setting aside isolated open space areas (which occur under the RPO), the RMP approach provides an opportunity to establish large blocks of interconnected natural open space. By linking the Otay Ranch Management Preserve system to large and adjacent publicly owned open space lands with resource values similar to those found on the Otay Ranch property, the RMP contributes to the creation of an overall regional open space system, providing more than 35,000 acres of interconnected open space in Otay Ranch and the immediate vicinity.

Chapter 7 Otay Ranch Planning Documents

Section A Hierarchy of Otay Ranch Planning Documents

California law requires that each County and City adopt a general plan "for the physical development of the County or City, and of any land outside its boundaries which … bears relation to its planning." (Government Code Section 65300) Each General Plan must be internally consistent, and all discretionary land use plans and projects must also be consistent with the General Plan.

The Otay Ranch General Development Plan/Subregional Plan (GDP/SRP) is a "general plan level" document jointly prepared and adopted by the County of San Diego and the City of Chula Vista.

The joint preparation, processing and adoption of the Otay Ranch General Development Plan/Subregional Plan has presented opportunities and challenges, including the practical challenge of making Otay Ranch plans fit within the existing plans and processes of the two separate jurisdictions.

Because Chula Vista and the County have organized their planning documents differently, the Otay Ranch GDP/SRP has a different status within each jurisdiction

Within the County planning structure, the Otay Ranch GDP/SRP is contained within the Otay Subregional Plan (SRP), a part of the County General Plan (Part XXIII). Accordingly, the Otay Ranch GDP/SRP is a part of the County General Plan and has equal weight with other General Plan provisions.

Within the City of Chula Vista, the Otay Ranch GDP/SRP is the planning document (General Development Plan [GDP]) required to implement the City's zoning ordinance Planned Community (PC) zone. The Otay Ranch GDP/SRP is not part of the Chula Vista General Plan. As a means of implementing the City's zoning ordinance, the GDP/SRP is consistent with, and subordinate to, the Chula Vista General Plan.

SPA Level Planning

Within both the City and the County, the Otay Ranch GDP/SRP is implemented through additional, more detailed planning processes prior to the subdivision of land. The City of Chula Vista requires the preparation and adoption of "Sectional Planning Area" plans. The County of San Diego requires "Specific Plans." The requirements of each process are substantially similar. Throughout this document, both processes are referred to as a "SPA" or as "SPA level planning."

Subdivisions and Building Permits

Upon the approval of SPA plans (within the City of Chula Vista or the County of San Diego), property may be subdivided in accordance with the California Subdivision Map Act and the

Subdivision Ordinances of the respective jurisdictions. Thereafter, building permits may be issued.

Section B ***Relationship Between the Otay Ranch GDP/SRP and Other Otay Ranch Documents***

The Otay Ranch GDP/SRP is based upon data and analysis contained in a wide variety of studies and documents. These documents are organized into two types: Reference Documents and Implementation Program Documents.

- **Reference Documents:** Reference documents include all documents that have been prepared in conjunction with the preparation and adoption of the Otay Ranch GDP/SRP. Some reference documents have been prepared by public agencies, other by the applicant. These documents contain background information, technical data and policy analysis related to the Otay Ranch GDP/SRP, but are not adopted concurrent with or as part of the GDP/SRP.
- **Implementation Program Documents:** There are four Implementation Program Documents: the Village Phasing Plan; Service Revenue Plan; Facility Implementation Plans and Resource Management Plan. The purpose of these documents is to provide technical direction during the implementation of the GDP/SRP. While these documents are not part of the GDP/SRP, they provide discussion, analysis and background detail in support of the goals, objectives and policies contained in the GDP/SRP. Unlike Reference Documents, Implementation Program Documents are reviewed concurrent with the GDP/SRP.

Section C ***Policies***

The following policies shall govern Implementation Program Documents:

Policy: Implementation Program Documents shall be adopted by resolution concurrent with the adoption of the Otay Ranch GDP/SRP.

Policy: The Implementation Program Documents shall be used to guide jurisdictions in the implementation of the Otay Ranch GDP/SRP through the review and approval of SPA plans, and related required planning studies.

Policy: Implementation Program Documents shall guide the preparation and evaluation of the annual review and monitoring report required in the GDP/SRP Growth Management Chapter.

Policy: Implementation Program Documents may be amended or updated in response to changing conditions.

Policy: Amended Implementation Program Documents must be approved by the appropriate land use jurisdiction, and be consistent with the Otay Ranch GDP/SRP and applicable General Plan.

Implementation Program Documents

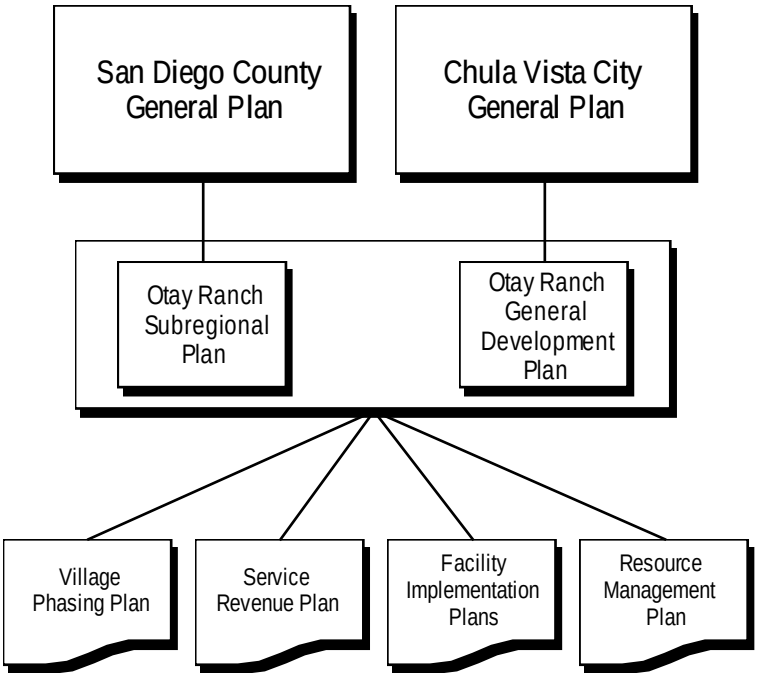

Exhibit 15 Implementation Program Documents

- **Village Phasing Plan:** The Otay Ranch Village Phasing Plan is an implementation requirement of the GDP/SRP Growth Management Chapter. The Phasing Plan is designed to ensure that Otay Ranch complies with the goals, objectives and policies of the Growth Management Chapter and the facility threshold standards and processing requirements contained in the Capital Facilities Chapter of the GDP/SRP. To remain timely, the Phasing Plan shall be evaluated and updated as part of the GDP/SRP annual monitoring and SPA review process requirements.

  The fundamental basis for the Phasing Plan is to time the development of villages in a logical order to respond to market forces, ensure the timely provision of public facilities, assure the efficient use of public fiscal resources, and promote the viability of Otay Ranch villages.

- **Facility Implementation Plans:** Facility Implementation Plans provide an integrated and comprehensive analysis of the public facilities necessary to serve the Otay Ranch.

Each of the 22 facility implementation plans review applicable public goals, objectives and policies and recommends policies to govern the implementation of the Otay Ranch GDP/SRP. The plans also evaluate the existing facilities, which serve the Otay Ranch Project Area and surrounding communities. The plans analyze the demand for new facilities necessary to serve the build-out of the Otay Ranch.

Several GDP/SRP Goals, Objectives and Policies and EIR mitigation measures require the preparation of "Facility Master Plans." It is anticipated that revisions to the Facility Implementation Plans (or attendant appendices) will satisfy this requirement.

Otay Ranch
Public Facility Implementation Plans

Public Facilities
- Drainage Facilities
- Sewerage Facilities
- Integrated Solid Waste Management
- Transportation System Facilities
- Urban Run-off Facilities
- Water Facilities
- Water Reclamation Facilities

Social Facilities
- Arts and Cultural Facilities
- Cemetery Facilities
- Child Care Facilities
- Health and Medical Facilities
- Religious and Benevolent Facilities
- Social and Senior Services Facilities

Community Facilities
- Animal Control Facilities
- Civic Facilities
- Correctional Facilities
- Fire Protection and Emergency Facilities
- Justice Facilities
- Law Enforcement Facilities
- Library Facilities
- Parks and Recreation Facilities
- School Facilities

Exhibit 16 Otay Ranch Public Facility Implementation Plans

- **Resource Management Plan:** The Resource Management Plan is intended to achieve two goals: (1) provide long-term protection, enhancement and management of sensitive resources; and (2) create an open space system that will

serve as a living museum by providing new opportunities for research and education about the South County's natural heritage.

- **Service Revenue Plan:** The purpose of the service-revenue analysis is to clearly define and compare the estimated cost and revenue characteristics of various land use plans. It also outlines municipal and regional service and infrastructure responsibilities, and how facilities and services will be financed.

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Part II

The Plan

Otay Ranch General Development Plan

CITY OF CHULA VISTA

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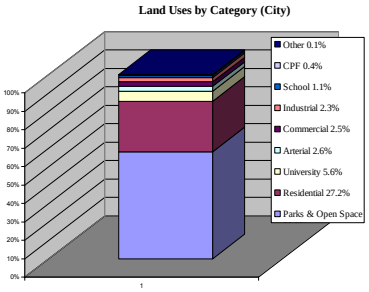
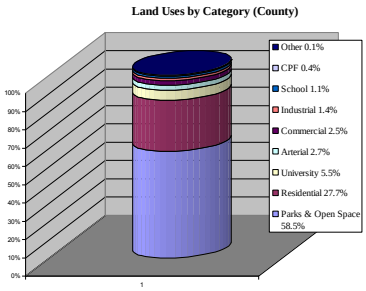
Part II The Plan

Chapter 1 Land Use Plan

Section A

Introduction





The purpose of this chapter is to establish land plans, design guidelines and land use goals, objectives and policies for the community of Otay Ranch.

This chapter defines the villages and town centers of Otay Ranch as the fundamental pattern for organizing land use. Thus, the villages and town centers of Otay Ranch become the "building blocks" for shaping the character and success of the community.

The Otay Ranch Land Use Plan strives to meld the best of "Small Town America" with positive aspects of technological advances. Simply stated, the village and town center concept reduces automotive dependency, consolidates open space, promotes social interaction, and creates a strong sense of community and identity within Otay Ranch. This planning approach moves Otay Ranch to the forefront of planning for the 21st Century.

The Land Use Plan is based on current urban design philosophies[1], emphasizing transit-oriented, pedestrian-friendly planning as a means to solve the problems associated with suburban development.

By drawing on the lessons of the past, we learn from the wisdom of the American small town -- communities that worked because they were "user-friendly," decades before the phrase was invented.

Transit-oriented development requires high-density residential to increase ridership and improve transit viability throughout Otay Ranch. Otay Ranch is a carefully molded series of villages and town centers, blending neighborhoods, shops and employment

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1 Heartbeat of the Community, Builder, January 1898; Brave Old World, Landscape Architecture, December 1988; Designing New Towns, Landscape Architecture, December 1988; The Search For The New Hometown, Metropolitan, March 1992; Welcome Back To Our Town, San Diego Union, December 6, 1992; New Traditionalism In Suburban Design, Zoning News, June 1989; Hip To Be Square, American Demographics, February 1989; The Kentlands Charrette, Producing A Town Plan In A Week, Urban Land, September 1988; In Seven Days, Designing A New Traditional Town, The New York Times, June, 1988; A Good Place To Live, The Atlantic, March 1988; Whatever Became of the Public Square, Forum, July 1990; Living Smaller, The Atlantic Monthly, February 1991; Maintaining Regional Mobility Through Land-Use Alternatives, PTI Journal, July/August 1990; Next Stop: Transit-Friendly Towns, Landscape Architecture, July 1990; Streets Are For Sharing, Landscape Architecture, July 1990; The Evolution Of New Community Planning Concepts, Urban Land, June 1990; Winning Over The Street People, Planning, May 1991; Pedestrian Pockets, New Strategies For Suburban Growth; Suburbia: Ready For Foot and Rail?, Landscape Architecture, July 1990; Repent Ye Sinners, Repent, Planning, August 1989; Return To Main Street, Home Magazine, 1991; The Quest For Community, US News and World Report, April 1990.

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, encourage chance encounters and welcome neighborhood gatherings.

Neighborhoods, village cores and town centers are arranged so residents can choose to walk, bike, drive or use public transit. Various forms of public transit provide internal circulation and convenient access to activity centers throughout South County and the region.

Shops and services are nestled in the heart of each village and town center, churches are near homes, the post office is next door to the grocery store and just around the corner from child care and the school grounds. Stores face sidewalks, courtyards and other "public spaces" so shoppers can meet and greet one another. Town halls, public art and civic buildings provide distinctive identities. Village cores and town centers, linked by a greenbelt system, provide trail access to other villages and town centers and to the open space system.

A spirit of environmental stewardship dominates Otay Ranch, embodied in a vast open space system dedicated to the preservation and management of Otay Ranch's natural treasures. Approximately 60% of Otay Ranch will be set aside as open space, including a park system, a greenbelt system and an open space preserve.

The Land Use Chapter of the GDP/SRP is organized to proceed from general to specific land use information as follows:

- Goals, Objectives and Policies (Section B): This section identifies land use goals, policies and objectives to guide the development of Otay Ranch.
- Overall Land Use Plan (Section C): This section generally explains and summarizes the planning concepts which govern the Otay Ranch land use patterns, including villages and town centers, regional connections, open space systems, industrial and large scale commercial areas.
- Land Use Design, Character, and Policies (Section D): This section defines the character of the major land use components, including: villages and town centers, industrial/commercial, and potential university, while providing policies to guide the implementation of the concept at later planning levels.

- Implementation (Section E): This section addresses implementation of the GDP/SRP, including: SPA requirements, Otay Ranch Design Plan Requirements, Village/Town Center Design Plan Requirements, and other planning area plan requirements. Implementation Mechanisms are also addressed, including: Consistency with GDP/SRP Land Use Map, Density Calculation and Density Transfer.
- Village and Town Center Descriptions and Policies (Section F): This section addresses the mechanisms for the realization of the urban village and town center, specialty planning areas and rural estate areas, including zoning, density transfer, SPA requirements, and contains detailed descriptions and policies for individual villages and town centers.

The Land Use Chapter closely relates to, and is implemented through, other GDP/SRP Chapters, as follows:

Chapter 2	Mobility
Chapter 3	Housing
Chapter 4	Parks, Recreation and Open Space
Chapter 5	Capital Facilities
Chapter 10	Resource Protection, Conservation and Management

Section B ***Goals, Objectives and Policies***

GOAL: DEVELOP COMPREHENSIVE, WELL-INTEGRATED AND BALANCED LAND USES WHICH ARE COMPATIBLE WITH THE SURROUNDINGS.

Objective: Provide a well-integrated land use pattern which promotes both housing and employment opportunities, while enhancing the unique environmental and visual qualities of the Otay Ranch.

Objective: Provide a wide range of residential housing opportunities, from rural and estate homes to high density multi-family projects. Provide a balanced and diverse residential land use pattern for the Otay Valley Parcel which promotes a blend of multi-family and single-family housing styles and densities, integrated and compatible with other land uses in the area.

Objective: Provide development patterns complementary to the adopted plans and existing development of the adjacent communities.

GOAL: ENVIRONMENTALLY SENSITIVE DEVELOPMENT SHOULD PRESERVE AND PROTECT SIGNIFICANT RESOURCES AND LARGE OPEN SPACE AREAS.

Objective: Provide land use arrangements which preserve significant natural resource areas, significant landforms and sensitive habitat.

GOAL: REDUCE RELIANCE ON THE AUTOMOBILE AND PROMOTE ALTERNATIVE MODES OF TRANSPORTATION.

Objective: Develop villages and town centers which integrate residential and commercial uses with a mobility system that accommodates alternative modes of transportation, including pedestrian, bicycle, low-speed/neighborhood electric vehicle, bus, rapid transit, and other modes of transportation.

Objective: Develop residential land uses which encourage the use of alternative modes of transportation through the provision of bus rapid transit right-of-way, transit stops/stations and the inclusion of a bicycle, low-speed/neighborhood electric vehicle and pedestrian network.

Objective: Commercial uses should be sized to meet the needs of the immediate and adjacent villages and town centers. Village and Town Center commercial land uses may preempt large regional commercial opportunities within villages and town centers and relegate them to the EUC or Freeway Commercial areas.

Objective: Develop the Eastern Urban Center to promote alternative modes of transportation. Specifically, through the provision of Bus Rapid Transit (BRT) technology right-of-way and the incorporation of multi-modal access from residential neighborhoods, villages and town centers.

GOAL: PROMOTE VILLAGE AND TOWN CENTER LAND USES WHICH OFFER A SENSE OF PLACE TO RESIDENTS AND PROMOTES SOCIAL INTERACTION.

Objective: Organize Otay Ranch into villages and town centers, each having its own identity and sense of place.

Objective: Provide a focused residential land use pattern for the Proctor Valley and San Ysidro Mountains Parcels which limits urban multi-family and medium-density single-family housing styles and densities to areas immediately adjacent to or within village core and resort areas.

Objective: The design of the Otay Ranch should promote variety and diversity at the village or town center scale, while providing a sense of continuity through the use of unifying design elements.

Objective: Promote a diverse range of activities and services to encourage a mixture of day/night and weekday/ weekend uses.

GOAL: DIVERSIFY THE ECONOMIC BASE WITHIN OTAY RANCH.

Objective: Create an economic base that will ensure there is adequate public revenue to provide public services.

Objective: Create an Eastern Urban Center within the Otay Valley Parcel and encourage the development of a retail base for the planning area, but not to the detriment of existing regional and local commercial centers.

Objective: Create a Regional Technology Park (RTP) and other business parks that offer employment opportunities for area residents which complements, rather than substitutes for, industrial development on the Otay Mesa.

GOAL: PROMOTE SYNERGISTIC[2] USES BETWEEN THE VILLAGES AND TOWN CENTERS OF THE OTAY RANCH TO PROVIDE A BALANCE OF ACTIVITIES, SERVICES AND FACILITIES.

Objective: Develop individual villages and town centers to complement surrounding villages/town centers.

Objective: Select villages/town centers to provide activities and uses which draw from surrounding villages/town centers. Uses serving more than one village or town center, such as a cinema complex, should be located in a village core or town center that has convenient access to adjacent villages or town centers

Section C Overall Land Use Plan

The Otay Ranch Land Use Plan provides for a balance of residential, employment, and open space/recreational land uses sensitive to environmental conditions, regional influences and adjacent communities. The three parcels of the property, the Otay Valley, Proctor Valley, and San Ysidro Mountains parcels, are centered on the visual, environmental, and recreational resource of the Otay Lakes. This central amenity provides a focal point for the project.

The Otay Ranch Land Use Plan relates to the established urban community of Chula Vista to the west, the City of San Diego to the south, and the rural communities of the County of San Diego to the north and east. The property is linked to the South County through a circulation network including the SR-125, a proposed bus rapid transit route connecting with the regional system, and a roadway network tied to surrounding communities.

A regional urban center (the Eastern Urban Center - EUC) creates the functional and symbolic center for the Otay Ranch. It contains diverse urban land uses, providing regional services, housing and neighborhood services. The urban center is close to the future university site, and the United States Olympic Training Center.

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2 A village core/town center may complement and supplement the uses within another village core/town center.

Residential areas are grouped into "villages" and "town centers". The heart of the village is the "village core". The village core accomplishes two objectives not met by typical suburban development patterns:

1) villages provide a sense of community and social cohesion in a "small town" way; and

2) villages reduce dependence on the automobile.

Town Centers (TC) are designed with the same characteristics as village cores. However, town centers allow for higher density housing, office, retail and other commercial developments than allowed in traditional village cores, utilizing a more extensive grid street system, which promotes direct access for pedestrians, cyclists and motorists from the surrounding village developments. The Town Center concept maintains the ¼1/4-mile walk pedestrian-shed radius that contains the number of households needed to support viable public transit stations or stops. A unique road arterial ("Town Center Arterial") is a major feature in the middle of the Town Center. This arterial is designed to accommodate pedestrian-oriented development based on larger dwelling unit quantities and higher densities.

The vision of the Otay Ranch as a diverse, integrated community is facilitated by a circulation plan that provides for the efficient movement of the automobile and the opportunity for residents to use bicycles, low-speed/neighborhood electric vehicles, buses and rapid transit.

The General Development Plan/Subregional Plan Land Use Map[3] (See Exhibits 20, 22 and 24) identifies the location of major roadways, open space, residential, commercial, and industrial land uses. Villages, Town Centers and Planning Areas are divided into specific land uses. These areas are assigned a specific number of dwelling units and a specific acreage. The conceptual location of parks, schools, and the transit reservations are also shown. The arrangement of the dwelling units permitted within planning areas may change due to environmental or site planning reasons; however, the total number of dwelling units within each village, planning area or town center may not increase unless otherwise permitted by City Council pursuant to the expressed terms set forth by agreement, ordinance or such other manner approved by City Council.

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[3] While the Otay Ranch Land Use Map is depicted in three separate maps, hereafter these maps are referred to as the GDP/SRP Land Use Map.

Otay Ranch Land Use Designations		
Symbol	Category	Uses
VL	Very low density residential	Larger lot, rural character, single-family detached residential. The maximum density is one dwelling unit per acre and lot sizes vary depending on topography, with minimum lot size defined in Section F.
L	Low density residential	Estate lot single-family residential, ranging in density from one to three dwelling units per acre.
LM	Low medium density residential	This category includes single-family detached dwellings on medium size lots, ranging in density from three to six dwelling units per acre. Although not a minimum or a standard, these areas are typically 7,000 square foot lots. In addition, under the concept of cluster development, single-family dwellings on smaller lots, zero lot line homes, and some single-family attached units (townhouses and patio homes) could also be consistent with this designation.
LMV	Low medium density residential village	This category is permitted only in large scale master planned communities containing a variety of uses, including commercial, designed and organized in a manner that encourages non-automotive travel and pedestrian orientation i.e., a village. This category is similar to the LM category by providing densities within the range of three to six dwelling units per acre; However, LMV categories are accompanied by a specific density and number of homes to ensure greater product differentiation and market segmentation. Housing types include a wide variety of lot sizes, predominantly single-family, organized in patterns which contribute to a small scale pedestrian-oriented community. The occurrence of some attached homes, such as townhomes, within this designation is consistent with the intent, as long as the character of the development area is consistent with the typical single-family neighborhood.
M	Medium density residential	This category includes small single-family, detached units on smaller lots, zero lot line, patio, and attached homes, such as duplexes and townhomes with a limited amount of stacked flats. Densities with the range of six to 11 dwelling units per acre are appropriate and considered single-family, with densities above 11 dwelling units per acre considered multi-family for purposes of GDP/SRP planning. Where small lot or cluster developments of single-family detached or attached units are proposed, recreational facilities (such as swim clubs, pedestrian parks, town squares, etc.) may be required within the neighborhood planning area as determined during the SPA planning process.
MH	Medium high density residential	This category includes multi-family units such as small-lot detached homes, townhomes, garden apartments and stacked flats, including flats over commercial. Densities within the range of 11 to 18 dwelling units per acre are appropriate. Mobile homes are also included in this category.

Otay Ranch Land Use Designations (portion)		
Symbol	Category	Uses
H	High Density Residential	This category includes multi-family units such as townhomes, garden apartments and stacked flats. Densities within the range of 18 to 27 dwelling units per acre are appropriate. The High Density Residential category generally corresponds with the General Plan residential land use designations for the High (H) (18-27 du/ac) range
MU	Mixed Use	The most critical organizational element of village cores are mixed use areas. Mixed land uses concentrate commercial and residential activities closer together in order to stimulate pedestrian activity. The creative mixing of commercial and residential uses enhances community interaction and discourages multiple auto trips. The mixed use development category is a combination of commercial and residential uses, befitting an energetic town-like environment. The Mixed Use category promotes innovation and economic service to the village, therefore there is flexibility in the development standards and the zoning districts are defined at the SPA level. The residential land use density ranges that are permitted within the Mixed Use category generally correspond with the General Plan land use designations for the Mixed Use Residential (28 – 45 du/ac), and the residential land use designations for the High (H) (18-27 du/ac) range and the Medium High (MH) (11-18 du/ac) range, so the appropriate Mixed Use residential densities are within the 11– 45 du/ac range.* For more details on Mixed Use Village Core/Town Center residential policies, see Part II, Chapter 1, Section D.
MUC	Mixed Use Commercial	This designation provides for a mixture of office and retail commercial uses, where residential land uses are prohibited. This category is intended to provide for office employment land uses and support services for nearby residential uses.
O	Office & Professional	This designation is intended for professional and public office uses.
TC	Town Center	This designation establishes Town Centers (TC) that allow for higher density housing, office, retail and other commercial developments than allowed in traditional village cores, utilizing a more extensive grid street system, which promotes direct access for pedestrians, cyclists and motorists from the surrounding village developments. The Town Center concept maintains the ¼ -mile walk pedestrian-shed radius that contains the number of households needed to support viable public transit stops or stations. A unique road arterial ("Town Center Arterial") is a major feature of the Town Center. This arterial is designed to accommodate pedestrian-oriented development based on larger dwelling unit quantities and higher densities. Transit stops or stations serving the future expansion of transit technology will be the centerpiece for Town Centers in Otay Ranch. Town Center policies will require transit-oriented densities and permit a gradual reduction in multi-family and single-family densities farther away from the Town Center. Appropriate Town Center residential densities are within the 18-45 du/ac range.

Symbol	Category	Uses
EUC	Eastern Urban Center	This designation indicates a regional center comprised of local and regional shopping opportunities and office and employment usesconfigured up to 15 stories. Visitor Commercial such as transit lodging, hotel, motels, commercial recreation and other retail are allowed. High density residential, including high rise residential is also an essential part of the EUC.
FC	Freeway Commercial	This designation includes two planning areas: (1) the southern portion (Freeway Commercial South, or FC-1) includes regional land uses which require an automobile orientation near regional transportation systems. Expected uses include thoroughfare commercial, visitor commercial, and regionally oriented retail commercial. and (2) the northern portion (Freeway Commercial North, or FC-2) land uses are envisioned to include hotels and high density residential with ancillary commercial in a mixed-use urban character setting that includes an urban park.
RTP	Regional Technology Park	This designation applies the Regional Technology Park (RTP) land use designation that is intended to be a large, master-planned business park with research and development activities and high tech manufacturing along with the administrative and office space associate with such a facility as well as other light Industrial uses integrated with University uses. It accommodates new research institutions, industries and businesses able to capitalize upon the research activities allowed in the UI District. The RTP accommodates a limited amount of supporting retail, service, professional office, and finance businesses and is able to provide services and amenities that provide a high quality work environment.
I	Industrial	This category includes light manufacturing, warehousing, flexible use buildings and public utilities. Very limited amounts of restaurant and office oriented commercial are also permitted. Village Three and Planning Area 18 are identified in the Otay Ranch to contain Industrial land uses
P/QP	Public/ Quasi Public	This includes public uses such as schools, sewerage treatment plants, utility yards, corporate yards, etc.
CP/P	Community Park/Park	This overlay designation indicates the approximate location of Community Parks (CP) and Neighborhood Parks (P). These facilities to be fixed in location at the SPA level.
U	University	The area indicated on the GDP/SRP Land Use Map as the University Site is intended to accommodate the development of a full service, four year higher educational institution, including supporting facilities and faculty and staff housing. The university may be a traditional campus focusing on four-year undergraduate degrees and masters programs, or a major research university that provides undergraduate, masters, professional, and doctoral programs. It may also be a multi-institutional teaching center or university center that consists of a consortium of colleges, universities, and/or research institutes that share campus land and facilities.
PR	Park & Ride	This area is designated for parking and intermodal transfers from

Symbol	Category	Uses
		and to buses, trolley and automobiles.
GC	Golf Courses	This category includes areas intended for use as golf course and golf course associated uses. See Part II, Chapter 1, Section F, Villages 13 and 14 for more details.
OS	Open Space	These areas include Management Preserve, open space, regional park, and open space district areas. No dwelling units are allocated to these areas. See Chapter 4, Parks & Open Space, for more details.
LDA	Limited Development Area	An open space easement will cover the areas designated as 'Limited Development Area' (LDA). These areas will be refined at the SPA level. Exact edge locations will vary depending primarily on slope and location of significant vegetation. Overall open space acreage cannot be reduced at the SPA level during refinement. These areas will be left as natural open space with the exception that roads and utilities are anticipated to cross or lie within these areas. The placement of roads and utilities in these areas should minimize disturbance by crossing perpendicular through the easement. Roadways and utilities should not follow canyon bottoms. 'Limited Development Areas' may be included within private lots but would have the following set of restrictions. Removal of native vegetation would be prohibited except as necessary for construction of roads and utilities. There would be no buildings or other structures, agriculture, landscaping, livestock, grazing, horses, trash disposal or fences allowed within these areas. Brushing for fire control zones would conform to the local fire district regulations.
SCC/ CC	Specialty Conference Center / Community Center	This is the designation ascribed to the Otay Ranch House indicating the intent to preserve some level of public use of the facility
R	Resort	This category includes mixed use and resort oriented development such as village commercial, recreation, theaters, restaurants, and hotel oriented commercial, recreation and conference facilities.
SRSA	Sensitive Resource Study Area	This category is a designation indicating the potential presence of sensitive resources such as vernal pools and native grasslands. Upon completion of additional study at the SPA level, this designation may be reconfigured or eliminated based on the studies and/or proposed mitigation, without the need for a GPA or GDP amendment. Those areas without resources may be developed to the resort land use. Those areas identified SRSA will be preserved.

* 45 du/ac is the appropriate gross density maximum for the Mixed Use designation in the Otay Ranch. Higher mixed use gross densities (45 – 60 du/ac) have been designated for the Eastern Urban Center (EUC).

Exhibit 17 - Otay Ranch Land Use Designation Table

1. Land Use Character by Parcel

The total number of dwelling units for each village and the proposed number for each planning area within each village or town center is shown on the Overall Project Summary Table.

Overall Project Summary														
Parcel	**Dwelling Units**			**Acreage**										**Approx. Pop.**
	SF Units	**MF Units**	**Total Units**	**Res. Ac.**	**Park Ac.**	**CPF Ac.**	**Sch Ac.**	**C'ml. Ac.**	**Ind. Ac.**	**Uni. Ac.**	**Open Sp.**	**Art. Ac.**	**Total Ac.**	
Otay Valley Parcel	11,152	23,656	34,808	3,213.9	264.9	105.8	230.5	212.9	423.2	279.3	4,029.6	692.7	9,449	99,180
Proctor Valley Parcel	2,631	1,558	4,189	1,885.4	12.5	17.1	10.0	252.0	-	-	5,656.7	61.3	7,895	12,391
San Ysidro Mountains Parcel	779	-	779	1,499.8	3.4	2.3	10.0	3.3	-	-	4,036.2	-	5,555	2,494
Total:	14,562	25,214	39,776	6,599.0	278.4	124.1	250.5	468.2	423.2	279.3	13,722.5	754.0	22,899	114,065

Exhibit 18a - Overall Project Summary Table

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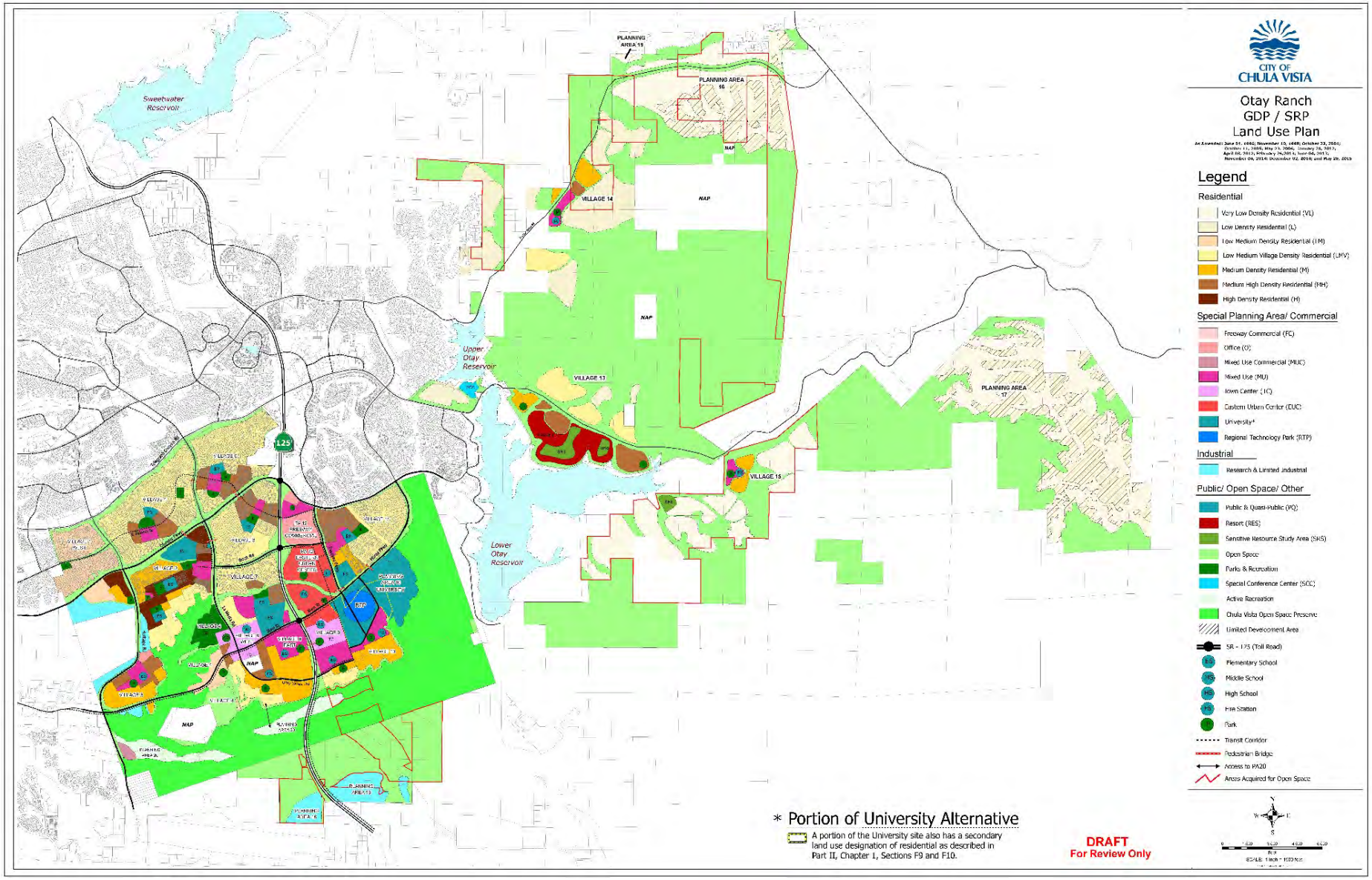

Exhibit 18b Otay Ranch GDP/SRP Land Use Plan

a. Otay Valley Parcel

The Otay Valley Parcel is the most urban of the three Otay Ranch parcels. The land use plan provides continuity to adjacent developed areas, while creating a unique character. At build-out, this parcel will provide a maximum[4] of 34,911 dwelling units, accommodating approximately 100,008 residents.

The major components of the land use plan for the Otay Valley Parcel include:

- Ten urban villages, with village cores which include mixed use areas, neighborhood parks, and elementary schools.
- A circulation system which includes a planned highway (SR-125), Transit routes, and a system of regional arterials.
- A pedestrian trail system that features a network of trails for walking, bicycles, equestrian travel and potential use of low-speed/neighborhood vehicles utilizing facilities such as neighborhood paseos, the "village pathway", pedestrian bridges and regional trails providing linkages to the Otay Ranch Village Greenway and the Chula Vista Greenbelt.
- Highest intensity uses along SR-125, including the EUC, more intense urban villages, and freeway commercial areas.
- Industrial uses on the western edge adjacent to existing business park uses and the Otay Landfill, and at the southern edge adjacent to planned industrial uses on the Otay Mesa.
- A university site located on the southeastern portion of the parcel, south of Hunte Parkway, adjacent to Villages Nine and Ten.
- The Eastern Urban Center with regional services and activities, and the highest residential intensities.
- The Otay Valley Regional Park (a portion of the overall regional park currently being planned for the entire length of the Otay River Valley).
- The Otay Valley Parcel land use table below shows the distribution of land use categories.

4 The DU number reflects all residential development on the Otay Valley Parcel excluding the University/RTP site, however, a portion of Village Nine and Village Ten have a secondary land use designation of residential which are not included in the maximum DU.

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Otay Valley Parcel															
Village	**Dwelling Units**			**Acreage**											**Approx. Pop.**
	SF Units	**MF Units**	**Total Units**	**Res. Ac.**	**Park Ac.**	**CPF Ac.**	**Sch Ac.**	**C'ml. Ac.**	**Ind. Ac.**	**Uni. Ac.**	**Open Sp.**	**Art. Ac.**	**Total Ac.**		
Village 1	2,454	1,522	3,976	703.2	23.1	13.4	10.0	6.3	-	-	264.8	46.5	1,067.3		11,734
Village 2	604	3,941	4,545	346.0	24.0	12.6	19.8	+	82.5	-	226.3	63.5	774.7		14,726
Village 3	1,002	595	1,597	147.5	7.9	4.2	8.3	11.3 +	39.9	-	129.5	19.8	368.4		4,873
Village 4	350	-	350	82.6	65.8	1.6	-	-	-	-	233.4	11.4	394.8		1,141
Village 5	1,263	1,550	2,813	370.7	16.6	11.3	10.0	2.0	-	-	70.4	15.4	496.4		7,995
Village 6	941	1,497	2,438	282.0	7.6	13.7	10.0	***	-	-	22.0	58.3	393.6		6,830
Village 7	1,008	448	1,456	234.3	9.3	6.3	60.0	7.2	-	-	38.8	17.1	373.0		4,369
Village 8	1,564	4,046	5,610	356.0	35.2	10.0	42.4	* +	-	-	52.7	40.0	536.3		15,646
Village 9	266	3,734	4,000	177.4	27.5	5.0	19.8	*	-	41.3	6.8	26.1	303.9		10,519
Portion of University/Village 9 (Alternative)**	68**	93**	161**	23.2**	0.9**	0.6**	0.9**	0.8**	-	-	12.4**	2.5**	41.3**		454**
University/RTP	-	-	-	-	-	-	-	-	85.0	238.0	-	-	323.0		-
Village 10	695	1,045	1,740	113.1	7.6	4.3	9.2	-	-	-	16.5	-	150.7		5,010
Portion of University (Alternative)****	291****	213****	504****	71.7****	10.4****	2.1****	8.3****	2.2****	-	-	26.1****	7.8****	128.6****		1,475****
Village 11	1,005	1,385	2,390	306.7	10.0	9.4	35.0	10.0	-	-	51.4	66.5	489.0		6,749
Plng. Area 12	-	3,893	3,893	94.4	30.25[A]	13.98 [A]	6.0	161.1	-	-	2.8	71.0	376.1		10,774 [B]
Plng. Area 18	-	-	-	-	-	-	-	-	215.8	-	-	-	215.8		-
Plng. Area 20	-	-	-	-	-	-	-	15.0	-	-	188.0	6.0	209.0		-
Open Space++	-	-	-	-	-	-	-	-	-	-	2,706.6	-	2,706.6		-
SR-125	-	-	-	-	-	-	-	-	-	-	-	182.0	182.0		-
Public	-	-	-	-	-	-	-	-	-	-	19.6	-	19.6		-
Arterial	-	-	-	-	-	-	-	-	-	-	-	69.1	69.1		-
Total:	11,152	23,656	34,808	3,213.9	262.5	104.7	230.5	212.9	423.2	279.3	4,029.6	692.7	9,449		99,654

+ Commercial development may occur vertically or horizontally within Village 2 (up to 130,000 square feet), Village 3 (20,000 square feet), Village 8 East (20,000 square feet); therefore, actual acreage within each land use will be determined at final map.

* 1,800,000 square feet of commercial may occur vertically or horizontally within Village 8 West and Village 9; therefore, actual acreage within each land use will be determined at final map.

** Portion of University/Village 9 has a primary land use designation of University and a secondary land use of residential. The secondary land use is not included in the total.

*** Commercial included as component of residential acreage.

**** Portion of University has a primary land use designation of University and a secondary land use of residential. The secondary land use is not included in the total.

++ Open Space includes open space preserve, undevelopable land, streets, and right-of-way.

[A] Acreage shown represents the total obligation for the project, which may be satisfied onsite, offsite or through in-lieu fees or combination thereof, as determined in the Development Agreement.

[B] Acreage shown represents actual net site acreage not including any additional Park and CPF obligation that may be satisfied offsite.

Exhibit 19 Otay Valley Parcel Land Use Table

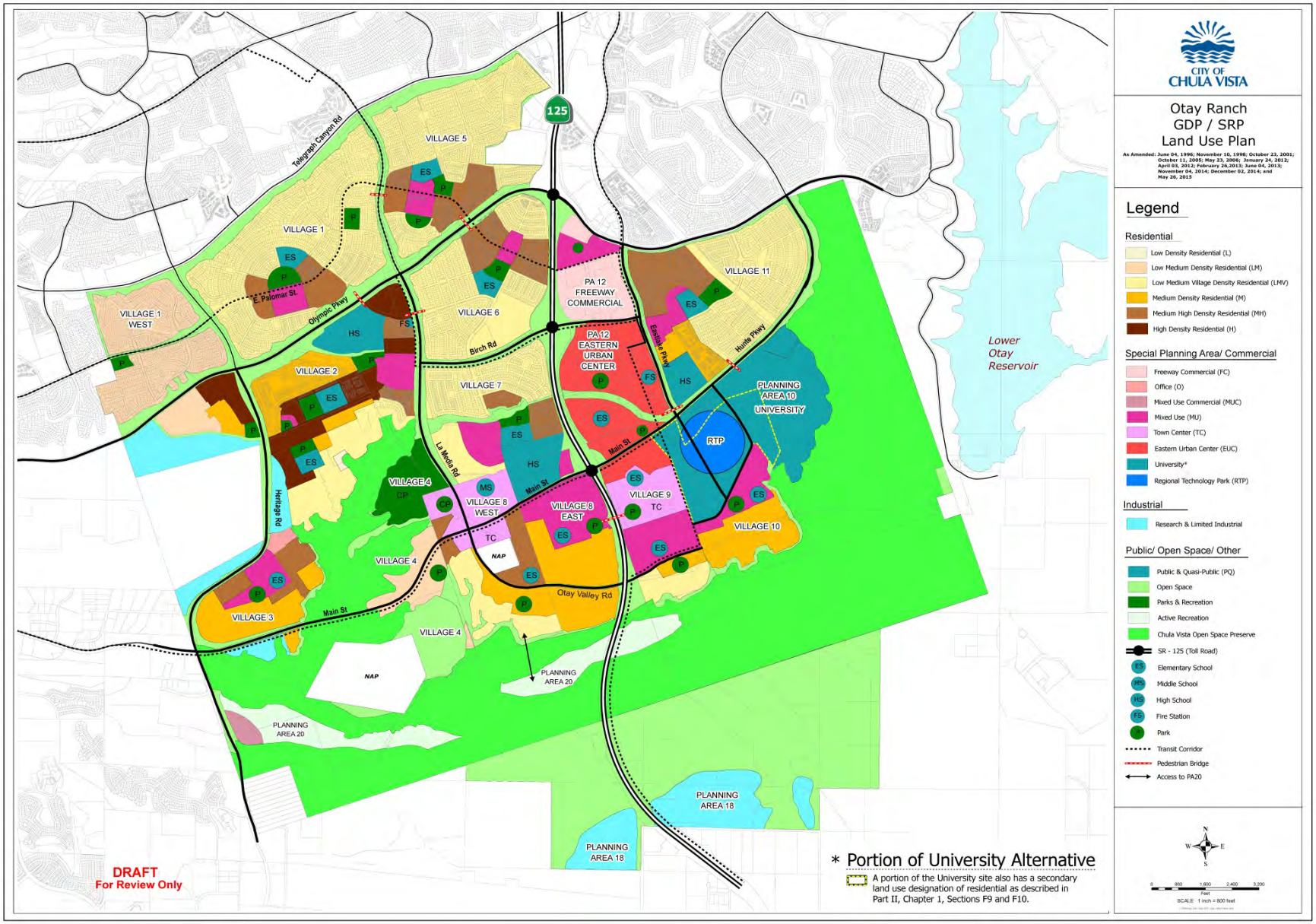

Exhibit 20 Otay Valley Parcel Land Use Map

b. Proctor Valley Parcel

The Proctor Valley Parcel is less intense than the Otay Valley Parcel, due to its environmental constraints and transitional location between the urban areas to the west and the rural community of Jamul to the northeast. Its southern edge is the Lower Otay Lake. At build-out, this parcel provides a maximum of 4,189 dwelling units and will serve approximately 12,391 residents.

The major components of the land use plan for the Proctor Valley Parcel include:

- A specialty village in lower and central Proctor Valley containing a golf course and medium, low-medium and low density residential uses. This village also includes a mixed use area, which contains an MH residential component, an elementary school, and neighborhood park. The village serves as a transitional area between urban densities to the west and Jamul to the east.
- A resort village is located on the relatively flat plateau north of Lower Otay Lake. This village consists of two areas: a resort center to the south; and low and low-medium residential areas in the foothills to the north. The resort village includes medium-high density resort residential, hotel, recreational, visitor-serving commercial, and neighborhood park uses. Public access to the lake is preserved with a lakefront trail, staging areas and access through the resort.
- A rural estate residential area is located adjacent to the community of Jamul. Limited Development Areas have been designated to protect steep slopes and/or natural resources within residential lots. The very low density and large lot size will provide an edge for the adjacent rural areas of Jamul.
- A majority of acreage (73.4%) is proposed as open space.
- Wildlife corridors.
- The land use table below shows the distribution of land use categories.

Proctor Valley Parcel

Village	Dwelling Units			Acreage								Approx. Pop.
	SF Units	MF Units	Total Units	Res. Ac.	Park Ac.	CPF Ac.	Sch Ac.	C'ml. Ac.	Open Sp.	Art. Ac.	Total Ac.	
Village 13	658	1408	2,066	374.7	-	7.9	-	249.1	139.7	12.2	783.6	5,695
Village 14	1,563	150	1,713	773.8	10.0	7.5	10.0	2.9	0.8	23.7	828.7	5,384
Plng. Area 16	390	-	390	716.9	2.5	1.7	-	-	370.0	25.4	1,116.5	1,248
Plng. Area 19	20	-	20	20.0	-	-	-	-	-	-	20.0	64
Other:	-	-	-	-	-	-	-	-	-	-	-	-
Open Space	-	-	-	-	-	-	-	-	5,146.2	-	5,146.2	-
Total	**2,631**	**1,558**	**4,189**	**1,885.4**	**12.5**	**17.1**	**10.0**	**252.0**	**5,656.7**	**61.3**	**7,895**	**12,391**

Exhibit 21 Proctor Valley Parcel Land Use Table

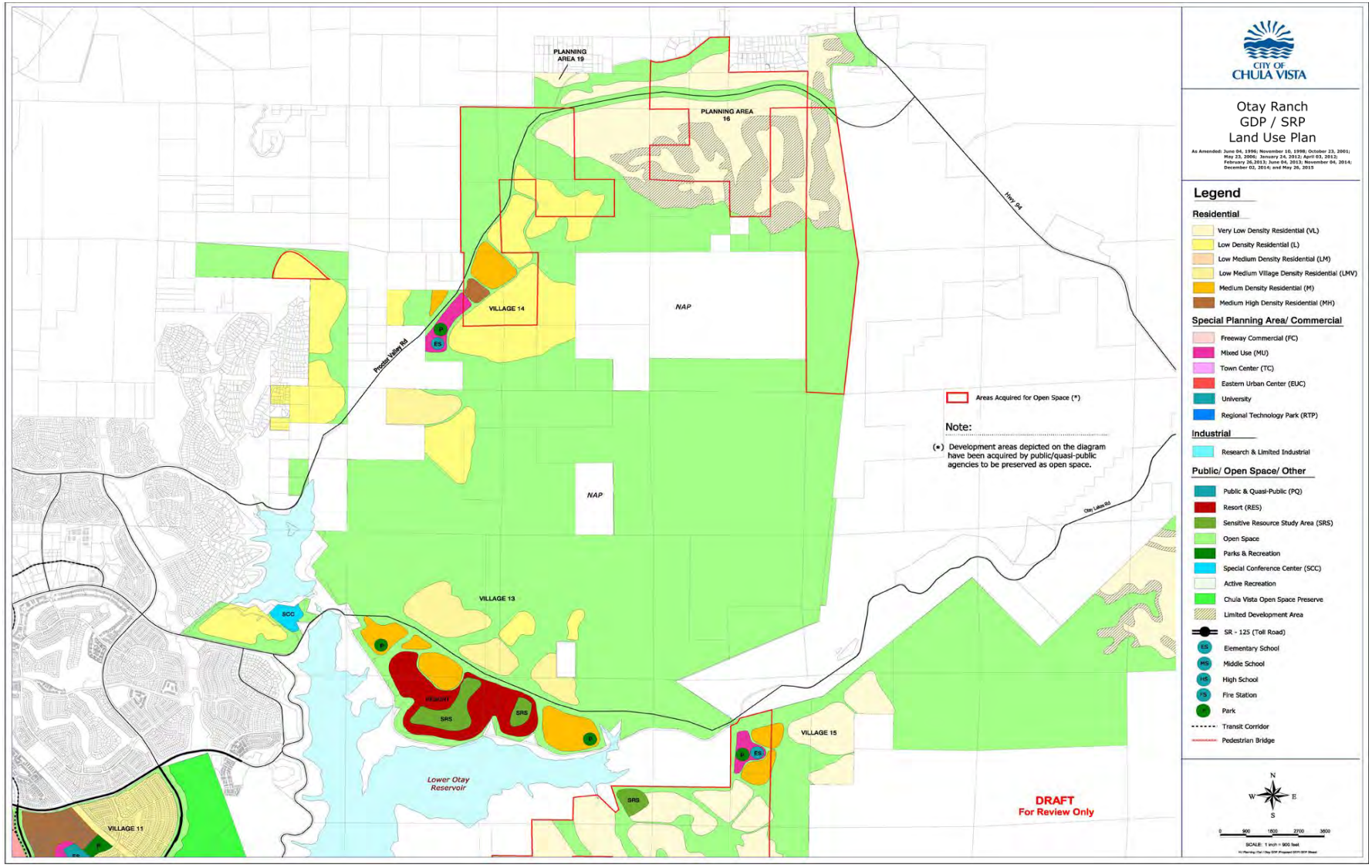

Exhibit 22 Proctor Valley Parcel Land Use Map

c. San Ysidro Mountains Parcel

The San Ysidro Mountains Parcel has widely varied terrain. Protection of the steep slopes and biological resources result in a high proportion of the parcel being designated open space. At build-out, this parcel is designed to provide a maximum of 779 dwelling units and will serve approximately 2,494 residents.

The major components of the land use plan for the San Ysidro Mountains Parcel include:

- An estate village located to the east of Lower Otay Lake. The village core includes a mixed use area, elementary school, and surrounding medium-high density residential uses. The area surrounding this village core consists of low and low-medium density residential.
- A rural estate residential area is located on the eastern property edge. Limited Development Areas are designated to protect steep slopes and/or natural resources within residential lots. The very low density and large lot size will provide an interface with the rural areas to the east of the property boundaries.
- The western portions of the parcel are retained as open space, providing a visual amenity for the entire Otay Ranch community. In other areas, links will be provided to the adjacent regional open space system.
- A majority of the acreage (72.7%) is proposed as open space.
- The land use table below shows the distribution of land use categories.

San Ysidro Mountains Parcel

Village	Dwelling Units			Acreage								Approx. Pop.
	SF Units	MF Units	Total Units	Res. Ac.	Park Ac.	CPF Ac.	Sch Ac.	C'ml. Ac.	Open Sp.	Art. Ac.	Total Ac.	
Village 15	483	-	483	683.1	3.4	2.3	10.0	3.3	97.8	-	799.9	1,546
Village 17	296	-	296	816.7	-	-	-	-	794.5	-	1,611.2	948
Other:	-	-	-	-	-	-	-	-	-	-	-	-
Open Space	-	-	-	-	-	-	-	-	3,143.9	-	3,143.9	-
Total	**779**	**-**	**779**	**1,499.8**	**3.4**	**2.3**	**10.0**	**3.3**	**4,036.2**	**-**	**5,555**	**2,494**

Exhibit 23 San Ysidro Mountains Parcel Land Use Table

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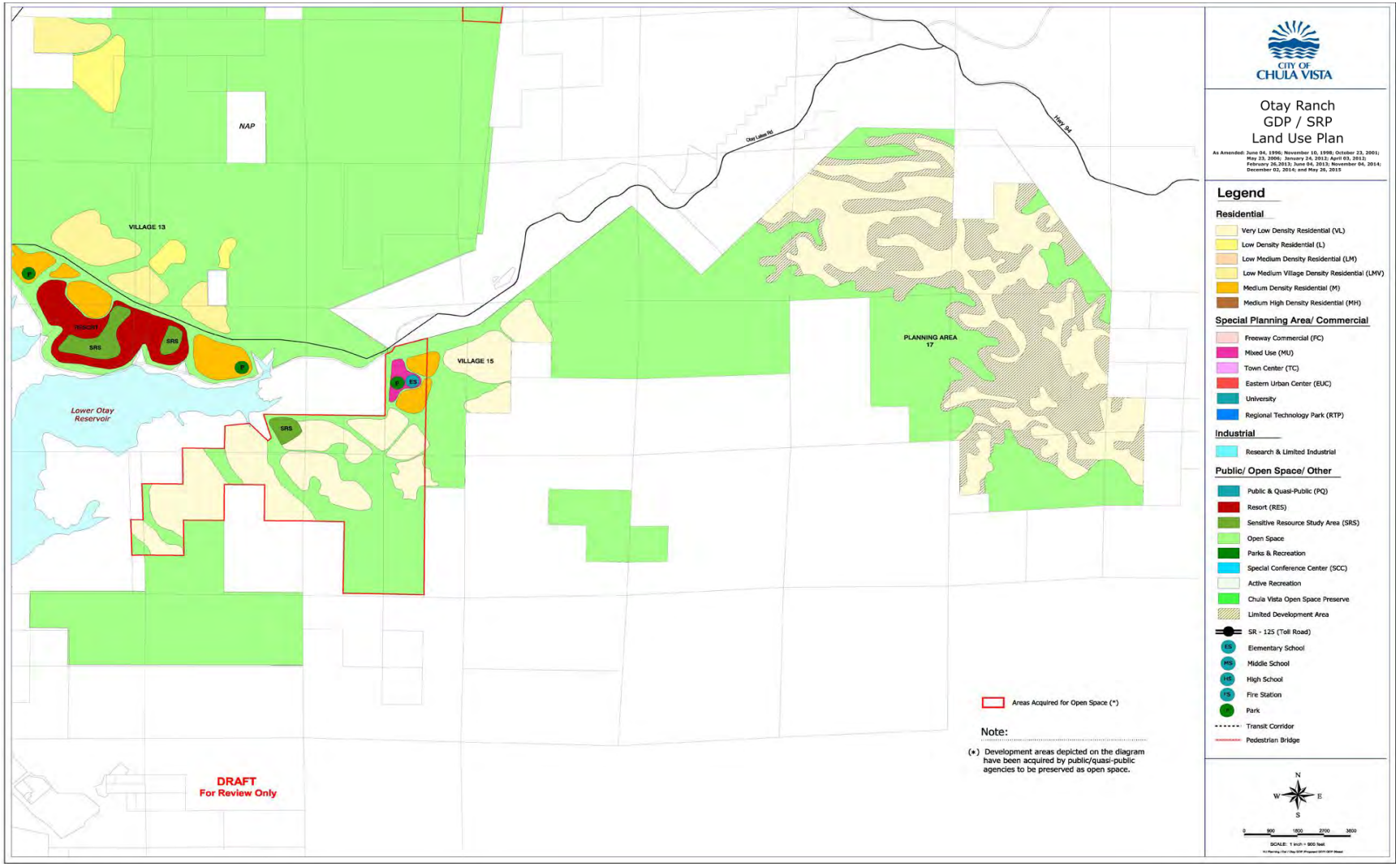

Exhibit 24 San Ysidro Mountains Parcel Land Use Map

2. Components of the Land Use Plan

The overall pattern of land uses within Otay Ranch is defined by the following major elements:

- ☐ Villages and Rural Estate Areas
- ☐ Area Around the Lakes
- ☐ Eastern Urban Center (EUC)
- ☐ Industrial/Business Park/Freeway Commercial
- ☐ University/Regional Technology Park (RTP)
- ☐ Open Space and Environmental Resources
- ☐ Parks
- ☐ Mobility System

a. Villages and Rural Estate Areas

A pattern of villages is proposed throughout most of the Otay Ranch. The Otay Ranch villages concentrate both higher intensity land uses and "people activities" toward the village core, with densities generally decreasing away from the core area. This organization of land uses promotes pedestrian travel internally and supports transit opportunities for external trips. The design creates a sense of community within each village by attracting residents to the village core for social, commuting, public service and shopping activities. Residential neighborhoods surround the village core and connect to it by pedestrian and circulation systems. This encourages internal, non-vehicular trips. The purpose of the village design is to provide an efficient and comfortable living environment for its residents. (Section D, Land Use Design, Character, and Policies, focuses on the village concept.)

Otay Ranch contains urban villages, specialty villages and rural estates areas:

- ☐ Urban Villages: These villages are located within the Otay Valley Parcel, adjacent to existing urban areas. These villages are transit-oriented, with higher densities and mixed uses in village cores or Town Centers. An emphasis is placed on providing alternatives to the automobile, including transit (bus and bus rapid-transit), alternative transportation low speed/neighborhood electric vehicles, and pedestrian and bicycle facilities. Villages One, Two, Three, Five, Six, Seven, Eight, Nine, Ten and Eleven are urban villages. Each urban village has man-made or natural features or other amenities which provide a unique focus or specialty to create a sense of identity.

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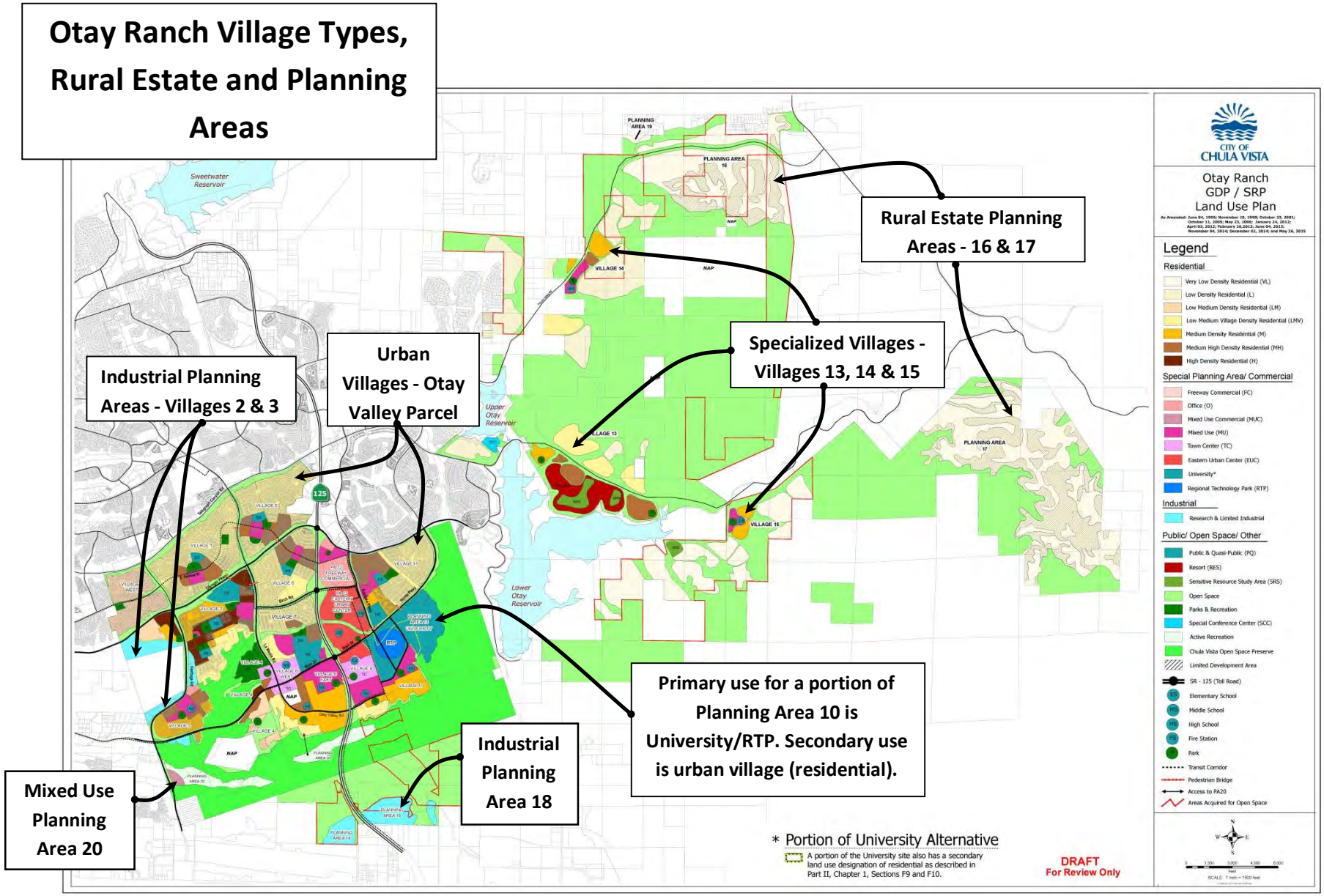

Exhibit 25 Otay Ranch Village Types & Rural Estate Areas

Although most of the villages are predominately single-family oriented, higher densities are permitted within the village core. Roadways and land use connections facilitate bus service to the core. Villages One, Two, Four, Five, Six, Seven, Eight, Nine, Planning Area 12 and the University Campus are located on the future extension of the bus rapid transit route, and include the highest residential intensities and commercial uses to enhance transit ridership.

Community services will be provided for local needs, based upon population and the respective facility standards. In some instances, two villages may share services. Open spaces consist of neighborhood, community parks and natural features - such as canyons, and pedestrian/bicycle and equestrian trails.

- Specialty Villages: These villages are located in the Proctor Valley and San Ysidro Mountains Parcels. They consist of a resort village, an estate village, and transition villages (Villages 13, 15 and 14, respectively). Neighborhood commercial and community services are provided in a village core, with limited medium and higher density residential. Low density, single-family uses predominate, with potential recreation and resort uses also provided. Open space is primarily undisturbed natural habitat, golf course, trails and promenades.

- Rural Estate Areas: Two very low density residential areas are located in the easternmost portions of the Proctor Valley and San Ysidro Mountains Parcels. These areas do not contain commercial uses.

b. Area Around the Lakes

Although not located on the Otay Ranch property, Otay Lake is one of the most prominent features of the Otay Ranch Project Area. Portions of each of the three Otay Ranch parcels overlook the lake, providing uninterrupted views of mountains and the ocean.

The land around the lake is a desirable place for both development and recreational/open space opportunities. The area is one of great scenic beauty, providing an exceptional opportunity for housing designed to take advantage of the visual attributes of the site.

The San Ysidro West Village (Village 15) located south of the lake contains 400+ acres of residential, 3.3 acres of commercial mixed use and an elementary school.

The Resort Center located north of the lake will contain 230+ acres of resort and approximately 512 acres of residential uses. The resort center will include hotels, golf course, resort-related residential uses, clubhouse, commercial and public service uses. Planning for all areas around the lake must be coordinated into a cohesive design.

A potential university site is designated on the GDP/SRP land use map west of the lake along Wueste Road.

c. Eastern Urban Center

A projected Otay Ranch population of approximately 114,893 creates a need for a centralized urban area to provide the regional goods and services which cannot be provided in village cores. Certain goods and services are not available in village cores because of the problems caused by permitting regional traffic into the villages.

The 400-acre Eastern Urban Center and Freeway Commercial area are located east of SR-125, on a rise overlooking the Otay Valley Parcel. This area will provide an intense, vital activity center to include an employment base with office, retail, business park, and visitor-serving commercial uses; cultural, entertainment, civic, recreation activity and residential uses. The bus rapid-transit (BRT) system connects the EUC to the region and some of the villages of the Otay Ranch.

d. Industrial/Business Park/Freeway Commercial

The Otay Ranch Land Use Plan designates industrial/business park and freeway commercial uses primarily along the SR-125 corridor. Policies relating to these uses are discussed in Section D, Land Use Design, Character, and Policies. Industrial/commercial uses are located in the following areas:

- There are three areas for industrial uses: one located south of the Otay Valley, adjacent to industrial areas of Otay Mesa, one south of Main Street and one west and north of Heritage Road at the extreme western edge of the parcel near existing industrial development. These light industrial uses total approximately 338.2 acres.
- Mixed Use Commercial: located within Village 3 North, southeast of Heritage Road is additional 11.3 acres of commercial and office uses,
- Commercial/Office: located in the EUC. These uses include the regional retail commercial, hotel, and office uses.
- A business park is located within the EUC.
- Freeway commercial uses are located north of the EUC and east of SR-125. The freeway commercial area includes two planning areas with two types of uses:
  - (1) Freeway Commercial South (FC-1) includes a regional shopping center and other commercial uses dependent on direct highway exposure and access, and
  - (2) Freeway Commercial North (FC-2) is envisioned to include hotels and high density residential in a mixed-use setting with some commercial uses.

These areas total approximately 120 acres.

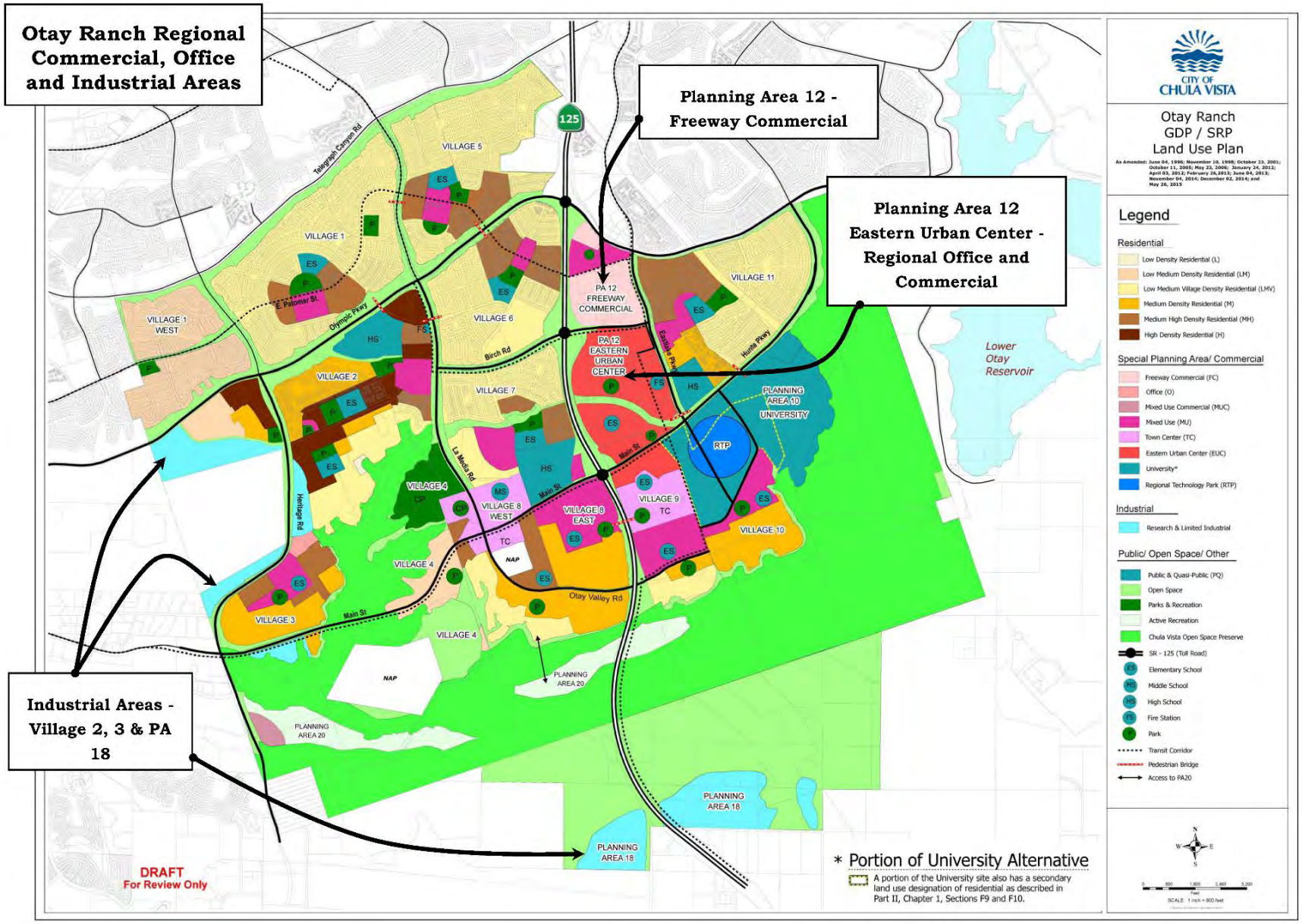

Exhibit 26 Commercial, Industrial & Business Sites

e. University/Regional Technology Park

The GDP/SRP Land Use Map identifies a university campus and Regional Technology Park in the area delineated as University. The purpose of this land use designation is to locate a university campus as well as a regional technology park intended for research, development, and high tech manufacturing along with the administrative and office space associated with such activity at this location.

f. Open Space and Environmental Resources

The Otay Ranch GDP/SRP identifies an open space system which provides a network of natural, passive, and active recreational amenities throughout the Ranch. This network connects the villages to each other and to the region. A major portion of this open space system is part of the City's Multiple Species Conservation Program (MSCP) Subarea Plan preserve.

The Otay Ranch contains a number of sensitive resource areas, including the Otay River Valley, Salt Creek, Poggi Canyon, the San Ysidro Mountains, and the Jamul mountains. Resources include a variety of sensitive species and habitats, many of which will be protected within areas of open space identified on the GDP/SRP Land Use Map and MSCP Subarea Plan. The protection of significant environmental resources on the Ranch is addressed within the open space network through the following mechanisms:

- The Otay Ranch Resource Management Plan (RMP) which provides for the identification, mapping, enhancement and maintenance of the resources within its boundary.
- The MSCP Subarea Plan which provides the policy framework for habitat planning and establishes a natural habitat preserve which Identifies and conserves core biological resource areas within Otay Ranch.
- Open Space easements and maintenance districts, which provide for the protection of resources outside of the RMP boundary.
- Wildlife Corridor connecting on-site and off-site regional wildlife habitat.

The Open Space components of the GDP/SRP and related policies are discussed in detail in Chapter 4, Parks, Recreation, and Open Space, and Chapter 10, Resource Protection, Conservation and Management.

The open space category includes:

- Open Space Buffer: These are areas which surround each village and may consist of natural or landscaped open space.

- Scenic Corridor: This open space contains undulating open space areas along roadways which are also identified as Scenic Corridors. These roadways are Telegraph Canyon/Otay Lakes Road; Olympic Parkway - west of SR-125, Otay Valley Road and Proctor Valley Road. Significant resources within these areas will be preserved. These corridors are further discussed in the Mobility Chapter.
- Resource Management Preserve: This open space includes areas of resource preservation/enhancement, such as Wolf Canyon, the Otay Valley Regional Park, and portions of the San Ysidro and Jamul Mountains, and may cover areas within parks and scenic corridors.

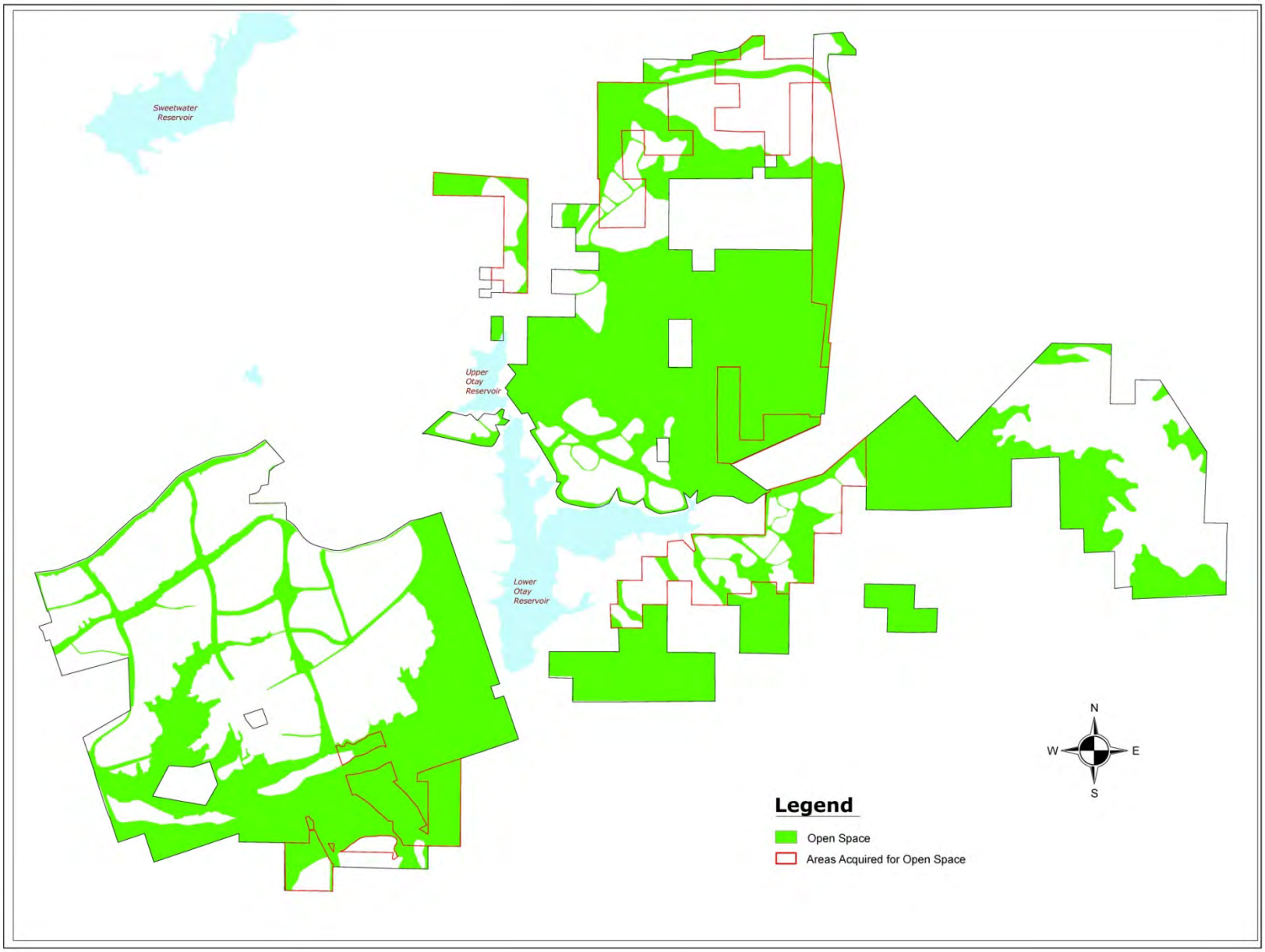

Exhibit 27 Otay Ranch Open Space Map

g. Parks

The park and recreation components of the GDP/SRP and related policies are discussed in detail in Chapter 4, Parks, Recreation and Open Space.

The Otay Ranch land use plan identifies five levels of parks:

- Town Squares: minimum half acre parks located in some village core areas to serve village residents. The location will be determined by the SPA plan for that Village.
- Pedestrian Parks: Pedestrian parks are usually designed as an amenity built for the residents of a neighborhood. Pedestrian parks are not provided through any required City policy, instead seen as a design element intended to enhance neighborhood connectivity. Typically, the appropriate homeowner's association controls the ownership and maintenance of these facilities.
- Neighborhood parks: serving village residents within a 1/2 to 3/4 mile radius located within villages, providing active recreation opportunities. The Otay Ranch Parks Plan (see Chapter 4) identifies existing and future neighborhood parks.
- Community Parks: shared between villages, within short driving distance (1 to 2 mile service radius). Each community park should be a minimum, of 25 acres. The Otay Ranch Parks, Recreation and Open Space, Chapter 4, identifies a minimum of two major community park facilities.
- Regional Parks: serving the local community and South County region. Chapter 4, Parks, Recreation and Open Space, identifies 2 potential regional parks, including the Otay Valley Regional Park and the San Ysidro Mountain Regional Park.

h. Mobility System

One purpose of the Otay Ranch GDP/SRP is to identify a circulation network of continuous routes though the ranch, providing convenient access to all villages and the region.

The circulation network provides roadways through and between the three parcels of Otay Ranch. The circulation system is comprised of:

- Regional Circulation: A system of arterials, the SR-125 highway, and the Bus Rapid - transit line.
- Village Circulation: A system of roadways and arterials that provides multiple routes within the villages of Otay Ranch.
- Trails System: A comprehensive system of pedestrian, bicycle, low-speed neighborhood electric vehicle and equestrian trails to provide other modes of transportation.

The circulation policies and components of the GDP/SRP are discussed in Chapter 2, Mobility and Chapter 4, Parks, Recreation and Open Space.

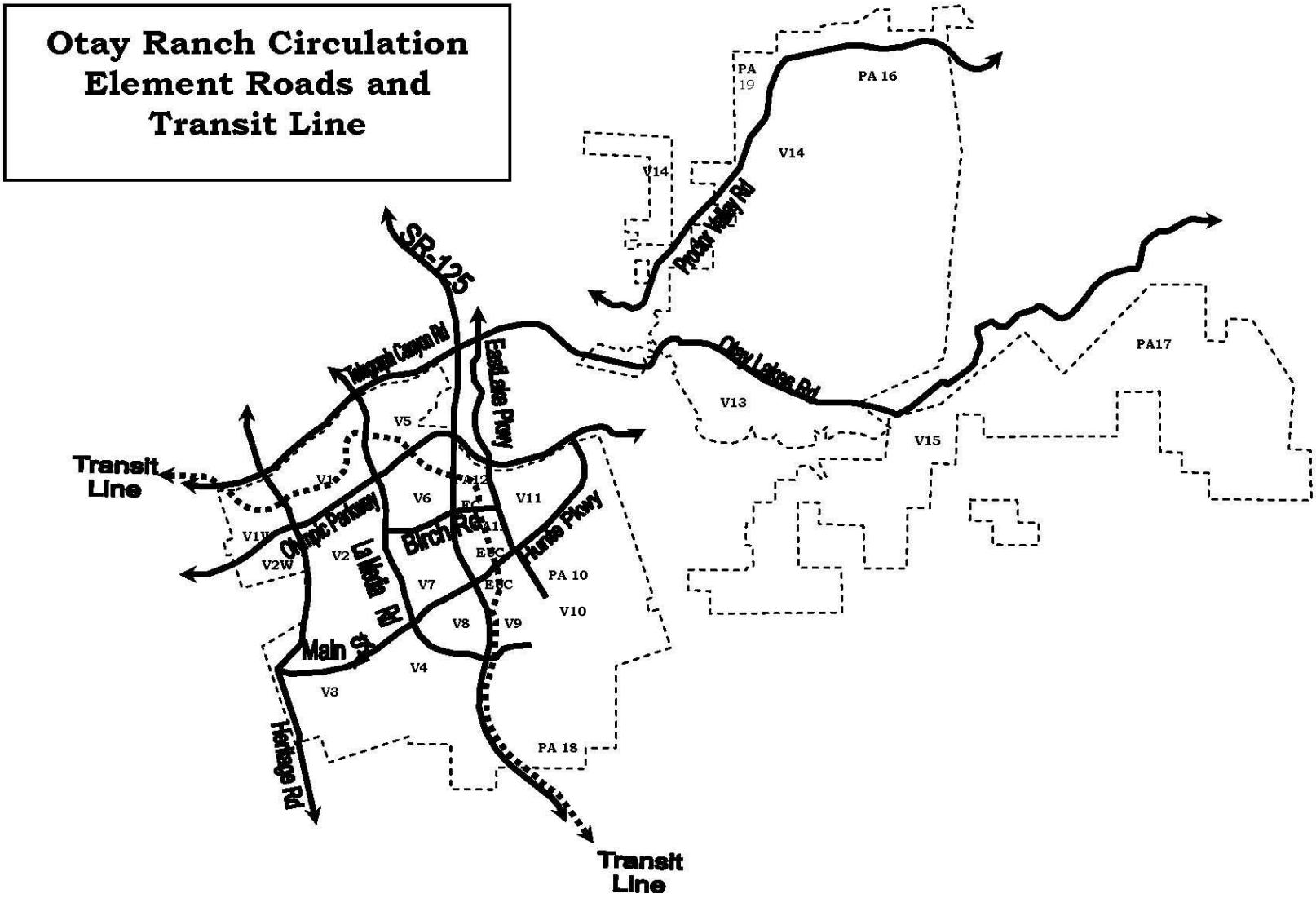

Exhibit 28 Circulation Element Roads and Transit Line

Section D ***Land Use Design, Character and Policies***

1. Village/Town Center Definition and Organization

Policies identified in this subsection apply to all urban villages and town centers. A detailed description with village-specific and town center specific policies for each village, town center and rural estate area is included in Section F, Village/Town Center Descriptions and Policies of this Chapter.

The organization of land uses is the key to the village/town center concept. Villages and town centers are comprised of two basic components: a central area of more intense uses, the village core or town center; and surrounding areas of residential uses, the Secondary Area.

Village cores and town centers contain Mixed Use (MU), Town Center (TC), or Medium-high (MH) land use categories as depicted within the GDP/SRP Land Use Map. Village cores serve as the focal point and commercial hub of the village. Village cores are centered around a main street or plaza and include the following land uses: retail/commercial, residential, neighborhood parks and other civic or community uses, such as elementary schools, churches, child care or senior centers.

Town centers are more intense mixed use areas of higher residential densities and broader range of commercial and civic services than provided in village cores. They are associated with public transit stops or stations. They also incorporate town center arterial roadways which are intended to provide a pedestrian friendly, multi-modal environment while providing for efficient automobile circulation. Retail/commercial, high density and/or mixed use residential, neighborhood parks, town squares, and other civic or community uses, such as churches, child care or senior centers are arranged around the couplet, spindle, or grid to maintain a pedestrian scale, generate pedestrian activity, promote transit use and create a vibrant town center. Bringing traffic into the town center increases the visibility of the area, ensuring the long-term viability of the commercial uses within.

Residential neighborhoods surround the village core and town center, and provide a range of housing opportunities ("Secondary Areas").

Otay Ranch is planned to emphasize and enhance each villages' and town centers' characteristics to create neighborhoods and communities with unique identities. While the following policies apply to each village/town center, policies should be flexibly applied to reflect the character and intensity of each village or town center.

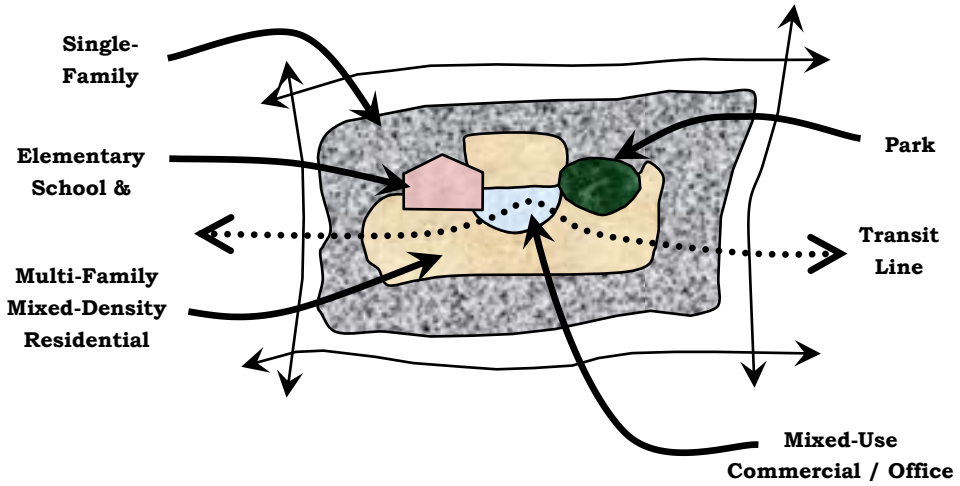

Exhibit 29a Village Core Concept

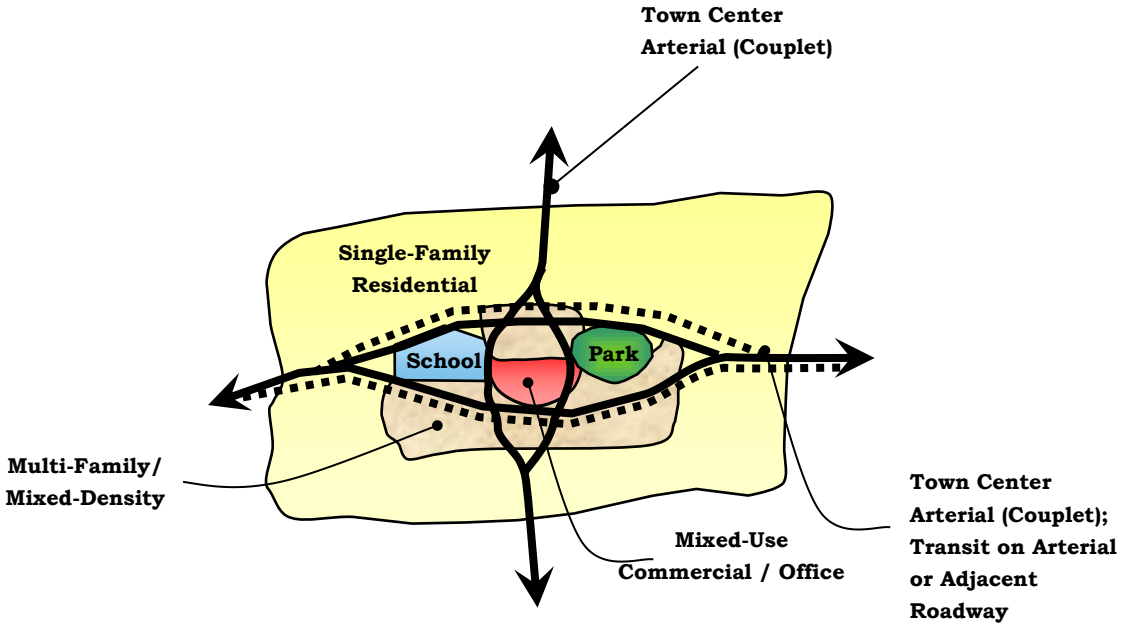

Exhibit 29b Town Center Concept

Note: Town Centers may employ one or two town center arterials

a. Village/Town Center Land Use Policies

GOAL: ORGANIZE LAND USES BASED UPON THE VILLAGE/TOWN CENTER CONCEPT TO PRODUCE A COHESIVE, PEDESTRIAN FRIENDLY COMMUNITY, ENCOURAGE NON-VEHICULAR TRIPS, AND FOSTER INTERACTION AMONGST RESIDENTS.

- ☐ Master-plan each village/town center consistent with the GDP/SRP goals, objectives, policies and standards.
- ☐ Include a variety of uses and housing types within each village /town center to meet the needs of residents.
- ☐ Establish a unique character and sense of place within each village/town center.
- ☐ Phase villages/town centers to ensure the provision of adequate facilities and services.
- ☐ Accessory units are permitted on single-family lots within Villages One through Eleven, consistent with the provisions of Chapter 3, Housing.
- ☐ Land uses, roads and buildings shall be designed and located to encourage walking between uses and foster a pedestrian scale.

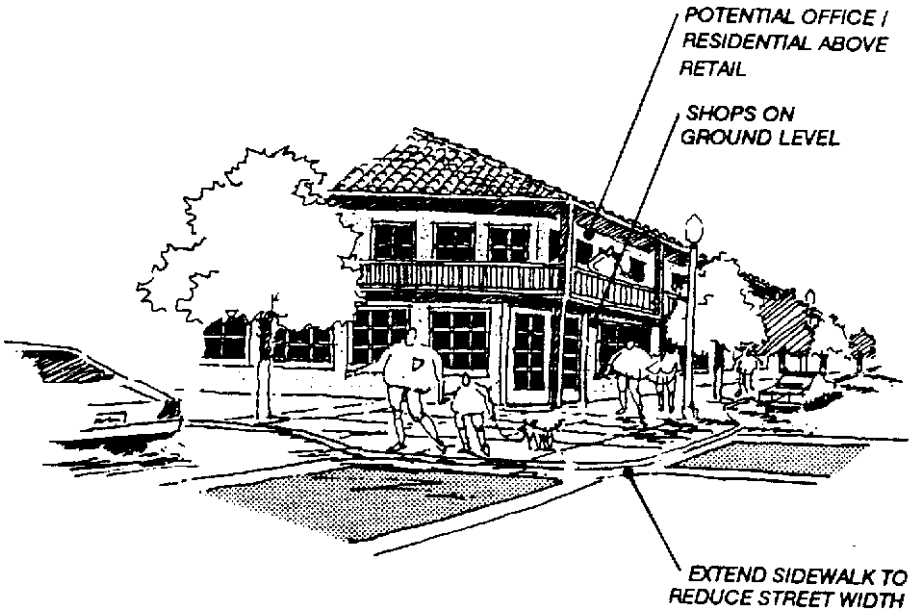

Exhibit 30 Urban Village Concept

- ☐ Encourage a pedestrian-friendly village/town center environment through the use of amenities such as:
  - Shaded streets
  - Street furniture
  - On-street parking
  - Buildings fronting the streets
  - Narrow streets
  - Reduced design speeds
  - Visible landmarks
  - Entries and porches facing the street
  - Commercial areas with zero front yard setbacks (build to line)
  - Plazas and courtyards in commercial areas
  - Multi-modal circulation systems

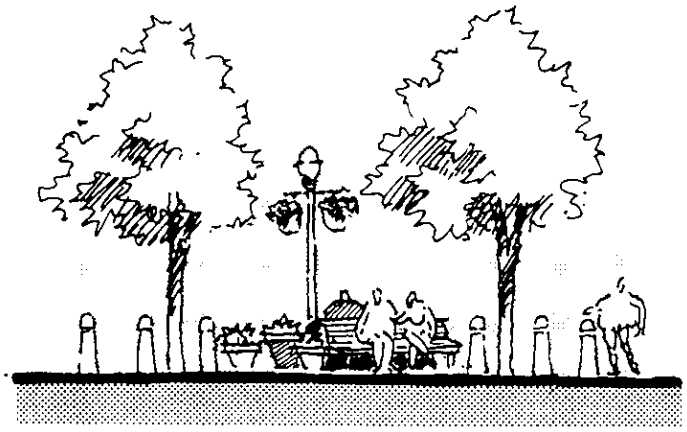

Exhibit 31 Pedestrian Environment

- ☐ Connect open spaces, schools, parks and neighborhoods with convenient and safe pedestrian walkways and bikeways.
- ☐ Pedestrian and bicycle routes shall connect the more distant portions of a village to the village core. Generally, such routes shall be co-located with streets, although connections may be provided along transit corridors or within greenbelts.
- ☐ Promenade streets shall extend from secondary areas into the village core or town center to accommodate pedestrian and bike access.
- ☐ Non-auto circulation systems, such as pedestrian walkways and bike ways, shall be provided between villages and town centers. Where appropriate and feasible, a grade separated arterial crossings should be provided to encourage pedestrian activity between villages/town centers.

Exhibit 32 Pedestrian/Bike Way Overpass

- To define the village core edge and to provide a greenbelt between villages cores, landscaped buffers shall be provided adjacent to arterial highways. The buffer shall vary in size, in relation to highway alignments, topography, community character, location of proposed facilities and existing natural features. Scenic highways have an expanded buffer (see Chapter 2, Mobility).

b. Village Core/Town Center Policies

The primary geographic feature is the village core or where applicable, town center. The village core/town center creates the land use relationships necessary to achieve the goal of a small town environment. Village cores contain Mixed Use (MU), High (H) and Medium-high (MH) residential land use categories as depicted within the GDP/SRP Land Use Map. Town centers act much like village cores, although commercial land use is more intense and residential densities are provided by the Town Center (TC) land use designation. Each of the village cores and town centers has been conceptually located on the GDP/SRP Land Use Map, and shall adhere to the following policies:

- A village core is defined by the Mixed Use (MU) and Medium high (MH) land use categories as depicted within the GDP/SRP Land Use Map. A town center is defined by the Town Center (TC) land use designation as depicted within the GDP/SRP Land Use Map Village cores and town centers may contain higher intensity uses, including:
    - Civic Presence and Community Purpose Facilities
    - Village Square or Green
    - Elementary School
    - Commercial and Office Uses
    - Transit Stop or Station
    - Parking Areas or Facilities
- Village cores/town centers should be centrally located, within approximately one-quarter mile of the majority of a village's population.
- The location and form of the village core/town center shall reflect the physical constraints of the village and the village's relationship to surrounding land uses and the circulation system. A town center shall provide for a more defined grid

system of roadways the center of which is the town center arterial. The town center arterial provides for greater support to mixed-use retail centers by accommodating high traffic volumes yet does so in a pedestrian friendly environment. It is anticipated that these roadways will be composed of a pair of two lane one-way streets.

- The village core or town center shall be precisely sited at the SPA level consistent with the GDP/SRP goals, objectives and policies. The actual location may shift from the conceptual location depicted in the GDP/SRP Land Use Map, as a result of more precise analysis of the following: circulation and access, visual access from arterial roads, transit service, market and service area considerations and the type of uses proposed within the village core.
- Community purpose facilities shall be provided in accordance with the provision of Chapter 5, Capital Facilities and Chapter 19.48 (PC Zone) of the Chula Vista Municipal Code unless otherwise permitted by City Council pursuant to the expressed terms set forth by agreement, ordinance or such other manner approved by City Council.
- Village core and Town Center buildings shall not exceed four stories. Buildings constructed at lower heights may be converted to four-story buildings.
- Locate taller buildings near the center of the village core or town center, with building heights and sizes gradually decreasing outward from the center.

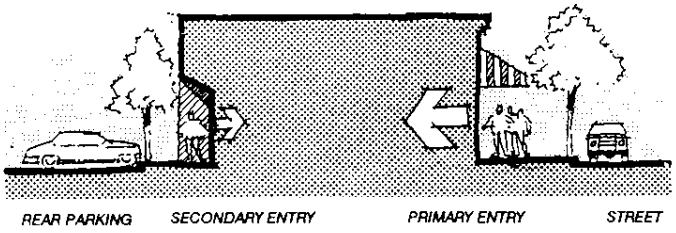

Exhibit 33 Village Core Bulk and Scale

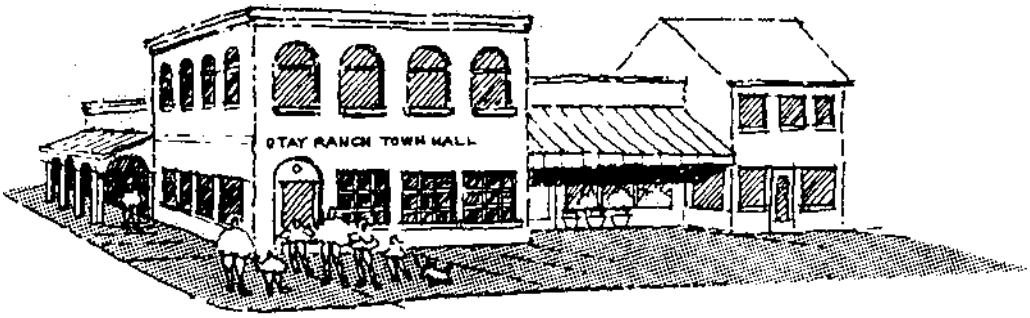

Exhibit 34 Village Core Commercial Access

- Buildings shall have front access and orientation to streets and sidewalks. Access to parking lots shall be secondary to the street.
- Avoid street side facades of unarticulated blank walls or an unbroken line of garage doors.
- Building facades shall be varied and articulated to provide visual interest. Encourage street level windows and numerous building entries. Arcades, porches, bays, and balconies shall be encouraged.
- Use landscape themes to help define village/town center character.

c. Village Core/Town Center - Mixed Use Policies

The basic element of the village core/town center is the mixed use area, depicted by the Mixed Use (MU) and Town Center (TC) land use categories. These designations are intended to concentrate activities to create a friendly small town environment, enhance pedestrian access, promote social interaction, discourage multiple auto trips and increase use of alternative modes of transportation. Application of the Mixed Use (MU) and Town Center (TC) land use categories shall comply with the following policies:

- Land uses permitted within Mixed Use (MU) and Town Center (TC) categories may vary from village/town center to village/town center as the needs warrant.

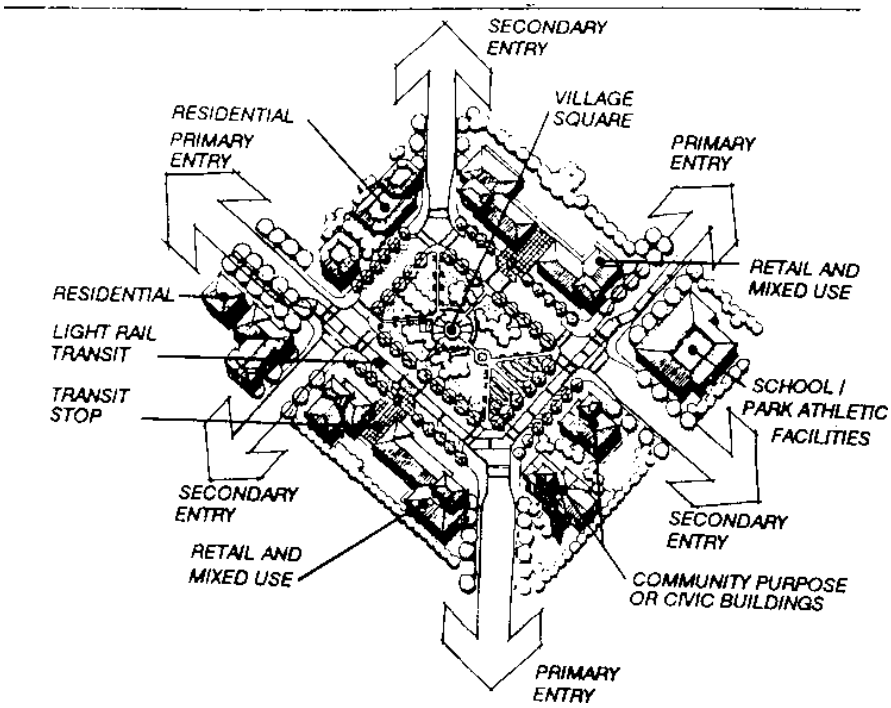

Exhibit 35a Village Core Concept (Illustrative Only)

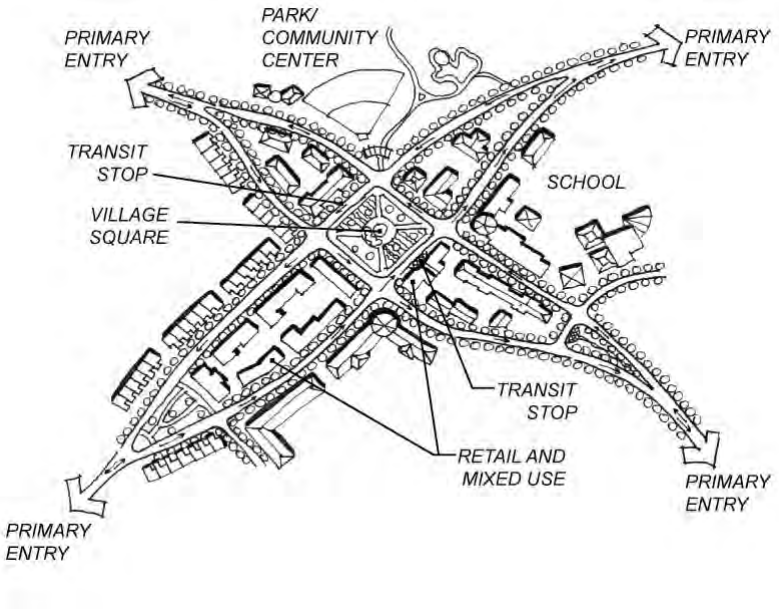

Exhibit 35b Town Center Concept (Illustrative Only)

- The Mixed Use (MU) and Town Center (TC) areas are contiguous pedestrian zones which includes the following activities, as listed below:
  - **Retail/Office Uses:** Uses such as, but not limited to, retail shops, professional offices, service commercial, restaurants, cinemas, health clubs, entertainment facilities, supermarkets and studios are permitted, along with attendant parking areas or facilities. Residential uses may be permitted above commercial uses. These uses should not front on circulation element roads in Village Cores but may in Town Centers in order to activate the street scene and increase the viability of commercial uses.
  - **Schools:** Schools shall be located within or adjacent to the mixed use area, where population warrants. However, schools shall not be located so as to disrupt the contiguous retail uses. School sites are shown symbolically on the GDP/SRP Land Use Map to indicate the conceptual location. The specific location of schools shall be identified at the SPA level. Residential uses are permitted, in the event the school sites shift from the mapped location.
  - **Civic Presence Facilities**: Each village/town center should contain one or more civic presence facilities within the village core/town center. The architecture of civic presence facility may be the hallmark of the character of the village/town center and help to create a focal point for village/town center activity. (In some cases, a commercial building could be the focal point.) Civic presence facilities may be drawn from a wide variety of uses, including, but not limited to: libraries, community centers, a public plaza, town square or town hall, fire/police stations, cultural arts,

public and/or private schools, neighborhood parks, churches, day care centers and commercial recreation facilities. In some instances, civic presence facilities may also be "community purpose facilities" sized in accordance with the requirements of Chapter 5, Capital Facilities and Chapter 19.48 (PC Zone) of the Chula Vista Municipal Code.

- ☐ Encourage mixed uses throughout Mixed Use (MU) and Town Center (TC) areas, including residential or office uses above retail uses.
- ☐ The design and location of residential areas shall complement the pedestrian friendly environment.
- ☐ Commercial uses shall be sized to meet the day-to-day needs of surrounding villages/town centers. Uses which rely extensively upon regional markets, heavy autos or truck access are not appropriate in the village core or town center.
- ☐ Concentrate retail uses near the transit station/stops in Mixed Use (MU) and Town Center (TC) areas. Orient Mixed Use (MU) and Town Center (TC) area activities which generate higher volumes of trips toward the transit facilities, rather than toward parking areas.
- ☐ Landscape Mixed Use (MU) and Town Center (TC) areas to create an urban feeling through the use of hardscape, tree wells, pots, street furniture, thematic light fixtures, benches, bollards, and enriched paving patterns. Town Center Arterials, Village Entry Streets and Promenade Streets should be tree-lined with a formal landscape pattern.
- ☐ Public access spaces, such as a plaza, town square, park, or town hall or community building, shall be provided in Mixed Use (MU) and Town Center (TC) areas. Public access spaces may be privately owned if significant public access is assured.

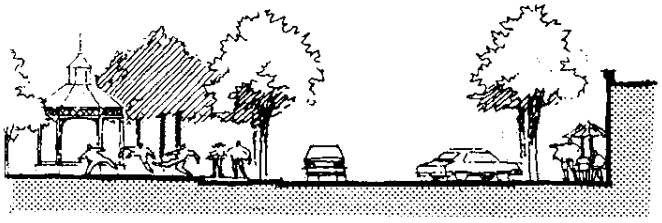

Exhibit 36 Village Core Street Cross Section

d. Village Core/Town Center - Residential Policies

The residential character in the village core/town center is of a sufficient and variable density to create the critical mass required to energize a village core/town center area. The residential land uses within the village core are generally designated for Mixed Use (MU) and Medium-high (MH) residential land uses. Within the higher intensity town center, residential density will be designated for Town Center (TC) .

- ☐ The Town Center (TC) designation allows for higher residential densities than Mixed Use (MU) land designations.

- Mixed Use (MU) residential with some Medium-high (MH) residential uses shall be located in the village core on two or more sides of mixed-use areas.
- Town Center (TC), Mixed use (MU) and Medium-high (MH) residential uses shall be characterized by higher density multi-story mixed use shopkeeper and live/work row homes, townhouses, and stacked flat residential buildings where appropriate.

e. Secondary Areas Policies

The residential areas outside of the village core/town center are "Secondary Areas" predominately comprised of residential uses oriented to the village core or town center, through the design of street, pedestrian and bicycle systems and alternative modes of transportation. Residents of this area will look to a village core or town center for many goods and services.

- Secondary areas shall be areas outside of the village core town center, predominately comprised of residential uses.
- Outside the village core/town center, densities shall generally decrease with distance from the transit stop or station.
- Limited convenience commercial may be located outside the village core or town center. These areas will be delineated at the SPA level.

f. Transit Policies

Each village is planned to facilitate alternate methods of transportation. The land use and circulation patterns of urban villages are organized around transit service and facilities. A significant alternate means of transportation in the Otay Ranch is the future extension of the transit system. Several components of the GDP/SRP Land Use Plan encourage the use of transit, such as:

- Transit line rights-of-ways shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level within Villages One, Two, Five, Six, Eight, Nine and Planning Area 12.
- Transit stops and/or stations shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level in village core/ town center areas.
- Park-and-ride facilities shall be located within the Freeway Commercial area of Planning Area 12 adjacent to a transit station.
- The EUC shall contain a centrally located transit station. As the intensity of the EUC increases, a second transit stop may be provided, subject to the design criteria of SANDAG.

The following policies are intended to ensure that village cores/town centers, and surrounding areas are readily accessible to facilitate a variety of modes of transportation:

- Villages and Town Centers shall provide for a variety of modes of transportation, including walking, automobiles, low-speed neighborhood electric vehicles, bus, rail, specialized transit and bicycles.

- Transportation components, such as park-and-ride facilities, bus stops, pedestrian bridges and pedestrian walkways and bike ways, shall be sited and designed to facilitate connections between transportation modes.
- Provide adequate space for bus service or a feeder network to support transit within each village core or town center.
- Locate commercial uses close to primary village transit stops.
- Small park-and-ride lots for village/town center residents may be provided within the village core or town center. Regional surface park-and-ride lots shall be located outside of villages and town centers, with feeder bus service to the transit station.
- A transit right-of-way shall be identified at the SPA level and will be conditioned for dedication at the Tentative Map level within Town Center Arterials and/or Village Entry Streets designated as transit routes.
- Because the GDP/SRP village cores/town centers are conceptually located on the Land Use Map and are to be approximately located at the SPA level, consistent with the GDP/SRP goals, objectives and policies, the transit line alignment on the Land Use Map may also shift to serve the village cores or town centers based on an analysis required by the policies. Precise transit alignments will be determined with the preparation of tentative maps.
- Bicycle parking shall be provided at transit stations and, in general, activity nodes throughout the village core or town center.
- The design of transit facilities should complement the surrounding architecture.

g. Village/Town Center Street System Policies

The goal of the village/town center street system is to promote pedestrian access and to direct arterial traffic, transit, bicycles and other modes of transportation safely and efficiently through or around the village or town center. This goal is achieved by creating a network of interconnected streets within each village or town center. Such networks have the benefit of providing alternative routes to destinations and increasing the number of intersections on those routes. This reduces the turning load at each intersection. The geometry of a dense network of streets minimizes travel distance due to the reduction of isolated areas of development and the provision of direct routing. Multiple parallel routes to the village core/town center provide shorter and more convenient routes for pedestrians, and alternate routes for automobile traffic.

The village/town center street system is summarized below (detail on the system is located in Chapter 2, Mobility):

Village Entry Streets : This street connects Arterial Roads to the village core. Shade trees shall be required along all Village Entry Streets, sited to create a visual frame. Village Entry Streets should be as straight and direct as practical to provide visual landmarks for navigation and to create a sense of place.

Promenade Street: The Promenade Streets lead directly from the residential neighborhoods to the village core. These streets are designed to collect vehicular and pedestrian traffic from the outlying neighborhoods, creating a backbone street system that ties the different parts of the village together. Promenade Streets should be as straight and direct as practical.

Secondary Loop and Collector Street: These streets separate single- and multi-family areas and provide a loop system linking local residential streets with the Promenade and Village Entry Streets.

Residential Streets: The Residential Streets within the residential neighborhoods consist of a combination of double- and single-loaded local streets and cul-de-sacs. The double-loaded streets lead from the collectors to serve streets within the neighborhoods. They may be either through streets or lead to cul-de-sacs.

Alleys: Alleys are permitted. Alleys may provide rear entrances for vehicles, decrease intrusions onto the residential collector streets and enable homes to be placed closer to the street, creating a pedestrian-friendly environment.

The Village Street System shall comply with the following policies:

- Access from villages to prime arterials roads should be limited to maintain prime arterials as high capacity regional connections.
- Provide four-lane road connections for pedestrian, automobile and buses between villages, reflective of topographic conditions.
- Reduce through traffic within villages by utilizing two-lane roads and couplets within villages (except for Village Entry Streets), and permitting levels of service less than LOS "C" within villages. Level of service for roads outside of villages is LOS "C", pursuant to GDP/SRP facility thresholds.
- Alternative routes within a village may be provided in a number of ways. The details of the circulation system for individual villages shall be prepared at the SPA level.
- With the exception of town centers, prohibit direct routes through villages to discourage through-traffic.
- Cul-de-sacs shall be permitted if, at the end of the cul-de-sacs, pedestrians are provided access to the village core or other desired destinations. Dead end cul-de-sacs are permitted only in perimeter locations.
- Streets shall balance the needs of pedestrians, buses, and automobiles. Intersections shall encourage pedestrian movement, reduce the number of turning lanes (where feasible), reduce auto speed while ensuring public safety, and provide for emergency vehicle access.
- Alleys within the village core may serve residential and commercial areas and encourage service access at the rear of buildings.
- **Town Center Arterial:** Town Center Arterials serve the Town Centers by bringing arterial traffic into the town centers with a

pedestrian oriented grid system of streets. These arterials provide for pedestrians, vehicles and transit in a walkable environment. Town Center Arterials are typically a pair of two lane one-way streets (couplets) that provide the equivalent capacity as a four lane arterial. Couplets allow for integration of pedestrians by providing slower travel speeds and narrower street width without reducing overall travel time through the town center. These pairs of one-way streets allow for better integration of pedestrian traffic by allowing for slower automobile speeds and minimizing street crossing widths without reducing road carrying capacity. This arterial design allows for comfortable pedestrian movement through the high activity of a town center. The grid-like pattern of the Town Center Arterial in the town center also offer more frequent block intersections promoting more store-front businesses among other mixed-uses. Shorter block lengths are a feature in the town centers, which increase the vitality of commercial service areas, and at the same time avoid "strip commercial" development. The one-way Town Center Arterial resolves problems experienced on traditional high-volume traffic arterials requiring a wider roadway.

h. Parking Policies

- ☐ Parking facilities shall allow for easy pedestrian access.
- ☐ Parking facilities shall be segmented into reasonably sized areas to prevent vast expanses of asphalt.
- ☐ Parking facilities shall be located and designed for visual accessibility to the driving public.
- ☐ Parking lots should be designed to accommodate future redevelopment into buildings with integrated parking structures.
- ☐ Parking structures are permitted. Encourage ground floor retail use.
- ☐ On-street parallel or diagonal parking adjacent to sidewalks is encouraged. On-street parking may be allowed on the same side of the street as village greens and/or parks.
- ☐ Encourage joint use of parking facilities by uses which have differing peak hours. A reduction of required parking spaces may be permitted for shared parking programs and implemented with a joint use agreement.
- ☐ Within the village core or town center, parking shall be located on-street, to encourage pedestrian accessibility, and in locations which minimize large expanses of asphalt. Parking may be visually accessible from main thoroughfares, but shall minimize visibility by locating lots to the rear of buildings wherever possible.

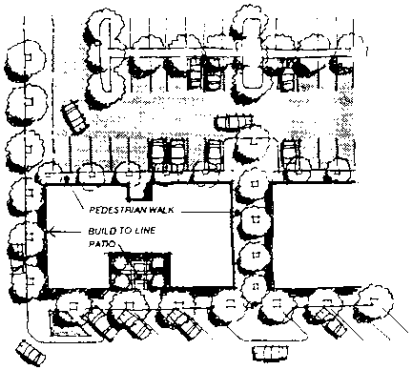

Exhibit 37a Village Core Parking

- Primary building entrances shall be located on the main street whenever possible. Secondary entrances for large anchor buildings may be provided from parking lots located at the rear.
- Parking may be provided in structures with potential for use of the ground level for retail space.

i. Village Parks

Each village contains a neighborhood park, within or near the village core or town center, generally at least 7 acres in size. The design and character of neighborhood parks should be consistent with the character of the village/town center. Where feasible, the park should be located near civic presence facilities such as community purpose facilities or schools to encourage joint-use of recreation and parking facilities. In addition to the 7-acre park, other neighborhood parks will be located in the village/town center as warranted by population.

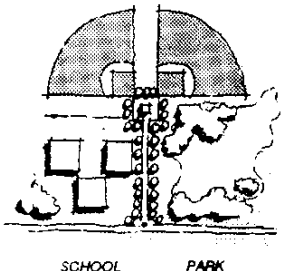

Exhibit 37b Joint School-Park Facility

In addition, pedestrian parks are encouraged within single-family residential developments to link neighborhoods and reduce use of automobiles. However, these parks account for community purpose facility (CPF) credit rather than park credit.

Park sites are shown symbolically on the GDP/SRP Land Use Map Policies and guidelines shall be developed at the SPA level for community gardens within the designated open space areas within each urban village/town center.

2. Industrial

The majority of the Otay Ranch industrial uses are located to the south and west edge of the Otay Valley Parcel. Industrial uses are located on the mesa south of the Otay River Valley in Planning Area 18, and, to the west of Heritage Road at the extreme western edge of the Otay Valley Parcel in Villages Two and Three, near existing industrial development.

The industrial land use category (I) establishes light industrial uses in a business park setting. These uses generate an employment base within the Otay Ranch community, as well as the South San Diego County region. Heavy industrial areas are not included within Otay Ranch because the Otay Mesa contains an adequate subregional supply of such intense uses.

This category authorizes uses such as research and development, light manufacturing, warehouse and distribution facilities, office/ showrooms and supporting uses.

Industrial Policies

- The actual total square footage of permitted industrial space and floor area ratios shall be established at the SPA level. Permissible ratios will vary depending on the parking needed to accommodate the proposed use.
- The industrial category should be characterized by light industrial uses, with buildings of three stories or less.
- The mass of the buildings shall be balanced with protective landscaped setbacks, open space areas and outdoor amenities such as seating areas, artwork and similar amenities.
- Building locations should optimize off-site and on-site views and avoid a crowded appearance.
- Arrange land uses to avoid conflicts between various industrial activities.
- Loading and service areas should be located to the rear of buildings and be screened from street view by walls, landscaping or landforms.
- Provide safe and efficient access for service vehicles. Service/ auto conflicts shall be minimized through proper design.
- Entries shall be sensibly located and signed with respect to landscaped parkways, visitor parking areas, loading areas, and drop-off areas.
- Structures fronting on public areas shall present a high quality, characteristic of a professional business park.
- Landscaping shall be consistent with the professional business park image, emphasizing screening and providing visual interest to large building and parking expanses.
- Building, parking, screen walls, hardscape, and landscape elements shall be part of a unified aesthetic theme for the business park.
- Detailed design criteria shall be established for industrial uses, as well as for common elements such as monumentation, streetscape and common hardscape areas.
- Complementary uses which serve the industrial area, such as limited financial uses, vocational schools, daily convenience and restaurants, shall be integrated into the land use pattern, and permitted within the industrial land use category (I).
- Design criteria shall consider transit availability in industrial areas.
- Light and noise impacts to adjacent open space areas should be minimized.

3. Commercial/Office/Business Park

a. Regional Commercial/Office

The Eastern Urban Center (EUC) contains the most intense development in Otay Ranch and is the urban heart of the region (Planning Area 12). Uses and intensities are intended to create a lively, 24-hour environment, with a creative medley of uses, building types and amenities. These uses include the regional retail commercial, hotel and office uses. Retail and office development within the Eastern Urban Center is of an intensity compatible with a "downtown" urban center. The most intense development is concentrated near the trolley station(s), with building heights and sizes gradually decreasing toward the edge of the planning area. (See Part II, Chapter 1, Section F. 12.; Eastern Urban Center [Planning Area 12] for applicable policies.)

b. Freeway Commercial

Adjacent to the EUC is approximately 120 acres of freeway commercial (Planning Area 12).

The Freeway Commercial contains two planning areas. Freeway Commercial South (FC-1 on Exhibit 62) provides for a mixture of uses suitable for, and dependent on, direct highway exposure, including large-scale uses which require sites primarily served by vehicular access such as: automobile centers; discount stores; warehouse outlets; membership clubs; and other large scale uses that require freeway exposure. Public uses such as park-and-ride and transit related services are also permitted. Typical uses permitted in the Freeway Commercial South (FC-1) include regional shopping opportunities, such as a mall with restaurants and entertainment uses.

Freeway Commercial North (FC-2 on Exhibit 62) is envisioned to provide hotels and high density residential in a mixed-use urban character setting that includes ancillary commercial uses and an urban park.

Freeway Commercial Policies

- The actual amount and location of freeway commercial uses shall be established at the SPA level.
- In Freeway Commercial South (FC-1), the freeway commercial land use category permits freeway-oriented, low scale buildings of three stories or less (heights will be established at the SPA level). The mass of the buildings shall be balanced with landscaped setbacks and landscaping within parking areas.
- In Freeway Commercial North (FC-2), the freeway commercial land use category permits hotels and high density residential in an urban character mixed-use setting, allowing for primarily 3- to 6-story mid-rise buildings (heights will be established at the SPA level).
- The mass of the buildings shall be balanced with usable active and passive open space areas including an urban park adjacent to commercial mixed-uses.

- Provide pedestrian-oriented features, such as tree-lined landscape parkways or hardscape with tree-wells, to buffer pedestrian sidewalks located next to roadways, transit routes and parking areas.
- Setbacks, which promote a pedestrian-oriented environment and prevent a "strip development" appearance, should be established at the SPA level.
- Landscaping shall create a well-kept and attractive commercial and residential environment. Large parking areas shall be landscaped to minimize heat gain and break up expanses of asphalt.
- Prepare a signage program for freeway commercial uses concurrent with the first SPA containing freeway commercial uses. Developed separately, the north and south freeway commercial areas (FC-1 and FC-2 on Exhibit 62) will provide separate signage programs that ensures clear design ties between FC-1 and FC-2 to promote a sense of cohesion.

c. Business Park

Business park uses are generally of a "research and development" character. The uses are arranged with various amenities presenting a feeling of a quality corporate setting. Business park uses are permitted within the EUC land use category, located in the EUC (Planning Area 12).

Business Park Policies

- Exact floor area ratios for business park uses shall be established at the SPA level.
- Business park uses shall be low to mid-rise (two to three stories maximum).
- These facilities shall be linked by pedestrian and transit systems to other parts of the EUC, as well as to the potential university.
- Landscape and amenities such as open space, water features, plazas, and walkways shall be an important part of the business park.
- Buildings shall be clustered around common amenities, such as a water feature, plaza or open space.
- An overall pedestrian circulation system shall be created throughout the business park.
- Orient building entries toward the street on which a pedestrian plaza or common area shall be located.
- Land uses complementary to a business park environment, such as limited retail and service uses, may be provided.
- Encourage integration of service uses within a single office building.
- Promote complementary architectural forms, materials and textures within clusters of buildings.
- Promote strong, formal landscape elements to emphasize and define vehicle paths, pedestrian walkways, and outdoor spaces.

- Parking area landscaping shall be an extension of the landscaping throughout the business park, providing unity with the surrounding environment.

4. University

As part of the Otay Ranch General Development Plan approval in 1993, a university was envisioned as the primary land use for a portion of Village Nine and Planning Area Ten. For nearly 20 years, the City of Chula Vista has continued to pursue the vision of an institution(s) of higher education within the corporate limits. To date, progress has been made through the acquisition of approximately 518 acres of land for university development and as an open space buffer as part of the Otay Ranch Preserve.

Recognizing the need for viable employment lands, the City's updated General Plan (2005) called for a Regional Technology Park (RTP) use in conjunction with a university. It is the intent of this GDP/SRP to reserve the land designated as University and RTP.

The GDP/SRP Land Use Map delineates the location for a University Campus within Planning Area 10 and a portion of Village Nine adjacent to the EUC. Village Nine is also envisioned to include a university village. The university village, together with the EUC, will provide university related retail, service, and cultural centers. A separate, smaller area for university related uses is designated east of Salt Creek and west of Wueste Rd. It is envisioned that this higher education institution will consist of a multi-institutional center or a traditional University Campus with a relationship to a RTP. The RTP is envisioned as a research and technology-oriented, light industrial business park.

University Policies

- A portion of the University and RTP has a secondary land use designation for village purposes as described in Part II, Chapter 1, Sections F9 and F10. The property within Village 9 designated as University may be developed for said secondary land uses only upon the following: the repurchase of said land in accordance with the terms of that certain Land Offer Agreement, dated April 17, 2008, entered into between the City of Chula Vista and Otay Land Company and the recordation of the transfer of the fee interest in accordance with said repurchase.

- A portion of Planning Area 10 adjacent to Village Ten has a secondary village land use. This portion of Planning Area 10 may be developed for said secondary land uses only upon the following: the repurchase of said land in accordance with the terms of that certain Land Offer Agreement, dated July 8, 2014, entered into between the City of Chula Vista and State Street Bank, LCRE V and the recordation of the transfer of the fee interest in accordance with said repurchase.

- ☐ Develop a University Campus plan to supply at least 30 percent of the student housing needs, and 20 percent of graduate student and faculty/staff housing needs. Provision of this housing may be met through collaboration between the university and private ownership interests.
- ☐ Provide within the University Campus opportunities to develop new research institutions, industries, and businesses that capitalize upon and complement the intellectual capital and research activities of the adjacent RTP.
- ☐ Individual research institutes that may be developed with a Multi-Institutional Teaching Center (MITC) or traditional university may be distributed throughout the University site and/or as an interface with the Village Nine Town Center, RTP or EUC.
- ☐ Integrate the University Campus land planning and circulation/infrastructure planning with the High Tech high school, middle school, and elementary school campus that is located within the University and RTP land planning acreage.
- ☐ Integrate the University Campus land planning, circulation, and infrastructure planning with surrounding parklands; cultural and community facilities; libraries; and comparable uses that will be located within the EUC and Village Nine, which has been designated as the University Village, to support the University and RTP land uses.
- ☐ The University and RTP site planning and buildings shall be linked and unified through a system of plazas/quads; pathways; transportation corridors; recreational areas, and open spaces.
- ☐ Vehicular parking within the University and RTP site shall be minimized. Parking areas and shall not be located within the core of the University Campus or on the campus edge adjacent Village Nine where the regional transit line is to be located, or Village Ten.

5. Regional Technology Park (RTP)

The RTP will be a large, master-planned business park or parks that provides for high quality science, advanced technology and manufacturing type development. The RTP will allow research and development uses with some limited light industrial uses. The RTP will accommodate new research institutions, industries and businesses able to stimulate and/or capitalize upon the research activities of the nearby University Campus. The RTP may include a limited amount of supporting convenience and professional office that provide services and amenities in support of a high quality work environment; however, given the limited amount of RTP area these uses should primarily be located in the adjoining Village Nine and/or EUC area.

RTP Policies:

- Develop the RTP integrated with the University Campus and the Village Nine Town Center; with distinctly identifiable and high-quality campus environment, with unifying streetscapes; landscapes; architectural character; signage; lighting; and similar elements.
- Promote research and development uses utilizing development and land use controls and standards provided in the SPA Plans for the University and RTP to encourage high technology uses and industries as outlined in the Strategic Framework Policies.
- Proactively attract the development of incubator industries and research institutions that may be induced by the presence of a University Campus, or conversely, that may stimulate ongoing University development.
- Allow ancillary professional office and limited service businesses as secondary uses where such uses are necessary to support the primary research and development and light manufacturing uses. These secondary uses should not compete with adjoining areas such as the Village Nine Town Center and the EUC that are intended as the preferred location for these support uses.
- Locate accessory uses, such as daycare facilities; health clubs/spas; parklands; and other uses that support the workplace within the surrounding University Campus, Village Nine Town Center, and the EUC.
- Locate and design the RTP so it is conveniently accessible to transit and pedestrian connections serving the University Campus, Village Nine, and the EUC. Provide vehicular accessibility to the RTP from SR-125 along Main Street/Hunte Parkway.
- Locate portions of the RTP in proximity to the Village Nine Town Center to achieve visual continuity and pedestrian orientation so that workers in the RTP can access dining and other uses and amenities found within Village Nine Town Center.
- Connect the RTP to surrounding open space parks, plazas, and other public amenities by providing connections with pedestrian/bike paths, and greenbelt trails.
- Establish higher floor area ratios (FAR) to accommodate RTP uses in multi-story buildings in order to maximize limited land availability and to allow for building form transitions between Village Nine and the RTP. Locate parking at the rear of buildings to promote business visibility and a pedestrian-friendly environment.
- The RTP may be comprised of non-contiguous areas.

6. University/RTP Strategic Framework Policies

a. Strategic Framework Introduction:

As envisioned, the Planning Areas east of SR-125 and generally south Olympic Parkway function as inter-related components in establishing the urban heart of Otay Ranch. These Planning Areas form a key activity center for eastern Chula Vista, and a cultural, educational, and entertainment hub for south San Diego County. As shown on Exhibit 37c, the areas within this Strategic Framework Area includes Planning Area 10 (the University Campus and RTP), Village Nine (the University Village), Village Ten, and the EUC.

The establishment of a University Campus will serve as a center of education, prestige and distinction for the City of Chula Vista and southern San Diego County region, and promote economic development. An RTP will provide a high-quality business park oriented to accommodating high technology businesses conducting research activities that will provide quality job opportunities for residents of Otay Ranch, Chula Vista, and the southern San Diego region. Combined, these uses make up Planning Area 10.

Exhibit 37c Strategic Framework Plan

The dedication of land to facilitate the creation of a University Campus and the RTP has directly informed and influenced the future land use planning of the entire Strategic Framework Area. The land planning areas surrounding the University Campus and RTP allows for residential and commercial development at densities and intensities that are at the higher ranges because these projects will directly support the combined University Campus and RTP that depend on these surrounding land uses for their primary housing needs and service demands. These higher densities and intensities of development require that there be a strong overall planning relationship between these future SPA planning areas.

In order to provide for an organized planning relationship between these areas so that they will fit seamlessly together once they are developed, a strategic framework of planning policies is provided in this section. The Strategic Framework policies provide guidance and direction for the future SPA Planning of all of these individual planning areas. These GDP policies recognize the multiple interdependencies associated with the planning for an orderly and cohesive development and shall be applied to the review and approval process for each of these individual planning areas and their SPA Plans.

b. Strategic Framework Policies:

To ensure that the full range of interdependencies and related considerations are addressed in each future SPA Plan, the Strategic Framework is structured around the following three planning policy areas:

(1) Land Use Planning Policies - addressing the various types of land uses as well as the mixture of uses between residential, commercial office, retail university related, and light industrial within a high density urban form design pattern to be utilized in the development of these areas;

(2) Mobility and Pedestrian-Orientation Policies - addressing how to achieve a cohesive and integrated street grid, multi-modal transit and pedestrian-oriented circulation network; and

(3) Infrastructure and Grading Policies - addressing how the physical relationship between components such as grading, drainage, backbone infrastructure, and environmental considerations can be made so that each planning area will develop in an interconnected manner despite different land ownerships and development timetables.

1. Land Use Planning Policies:

- ☐ Provide an analysis that assures compatibility with adjacent villages, conformance with all public facility plans (including parks), and consistency with the Resource Management Plan (RMP) within any University development plan.
- ☐ Achieve the appearance of a seamless edge between the University and the adjacent Villages Nine and Ten through use of compatible building forms, massing and community character, and attention to appropriate transitions.

- ☐ Ensure the provision of a broad range of housing types, densities, and unit sizes, including both for-sale and rental, within adjacent villages to support the needs of university students, faculty and area employees.
- ☐ Promote the development of land uses that may be shared by the University, RTP, and residential community, such as libraries, art galleries, cultural and performing arts facilities, and similar uses.
- ☐ Ensure that University supporting land uses such as commercial retail services, offices, and faculty/staff/student housing within University Village Nine.
- ☐ Provide RTP supporting land uses such as ancillary professional office and service businesses within Villages Nine and Ten, and the EUC as necessary to support the primary research and development and light manufacturing uses of the RTP.
- ☐ Provide land uses that can be shared between the University Campus and the adjoining Villages Nine and Ten be concentrated along the University Campus/Village Nine Town Center edge, and Discovery Falls such as art galleries; cultural facilities; retail; entertainment, food service; and similar uses.
- ☐ Ensure that employment and civic, cultural, and recreational opportunities that are complementary to the creation of the University and RTP planning area will be provided in Village Nine and Village Ten similar to but not in conflict with those provided in the EUC.
- ☐ Preclude the development of regional serving, large-format retail, automobile sales and service, and comparable uses that are not supportive of the intense pedestrian activity that will be created within the Village Nine Town Center.
- ☐ Concentrate the highest residential densities within the EUC and Village Nine Town Center along the transit corridor.
- ☐ Allow residential density of up to 45 dwelling units per acre within the Village Nine Town Center, EUC planning areas, and Village Ten University Interface and encourage this density where the Town Center falls within the one-quarter-mile radius of transit station/stops.
- ☐ Reduce the intensity of development as it transitions from the Village Nine Town Center to the Mixed-Use Residential, Medium Density and Low Medium Density Residential Village planning areas adjacent Otay Valley Road.
- ☐ Reduce the intensity of development as it transitions from the Village Ten University Interface along Discovery Falls to Medium Density adjacent to the Otay River Valley.

2. *Mobility and Pedestrian-Orientation Policies:*

- ☐ Establish a permeable edge between the University Campus and Villages Nine and Ten through the development of an urban street grid network that includes a central spine road connecting the University Campus to the Village Nine Town Center and Village Ten University Interface.

- ☐ Establish a grid system of streets and the village pathway that will provide access between villages by connecting the urban street grid and pedestrian network between Villages Nine and Ten and the University Campus.
- ☐ Establish a consistent design and development standard for urban sidewalks, landscaping and street furniture that will enable the creation of an urban environment that supports a strong urban street wall that is established through development code requirements for height, massing and scale of buildings forms.
- ☐ Locate a transit station in proximity to Village Ten, the University Campus and RTP within the Village Nine Town Center.
- ☐ Incorporate pedestrian-oriented retail uses in the ground floor of public parking structures where adjacent to public streets or pedestrian-oriented spaces to ensure a continuous pedestrian-oriented environment between the EUC, Villages Nine and Ten, and Planning Area 10.
- ☐ Provide accessible shuttle service and/or local transit routes and shelters beyond the mass transit service areas and the transit stations to serve all residents and businesses in the EUC, Villages Nine and Ten, and Planning Area 10.
- ☐ Establish a network of streets, pedestrian and bicycle paths throughout the residential areas of Villages Nine and Ten that connect to Planning Area 10, EUC and surrounding open spaces.
- ☐ Foster a continuous development of an interconnected street grid street system between Villages Nine and Ten and Planning Area 10, which consists of narrow streets with appropriately sized sidewalks to encourage pedestrian activity.
- ☐ Incorporate a consistent community design program of street furniture; landscaping; lighting; signage; and other amenities along the sidewalks and public places located in Villages Nine and Ten, and Planning Area 10. Buildings shall not be setback or sited away from sidewalks, pathways, urban parks and plazas to stimulate a high level of pedestrian activity.
- ☐ Establish greenway and greenbelt linkages between Villages Nine and Ten, EUC, and Planning Area 10 to surrounding open spaces.
- ☐ Provide a pedestrian bridge over SR-125 to complete the linkage of the village path circulation system between the villages west and east of SR-125. This bridge will directly connect Village Nine and Planning Area 10 with Village Eight.

3. *Infrastructure and Grading Policies:*

- ☐ Ensure the coordination, design, and sizing of infrastructure needs such as sewer, water, roads and other utilities in order to maximize infrastructure economies between the development to occur within Planning Area 10 and Villages Nine and Ten.
- ☐ Coordinate mass grading plans between property ownerships, villages and/or planning area boundaries in order to avoid the

creation of large slopes that would form barriers to connecting circulation streets, pedestrian paths, paseos, trails, or infrastructure utilities.

- ☐ Provide circulation connection opportunities to adjacent property ownerships, villages and/or planning areas such that there would appear to be a seamless pattern of grided streets, village pathways, paseos and trails between the Planning Area 10 and Villages Nine and Ten.

c. SPA Planning Conformance:

Compliance with these Strategic Framework policies shall be included as part of the GDP Compliance Chapter for all forthcoming SPA Plans for planning areas that are located within the Strategic Framework planning area. Conformance to these policies shall be outlined as findings in the GDP Compliance Chapter of the SPA Plans. As applicable, compliance with the strategic framework policies shall also be provided as an item on the design review checklist.

The SPA should provide general concept illustrations or schematic designs as to how proposed developments will satisfy the requirements of the Strategic Framework policies.

No SPA plan for any planning areas that includes or is contiguous to the University Campus and RTP shall be adopted absent conformance with these Strategic Framework policies.

Section E ***Implementation***

1. Introduction

This GDP/SRP will be implemented through the P-C (Planned Community) zoning in the City of Chula Vista or Specific Plan zoning in the County. A Sectional Planning Area (SPA) Plan for areas in Chula Vista will be prepared to provide detailed design and development criteria. A Specific Plan for unincorporated areas will provide detailed design and development criteria. Any zoning, SPA, or Specific Plan subsequently adopted for Otay Ranch must be consistent with this GDP/SRP, and the General Plan of the applicable jurisdiction.

This GDP/SRP will be used to evaluate development applications within Otay Ranch. This GDP/SRP will also be used by applicants to guide responses to changing market conditions, economic considerations and environmental research throughout the implementation period of the plan.

- SPAs are required for all areas within the Otay Ranch GDP/SRP[1].
- Each village must be master-planned as a unit.
- Exceptions to the requirement to master-plan each village as a unit:
    a. The Inverted "L", the Ranch House property, the areas of Villages One and Two west of Paseo Ranchero and the Freeway Commercial area of the Eastern Urban Center (Planning Area 12), which may have their own SPA Plan approved prior to development of the particular area.
    b. In instances when a village is not under unified control, in which case an application may be accepted and processed for a portion of a village if determined necessary by the Development Services Director. In making the administrative decision to accept the initial application within a village, the Director shall first make a written determination that the property constitutes a significant and appropriate initial development area of the village and that the application complies with the requirements of this provision. It is encouraged that such applications comprise more than 40 acres, but lesser areas may be considered by the Director of the Planning and Building Department. The entire village shall be planned to a conceptual level to demonstrate the compatibility of the portion under the control of the first applicant and the remainder of the village, which may include but not be limited to integration of land uses and infrastructure. As part of any SPA application

[1] Except Planning Area 19, if processed in the County of San Diego.

submittal, the applicant will be required to demonstrate that it has met or made good faith attempts to meet, with all other owners within the village to discuss the applicant's proposal and to comprehensively plan the village. The decision of the Director of the Planning and Building Department with respect to the SPA plan application shall be final. Following application submittal, the City, the applicant and other owners within the Village who wish to participate will meet and confer on a regular basis regarding issues of integration and compatibility in an effort to avoid conflicts where possible. Subsequent applications within such Village may thereafter propose amendments to the initial SPA approval.

- ☐ More than one village or planning area may be combined within a single SPA; and should demonstrate a logical connection.

a. SPA Requirements

While the GDP/SRP establishes plan goals, objectives and policies for the land use, open space, circulation, recreation, and other components of the community, the SPA level of planning will provide:

- ☐ Detailed development/site utilization plans, including site, landscape, and grading plans at or near a tentative tract map level of detail. Grading plans must include slope ratios and spot elevations in areas of manufactured slopes. A tentative tract map(s) may be processed concurrently.
- ☐ Land uses and acreages for parks, open space, schools, public/ community purpose facilities, and residential uses (including lot lines, lot size, number of units, density, and parking).
- ☐ Physical features and easements, including transit reservation/ dedication must be Identified.
- ☐ Standards for planned public and private streets.
- ☐ Development standards and detailed design guidelines, for each of the zones identified by the SPA regulating plan.
- ☐ Prior to the development of any project located within a village core or town center, a Village Core or Town Center Master Precise Plans shall be prepared for GDP land uses designated as EUC, TC, and MU. Master Precise Plans shall include:
  - A design concept plan graphic illustration which identifies the landscape concept, plaza spaces, village core park relationship, and linkages to regional open space (as appropriate) and adjacent villages. The concept plan should identify special setback conditions and treatments, on-street parking, parking lots, and transit linkages.
  - Typical building elevations for commercial and residential shall be provided, identifying the intended character, scale

and proportion, massing, compatibility with the surroundings and building materials.

- Demonstrate the adequate intensity of development, with the intention of supporting a pedestrian orientation.
- A design review process that will be identified as part of the SPA submittal.

☐ Demonstrated conformance with the guidelines and policies of the GDP/SRP.

☐ A facility financing and phasing plan, as required in the Growth Management Chapter (Part II, Chapter 9).

☐ Environmental/EIR/RMP requirements or conditions.

☐ Additional studies required In some planning areas by the GDP/SRP as set forth in Section F of this document.

☐ Current population coefficients.

b. Otay Ranch Design Plan Requirements

☐ The Otay Ranch is envisioned as an integrated community made up of three parcels, each of which may have a separate and unique identity. Within this framework, villages are planned which will also have an individual sense of place. An overall Otay Ranch Design Plan shall be prepared concurrent with the consideration of the first SPA. The plan shall address the design continuity for the Ranch and contain the following:

- The overall design concept for the three parcels, indicating unifying elements for public rights-of-way, and addressing whether the parcels are intended to be distinct, or linked through design treatments.
- A schematic design for the arterial road system and scenic corridors, including land configurations and schematic landscape treatments for parkways, buffers and medians. Scenic highways should be addressed.
- A landform grading guideline section shall be prepared to guide grading design in areas adjacent to or within sensitive areas as identified in Section F of this document.
- Identification of the locational signage concept, including the use of common Otay Ranch signage, and private signage.
- Establish special design guidelines for grading, landscaping and architecture for areas visible from within Salt Creek, the Otay River Valley and Upper and Lower Otay Lakes.

c. Village Design Plan Requirements

The village concept is the heart of the Otay Ranch community vision. In order to fully implement the villages of the Otay Ranch community throughout the 30+ years of project implementation,

special design considerations will be required in the form of Village Design Plans:

- ☐ The Village Design Plan shall be a stand-alone document adopted concurrent with SPA approval, by the jurisdiction responsible for plan review. Should more than one village be included within a SPA, the design plan shall be site-specific to each village.
- ☐ For each village, a Village Design Plan shall be developed to delineate the intended identity of the village. This design plan shall include the following minimum components to demonstrate the character, sense of place, pedestrian orientation, and transit orientation of the village core:

  Identity and Theme: Establishment of village identity, considering the natural setting, unique topographic features, architectural and landscape treatments, community orientation (e.g., golf, retirement, family, etc.), village form (e.g., main street, town square), land use patterns, lifestyle factors, circulation orientation, and other characteristics such as proximity to the university or the EUC. This should consist of descriptive text and a site analysis exhibit.

  GDP/SRP Compliance: Discussion, by topic, of compliance with village policies identified in the Land Use Section of this document.

  Village Design Guidelines: Design guidelines shall include text and graphics to illustrate concepts. Guidelines shall not be generic but shall be village-specific, addressing specific unique conditions, including:

Landscape and Streetscape Guidelines

- Landscape themes shall be used to define village character and blend with adjacent existing development.
- A preponderance of naturalizing and native plantings shall be integrated into revegetation plans for manufactured slopes adjacent to open space areas.

A Signage Program for Key Village and Community Signs

- Signage shall be controlled and designed to fit in the pedestrian environment.

Site Planning, Grading, Architectural and Lighting Guidelines

- Walls, including acoustical barriers, shall be integrated into the architectural theme and scale of the village.
- Scale and architectural treatments (i.e., roof lines, building materials) of all residential and non-residential village buildings shall be diverse and yet compatible.
- Architectural colors for development adjacent to open space areas shall incorporate natural tones and shades.

Special Visual Studies

(for areas identified in Section F, and elsewhere, as identified by the appropriate jurisdiction)

- Buffer and/or transition techniques should be developed which deal with the transition between different villages within and outside of the proposed project.
- View corridors shall be integrated at the terminus or periodically along the length of streets paralleling or intersecting undeveloped open space.
- Buffer techniques shall be developed to address transitions between villages and incompatible land uses to minimize visual impacts.

d. Other Planning Area Plan Requirements

Guidelines shall include text and graphics to illustrate concepts. Guidelines shall not be generic but shall address specific site conditions.

- ☐ Landscape and streetscape guidelines.
- ☐ Parking lot landscaping guidelines should be delineated.
- ☐ A Village Signage Program.
- ☐ Site planning, grading, architectural, and lighting guidelines.
- ☐ Special visual studies and recommendations for areas as identified in Section F, and elsewhere as identified by the appropriate jurisdiction.

e. Design Review

A design review process shall be provided with SPA submittal for implementation of the Design Plan.

2. Implementation Mechanisms

a. Consistency with GDP/SRP Land Use Map

SPA/Specific Plans shall be consistent with the GDP/SRP Plan. Consistency of village core location, total number of units, balance of density, etc., will be evaluated by the following criteria:

- ☐ 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 reasons of environment/wildlife corridor reservations.
- ☐ Acres of mixed-use and medium-high or 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 shall not exceed the total number of units as indicated on the Overall Project Summary Table of this GDP/SRP for that village unless otherwise permitted by City Council pursuant to the expressed terms set forth by agreement, ordinance or other such manner approved by City Council.

- 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 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.

b. Density Calculation

Densities within each land use category are expressed as a maximum[2] number of dwelling units by planning area, as shown on the Project Summary Table. The densities are calculated to create villages, which foster a lifestyle conducive to pedestrian-friendly design principles. The Chula Vista General Plan contains a "Village" or "V" designator for the low-medium land use category to accommodate the densities associated with this type of design.

c. Density Transfer

At future planning levels, the transfer of dwelling units within each village may be permitted between neighborhoods and land uses, so long as the following criteria are met:

- Dwelling units may not be transferred between villages unless otherwise permitted by the City Council pursuant to the expressed terms set forth by agreement, ordinance or other such manner approved by City Council.
- The total number of units allocated for a particular village shall not be exceeded, except as provided for below unless otherwise permitted by City Council pursuant to the expressed terms set forth by agreement, ordinance or other such manner approved by City Council.
- The maximum density for the particular land use category is not exceeded, except as provided for below.

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2 Typically, land use jurisdictions express density as a range. The Otay Ranch GDP/SRP Land Use Plan expressly varies from this practice by stating density as a maximum, or total, number of dwelling units. While there are no density ranges provided in the land use tables for each Village and Planning Area, Exhibit 17: Otay Ranch Land Use Designation Table provides a density range for most types of residential land use categories as an aid in defining appropriate intensity for each category. The comprehensive plan for Otay Ranch, including facility and service analyses, assumes that the maximum or total density will be achieved.

- ☐ The planned identity of the village is preserved, including the creation of the pedestrian friendly and transit oriented environment.
- ☐ Density may not be transferred from regional open space, such as the Otay Valley Regional Park or the San Ysidro Mountain Regional Park.
- ☐ Density from neighborhood park sites will be permitted in the calculation of the overall number of dwelling units in a village, provided the total number of units does not increase.
- ☐ If Community Purpose Facility (CPF) land uses are moved from one village to another, the land not utilized for CPF may revert to the underlying land use established for the core area, so long as the amount of land is not greater than 50% of the total designated for CPF, and the multi-family area of the village to which the CPF was transferred is reduced by a like amount. Transfers of CPF land uses shall be within the same phase.
- ☐ If a school site must be moved from one village to another, the land not utilized for a school facility reverts to the underlying land use and the total number of units permitted within the village is adjusted as allowed by the SPA Plan.
- ☐ Where development areas must be moved due to sensitive environmental factors, the transfer must meet the following criteria:
    - Units must remain in the same land use category (e.g., single-family units remain single-family).
    - Parkland may only be converted to open space uses, and a new park site must be designated in an area without environmental constraints.
    - Mixed-use areas may move to a residential area and units may be transferred, so long as the balance of housing types remains the same.
    - If the development area is diminished due to the identification of environmental factors located between villages, the number of units assigned to that area may be transferred to other areas of that village.

Section F ***Village Descriptions and Policies***

Introduction

The purpose of this section is to establish policies and implementation measures distinct to each planning area. The policies reflect the unique aspects of each village based on its physical attributes and location within the overall community. All policies identified in Section D apply to each Otay Ranch village. Additional requirements are identified in Section E, Implementation.

1. Village One

a. Village One Setting

Village One is comprised of approximately 1,067 acres located in the northwest corner of the Otay Valley Parcel, south of Telegraph Canyon Road between the Sunbow Planned Community and La Media Road. Telegraph Canyon is a broad, flat canyon to the north and Poggi Canyon is a steeper canyon to the south. Village One is located on a broad mesa, climbing gently from west to east.

Open Space and Habitat: The southern edge of the village consists of the undulating slopes of Poggi Canyon. Due to farming on the Otay Valley Parcel, the natural habitat of the canyon contains varying levels of sensitivity, with areas of significant coastal sage scrub habitat on the western edges of the village. The canyon edge consists of three conditions: (1) significant habitat and slope; (2) degraded habitat and slope; and (3) no habitat with slope (see GDP/SRP Land Use Map).

Land Use: Surrounding land uses include a medical center and the planned community of Sunbow to the west of the village, Southwestern College and existing residential neighborhoods to the north, and Villages Five and Two to the east and south.

A portion of Village One is located immediately adjacent to the community of Sunbow, and is separated from the core of Village One by Heritage Road.

Visual: Scenic values extend along Telegraph Canyon Road and Olympic Parkway, identified in the GDP/SRP as open space scenic corridors. The village contains views to the surrounding mountains to the northeast and east.

Relationship to Other Otay Ranch Villages: Village One is located west of Village Five, across La Media Road. This close relationship presents an opportunity to create a positive synergism between the two villages.

b. Village One Description

Village One is an Urban Village containing a centralized village core featuring a mixed-use development adjacent to a transit station. Urban Villages are adjacent to existing urban development and are planned for transit oriented development with higher densities and mixed uses in the village cores. Village One contains:

- A maximum of 2,454 single-family residential units
- A maximum of 1,522 multi-family residential units

- ☐ Build-out population of approximately 11,734
- ☐ A village core area including:
  - An elementary school
  - Transit stop and shelter, parking, bus turnout
  - Future transit right-of-way
  - Mixed Use area
  - Public and community purpose facilities
  - Multi-family residential
  - Three Neighborhood Parks
  - Affordable Housing

Village One

Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park*	CPF**	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
LMV	1,544		1,544	4.0	386.0	6.4							392.4	4,941
MU		91	91	18.0	5.1	11.6	13.4		6.3				36.4	232
MH		1,431	1,431	17.0	84.6			10.0					94.6	3,649
LM	910		910	4.0	227.5	5.1							232.6	2,912
OTHER											264.8	46.5	311.3	
TOTAL	**2,454**	**1,522**	**3,976**	**5.7**	**703.2**	**23.1**	**13.4**	**10.0**	**6.3**		**264.8**	**46.5**	**1,067.3**	**11,734**

*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

**Actual CPF acreage to be determined at the SPA level; CPF acreage based on ratio of 1.39 acres per 1000 persons.

Exhibit 38 Village One Land Use Table

c. Village One Policies

Village Character Policies:

- ☐ The village character should be guided by the following qualities:
  - Location between two scenic canyons/corridors with undulating edge conditions and areas of sensitive habitat.
  - Linkage and compatibility with Village Five.
  - Views of the surrounding mountains to the northeast and east.
  - Location along a proposed transit line.
- ☐ The area west of Heritage Road shall be compatible with the adjacent Sunbow development. The identity of this area should reflect the proximity to Sunbow, and may differ from the identity of the remainder of the village.

Village Core Policies:

Village One will be developed in the initial phases of the Otay Ranch project. Therefore, the village core identity and form is based upon a traditional "main street" character, with multi-village retail serving at one end as an anchor, and a community purpose facility or public use anchoring the other.

- ☐ The main street theme shall organize commercial, office and public/quasi-public uses in a linear fashion along a small scaled, tree-lined street with parking on both sides. While some parking may be visible from the street, it would be predominantly located to the rear of the buildings. Arcades, alleys, patios and similar spaces will provide pedestrian access from rear parking areas to the front entrances.
- ☐ Transit rights-of-way shall be approximately located at the SPA level and will be conditioned for dedication at the Tenative Map level.
- ☐ The number of units identified in the village core is a minimum and may not be reduced.
- ☐ A transit stop and/or station shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level in the village core.
- ☐ Some services for users outside the village may be provided in the village core.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents local park standard would result in the development of 35.2 acres of local parks in Village One. To satisfy this requirement, 23.1 acres of neighborhood park are planned in Village One. The remaining obligation is satisfied through the provision of a community park in Village Four. (See Chapter 4, Parks, Recreation and Open Space concerning the distribution of local park acreage.)

- ☐ Significant coastal sage scrub habitat shall be preserved along the western portion of Poggi Canyon west of Heritage Road between Olympic Parkway and the proposed development.

- Natural open space areas adjacent to Poggi Canyon identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Natural open space character along the canyon shall be based upon the concept developed in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation) and refined in the Village Design Plan for this village.
- Setbacks and landscaping shall be provided along Telegraph Canyon Road/Poggi Canyon in keeping with open space scenic corridor guidelines which will be developed in the Overall Ranch Design Plan.

Other Village One Policies:

- A visual analysis with photo simulations shall be performed at the SPA level to assess visual impacts of development adjacent to Telegraph Canyon Road to the western portion of Poggi Canyon. The analysis shall show the natural grade of the area and the topography after grading.
- Landform grading guidelines for the area along Poggi Canyon and Telegraph Canyon Road shall be developed as part of the Village Design Plan at the SPA level. These guidelines shall apply to areas adjacent to natural open space.
- Linkages with Village Two should be identified to coordinate access needs.
- An alignment study shall be prepared prior to or concurrent with the SPA for Village One, delineating the transit route from I-805 through Villages One and Five.

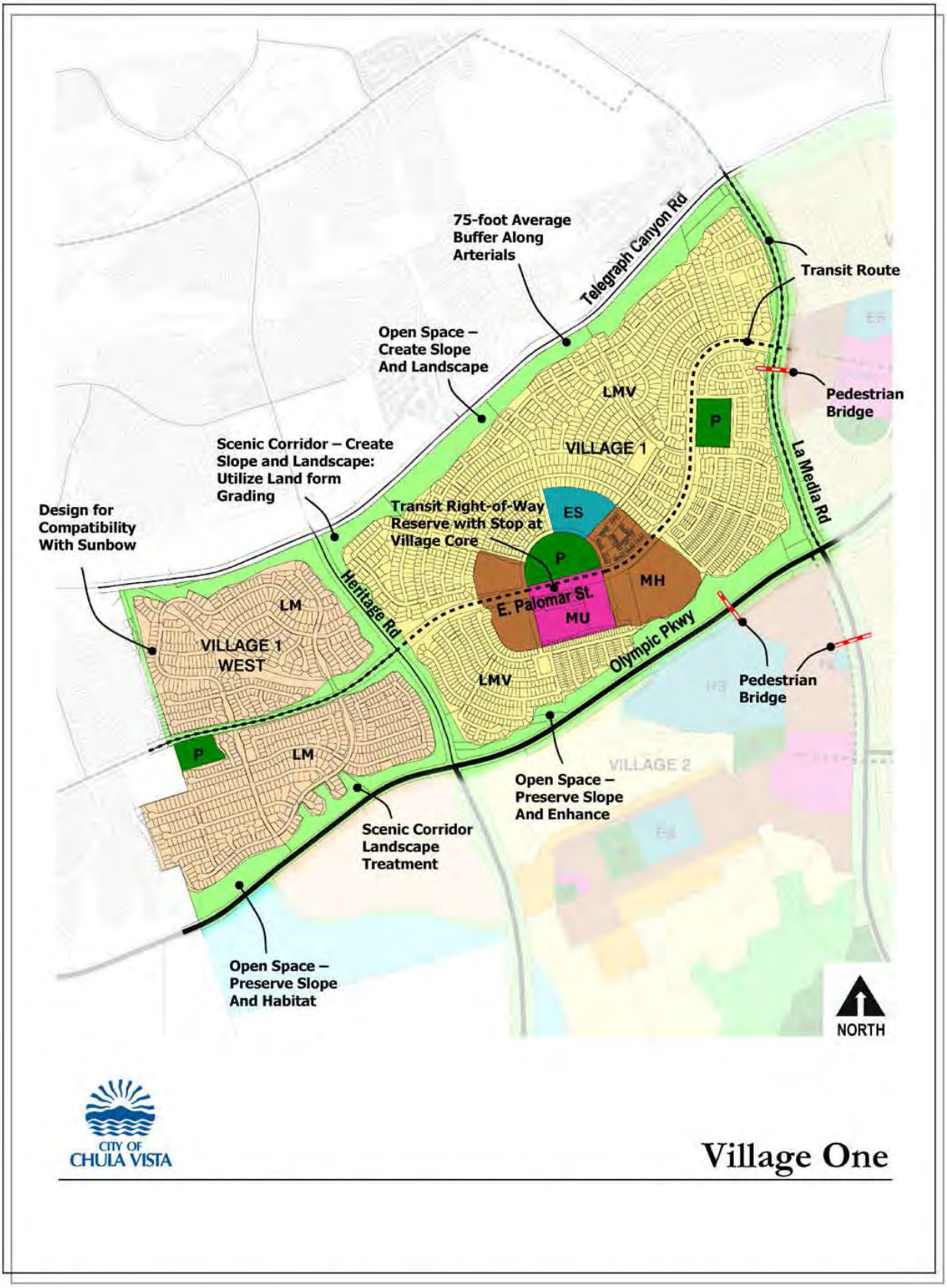

Exhibit 39 Village One Land Use Map

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2. Village Two

a. Village Two Setting

Village Two consists of approximately 775 acres located long the western edge of the Otay Valley Parcel, south of Olympic Parkway and west of the extension of La Media Road. Village Two is located on a large mesa between Poggi Canyon to the north, Wolf Canyon to the south, and the Otay landfill to the west.

Open Space and Habitat: The entire Otay Valley Parcel has been farmed or grazed, leaving isolated areas of habitat. The northern edge of the village consists of the undulating slopes of Poggi Canyon. The natural habitat of the canyon contains varying levels of sensitivity. Areas of significant coastal sage scrub habitat occur along Poggi Canyon on the western edges of the village. The canyon edge consists of three conditions: (1) significant habitat and slope; (2) degraded habitat and slope; and (3) no habitat with slope (see GDP/SRP Land Use Map). The slopes of Wolf Canyon are located along the southern edge of the village. The Otay Landfill to the west will eventually convert to open space use upon closure, and retains a 300-foot on-site natural buffer from development. In addition, there Is a 1,000-foot nuisance buffer designated for Industrial uses within Village Two north and west of the Otay Landfill. Wolf Canyon provides an open space and wildlife connection to the Otay River Valley to the south.

Land Use: Village Two is located adjacent to Otay Landfill to the southwest. The Sunbow Community exists west of the village. Villages Six and Seven arelocated on the eastern edge of the village site. .

A portion of Village Two is located immediately adjacent to the Village Three industrial area and is separated from the core of Village Two by Heritage Road. This close relationship may influence the design character of the western portion of Village Two.

Visual: Scenic values extend along Olympic Parkway (Poggi Canyon) to the north, identified in the GDP/SRP as an open space scenic corridor, and Wolf Canyon to the south. The village contains views to the east and south.

Relationship to Other Otay Ranch Villages: Village Two is located close to Village Six and Village Seven, across La Media Road. The village is separated from the other villages of Otay Ranch by Wolf and Poggi Canyons.

b. Village Two Description

Village Two is an Urban Village. Urban Villages are adjacent to existing urban development and are planned for transit oriented development with higher densities and mixed uses in the village cores. Village Two will be served by the future extension of the Bus Rapid Transit (BRT) and will locate a transit station In the village core. Village Two will contain a large village core area with higher multi-family densities (consistent with GDP policies for transit villages) as well as a modest increase in single-family densities outside the village core. The western portion of Village Two is separated from the core of Village Two by Heritage Road. This close

relationship may influence the design character of Village Two West. Village Two contains:

- ☐ A maximum of 604 single-family residential units
- ☐ A maximum of 3,941 multi-family residential units
- ☐ Build-out population of approximately 14,726
- ☐ A High School
- ☐ Two Elementary Schools
- ☐ Two Neighborhood Parks
- ☐ A Fire Station
- ☐ A village core area containing:
  - Commercial/Residential Mixed Uses
  - Public and community purpose facilities
  - A transit stop/station
  - An elementary school (one of two listed above)
  - Multi-family residential
  - A Town Square/Main Street
  - Affordable Housing

Village Two

Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park*	CPF**	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
L	14		14	3.1	4.5								4.5	45
LM	62		62	3.7	16.9								16.9	201
LMV	451		451	5.2	87.3		1.4						88.7	1,461
M	77	711	788	9.0	87.3		1.2						88.5	2,553
MH		331	331	15.0	22.1								22.1	1,072
H		2,486	2,486	23.6	105.4								105.4	8,055
MU		413	413	18.4	22.5		1.0		+				23.5	1,338
IND							9.0			82.5			91.5	
OTHER						24.0		19.8			226.3	63.5	333.6	
TOTAL	**604**	**3,941**	**4,545**	**13.1**	**346.0**	**24.0**	**12.6**	**19.8**	+	**82.5**	**226.3**	**63.5**	**774.7**	**14,726**

+Allows up to 130,000 Square Feet of Commercial.

*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

**Actual CPF acreage to be determined at the SPA level; CPF Acreage based on ratio of 1.39-acres per 1000 persons.

Exhibit 40 Village Two Land Use Table

c. Village Two Policies

Village Character Policies:

- ☐ Village character should be guided by the following qualities:
  - Location between two scenic canyons with undulating edge conditions and areas of sensitive habitat.
  - Relationship with existing adjacent development, including buffers to the adjacent landfill, and consideration of the proposed industrial development.
  - Views to the east and south.
  - Lower density residential along Wolf Canyon
- ☐ The area west of Heritage Road shall be designed to be compatible with the adjacent development in the Sunbow Planned Community and the Otay Landfill. The character of this area should reflect the proximity to the landfill and Its Industrial land uses and may differ from the identity of the remainder of the village.

Village Core Policies:

- ☐ Because of the central location of Village Two, uses in the village core area may be a higher intensity and sized to serve adjacent villages. Higher intensity uses could include large grocery stores and other tenants.
- o Because of the size of Village Two, the village core will include a larger town center on the east end and a smaler neighborhood center on the west end of the village.
- o The main street theme in the town center shall organize mixed use commercial/multi-family residential and public/quasi-public uses in a linear fashion along a tree-lined street with parking on both sites. While some parking may be visible from the street, it would be predominantly located to the rear of the buildings. Arcades, alleys, plazas and similar spaces will provide pedestrian access from rear parking areas to the front entrances.
- o The town square theme in the neighborhood center shall orient mixed use commercial/multi-family residential uses to a public town square. Parking may be provided along the mixed use area frontage, with the main parking area provided to the rear of the buildings.
- o Transit rights-of-way and a transit stop and/or station shall be approximately located at the SPA leveland will be conditioned for dedication at the Tentative Map level.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standards would result in the development of 44.2 acres of parks. To satisfy this requirement, 24.0 acres of neighborhood parks/town square are planned and an additional 46.5 acres of community park are provided for in Village 4.

The following policies shall guide the design of parks and open spaces in Village Two:

- ☐ Open space preserve areas adjacent to Wolf Canyonidentified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots pursuant to the adopted Otay Ranch Resource Management Plan (RMP) and the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan.
- o Development adjacent to the preserve shall adhere to guidelines in of the Otay Ranch RMP and Chula Vista MSCP Subarea Plan.
- ☐ Lot lines and grading shall not extend into the open space scenic corridor along Wolf Canyon or the Otay Ranch RMP boundary without appropriate environmental review. Modifications to the preserve boundary must be consistent with Otay Ranch RMP and Chula Vista MSCP Subarea Plan policies.
- ☐ Setbacks and landscaping shall be provided along Poggi Canyon in keeping with open space scenic corridor guidelines which are contained in the Overall Ranch Design Plan (see Section E).
- ☐ View opportunities shall be provided in the design of the village.
- ☐ The village boundary along Heritage Road and La Media Road should consist of a landscaped buffer which shall provide the transition to Poggi and Wolf Canyons and the Otay Landfill.
- ☐ The broad valley of Wolf Canyon should be retained as an open space amenity. Surrounding uses shall be consistent with the findings of the Wildlife Corridor Study, the Otay Ranch RMP, and the Chula Vista MSCP Subarea Plan.
- ☐ Grading and landscaping along the village edge, adjacent to Wolf Canyon, should be conducted in a sensitive manner consistent with the Otay Ranch RMP and Chula Vista MSCP Subarea Plan to minimize conflicts with the adjacent open space preserve area.
- ☐ Wildlife corridors shall be provided across Heritage Road linking Wolf and Poggi Canyons as shown on the GDP/SRP Land Use Map, input should be solicited from the U.S. Fish & Wildlife Service. (This policy applies only to the City of Chula Vista.)
- ☐ Wildlife corridors shall be provided across Heritage Road linking Wolf and Poggi Canyons as shown on the GDP/SRP Land Use Map, input should be solicited and recommendations be considered from the U.S. Fish & Wildlife Service. (This policy applies only to the County of San Diego.)

Other Village Two Policies:

- ☐ A visual analysis shall be performed at the SPA level to assess visual impacts of development adjacent to the western portion of Poggi Canyon. The analysis shall illustrate the natural grade of the area and the topography after grading.
- ☐ Landform grading guidelines for Wolf and Poggi Canyons shall be developed as part of the Village Design Plan at the SPA level.
- ☐ Vehicular access through the village shall direct traffic through the village core.

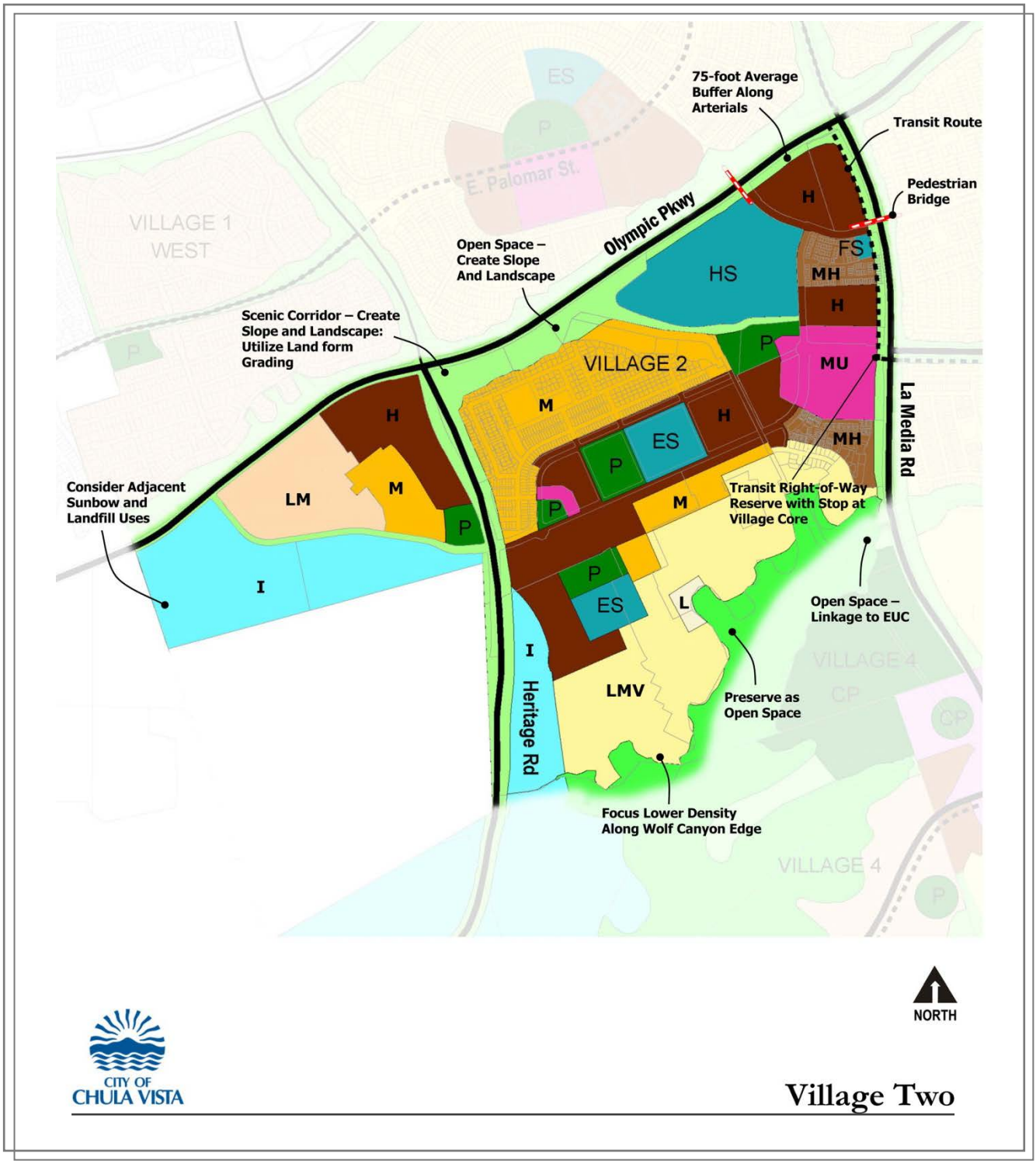

Exhibit 41 Village Two Land Use Map

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3. Village Three

a. Village Three Setting

Village Three is comprised of approximately 368 acres located in the southwest portion of the Otay Valley Parcel. The site is a large, flat mesa, with slopes adjacent to Wolf Canyon, the Otay River Valley, and the Otay Landfill. The village is between Wolf Canyon to the east, the Otay River Valley to the south, the Otay Landfill to the north, and existing industrial areas to the west.

Open Space and Habitat: The southern and eastern edges of Village Three consist of the undulating slopes of Wolf Canyon and the Otay River Valley. Existing areas of coastal sage scrub and significant biological resources occur in both the canyon and on the slopes of the river valley.

Land Use: Village Three is located near an existing industrial area of the City of Chula Vista to the west. Surrounding land uses include the Otay Landfill to the north, and the rock mountain quarry to the east, beyond Wolf Canyon.

Visual: Scenic values extend along Main Street to the south (an open space scenic corridor), and along the edge of Wolf Canyon to the east. The village contains views to Wolf Canyon and Rock Mountain, distant views to the mountains to the east.

Relationship to Other Otay Ranch Villages: Because of its location adjacent to the Otay River Valley, Wolf Canyon and the Otay Landfill, Village Three is somewhat isolated from the other Otay Ranch villages except for Village Two. Village Four lies to the east, and Village Two lies to the northeast. This planning area provides a transition from the existing industrial area to Otay Ranch residential villages and also provides a connection to Energy Way in compliance with the circulation policies, and multiple points of access.

b. Village Three Description

Village Three is comprised of approximately 368 acres located in the southwest corner of the Otay Valley Parcel, on the east and west of Heritage Road and north of the Otay River Valley. A section of the village is also located south of Main Street.

The village is bounded on the north by the Otay Landfill and Village Two, on the west by the existing Chula Vista industrial areas, and on the southeast byWolf Canyon. Village Three contains:

- ☐ 880 single-family residential units
- ☐ 717 multi-family residential units
- ☐ A buildout population of approximately 5,174
- ☐ A village core containing:
  - o A Mixed Use Residential/Commercial site
  - o A CPF site
  - o An Office site
  - o An Elementary School
  - o A Neighborhood Park
  - o Multi-family residential

- o "Main Street" entry bounded by ground-floor commercial on either side
- o Affordable Housing

☐ Approximately 40 acres of Industrial land uses

Village Three															
Use	Dwelling Units				Acreage										Approx. Pop.
	SF	MF	Total	Dens	Res.	Park*	CPF	Sch.	C'ml.	Office	Ind.	Open Sp.	Art.	Total	
M	880		880	7.5	116.8		0.9							117.7	2,851
MH		439	439	17.4	25.3									25.3	1,422
MU		278	278	37.6	7.4	8.1	3.4	8.3	+					27.2	901
O										8.3				8.3	
I											40.6			40.6	
OTHER												129.5	19.8	149.3	
TOTAL	**880**	**717**	**1,597**	**10.7**	**149.5**	**8.1**	**4.3**	**8.3**	+	**8.3**	**40.6**	**129.5**	**19.8**	**368.4**	**5,174**

+ 20,000 Square feet of commercial may occur vertically or horizontally; therefore, actual acreage may vary.

*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

Exhibit 42 Village Three Land Use Table

c. Village Three Policies

Village Character Policies:

☐ The character of this area shall be guided by the following qualities:

- Location adjacent to Wolf Canyon and the Otay River Valley, two scenic canyons/corridors with undulating edge conditions and areas of sensitive habitat.
- Relationship with adjacent and planned industrial development and the Otay Landfill.
- Views to Wolf Canyon and Rock Mountain and the mountains to the east.
- Location isolated by significant landforms.
- Although the village is not located along a bus rapid transit route, a transit stop shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level for the extension of transit service on Main Street.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 14.5 acres of local parks in Village Three. To provide for the standard neighborhood park size in the village, a seven-acre neighborhood park is planned. Additionally, 17.8 acres of

the Village 4 Community Park and 51.5 acres of Active Recreation in Planning Area 20 is planned to accommodate the aggregate off-site park obligation related to residential development located in Villages Three, Eight East and Ten.

- ☐ Any grading or improvement plans adjacent to and/or affecting Wolf Canyon shall consider the planned development within Villages Two and Four.
  - Development adjacent to the preserve shall adhere to guidelines of the Otay Ranch Resource Management Plan (RMP) and the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan.
  - Open space preserve areas adjacent to and/or affecting Wolf Canyon and the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Natural open space character along the canyon shall be based upon the following concept developed in the Overall Ranch Design Plan and refined in the Village Design Plan for this village.
- ☐ Setbacks and landscaping shall be provided along Heritage Road and Main Street in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (see Section E).
- ☐ The broad valley of Wolf Canyon shall be retained as an open space amenity. Surrounding uses shall be consistent with the findings of the Wildlife Corridor Study, the Otay Ranch RMP, and the Chula Vista MSCP Subarea Plan.
- ☐ Provide bike and pedestrian paths through the area which connect to the Otay Valley Regional Park Trail system.
- ☐ Develop a set of design guidelines for architecture, signage, graphics and landscaping at the SPA level.

Other Village Three Policies:

- ☐ The visual impacts associated with development adjacent to Wolf Canyon should be considered in the design of neighborhoods along this edge. A visual analysis shall be performed at the SPA level to assess visual impacts of development adjacent to Wolf Canyon. The analysis shall illustrate the natural grade of the area and the topography after grading.
- ☐ Landform grading guidelines for the edge of Wolf Canyon and the Otay River Valley shall be developed as part of the Village Design Plan at the SPA level.
  - Design guidelines which address the visual quality developed in the Overall Ranch Design Plan and of development adjacent to the Otay Valley Regional Park shall apply to the Design Guidelines for Village Three.

Exhibit 43 Village Three Land Use Map

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4. Village Four

a. Village Four Setting

Village Four is comprised of approximately 395 acres located in the southern portion of the Otay Valley Parcel, west of La Media Road and south Main Street. The village surrounds Rock Mountain and contains a portion of Wolf Canyon. The village Is located directly west of Village Eight. The village is located east of Wolf Canyon and north of the Otay River Valley.

Open Space and Habitat: Village Four is bounded by the Otay River Valley and Wolf Canyon and the associated slopes and drainage courses of these canyons. The dominate landform in Village Four is Rock Mountain to the south and a large mesa to the north that will contain a Community Park.

Land Use: An existing rock and gravel extraction facility is located in an out-parcel along the southern slopes of Rock Mountain on the western edge outside of the village.

Visual: The southern and eastern edge of the village is adjacent to La Media Road and Village Eight, an open space scenic corridor, and the Otay River Valley. Views from the village include Rock Mountain, Wolf Canyon, Otay River Valley and the San Ysidro Mountains.

Relationship to Other Otay Ranch Villages: Village Four abuts Village Seven and Village Eight along its eastern edge. It is connected to Village Seven and the Eastern Urban Center through a greenbelt connection which extends from upper Wolf Canyon. The village is separated from Villages Two and Three by Wolf Canyon. Because of the lower density character of Village Four and its relatively small area, it is likely that Village 4 will relate closely to Villages Seven and Eight, relying on these villages retail and other services .

b. Village Four Description

Village Four is comprised of a Community Park and residential units around Rock Mountain. Because of the unique scenic value of Rock Mountain, this area will contain a greater proportion of low density development and open space. Village Four's location and limited area prevent it from fully functioning as an urban village.

Village Four contains:

- ☐ A maximum of 453 single-family residential units
- ☐ 176 single-family residential units
- ☐ 277 multi-family residential units
- ☐ Build-out population of approximately 1,296
- ☐ Community Park

Village Four														
Use	**Dwelling Units**				**Acreage**									**Approx. Pop.**
	SF	**MF**	**Total**	**Dens**	**Res.**	**Park**	**CPF+**	**Sch.**	**C'ml.**	**Ind.**	**Open Sp.**	**Art.**	**Total**	
LM	176		176	3.6	48.9	1.7***	0.8						50.7	581
MH		150	150	12.3	12.2	1.2**	0.5						12.7	387
H		127	127	17.6	7.2	1**	0.5						7.7	328
COMMUNITY PARK						55.8*							55.8	
OTHER											233.4	11.4	244.8	
TOTAL	**176**	**277**	**453**	**6.6**	**68.3**	**56.8**	**1.8**				**233.4**	**11.4**	**371.8**	**1,296**
*Includes required Park acreage from other residential villages based on park acreage ratio of 3.0 acres per 1000 persons.														
**Park land included in residential acreage.														
***0.72 acre of park land included in residential acreage.														
+ Actual CPF acreage to be determined at the SPA level; CPF Acreage based on ratio of 1.39-acres per 1000 persons.														

Exhibit 44 Village Four Land Use Table

c. Village Four Policies

Village Character Policies:

- The village character should be guided by the following qualities:
  - Location adjacent to Wolf Canyon and the Otay River Valley.
  - A blend of residential densities of the village land uses.
  - Fragmented character due to landforms and intervening roads.
  - The dominant landform of Rock Mountain.
  - Linkage and compatibility with Villages Eight West Seven the Community Park and Otay Valley Regiolal Park.
  - Views to Wolf Canyon, Rock Mountain, and the mountains to the east.
  - Consideration of major rock outcroppings.
- In order to preserve the integrity of the landform, only low density residential may be placed along the south facing slopes of Rock Mountain.
- Adjacent to Wolf Canyon, clustering is encouraged to provide flexibility in grading, minimize landform alteration and promote a sensitive development design.
- The Village Four Community Park may develop independent from the balance of Village Four and may be included within the SPA Plan for the adjacent Village Two area. The balance of Village Four may be the subject of a future SPA Plan.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 3.9 acres of local parks in Village Four. 55.8 acres of community park land is planned in Village Four to accommodate the aggregated offsite park obligation related to residentail development located in other Villages

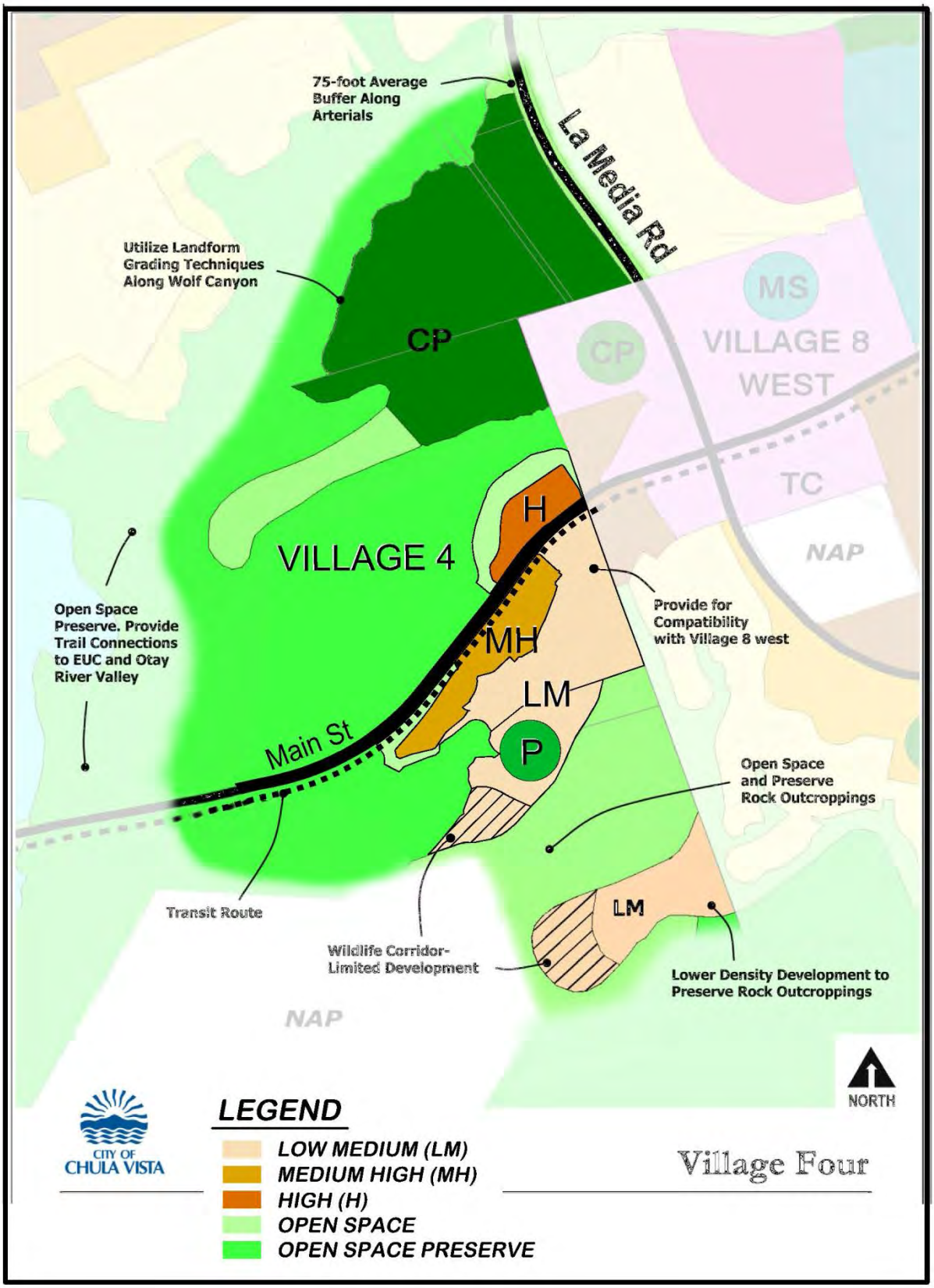
The following policies shall guide the design of parks and open spaces in Village Four:

- ☐ Open space preserve areas adjacent to Wolf Canyon and the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Natural open space character along the canyon shall be based upon the following concept developed in the Overall Ranch Design Plan and refined in the Village Design Plan for this village.
- ☐ Development adjacent to the preserve shall adhere to guidelines of the Otay Ranch Resource Management Plan (RMP) and Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan.
- ☐ Reserve a natural habitat corridor of coastal sage scrub linking the Otay River Valley with Wolf Canyon consistent with the Otay Ranch RMP and the Chula Vista MSCP Subarea Plan. The final location and width to be determined by future corridor studies.
- ☐ Rock Mountain Guidelines:
  - The peak of Rock Mountain shall be retained for public access, as a natural overlook as shown on the GDP/SRP Land Use Map.
  - Rock outcroppings on Rock Mountain shall be preserved as open space.
  - Development on Rock Mountain shall be subject to design review to address grading, visual impacts on the Otay Valley Regional Park and the preservation of rock outcropping.
- ☐ The outer limits of the wildlife corridor has been established adjacent to the quarry. This area has been identified on the GDP/SRP Land Use Map with a limited development designation, as shown on the quarry Reclamation Plan (2011). This area is designated as limited development on the GDP/SRP Land Use Map. Development may occur in this area provided it meets the design criteria established in the Otay Ranch Wildlife Corridor Study, Otay Ranch RMP, and the Chula Vista MSCP Subarea Plan.
- ☐ The village edge shall be consistent with the Otay Ranch RMP and Chula Vista MSCP Subarea Plan, providing a soft transition to Wolf Canyon. Due to topgraphy, access and to the Otay Valley Regional Park will be provided through a Village Eight West and Village Eight East connection and implemented at the SPA level.
- ☐ Any grading or planned improvements adjacent to Wolf Canyon shall consider the planned development within Villages Two and Three.

- The broad valley of Wolf Canyon shall be retained as an open space amenity. Surrounding uses shall be consistent with the findings of the Wildlife Corridor Study,the Otay Ranch RMP, and the Chula Vista MSCP Subarea Plan.
- Residential lot lines and grading shall not extend into Wolf Canyon, areas designated as open space preserve under the Otay Ranch RMP and Chula Vista MSCP Subarea Plan, or the open space scenic corridor area along Otay Valley Road without appropriate environmental review. Modifications to preserve boundary must be consistent with the Otay Ranch RMP and the Chula Vista MSCP Subarea Plan.
- Pedestrian trails shall link the village with the Otay Valley Regional Park through a trail connection to Village Eight West.

Other Village Four Policies:

- The visual impacts associated with development in areas adjacent to Wolf Canyon and the Otay River Valley shall be considered in the design of neighborhoods and the community park along this edge. A visual analysis with photo simulations shall be performed at the SPA level to assess visual impacts of development adjacent to Wolf Canyon and the Otay River Valley. The analysis shall illustrate the natural grade of the area and the topography after grading.
- Landform grading guidelines for the edges of Wolf Canyon, Rock Mountain, and the open space scenic corridor along Main Street shall be developed as part of the Village Design Plan at the SPA level. These specific guidelines shall be consistent with the definitions and standards established in the Overall Ranch Design Plan.
- Design guidelines which address the visual quality of development adjacent to the Otay Valley Regional Park/Otay River Valley shall be included in the Village Design Plan for Village Four. Specific SPA guidelines shall incorporate guidelines developed in the Overall Ranch Design Plan.
- Development adjacent to the rock quarry shall be phased to minimize the impacts from active quarry operations. Restrict access to active quarry uses from adjacent residential and park uses through the use of fencing or other buffering techniques. Special setbacks and design features may be needed to mitigate noise impacts from quarry uses.


75-foot Average Buffer Along Arterials
La Media Rd
Utilize Landform Grading Techniques Along Wolf Canyon
CP
MS
CP
VILLAGE 8 WEST
TC
NAP
H
VILLAGE 4
Open Space Preserve. Provide Trail Connections to EUC and Otay River Valley
Provide for Compatibility with Village 8 west
MH
LM
P
Main St
Open Space and Preserve Rock Outcroppings
Transit Route
LM
Wildlife Corridor-Limited Development
Lower Density Development to Preserve Rock Outcroppings
NAP
NORTH
CITY OF CHULA VISTA
LEGEND
LOW MEDIUM (LM)
MEDIUM HIGH (MH)
HIGH (H)
OPEN SPACE
OPEN SPACE PRESERVE
Village Four

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5. Village Five

a. Village Five Setting

Village Five is comprised of approximately 496 acres located in the northern portion of the Otay Valley Parcel, southwest of the proposed interchange of SR-125 and Otay Lakes Road. The village is bounded on the north by Telegraph Canyon and to the south by Poggi Canyon. The site is characterized by a broad mesa between the canyons.

Open Space and Habitat: The entire Otay Valley Parcel has been farmed or grazed, leaving isolated areas of habitat. The southern edge of the village consists of the undulating slopes of eastern Poggi Canyon. The natural habitat of the canyon at this location has been farmed. The northern edge of the village is Otay Lakes Road.

Land Use: Village Five is located south of the existing neighborhoods of eastern Chula Vista. Surrounding land uses include Southwestern College, existing residential neighborhoods to the north, Villages One and Six to the west and south, and the EastLake Greens development to the east of Village Five. The planned route for SR-125 forms the eastern boundary. Also on its eastern edge is a 60-acre site utilized by the Otay Water District for water storage. The San Diego Aqueduct forms the northeastern corner of the village.

Visual: Scenic values extend along Otay Lakes Road and Olympic Parkway, identified in the GDP/SRP Mobility Chapter as open space scenic corridors. The village contains views to the surrounding mountains to the northeast and east, and to the Pacific Ocean to the west.

Relationship to Other Otay Ranch Villages: Village Five is located across La Media Road from Village One, creating an opportunity for positive synergism between the two villages.

b. Village Five Description

Village Five is an urban village with a transit/rail line. Urban Villages are adjacent to existing urban development and are planned for transit oriented development with higher densities and mixed uses in the village cores. Village Five contains:

- ☐ A maximum of 1,263 single-family residential units
- ☐ A maximum of 1,550 multi-family residential units
- ☐ Build-out population of approximately 7,995
- ☐ A village core area including;
  - A "Main Street Mixed Use development
  - Public and community purpose facilities
  - A light rail transit stop and station
  - An elementary school
  - Multi-family residential
  - Affordable Housing
  - Neighborhood Park(s)

Village Five														
Use	**Dwelling Units**				**Acreage**									**Approx. Pop.**
	SF	**MF**	**Total**	**Dens**	**Res.**	**Park***	**CPF****	**Sch.**	**C'ml.**	**Ind.**	**Open Sp.**	**Art.**	**Total**	
LMV	1,263		1,263	4.5	280.6	6.6							287.2	4,042
MU		72	72	18.0	4.0	10.0	11.3		2.0				27.3	184
MH		1,478	1,478	17.2	86.1			10.0					96.1	3,769
OTHER											70.4	15.4	85.8	
TOTAL	**1,263**	**1,550**	**2,813**	**7.6**	**370.7**	**16.6**	**11.3**	**10.0**	**2.0**		**70.4**	**15.4**	**496.4**	**7,995**

* Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

** Actual CPF acreage to be determined at the SPA level; CPF acreage based on ratio of 1.39 acres per 1000 persons.

Exhibit 46 Village Five Land Use Table

Village Character Policies:

- ☐ The village character should be guided by the following qualities:
  - Location between two scenic canyons/corridors with undulating edge conditions.
  - Linkage and compatibility with Village One.
  - Relationship with existing adjacent development, including EastLake.
  - Views to the surrounding mountains to the northeast and east, and to the ocean in the west.
  - Location along a proposed light rail transit line.

Village Core Policies:

- ☐ The village core identity and form are based upon a traditional "Main Street" character, with village-serving retail, higher density residential office and public facilities fronting on East Palomar with a main street theme.
- ☐ The Village Five core shall be designed to accommodate a transit line/transit stop.
- ☐ The number of homes identified for the village core is a minimum and may not be reduced.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 24.0 acres of local parks in Village Five. To satisfy this requirement, 16.6 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of community park in Village Four.

The following policies shall guide the design of parks and open spaces in Village Five:

- ☐ Setbacks and landscaping shall be provided along Otay Lakes Road/Poggi Canyon in keeping with the open space scenic

corridor guidelines which will be developed in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).

- The proposed underground water storage facility on the village's eastern edge may include open space/recreation uses on its surface, designed to include access from the village.

Other Village Five Policies:

- A visual analysis with photo simulations shall be performed at the SPA level to assess the visual impacts of development adjacent to Poggi Canyon and Otay Lakes Road. Visual analysis requirements will be defined in the Overall Ranch Design Plan.
- Light rail transit rights-of-way shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.
- A trolley stop and/or station shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level in the village core.
- Landform grading guidelines for the edge of Poggi Canyon and Otay Lakes Road shall be developed as part of the Village Design Plan at the SPA level. These guidelines shall be consistent with the definitions and standards established in the Overall Ranch Design Plan.
- Pedestrian, bicycle, and vehicular access should be provided to EastLake and adjacent villages.
- A golf cart overpass will be provided between Villages Five and One.

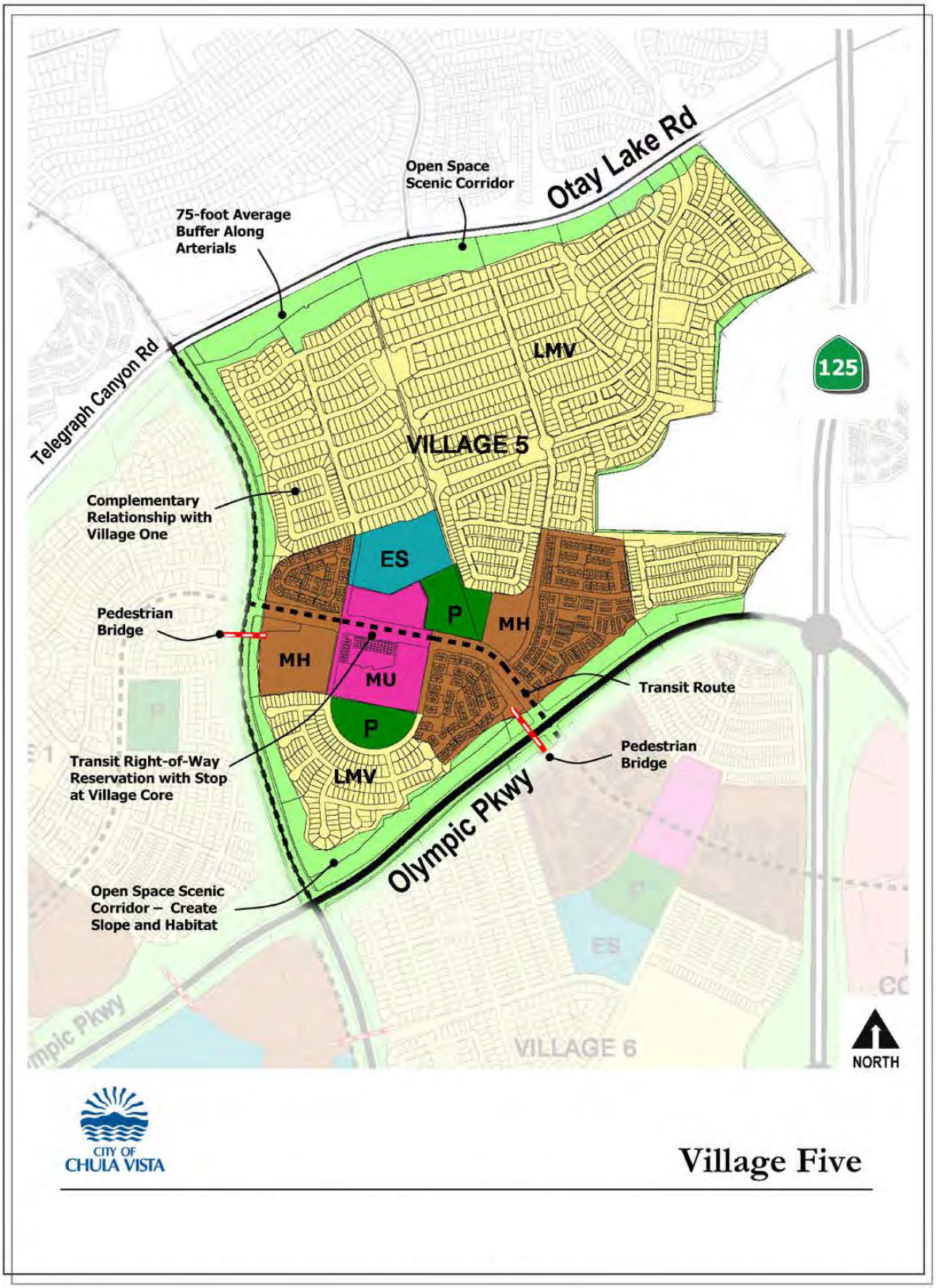

Exhibit 47 Village Five Land Use Map

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6. Village Six

a. Village Six Setting

Village Six is comprised of approximately 394 acres located in the central portion of the Otay Valley Parcel, south of Poggi Canyon and east of the extension of La Media Road.

Open Space and Habitat: Village Six does not contain significant natural resources, as it has historically been used for agricultural purposes. The undulating slopes of eastern Poggi Canyon define the northern edge of the village.

Land Use: Village Six is located in the interior of the Otay Valley Parcel, surrounded by land used for agricultural purposes. The village is surrounded by Villages Five, Seven, and Two to the north, south, and west, and the Freeway Commercial site to the east, across SR-125. Village Six is located immediately west of the proposed SR-125.

Visual: Village Six contains distant views to the mountains to the east, southeast, and northeast. Scenic values exist along Poggi Canyon, an open space scenic corridor.

Relationship to Other Otay Ranch Villages: Village Six is intended to have a close relationship with Village Five, to the north, connected with light rail transit connection.

b. Village Six Description – updated June 4, 2013

Village Six is an urban village with a transit/rail line. Urban Villages are adjacent to existing urban development and are planned for transit oriented development with higher densities and mixed uses in the village cores. Village Six contains:

- ☐ A maximum of 941 single-family residential units
- ☐ A maximum of 1,497 multi-family residential units
- ☐ Build-out population of approximately 6,830
- ☐ A village core area containing:
  - Commercial uses in a mixed use setting
  - Public and community purpose facilities
  - A bus/rail line stop
  - An elementary school
  - Multi-family residential
  - A Town Square/Village Green/Main Street
  - Affordable Housing
  - Neighborhood Park

Village Six														
Use	**Dwelling Units**				**Acreage**									**Approx. Pop.**
	SF	**MF**	**Total**	**Dens**	**Res.**	**Park***	**CPF****	**Sch.**	**C'ml.**	**Ind.**	**Open Sp.**	**Art.**	**Total**	
LMV	941		941	4.9	206.3		11.5						217.8	3,011
MU		206	206	30.7	6.7	7.6	2.2		***				16.5	527
MH		1,291	1,291	18.0	69.0			10.0					79.0	3,292
OTHER											22.0	58.3	80.3	
TOTAL	**941**	**1,497**	**2,438**	**8.6**	**282.0**	**7.6**	**13.7**	**10.0**	*****		**22.0**	**58.3**	**393.6**	**6,830**

*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

**Actual CPF acreage to be determined at the SPA level; CPF acreage based on ratio of 1.39 acres per 1000 persons.

***Commercial included as component of residential acreage.

Exhibit 48 Village Six Land Use Table -
Table amended June 4, 2013 per Council Resolution

c. Village Six Policies

Village Character Policies:

- ☐ The village character should be guided by the following qualities:
  - Location adjacent to Poggi Canyon, an open space scenic corridor.
  - Location along the proposed light rail transit route.
  - Views to the mountains on the east, southeast, and northeast.
  - Compatibility and linkage with Villages Two and Seven.
- ☐ Village Six shall promote uses and activities which encourage ridership, and services for transit users.

Village Core Policies:

- ☐ A trolley stop and/or station shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level in the village core.
- ☐ The number of homes identified for the village core is a minimum and may not be reduced.
- ☐ Some services for users outside the village may be provided in the village core.
- ☐ The village core shall be sited to ensure its separation from the regional uses in the Eastern Urban Center.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 19.0 acres of local parks in Village Six. To satisfy this requirement, 7.6 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of community park in Village Four.

The following policies shall guide the design of parks and open spaces in Village Six:

- Open space areas adjacent to Poggi Canyon identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Open space character along the canyon shall conform to landscape concepts developed at the SPA level and the guidelines established in the Overall Ranch Design Plan. Setbacks and landscaping shall be provided along Olympic Parkway in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).
- Potential SR-125 shall be considered in the placement of uses and buffers.
- A modest landscaped buffer shall be provided along the village edge, due to the absence of significant environmental constraints.
- Pedestrian links to other villages and the overall greenbelt, open space, and recreational systems shall be provided in Village Six.
- Lot lines and grading shall not extend into the open space scenic corridor along Poggi Canyon.

Other Village Six Policies

- Site planning shall minimize noise impacts and conflicts with SR-125.
- Light rail transit line rights-of-way shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level in the village core.
- Landform grading guidelines for the edge of Poggi Canyon shall be developed as part of the Village Design Plan at the SPA level. These specific guidelines shall be consistent with the definition and standards established in the Overall Ranch Design Plan.

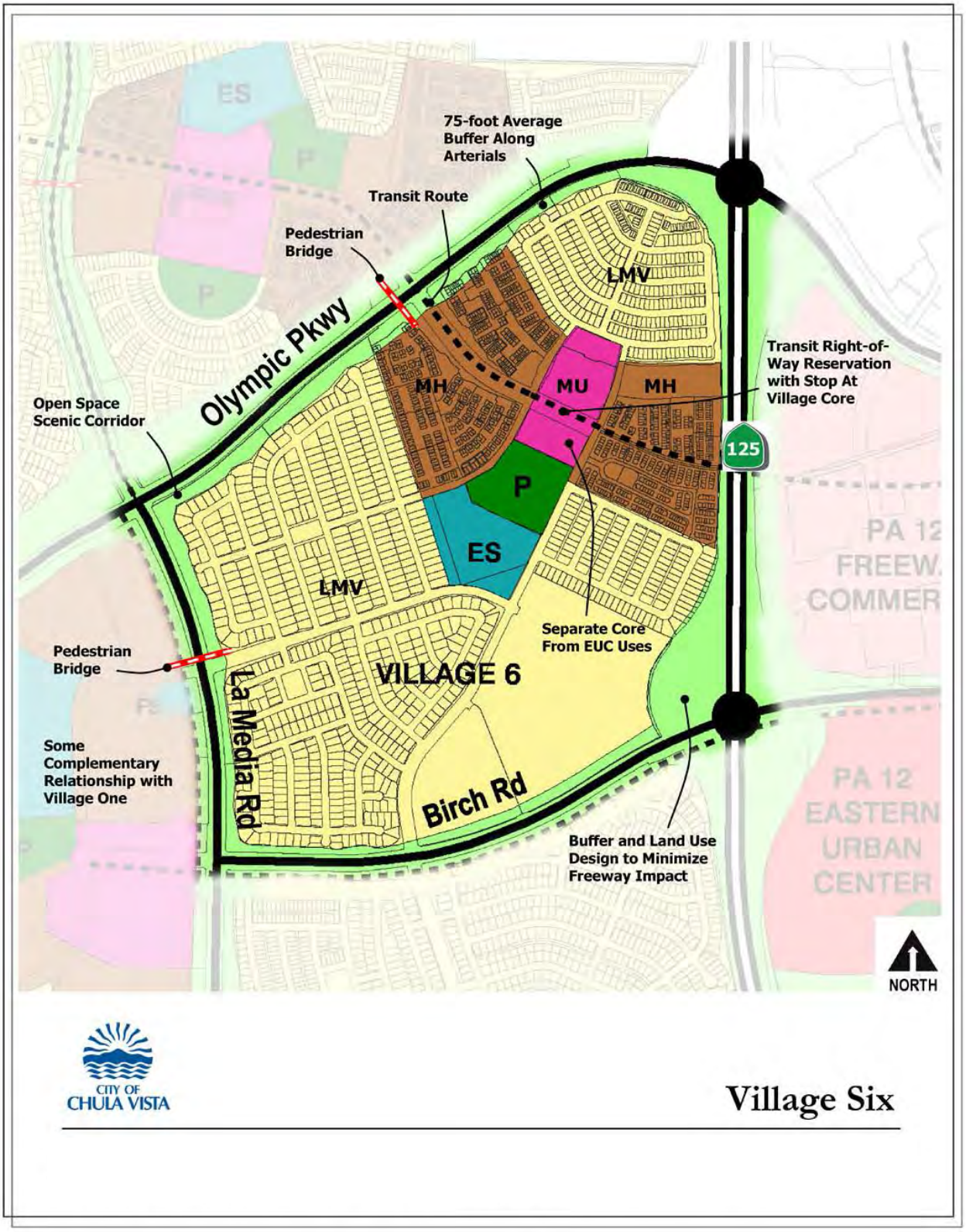

Exhibit 49 Village Six Land Use Map

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7. Village Seven

a. Village Seven Setting

Village Seven is comprised of approximately 380 acres located east of Wolf Canyon and north of Rock Mountain Road.

Open Space and Habitat: The Village Seven site has historically been used for agricultural purposes and does not contain significant environmental resources. The upper reaches of Wolf Canyon extend into the village, although this area has no sensitive resources.

Land Use: Village Seven is located in the interior of the Otay Valley Parcel, surrounded by land historically used for agricultural activities. The village is surrounded by Villages Six, Eight, Four, and the Eastern Urban Center (EUC) to the east, across SR-125. Village Seven is located immediately to the west of the planned SR-125. A 50-acre Vortac facility (an aviation navigational facility) is located within the village site.

Visual: Village Seven contains views into the upper reaches of Wolf Canyon, and more distant views to the mountains to the east and northeast. The Vortac facility provides potentially negative near views within the village.

Relationship to Other Otay Ranch Villages: Village Seven has a direct access to the Eastern Urban Center (EUC), and a close relationship with Villages Two and Four, the lower density villages on the edges of Wolf Canyon to the west. Village Seven is located between these lower intensity villages and the urban uses planned for the Eastern Urban Center. Thus, Village Seven will provide a transition from the lower densities, open space, and recreational opportunities near Wolf Canyon to the more intense neighborhoods in the EUC.

b. Village Seven Description

Village Seven is an Urban Village. Urban Villages are adjacent to existing urban development and are planned for transit oriented development with higher densities and mixed uses in the village cores. Village Seven includes:

- ☐ A maximum of 1,008 single-family residential units
- ☐ A maximum of 448 multi-family residential units
- ☐ Build-out population of approximately 4,368
- ☐ A middle school
- ☐ A high school
- ☐ A trail connection through the village connecting Wolf Canyon to the west to the Eastern Urban Center to the east
- ☐ A village core area containing:
  - Commercial uses in a mixed use setting
  - Public and community purpose facilities
  - A transit stop
  - An elementary school

- Multi-family residential
- A Town Square/Village Green/Main Street
- Affordable Housing
- Neighborhood Park

Village Seven														
Use	**Dwelling Units**				**Acreage**									**Approx. Pop.**
	SF	**MF**	**Total**	**Dens**	**Res.**	**Park***	**CPF****	**Sch.**	**C'ml.**	**Ind.**	**Open Sp.**	**Art.**	**Total**	
LMV	1,008		1,008	5.0	203.4			50.0					253.4	3,225
MU						9.3	6.3		7.2				22.8	
MH		448	448	14.5	30.9			10.0					40.9	1,143
OTHER											38.8	17.1	55.9	
TOTAL	**1,008**	**448**	**1,456**	**6.2**	**234.3**	**9.3**	**6.3**	**60.0**	**7.2**		**38.8**	**17.1**	**373.0**	**4,368**
*Part of park acreage requirements have been allocated to community parks. 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.														
**Actual CPF acreage to be determined at the SPA level; CPF acreage based on ratio of 1.39 acres per 1000 persons.														

Exhibit 50 Village Seven Land Use Table

c. Village Seven Policies

Village Character Policies:

- ☐ The village character shall be guided by the following qualities:
  - The greenbelt corridor connecting the village with Wolf Canyon, the Eastern Urban Center and Salt Creek shall be a unifying feature of the village.
  - Compatibility with the Eastern Urban Center.
  - Views into Wolf Canyon and distant views to the mountains to the east and northeast.
  - Complementary relationship with Village Four.
- ☐ Higher densities shall be strategically located to provide a transition from the more intense urban uses of the Eastern Urban Center and SR-125, to the lower intensity uses near Wolf Canyon.

Village Core Policies:

- The greenbelt connection which winds through the village shall be an integral design element of the village core, potentially connecting open space, trails, recreational amenities, civic uses and schools. This greenbelt may be located within or adjacent to the core area.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 13.1 acres of local parks in Village Seven. To satisfy this requirement, 9.3 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of community park acres in Village Four community park.

The following policies shall guide the design of parks and open spaces in Village Seven:

- A regional pedestrian and open space link will be provided through the village connecting Wolf Canyon on the west to the Eastern Urban Center and Salt Creek on the east. This greenbelt connection may take several forms, including a greenbelt, parks, trails, and the pedestrian portion of promenade streets. The average width and continuous character of the greenbelt shall be defined in the Overall Ranch Design Plan. The greenbelt shall average 200 feet in width (excluding street right-of-way) over the entire length of any village (requirements set forth in Section E, Implementation) to provide a direct connection between the village core, Wolf Canyon, and the intense uses of the Eastern Urban Center (see GDP/SRP Land Use Map).
- The average width of the pedestrian open space/trail corridor shall be calculated from one edge of the village to the other.
- Buffering shall be provided to screen the Vortac facility (aviation navigation facility) from adjacent land uses, if this use is not relocated.

Other Village Seven Policies:

- Three schools are planned in Village Seven. These shall be appropriately separated with intervening land uses. The high school and middle school shall abut the regional open space, providing for non-vehicular access.
- Although this village is not located along the transit line, a transit stop shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.

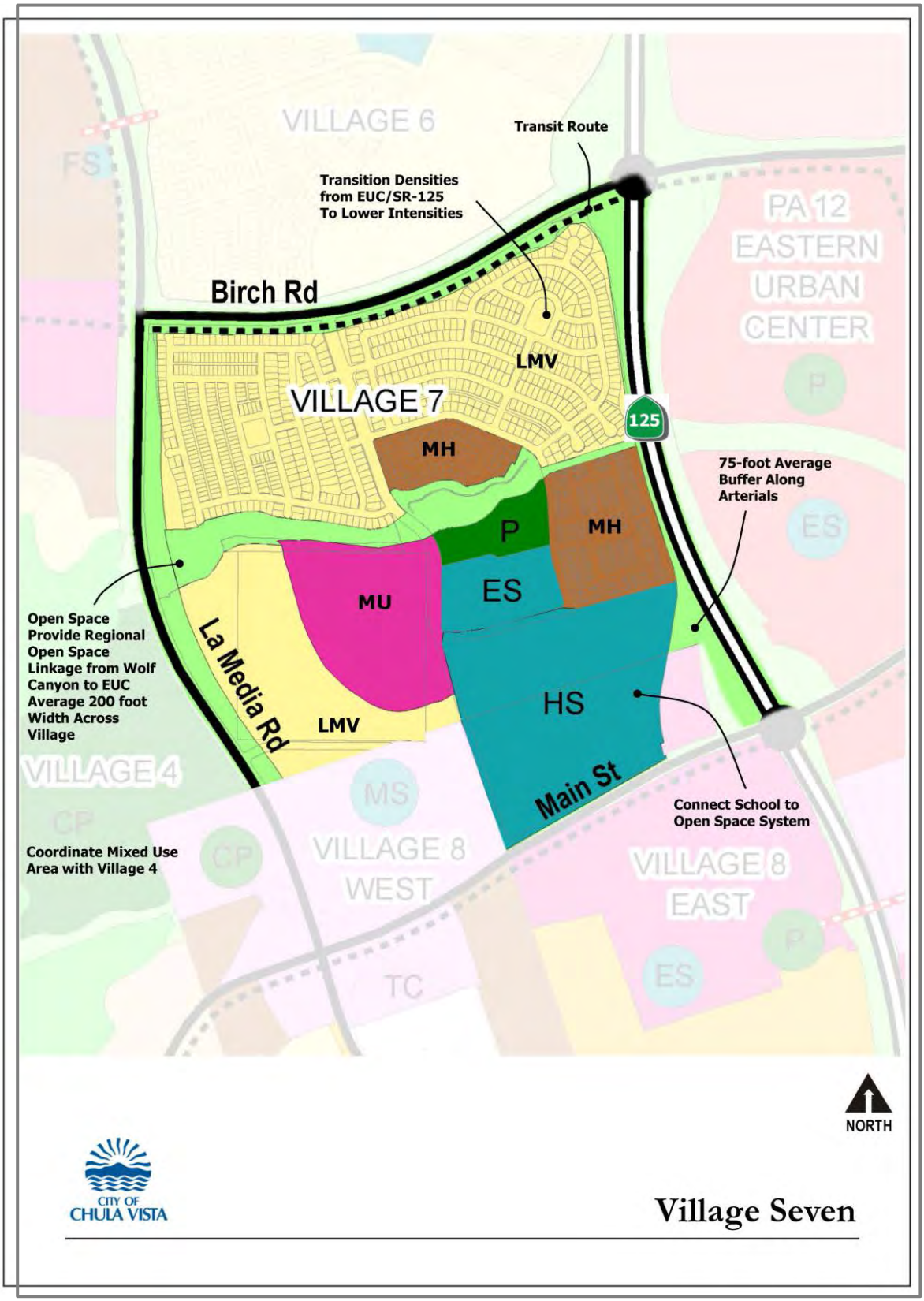

Exhibit 51 Village Seven Land Use Map

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8. Village Eight

a. Village Eight Setting

Village Eight is comprised of approximately 536 acres located in the southern portion of the Otay Valley Parcel, northwest of the proposed interchange with SR-125 and Otay Valley Road. The site is located north of the Otay River Valley.

Open Space and Habitat: Village Eight is located near two open space resources: Rock Mountain to the west, and the bluffs abutting the Otay River Valley to the south.

Land Use: Village Eight is located adjacent to the Otay River Valley to the south. An existing water reservoir is located on an out-parcel in the western portion of the village. Planned SR-125 forms the eastern village edge.

Visual: Scenic values extend along La Media Road, an open space scenic corridor. The village contains views to Rock Mountain, and the Otay River Valley, and more distant views of the San Ysidro Mountains to the east.

Relationship to Other Otay Ranch Villages: Village Eight is located next to Village Seven to the north, and Village Four to the west. Village Four, a low density village, may have a close relationship with Village Eight to secure services, beyond those provided within its small village core.

b. Village Eight Description

Village Eight is an Urban Village. Urban Villages are adjacent to existing urban development and are planned for transit oriented development with higher densities and mixed uses in the village cores. Village Eight includes two separate development areas, Village Eight West and Village Eight East.

Village Eight West consists of:

- ☐ 621 single-family residential units
- ☐ 1,429 multi-family residential units
- ☐ Build-out population of approximately 5,754
- ☐ A Town Center area containing:
  - 300,000 square feet of commercial uses (mixed with residential and may occur horizontally or vertically)
  - A community park
  - A community purpose facility
  - A transit stop
  - An elementary school
  - A middle school
  - Multi-family residential (mixed with comercial)
  - Affordable Housing

Village Eight East Consists of:

- ☐ A maximum of 943 single-family residential units
- ☐ A maximum of 2,617 multi-family residential units
- ☐ Build-out population of approximately 9,892
- ☐ A village core area containing:
  - Commercial uses
  - Public and community purpose facilities
  - A transit stop
  - An elementary school
  - Multi-family residential
  - Affordable Housing
  - Neighborhood Park

Village Eight (West)

Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park	CPF	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
LMV	331		331	4.9	67.0								67.0	1,102
M	290		290	11.1	26.2	7.5							33.7	966
TC		899	899	22.1	40.7	20.4		20.2	*				81.3	2,319
MH		530	530	18.0	29.5		5.8	11.4					46.7	1,367
OTHER											41.5	30.1	71.6	
VILLAGE 8 WEST SUBTOTAL	**621**	**1,429**	**2,050**	**12.5**	**163.4**	**27.9**	**5.8**	**31.6**	*****		**41.5**	**30.1**	**300.3**	**5,754**

Village Eight (East)

Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park++	CPF	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
M	943		943	7.2	130.5		1.6						132.1	3,140
MU		2,617	2,617	42.1	62.1	7.3	2.6	10.8	+				82.8	6,752
OTHER											11.2	9.9	21.1	
VILLAGE 8 EAST SUBTOTAL	**943**	**2,617**	**3,560**	**18.5**	**192.6**	**7.3**	**4.2**	**10.8**	**+**		**11.2**	**9.9**	**236.0**	**9,892**
VILLAGE 8 TOTAL	**1,564**	**4,046**	**5,610**	**15.8**	**356.0**	**35.2**	**10.0**	**42.4**	*** +**		**52.7**	**40.0**	**536.3**	**15,646**

* 300,000 Square feet of commercial may occur vertically or horizontally; therefore, actual acreage may vary.

+ 20,000 Square feet of commercial may occur vertically or horizontally; therefore, actual acreage may vary.

++ Part of park acreage requirements have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

Exhibit 52 Village Eight Land Use Table

c. Village Eight Policies

Village Character Policies:

- ☐ The village character should be guided by the following qualities:
  - Location adjacent to Otay River Valley.
  - Linkage and compatibility with Villages Four, and Seven and Nine.
  - Views to Rock Mountain, the Otay River Valley and the mountains to the east.
- ☐ Land use designs shall consider the overall natural landform and generally slope down toward the Otay River Valley.

Village Core Policies:

- Although Village Eight is not located along the Bus Rapid Transit route, it is to be planned as transit ready. A transit stop shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.
- Village Eight will provide some commercial and public services to the low density residential neighborhood (Village Four) to the west.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 46.9 acres of local parks in Village Eight. Of this amount, 17.3 acres is required by Village 8 West. To satisfy this requirement, 27.9 acres of neighborhood parks/town square are planned. The excess park acreage will be allocated to the provision of parks related to Village Nine overall park acreage obligation.

Village 8 East requires 29.7 acres of local parks. To satisfy this requirement, a 7.3 acre neighborhood park is planned. The remaining park acreage will be achieved in either the Village Four Community Park or Active Recreation in Planning Area 20 immediately south of Village Eight to satisfy the demand created by Villages Three, Eight East and Ten.

The following policies shall guide the design of parks and open spaces in Village Eight:

- ☐ Natural open space areas adjacent to the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Natural open space character along the canyon will be defined in the Overall Ranch Design Plan and further refined in the Village Design Plan.
- ☐ Except in the town center, setbacks and landscaping shall be provided along major roads in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).
- ☐ Lot lines and grading shall not extend into the open space preserve.

- The village edge shall be a landscaped buffer, providing a soft transition to the Otay Valley Regional Park.
- Pedestrian trails shall link the village to the Otay Valley Regional Park.
- Pedestrian and bike path connections shall be provided from Village Four and Village Eight East to the town center.

Other Village Eight Policies:

- The water reservoir site shall be appropriately screened and landscaped to minimize the impacts on nearby land uses.
- The visual impacts of development in areas adjacent to the Otay River Valley shall be considered in the design of neighborhoods along this edge. A visual analysis shall be performed at the SPA level to assess the visual impacts of development adjacent to the Otay River Valley. The Overall Ranch Design Plan will define the visual analysis requirements.
- Design guidelines which address the visual quality of development adjacent to the Otay Valley Regional Park shall be included in the Village Design Plan for Village Eight. These guidelines shall incorporate Ranch-wide guidelines established in the Overall Ranch Design Plan.

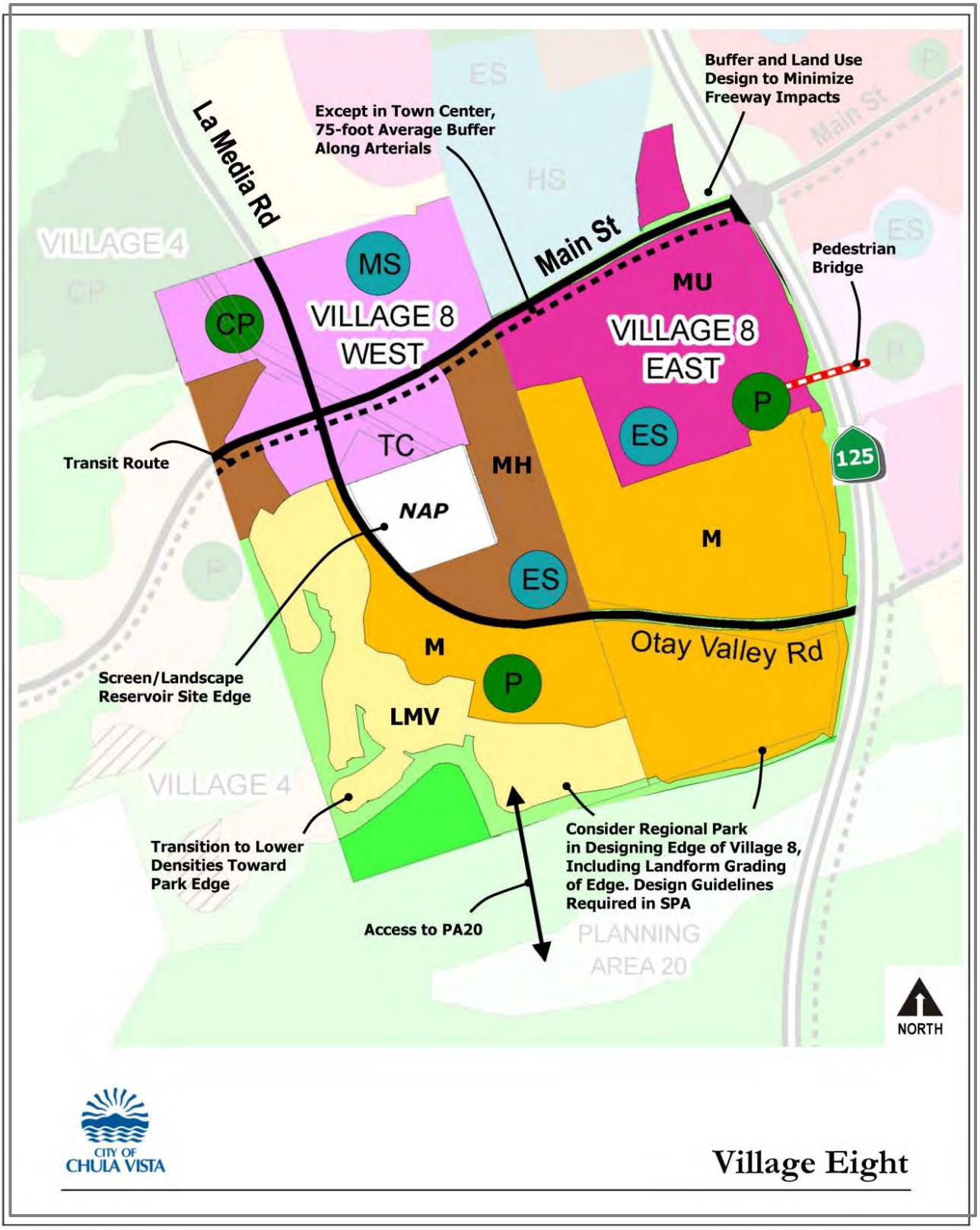

Exhibit 53 Village Eight Land Use Map

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9. Village Nine

a. Village Nine Setting

Village Nine is comprised of approximately 304 acres located in the southern portion of the Otay Valley Parcel, southeast of the proposed interchange of SR-125 and Main Street. The site is north of the Otay River Valley.

Open Space and Habitat: Village Nine is located adjacent to two natural resource areas: Salt Creek and the undulating slopes and bluffs of the Otay River Valley. Areas of significant habitat occur along the bluffs, including coastal sage scrub.

Land Use: Surrounding uses include the County Detention Facility, Donovan State Prison, Otay Mesa industrial area and Brown Field, to the south across the river valley. SR-125 is the western village boundary.

Visual: Scenic values extend along Main Street, an open space scenic corridor. The village contains views to Rock Mountain, the Otay River Valley, and Salt Creek, with more distant views of the San Ysidro Mountains to the east.

Relationship to Other Otay Ranch Villages: Village Nine is located immediately south of the Eastern Urban Center, with which the Village should have a complementary relationship. Village Ten is located to the southeast, and Village Eight is located to the west, across SR-125. A portion of Village Nine is separated from the remainder of the village by Main Street.

b. Village Nine Description

The primary land use for a portion of Village Nine is designated as University (U). The intent of the GDP is to reserve a site for a full scale university and associated Regional Technology Park within the Otay Ranch. Part II, Chapter 1, Section D4 and D5, herein, describes these land uses. The remaining portion of Village Nine includes a university village, a portion of the EUC and additional mixed use and residential uses. The University Village, along with the EUC, will provide university related retail, service, and cultural centers. Village Nine contains the following:

- ☐ 266 single-family residential units
- ☐ 3,734 multi-family residential units
- ☐ Build-out population of approximately 10,519
- ☐ A village core or town center area containing:
    - Commercial uses in a mixed use setting
    - Public and community purpose facilities
    - A transit stop/ station
    - An elementary school
    - Multi-family residential
    - A Town Square/Village Green/Main Street
    - Affordable Housing
    - Neighborhood

Village Nine														
Use	**Dwelling Units**				**Acreage**									**Approx. Pop.**
	SF	**MF**	**Total**	**Dens**	**Res.**	**Park*****	**CPF**	**Sch.****	**C'ml.**	**Ind.**	**Open Sp.**	**Art.**	**Total**	
LMV	105		105	3.7	28.1	4.7							32.8	350
M	161		161	10.6	15.2	2.9							18.1	536
EUC		1,912	1,912	39.6	48.3	3.6			*				51.9	4,933
TC		1,030	1,030	23.3	44.3	1.5	2.3	7.9	*				56.0	2,657
MU		792	792	19.1	41.5	14.8	2.7	11.9	*				70.9	2,043
OTHER											6.8	26.1	32.9	
TOTAL	**266**	**3,734**	**4,000**	**22.6**	**177.4**	**27.5**	**5.0**	**19.8**	*****		**6.8**	**26.1**	**262.6**	**10,519**

*1,500,000 square feet of commercial may occur vertically or horizontally; therefore, actual acreage within each land use will be determined at final map.

**School sites occur in the TC and MU land use. If any school site is not pursued by the school district, the site will revert to Mixed Use or Town Center.

*** Part of park acreage requirements have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

Exhibit 54a Village Nine Land Use Table

Secondary Land Use: The portion of Village Nine designated as University (U) may be developed for secondary land uses as described in table 54b only upon the following: the repurchase of said land in accordance with the terms and conditions of that certain Land Offer agreement, dated April 17, 2008, entered into between the City and Otay Land Company and the recordation of the transfer of the fee interest in accordance with said repurchase. Implementation of the secondary land uses for the portion of Village Nine designated as University would add the following to Village Nine:

- 68 single-family residential units
- 93 multi-family residential units
- Build-out population of approximately 454
- Commercial, park and CPF uses in a mixed use setting

Portion of University / Village 9 Alternative*														
Use++	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park**	CPF+	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
LMV	57		57	4.5	12.7								12.7	182
MU						0.9	0.6		0.8				2.3	
MH		93	93	17.9	5.2			0.9					6.1	237
L	11		11	2.1	5.3								5.3	35
OTHER											12.4	2.5	14.9	
TOTAL	**68**	**93**	**161**	**6.9**	**23.2**	**0.9**	**0.6**	**0.9**	**0.8**		**12.4**	**2.5**	**41.3**	**454**

*Portion of Village 9 has a primary land use designation of University, and a secondary land use designation of residential as depicted in this table.

**Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

+ Actual CPF acreage to be determined at the SPA level; CPF acreage based on ratio of 1.39 acres per 1000 persons.

++ Estimates land use figures based on the ownership percentage of the Village.

Exhibit 54b Village Nine Secondary Land Use Table

c. Village Nine Policies

Village Character Policies:

- ☐ The village character should be guided by the following qualities:
  - Location adjacent to the Otay River Valley.
  - High intensity of the village land uses.
  - Linkage and compatibility with the Eastern Urban Center.
  - Views to Rock Mountain, the Otay River Valley, Salt Creek and mountains to the east.
  - Location along a proposed transit line.
- ☐ The Eastern Urban Center, SR-125 and the transit corridor provide opportunities for higher density along the northern and western edges of Village Nine. The adjacent open space to the south suggests a lower density residential to complement topography and the Otay Valley Regional Park.
- ☐ Development along the northern village boundary shall be compatible with the land uses in the adjoining Eastern Urban Center. Pedestrian walkways link multi-family residential areas, wherever feasible.
- ☐ Residential development along the southern portion of the village shall emphasize views of the Otay River Valley.
- ☐ Pockets of developable land south of Otay Valley Road shall be used for low density residential uses overlooking the park, and shall be subject to special design criteria to be developed in the Overall Ranch Design Plan.

Village Core Policies:

- ☐ A transit stop /station shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level in the town center.
- ☐ Transit line rights-of-way shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standards would result in the development of 31.6 acres of local parks in Village Nine. To satisfy this requirement, 25.1 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of community park acres in Village Four community park.

The following policies shall guide the design of parks and open spaces in Village Nine:

- ☐ Natural open space areas adjacent to the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots.
  - Significant habitat areas shall be retained in natural open space.
  - Degraded habitat and slope shall be revegetated consistent with revegetation and slope guidelines developed at the SPA level. Landform grading shall be utilized in these areas to represent natural slope gradients and provide an undulating edge with varying gradients.
  - Slope without habitat areas shall conform to landscape concepts developed at the SPA level.
- ☐ The village edge shall be a landscaped buffer, providing a soft transition to the Otay Valley Regional Park/Otay Ranch Preserve.
- ☐ Pedestrian trails shall be provided to link the village with the Otay Valley Regional Park.

Other Village Nine Policies:

- ☐ The visual impacts of development in areas adjacent to the Otay River Valley shall be considered in the design of neighborhoods along this edge. A visual analysis shall be performed at the SPA level to assess the visual impacts of development adjacent to the Otay River Valley. The Overall Ranch Design Plan will define the requirements for the visual analysis.
- ☐ Contour grading shall be required adjacent to the Otay River Valley. Landform grading guidelines shall be defined and developed as part of the Overall Ranch Design Plan, and further refined in the Village Design Plan at the SPA level.

- o Design guidelines which address the visual quality of development adjacent to the Otay Valley Regional Park shall be developed in the Overall Ranch Design Plan and further refined in the Village Design Plan for Village Nine.
- ☐ Development will be centered along the spindal (a pair of streets) and the transit corridor as the location of the highest intensity of development in order to achieve a pedestrian-oriented mixed-use district that will provide a direct link to the University Campus to the east and EUC to the north, and serves as the centerpiece of identity and community character.
- ☐ Structures within the heart of the University Town Center area shall be located and designed to form a common "building wall" along sidewalks, with parking to the rear or in subterranean structures, to stimulate pedestrian activity.
- ☐ Provide for the development of retail and office uses in a more intense format necessary to serve related businesses that are complimentary to business and retail needs intended for the EUC, the University Campus, and the RTP.
- ☐ Provide for the development of uses that directly support or complement the University Campus, such as commercial services, office, and faculty, staff, and student housing.

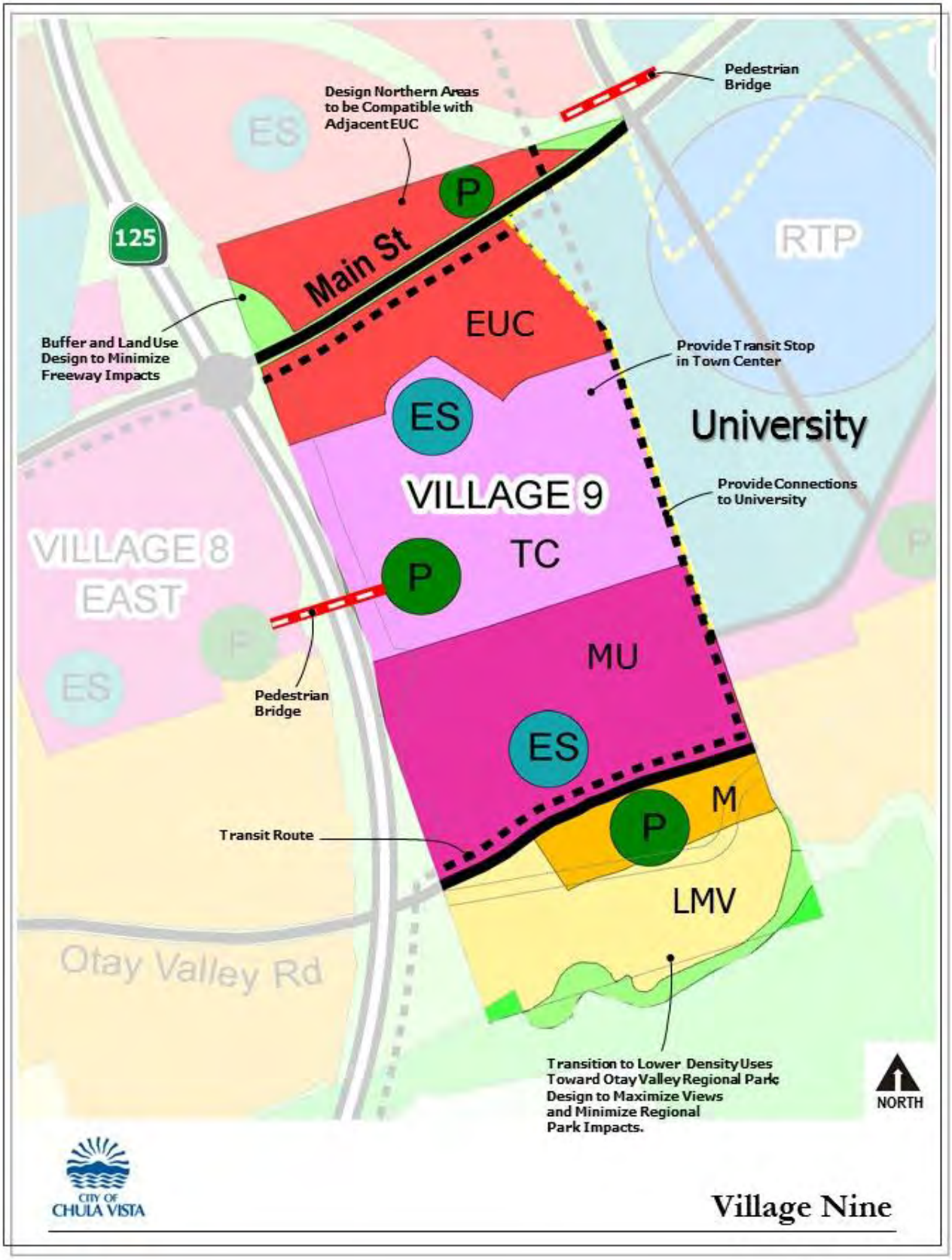

Exhibit 55 Village Nine/University Land Use Map

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10. Village Ten

a. Village Ten Setting

Village Ten is approximately 150 acres located in the eastern portion of the Otay Valley Parcel, east of Village Nine, south of Planning Area 10, and east of Salt Creek. The site is characterized by a broad mesa with slopes along the southern boundary leading down to the Otay Valley Regional Park.

Open Space and Habitat: Village Ten is located adjacent to the steep slopes and habitat of the Otay River Valley.

Land Use: Village Ten is located on the eastern edge of the Otay Valley Parcel. This site is surrounded by vacant farm land to the north and east and native habitat to the south and east. Surrounding uses include a town center and mixed uses in Village Nine, Planning Area 10 to the north, residential uses in Villages Eleven further to the north, the Eastern Urban Center to the northwest, and the U.S. Olympic Training Center across Salt Creek to the east. Lower Otay Lake lies to the east across the ridge which borders the Salt Creek corridor.

Visual: Scenic values extend along the Otay River Valley. Village Ten contains views to Rock Mountain and the Otay River Valley, and more distant views of the San Ysidro Mountains to the east.

Relationship to Other Otay Ranch Villages: Village Ten is located south of Planning Area 10. Village Eleven is located to the north, and Village Nine is located to the west.

b. Village Ten Description

Village Ten is a pedestrian oriented village adjacent to Planning area 10. The intent of the GDP is to establish a Village that responds to the land uses planned for Village Nine to the west and Planning Area 10 to the north. Village Ten includes a mixed use, high intensity village core along the northern boundary which will be the interface with the future University.

Village Ten contains:

- ☐ 695 single-family residential units
- ☐ 1,045 multi-family residential units
- ☐ Build-out population of approximately 5,010
- ☐ A village core area containing:
  - Commercial uses in a mixed use setting
  - Community purpose facilities
  - A transit stop
  - An elementary school
  - Multi-family residential
  - Neighborhood Park
  - Affordable Housing

Village 10														
Use	**Dwelling Units**				**Acreage**									**Approx. Pop.**
	SF	**MF**	**Total**	**Dens**	**Res.**	**Park***	**CPF+**	**Sch.**	**C'ml.**	**Ind.**	**Open Sp.**	**Art.**	**Total**	
M	695		695	7.9	88.0		1.7						89.7	2,314
MU		1,045	1045	41.6	25.1	7.6	2.6	9.2					44.5	2,696
OTHER											16.5		16.5	
TOTAL	**695**	**1,045**	**1,740**	**15.4**	**113.1**	**7.6**	**4.3**	**9.2**			**16.5**		**150.7**	**5,010**

*Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

+ Actual CPF acreage to be determined at the SPA level; CPF acreage based on ratio of 1.39 acres per 1000 persons.

Exhibit 56a Village Ten Land Use Table

Portion of University Alternative*														
Use++	**Dwelling Units**				**Acreage**									**Approx. Pop.**
	SF	**MF**	**Total**	**Dens**	**Res.**	**Park****	**CPF+**	**Sch.**	**C'ml.**	**Ind.**	**Open Sp.**	**Art.**	**Total**	
LMV	208		208	4.9	42.7								42.7	665
M	64		64	9.0	7.1								7.1	206
MU						3.4	2.1		2.2				7.7	
MH		213	213	17.3	12.3			8.3					20.6	543
L	19		19	2.0	9.6								9.6	61
CP						7.0							7.0	
OTHER											26.1	7.8	33.9	
TOTAL	**291**	**213**	**504**	**7.0**	**71.7**	**10.4**	**2.1**	**8.3**	**2.2**		**26.1**	**7.8**	**128.6**	**1,474**

*Portion of University has a secondary land use designation of residential as depicted in this table.

**Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

+ Actual CPF acreage to be determined at the SPA level; CPF acreage based on ratio of 1.39 acres per 1000 persons.

++ Estimates land use figures based on the ownership percentage of the Village.

Exhibit 56b Village Ten Secondary Land Use Table

c. Village Ten Policies

Village Character Policies:

- ☐ Village Ten character should be guided by the following qualities:
  - Location adjacent to the Otay River Valley corridor.
  - High intensity of the area land uses.
  - Complementary relationship and compatibility with the Planning Area 10 and Village Nine Town Center.

- Views to Rock Mountain, the Otay River Valley, and the San Ysidro Mountains to the east.

Village Core Policies:

- ☐ The village core should be located near the northern boundary in order to compliment Planning Area 10.

Parks and Open Space Policies:

- ☐ Application of the 3 acres per 1,000 residents standard would result in the development of 15.0 acres of local parks in Village Ten. To satisfy this requirement, a 7.6 acre neighborhood park is planned. The remaining park demand will be achieved in either the Village Four Community Park or within the Active Recreation land in Planning Area 20 south of Village Eight.
- ☐ The following policies shall guide the design of parks and open spaces Village Ten:
    - Natural open space areas adjacent to the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots, where feasible.
    - Natural open space character along the Otay River Valley shall be based upon the concepts developed in the Overall Ranch Design Plan and refined in the Design Plan for Village Ten.
    - Setbacks and landscaping shall be provided along the Village Ten Preserve-adjacent slopes in keeping with open space buffering guidelines in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).
    - Pedestrian trails and walkways shall link Village Ten with the Otay Valley Regional Park.

Other Village Policies:

- ☐ Contour grading shall be required adjacent to the Otay River Valley. Landform grading guidelines shall be developed as part of the Overall Ranch Design Plan and will be further refined in the Design Plan at the SPA level.
- ☐ Design guidelines which address the visual quality of development adjacent to the Otay River Valley shall be included in the Overall Ranch Design Plan, and further refined in the Design Plan for Village Ten.
- ☐ Village Ten SPA Plan shall include provisions for locating transit routes and transit stops adjacent to and within the Village Core, where feasible. The SPA Plan shall be conditioned for dedication at the Tentative Map level, as applicable.

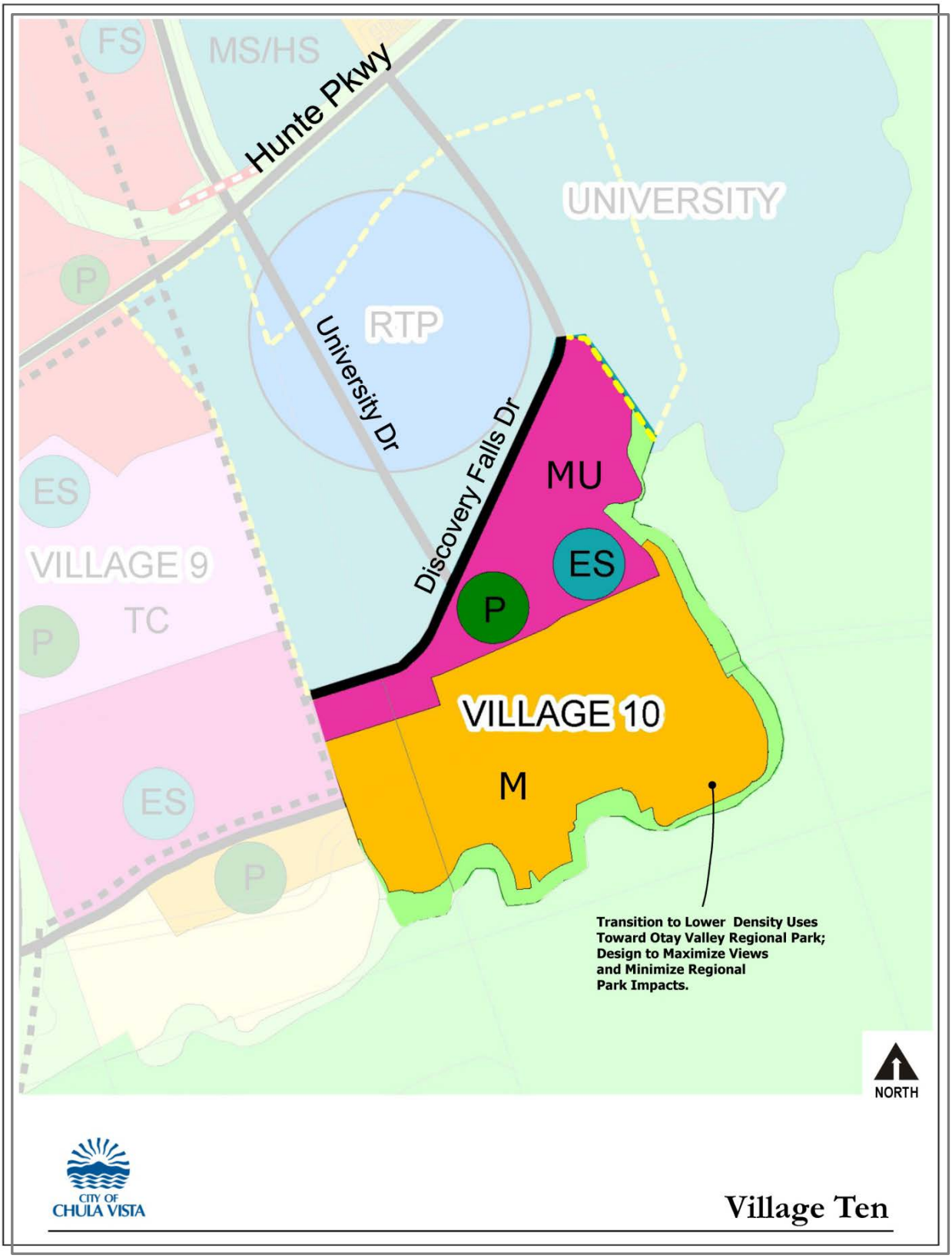

Exhibit 57 Village Ten Land Use Map

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10. Planning Area 10 (University and Regional Technology Park)

a. Planning Area 10 Setting

Planning Area 10 is approximately 364.3 acres located in the eastern portion of the Otay Valley Parcel, east of Village Nine, south of Village Eleven and the Eastern Urban Center, north of Village Ten and east of Salt Creek. The site is characterized by a broad mesa with slopes along the eastern boundary leading down to Salt Creek.

Open Space and Habitat: Planning Area 10 is located adjacent to the steep slopes and habitat of Salt Creek.

Land Use: Planning Area 10 is located on the eastern edge of the Otay Valley Parcel. This site is surrounded by vacant farm land and native habitat. Surrounding uses include a town enter and mixed uses in Village Nine, residential uses in Village Ten to the south and Villages Eleven to the north, the Eastern Urban Center to the northwest, and the U.S. Olympic Training Center across Salt Creek to the east. Lower Otay Lake lies to the east across the ridge which borders the Salt Creek corridor.

Visual: Scenic values extend along Salt Creek. Planning Area 10 contains views to Rock Mountain and the Otay River Valley, and more distant views of the San Ysidro Mountains to the east.

Relationship to Other Otay Ranch Villages: Planning Area 10 is located southeast of the Eastern Urban Center. Village Eleven is located to the north, Village Ten is located to the south and Village Nine is located to the west.

b. Portion of Planning Area 10 Description

The primary land uses for Planning Area 10 are composed of two component parts, a University site and a Regional Technology Park (RTP). The University and RTP are described in. Part II, Chapter 1, Section D4.

The intent of the GDP is to reserve a site for a full scale university within the Otay Ranch. The GDP reserves the land for a university for a period of time dependent on the phasing.

The secondary land uses for Planning Area 10, as depicted in Exhibits 59, may be developed for said secondary land uses in accordance with the provisions of the LOAs between the City and OLC and SSBT, LCRE V.

Exhibit 58a - Planning Area 10 (University/RTP) Land Use Table

Planning Area 10 (University/RTP)*															
Use	Dwelling Units				Acreage										Approx. Pop.
	SF	MF	Total	Dens	Res.	Park	CPF	Sch.	C'ml.	Ind.	Uni.	Open Sp.	Art.	Total	
RTP										85.0				85.0	
UNIVERSITY											267.7			267.7	
PUBLIC/QUASI PUBLIC							11.6**							11.6	
TOTAL							**11.6**			**85.0**	**267.7**			**364.3**	

*Portion of Planning Area 10 has a primary land use designation of University, as depicted in this table, and a secondary land use designation of urban village (residential) as depicted in the next table.

**11.6 acre SDG&E substation.

Exhibit 58b – Portion of Planning Area 10 Alternative

Portion of Planning Area 10 (University/RTP) Alternative*														
Use++	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park**	CPF+	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
L	30		30	2.0	14.9								14.9	96
LMV	265		265	4.9	55.4								55.4	847
M	64		64	9.0	7.1								7.1	206
MU						4.3	2.7		3.0				9.9	
MH		306	306	17.5	17.5			9.2					26.7	780
CP						7.0							7.0	
OTHER											38.5	10.3	48.8	
TOTAL	**359**	**306**	**665**	**7.0**	**94.9**	**11.2**	**2.7**	**9.2**	**3.0**		**38.5**	**10.3**	**169.8**	**1,929**

*Portion of University has a secondary land use designation of residential as depicted in this table.

**Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

+ Actual CPF acreage to be determined at the SPA level; CPF acreage based on ratio of 1.39 acres per 1000 persons.

++ Estimates land use figures based on the ownership percentage of the Village.

c. Planning Area 10 Policies

Planning Area Character Policies:

- Planning Area 10 character should be guided by the following qualities:
  - Location adjacent to the Salt Creek corridor.
  - High intensity of the area land uses.
  - Complementary relationship and compatibility with the Eastern Urban Center, especially its residential component.
  - Views to Rock Mountain, the Otay River Valley, and the San Ysidro Mountains to the east.

Planning Area 10 Core Policies:

- ☐ The Planning Area core should be located near the western Planning Area 10 boundary in order to provide some community services for the residents of the Eastern Urban Center and to complement the Village Nine Town Center.

Parks and Open Space Policies:

- ☐ The following policies shall guide the design of open spaces in Planning Area 10:
  - Natural open space areas adjacent to the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots, where feasible.
  - Natural open space character along the canyon shall be based upon the concepts developed in the Overall Ranch Design Plan and refined in the Design Plan for this Planning Area.
  - Setbacks and landscaping shall be provided along Main Street/Hunte Parkway in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).
  - Pedestrian trails and walkways shall link Planning Area 10 with the Otay Valley Regional Park.

Other Planning Area 10 Policies:

- ☐ Contour grading shall be required adjacent to Salt Creek. Landform grading guidelines shall be developed as part of the Overall Ranch Design Plan and will be further refined in the Design Plan at the SPA level.
- ☐ Design guidelines which address the visual quality of development adjacent to Salt Creek shall be included in the Overall Ranch Design Plan, and further refined in the Design Plan for Planning Area 10.
- ☐ The Planning Area 10 SPA Plan shall include provisions for locating transit routes and transit stops adjacent to and within the district, where feasible. The SPA Plan shall be conditioned for dedication at the Tentative Map level, as applicable.

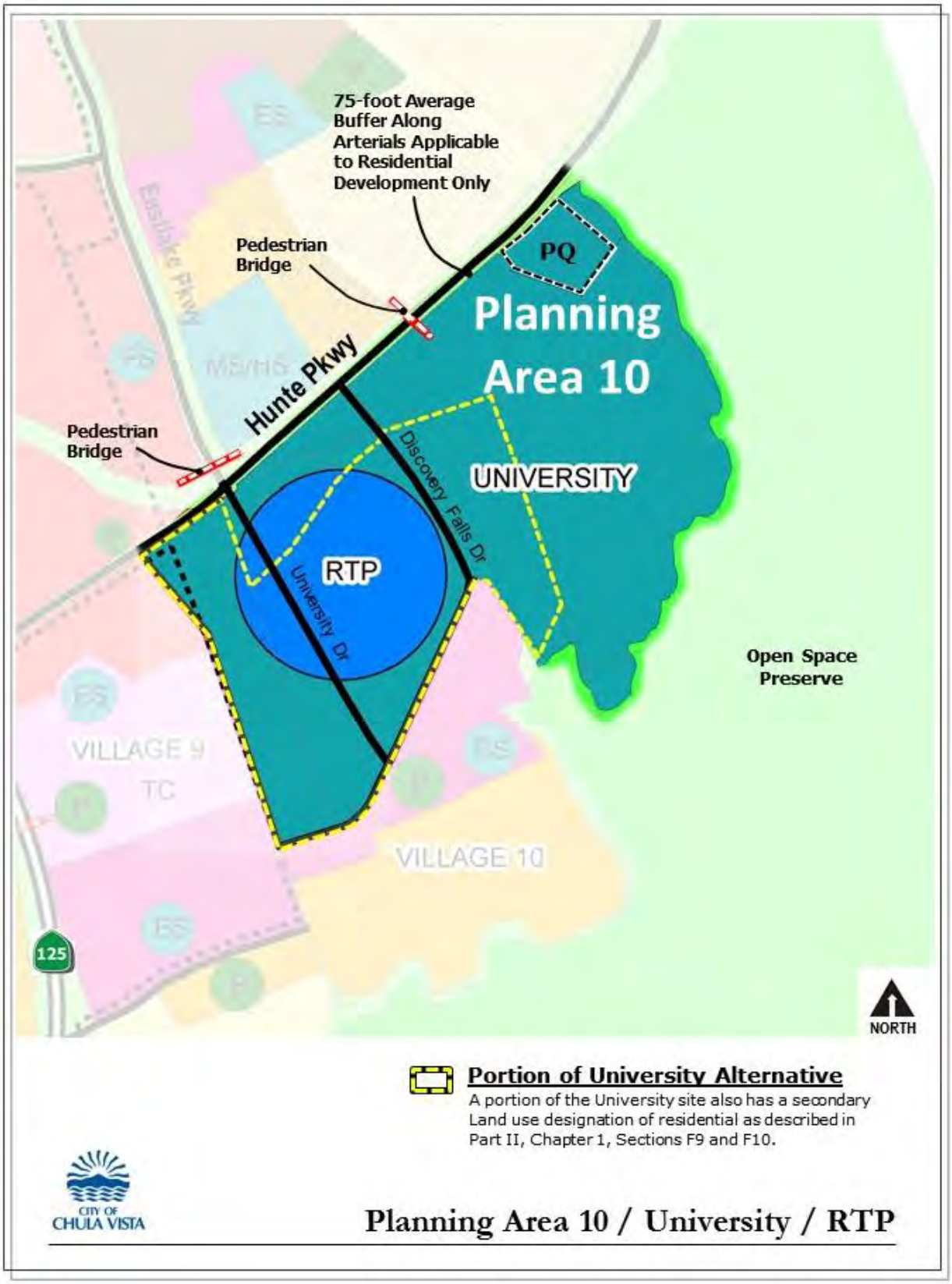

Exhibit 59 Planning Area 10 (University and RTP) Land Use Map

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11. Village Eleven

a. Village Eleven Setting

Village Eleven is comprised of approximately 489 acres located in the northeastern portion of the project, south of the extension of Olympic Parkway and west of the extension of Hunte Parkway. Salt Creek is located along the eastern boundary and a university is located to the south. The community of EastLake is located to the north.

Open Space and Habitat: Village Eleven is located adjacent to the slopes and habitat of Salt Creek. This area has been extensively farmed.

Land Use: The San Diego Gas and Electric (SDG&E) and San Diego County Water Authority (SDCWA) easements cross the site northwest to southeast. EastLake Greens is a planned community located along the northern edge of the village.

Visual: Village Eleven is located to the south of Olympic Parkway, a scenic corridor. Views from the village include views of the mountains to the northeast, east, and south, and views of the Salt Creek Canyon.

Relationship to Other Otay Ranch Villages: Village Eleven is located adjacent to the Eastern Urban Center and the Freeway Commercial area which contains a park-and-ride facility. The village will provide transitions between these more intense uses and adjacent residential uses.

b. Village Eleven Description

Village Eleven is an Urban Village. Urban Villages are adjacent to existing urban development and are planned for transit-oriented development with higher densities and mixed uses in the village cores. Village Eleven contains:

- o A maximum of 1,005 single-family residential units
- o A maximum of 1,385 multi-family residential units
- o Build-out population of approximately 6,749
- o A middle school
- o Open space corridor
- o A village core area containing:
  - Commercial uses in a mixed use setting
  - Public and community purpose facilities
  - A transit stop
  - An elementary school
  - Multi-family residential
  - A Town Square/Village Green/Main Street
  - Affordable Housing
  - Neighborhood Park

Village Eleven														
Use	**Dwelling Units**				**Acreage**									**Approx. Pop.**
	SF	**MF**	**Total**	**Dens**	**Res.**	**Park***	**CPF****	**Sch.**	**C'ml.**	**Ind.**	**Open Sp.**	**Art.**	**Total**	
MH		583	583	13.7	42.7								42.7	1,487
MU		472	472	21.2	22.3	10.0	9.4	10.0	10.0				61.7	1,204
M	195	330	525	6.9	75.7			25.0					100.7	1,466
LMV	810		810	4.9	166.0								166.0	2,592
OTHER											51.4	66.5	117.9	
TOTAL	**1,005**	**1,385**	**2,390**	**7.8**	**306.7**	**10.0**	**9.4**	**35.0**	**10.0**		**51.4**	**66.5**	**489.0**	**6,749**
*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.														
**Actual CPF acreage to be determined at the SPA level. CPF acreage based on a ratio of 1.39 acres per 1,000 persons.														

Exhibit 60 Village Eleven Land Use Table

c. Village Eleven Policies

Village Character Policies:

- ☐ The village character should be guided by the following qualities:
  - Location adjacent to the Salt Creek corridor.
  - High intensity of the village land uses.
  - Compatibility with the Eastern Urban Center.
  - Views to the mountains to the northeast, east and southeast, and the Salt Creek corridor.
- ☐ Village Eleven shall contain a regional greenbelt/open space area which connects to and through the Eastern Urban Center.
- ☐ Multi-family residential uses should be located within the village core to provide housing opportunities adjacent to the Eastern Urban Center and Freeway Commercial area.

Village Core Policies:

- The village core land uses should provide a medium density transition to the Freeway Commercial areas to the west.
- The village core should utilize the greenbelt/open space corridor as an identifying feature.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 20.2 acres of local parks in Village Eleven. To satisfy this requirement, 10.0 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of a community parks in Village Four.

The following policies shall guide the design of parks and open spaces in Village Eleven:

- A regional greenbelt/open space link (a minimum of 75 feet wide) will be provided on the south side of the village, connecting Wolf Canyon, the Eastern Urban Center and Salt Creek. This connection may take several forms, including a greenbelt, trails, or promenade streets. The greenbelt shall be an minimum of 75 feet wide. The GDP/SRP Land Use Map provides a concept for the linkage through the village.
- Natural open space areas adjacent to Salt Creek identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Natural open space character along the canyon shall be based upon the concepts developed in the Overall Ranch Design Plan and refined in the Village Design Plan for this village.
- Setbacks and landscaping shall be provided along Main Street in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).
- Pedestrian trails shall link the village with Salt Creek and the Otay Valley Regional Park.
- The environmental resources contained in Salt Creek Canyon shall be protected through careful buffering, landscaping and grading techniques.
- The aqueduct and SDG&E easements should be integrated into the design of the village as open space. These easements may be utilized for road crossings, parking and limited landscaping, however, no habitable structures may be placed in the area. Residential and school uses should be buffered from the SDG&E powerlines. The width of the buffer will conform to school district requirements.

Other Village Eleven Policies:

- Contour grading shall be required adjacent to Salt Creek. Landform grading guidelines shall be developed as part of the Overall Ranch Design Plan and further refined in the Village Design Plan at the SPA level.
- Design guidelines which address the visual quality of development adjacent to Salt Creek shall be defined in the Overall Ranch Design Plan and further refined in the Village Design Plan for Village Eleven.
- Although the village is not located along the light rail transit route, a transit stop shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.

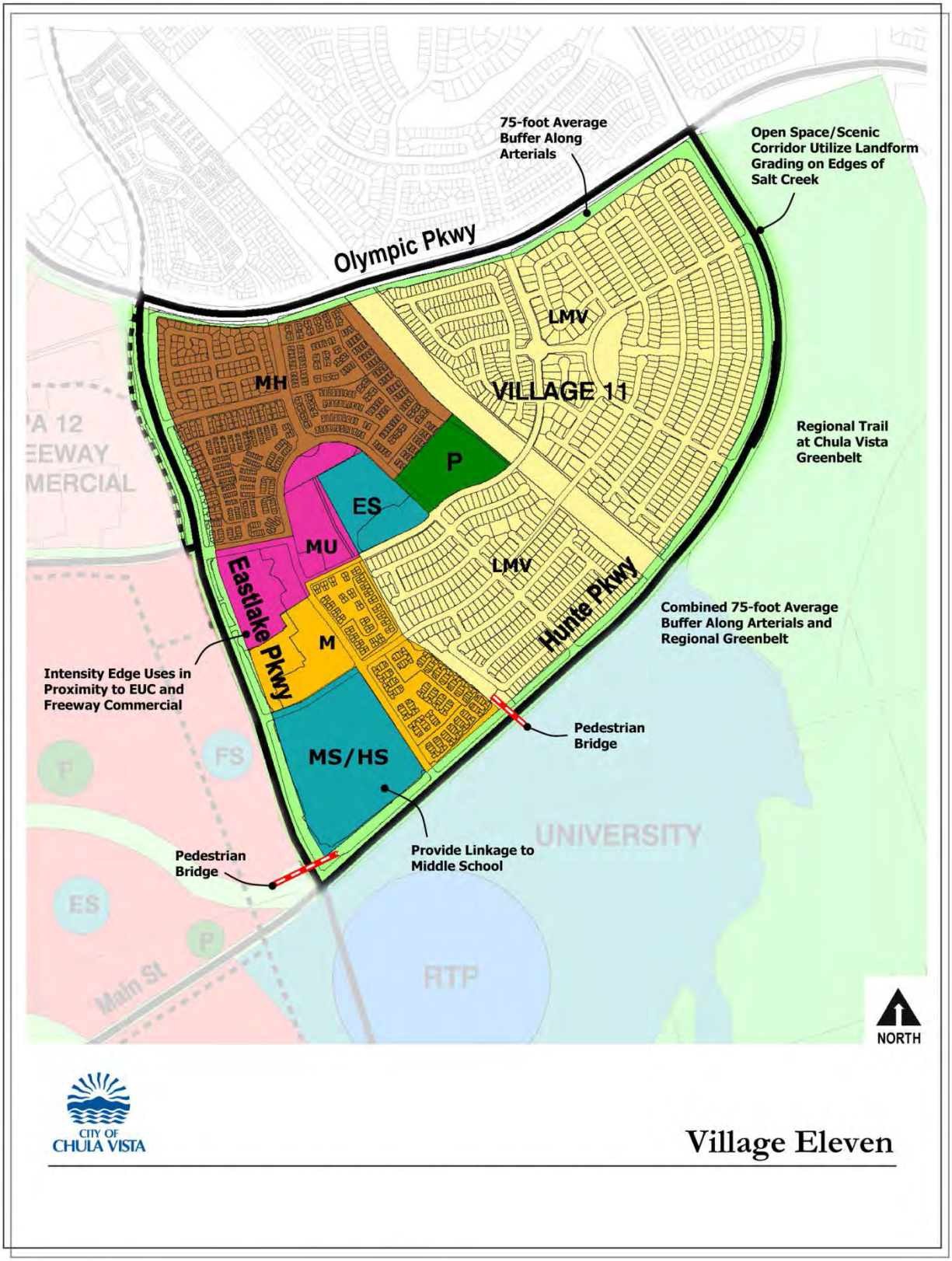

Exhibit 61 Village Eleven Land Use Map

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12. Planning Area 12 - Eastern Urban Center/Freeway Commercial

a. Planning Area 12 Setting

Planning Area 12 is approximately 376 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 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 Nine, 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.

b. Eastern Urban Center Description

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 buildings 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.

The Eastern Urban Center contains:

- ☐ 2,993 multi-family high density residential units.
- ☐ Build-out population of approximately 7,722
- ☐ 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

Planning Area 12 (EUC & FC2)													
Use	**Dwelling Units**				**Acreage*****								**Approx. Pop.**
	SF	**MF**	**Total**	**Dens**	**Res.**	**Park***	**CPF****	**Sch.*****	**C'ml.******	**Open Sp.**	**Art.**	**Total**	
EUC		2,993	2,993	41.20	72.6	23.2	10.7	6.0	26.6		33.5	146.0	7,722
Regional Commercial									9.9			26.6	
Visitor Commercial									4.5			9.9	
Cultural									17.2			4.5	
Off-Low Rise/Bus.									10.4			17.2	
Off-Med/high Rise												10.0	
Other+										1.5		1.5	
EUC Subtotal		**2,993**	**2,993**	**41.20**	**72.6**	**23.2**	**10.7**	**6.0**	**68.6**	**1.5**	**33.5**	**216.1**	**7,722**
FC1									86.2		37.5	123.7	
FC2		900	900	33.7	26.7	7.05[A]	3.24 [A]		6.3	1.3		36.3[B]	2,340
FC Subtotal		**900**	**900**	**33.7**	**26.7**	**7.05[A]**	**3.24 [A]**		**92.5**	**1.3**	**37.5**	**160.0[B]**	
TOTAL		**3,893**	**3,893**	**41.2**	**99.3**	**30.25**	**13.94**	**6.0**	**161.1**	**2.8**	**71.0**	**376.1**	**10,062**

* Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons

[A] Acreage shown represents the total obligation for the project, which may be satisfied onsite, offsite or through in-lieu fees or combination thereof, as determined in the Development Agreement.

[B] Acreage shown represents actual net site acreage not including additional Park and CPF obligation to be satisfied offsite.

** 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 school

**** May include mixed-use and multi-use.

***** The maximum permitted non-residential areas may alternatively be measured in sq. ft. up to the maximum projected yield of 3,487,000 st. ft. for EUC; 960,000 sq. ft. for FC1; 12,000 sq. ft. for JPB portion within EUC; excludes FC2 area

\+ Fire Station

++ 6.3 acres hotel and additional 15,000 to 30,000 sq. ft. of commercial component of Mixed Use Residential

Exhibit 62 Planning Area Twelve (EUC & FC) Land Use Table

- The mix of uses shown in Exhibit 60 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 60 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.

c. Eastern Urban Center Policies

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 concurrently 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, 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.
- ☐ The framework strategy should identify important facilities, land use, 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.

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.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of approximately 23.2 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 (average 75 feet wide) 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 function as a key segment of the City's Greenbelt and trail system.
- The average width of the open space/trail corridor shall be calculated from one edge of the village to the other.
- 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.

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.

d. Freeway Commercial Description

The Freeway Commercial consists of two planning areas that provide regional serving commercial uses, hotels, and high density residential with ancillary commercial uses in a mixed-use setting.

Freeway Commercial South (FC-1 on Exhibit 62) contains a regional serving commercial shopping center including restaurants and entertainment uses. The shopping center is composed of buildings of varying scale and orientation. Quality architecture is provided throughout the planning area in order to create a pronounced identity for the regional shopping center.

- Freeway Commercial South (FC-1) contains:
  - A regional shopping center, including regional serving commercial uses, restaurants and entertainment uses.

Freeway Commercial North (FC-2 on Exhibit 62) is envisioned to contain two hotels and high density residential in an urban character mixed-use setting with some ancillary commercial uses. Quality architecture will be provided for the hotels and high density mixed-use residential buildings, with a central urban park provided at the core of the planning area.

Internal and external circulation systems shall be provided including a strong pedestrian-orientation, and enhanced pedestrian connectivity to the regional shopping center and internal connections between the high density residential and mixed-use areas, the hotels and the urban park.

Pedestrian sidewalks with landscaped parkways will also be provided along the Bus Rapid Transit (BRT) right-of-way adjacent to the two nearby BRT stations.

Freeway Commercial North (FC-2) is envisioned to contain high density residential within a mixed-use environment, hotels, ancillary retail commercial and an urban park.

e. Freeway Commercial Policies:

Freeway Commercial South (FC-1) Policies:

- ☐ This planning area includes regional uses which require an automobile orientation near regional transportation systems. Expected uses include thoroughfare commercial, visitor commercial and regionally oriented retail commercial
- ☐ This planning area shall include uses such as: department stores, regional mall/lifestyle center, eating and drinking establishments, movie theaters, fitness clubs, and other uses which benefit from direct freeway exposure, -serve a regional market, and strengthen its relationship and linkages to the EUC and University Campus and University Village to the south.
- ☐ Develop a signage and graphic program at the SPA level.
- ☐ Reserve a park-and-ride at the transit stop along the west side of Eastlake Parkway.

Freeway Commercial North (FC-2) Policies:

- Provide two hotels containing a total of 300 or more rooms.
- This planning area is envisioned to include up to 900-units of high density residential in the mixed-use land use designation category with a density range of 20 to 60 units per acre.
- Provide an urban park including amenities that will be a public attraction in addition to serving the surrounding high density residential
- A minimum of 15,000 square feet of commercial uses shall be provided in a mixed-use land use designation.

Freeway Commercial North (FC-2) Character Policies:

- Provide appropriate landscape parkways with trees to separate and buffer pedestrian sidewalks from residential uses adjacent to vehicular roadways and transit right-of-ways.
- Provide safe and accessible pedestrian connections to the existing and anticipated routes to the planned Bus Rapid Transit (BRT) stations. Provide features to buffer pedestrians from the BRT travel lanes where pedestrian walkways are located along the travel lanes.
- Provide appropriate setbacks from the transit right-of-way to the residential units located on the north side of BRT lanes.
- In order to provide for a well-integrated mixed-use urban environment on both sides of Town Center Drive, and along other key pedestrian routes across vehicular circulation, pedestrian-oriented features such as speed tables, bulb-outs, and reduced travel lanes may be provided.
- Complete the connection of the tree-lined pedestrian sidewalk and landscaped parkway coming from the regional shopping center to the high density residential mixed-use areas.
- Hotels and high density residential buildings may include commercial uses supporting a 24-hour environment.

Freeway Commercial North (FC-2) Urban Design Policies:

- Orient hotels and high density residential mixed-use buildings in a manner that defines the primary pedestrian areas, creates a strong pedestrian connection between buildings, and provides for a continuous pedestrian experience.
- Emphasize an urban street scene by locating buildings adjacent to sidewalks and pedestrian-oriented spaces such as patios, plazas, malls and squares.
- Mixed-Use buildings facing Town Center Drive and primary pedestrian urban spaces should contain commercial uses that support pedestrian activities such as dining, retail and entertainment, and cultural experiences.
- To create vitality and excitement, retail business and community activities should flow out from mixed-use buildings into well designed public space such as patios, plazas, malls and squares.

- Enhanced pavement with landscaping should be provided in all usable urban spaces that allow for sidewalk cafes, street vendors, sidewalk entertainment and other inviting pedestrian features.
- Hotels and mixed-use buildings shall incorporate design features which complement a pedestrian scale, such as horizontal components, overhangs, facade detail, display areas, and pedestrian seating.
- Hotels and mixed-use buildings shall exhibit an urban character through the use of quality building materials, textures, and scale.
- Hotels and mixed-use buildings shall display urban design features characteristic of quality architectural design.
- Establish an urban identity through the use of streetscape features and amenities, such as bollards, street furnishings, and enhanced pavement between vehicular driveways.
- Prominently locate urban parks and plazas between the hotels and mixed-use buildings.
- Provide complementary commercial uses within the mixed-use environment that can easily be integrated with the adjacent hotels and the regional shopping center.
- Town Center Drive should provide on-street parking as part of incorporating complete street techniques to reduce vehicular conflicts.
- Off-street parking should be primarily provided behind buildings or within parking podiums or parking structures in order to maintain pedestrian-orientation and preserve the character of the mixed-use environment. Garages fronting on internal streets shall be allowed on residential units.

Freeway Commercial North (FC-2) Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in a requirement for approximately 7.05-acres of parks considering the development of 900 residential units. Freeway Commercial North shall provide sufficient parkland, park enhancements, and/or in-lieu fees to meet this obligation.

- A centrally located urban park with amenities shall be provided at a highly visible location to encourage and attract public use. The park shall be accessible to all residents.

Other Freeway Commercial Policies:

- Provide appropriate sound attenuation for all required residential open space areas that are exposed to a noise level of 65 CNEL or greater.
- Provide appropriate sound attenuation for all public open space areas such as parks that are exposed to a noise level of 65 CNEL or greater.

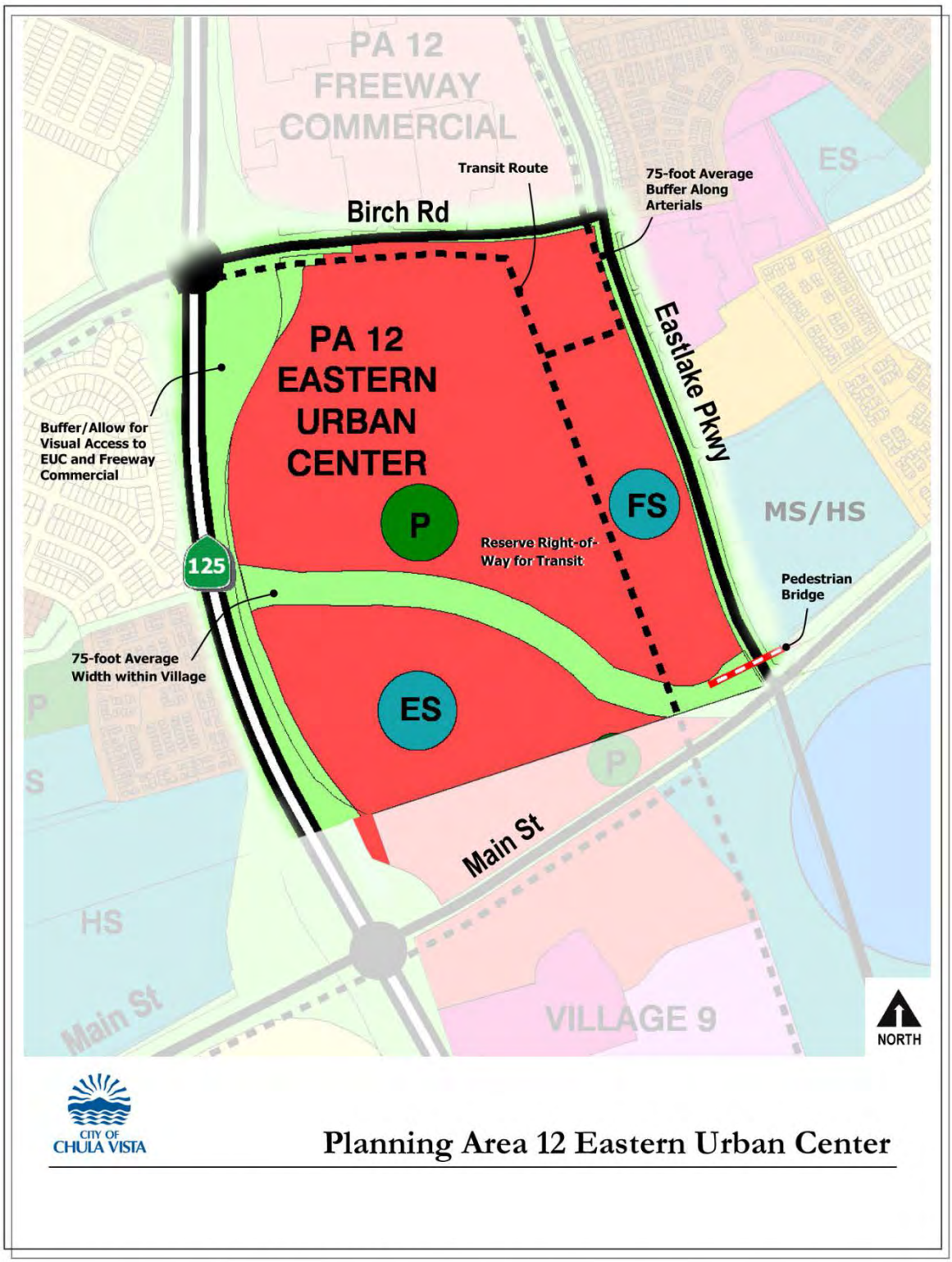

Exhibit 63 Planning Area Twelve EUC Land Use Map

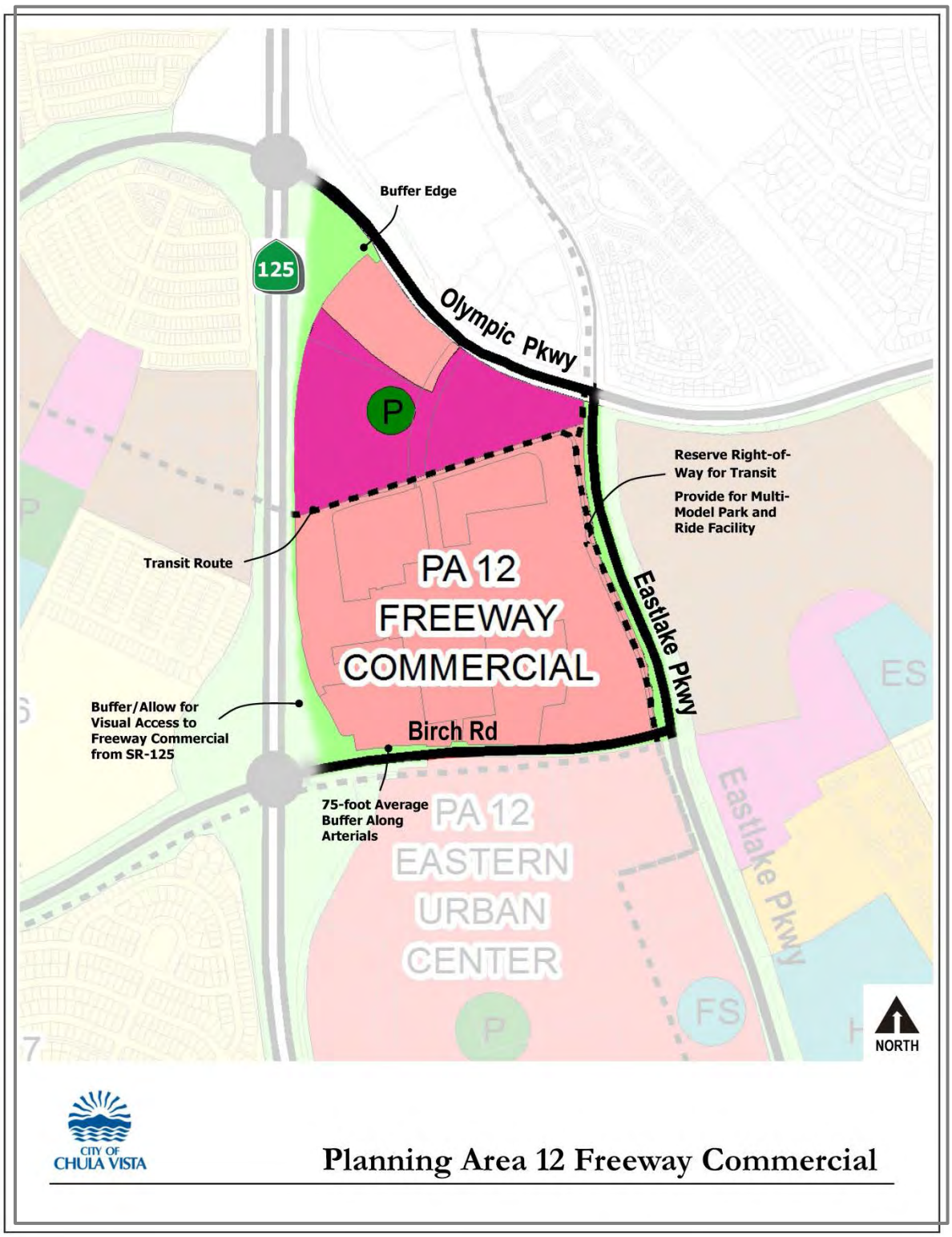

Exhibit 64 Planning Area Twelve Freeway Commercial Land Use Map

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13. Resort Village (Village 13)

a. Resort Village Setting

The Otay Lakes Resort Village is comprised of approximately 784 acres located to the north and above Lower Otay Lake. The land area consists of a broad mesa sloping to the south, broken by several arroyos. Long fingers of the relatively flat mesa extend north into the Jamul Mountains, becoming part of steeper slopes. This village includes the 135-acre Birch Family Estate on the western side of Upper Otay Lake.

Open Space and Habitat: Village 13 contains areas of sensitive habitat, including vernal pool areas, a stand of acanthamintha and coastal sage scrub. Steep slopes exist north of the mesa and in the arroyos. Wildlife corridors exist in the eastern end of the village. The Chula Vista Greenbelt and the Otay Valley Regional Park Focused Planning Area include and surround the lake.

Land Use: Surrounding land uses include an inactive quarry operation to the east, and EastLake Vistas and the ARCO/U.S. Olympic Training Center to the west, across the lake. The Upper Otay Lake and Birch Family Estate are northwest of the resort. The lake and adjoining land to the existing roadway is owned by the City of San Diego. At the east end of the lake, on City of San Diego property, there is a temporary ultralight gliding and parachuting airport.

Visual: The Resort Village area contains great scenic beauty and is highly visible from surrounding areas. The village is also visible from the Olympic Training Center, Otay Lakes Road and the south side of the lake in some areas. Otay Lakes Road is a scenic corridor. The village contains distant views to the surrounding mountains, and to the Lower Otay Lake and Otay Mountain to the south.

Relationship to Other Otay Ranch Villages: The Resort Village is located in a somewhat isolated position, physically separated from the village in Proctor Valley (to the north), the Estate Village (south across the lake), and the urban villages of the Otay Valley Parcel.

Water Quality: The protection of Lower Otay Lake, a valuable water resource, is of paramount concern. Various methods of insuring its protection must be examined and evaluated for implementation in conjunction with the development of this village.

b. Resort Village Description

The Resort Village will reflect a village concept similar to other resorts such as La Quinta, California; Sun Valley, Idaho; and Vail, Colorado. The core of the village will contain shops, restaurants, art galleries, and service commercial for the convenience of residents. Village services will serve residents as well as the hotel/resort visitors.

The hotel(s) will be located near the village core, arranged in a rambling fashion covering the mesa top with groups of low rise buildings and casitas. Heights will generally be from one to three

stories, with occasional four-story buildings. The rooms will be located to capture views and create courtyards. The hotel(s) will include eating establishments and a medium-sized conference facility. Championship golf, tennis, a swimming complex, equestrian, hiking and mountain biking may be offered. In addition, water-oriented recreational uses may be provided, such as fishing and boating, subject to the approval of the City of San Diego.

The single-family homes north of the planned Otay Lakes Road alignment will be linked by trails and underpasses to the hotel, recreational amenities, restaurants, and the lake. These homesites will be sensitively designed to capture the views into canyons and across the lake. In the western portion of the village, medium density resort residential uses are planned. Residences may be condominiums or individual casitas, compatible with the resort in architectural character.

The existing road will be converted to a major pedestrian and bicycle path, providing public access across the north lake frontage. Staging areas at each end of the path will include public parking.

Up to a 27 hole golf course may be built. It will be designed to help preserve sensitive resources through careful route design and use of natural vegetation buffers which may also function as wildlife corridors.

The canyon in the eastern portion of the site will be preserved as a wildlife corridor and open space link, from Otay Lake to the north, where it will connect with the large open space area of Jamul Mountain.

The Resort Village contains:

- ☐ A maximum of 658 single-family residential units
- ☐ A maximum of 1,408 multi-family residential units
- ☐ Build-out population of approximately 5,695
- ☐ Resort
- ☐ Golf Course
- ☐ Village Commercial
- ☐ Commercial Area
- ☐ Two Neighborhood Parks
- ☐ Specialty Conference Center
- ☐ Public and community purpose facilities
- ☐ Transit Stop

Village Thirteen (Resort Village)														
Use	**Dwelling Units**				**Acreage**									**Approx. Pop.**
	SF	**MF**	**Total**	**Dens**	**Res.**	**Park***	**CPF**	**Sch.**	**C'ml.**	**Ind.**	**Open Sp.****	**Art.**	**Total**	
L	180		180	2.0	90.0								90.0	576
LMV	478		478	3.0	159.3	10.0**							159.3	1,529
M		227	227	8.0	28.4	5.0**							28.4	580
SCC									18.7				18.7	
MH		632	632	15.0	42.1								42.1	1,610
MH		549	549	10.0	54.9								54.9	1,400
RESORT							7.9		230.4				238.3	
OTHER											139.7	12.2	151.9	
TOTAL	**658**	**1,408**	**2,066**	**5.5**	**374.7**		**7.9**		**249.1**		**139.7**	**12.2**	**783.6**	**5,695**
*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined by Parks Master Plan at the SPA level.														
** Neighborhood park land included in residential acreage														
***Open space totals included in the Proctor Valley Parcel summary.														

Exhibit 65 Village Thirteen (Resort Village) Land Use Table

c. Resort Village Policies

Village Character Policies:

- ☐ The village character should be guided by the following qualities:
  - Location in proximity to the lake.
  - Variable topographic conditions.
  - Views, especially of the lake.
  - Location adjacent to a scenic corridor.
  - Location in proximity to large blocks of open space.
  - Opportunity for recreational activities.

Village Policies:

- ☐ Provide for public access along the lake.
- ☐ Blend day-to-day services intended for permanent residents with visitor-oriented attractions such as art galleries and specialty stores.
- ☐ Provide a transit stop for local bus service.
- ☐ Provide well defined linkages to the lakefront bike and walk way.
- ☐ Buffer the lake edge from development through a variable setback and landscaping.

- Public recreational uses established along the lakefront should be complementary to existing recreational uses on the lake.
- Decrease development intensity as it moves away from the lake.
- A single SPA Plan should address all Resort Village areas.
- Establish square footage and floor area ratios at the SPA level. The number of dwelling units is specified by the GDP/SRP Land Use Map. The number of hotel rooms should be a maximum of 800 rooms. The final number of rooms will be determined at the SPA level, based upon traffic, resource, visual impacts and conformance to these guidelines.
- Establish a detailed set of design guidelines for architecture in conjunction with the Resort Village SPA Design Plan. These guidelines should address the following: bulk, scale, intensity, style and colors, including roofs, which will complement the natural surroundings.
- Buildings along the bluff and Otay Lakes Road should be clustered and arranged to ensure that the architecture does not become a wall, preventing longer views and creating a solid edge atop the bluff. Buildings should have varied orientations, punctuated by pockets of internal open space at key intervals along the bluff edges.
- High quality residential uses located north of Otay Lakes Road should have an average density of two dwelling units per acre in sloping high elevation areas, and three units per acre in the gently sloping areas adjacent to the road. Geographic isolation and design standards for sloping areas will provide view oriented lots with a low intensity character. Larger lots may accommodate horses and stables.
- Buildings should step-down slopes and/or incorporate slopes into the structure where feasible, especially in areas of steeper slopes.
- Buildings shall be visually compatible in terms of height, scale, and bulk and shall be set back from the edge of the mesa and composed of low-rise structures no more than three stories in height, with occasional four story buildings.
- Building shall maximize the use of non-reflective/non-glare surfaces.
- Buildings and materials that may be hazardous to wildlife shall not be used in proximity to wildlife corridors.
- Access to the out-parcels shall be considered at the SPA level.
- A visual analysis shall be performed at the SPA level to assess visual impacts along Otay Lakes Road and to identify important view corridors from Otay Lakes and prominent natural features. This analysis should illustrate natural and proposed topography, together with methods for protecting key views corridors and shall be consistent with the requirements set forth in the Overall Ranch Design Plan.

- To mitigate visual and policy impacts from the realignment of Otay Lakes Road, a scenic roadway visual resource evaluation shall be conducted by the applicant once the actual roadway alignment and surrounding development have been determined to identify key view corridors that would be available to travelers. Significant views of Lower Otay Lake and the San Ysidro Mountain and foothills shall be preserved by a combination of the following measures:
  - Heights of buildings adjacent to the southern edge of the roadway shall be limited to heights which enable views of the lake and surrounding hillsides, or site planning adjacent to the southern edge of the roadway shall enable view corridors of the lake and surrounding hillsides.
  - Viewing areas shall be established along the roadway corridor to allow travelers to stop and enjoy the view above the lake.
- Ensure sufficient setback and building configuration to minimize conflicts with the wildlife corridors and scenic roadways.
- The resort will be a "Destination Resort", with low-rise buildings, materials and colors which blend with the natural environment and special design features to complement the natural terrain.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 17.1 acres of local parks in the Resort Village. To satisfy this requirement, 15.0 acres of neighborhood parks/town squares are planned. The remaining obligation is satisfied through the provision of a community parks in Village Four.

The following policies shall guide the design of parks and open spaces in the Resort Village:

- Preserve the major north-south canyon near the eastern side of the village. Provide an undercrossing beneath Otay Lakes Road where it traverses this major canyon.
- Careful design consideration shall be given to areas adjacent to natural vegetation, to include the use of native plant materials, indigenous species and restoration and/or revegetation of habitat areas.
- Wildlife corridors should be designated and sized in accordance with the findings of the Wildlife Corridor Study.
- Ensure that the resort development areas comply with the Resource Management Plan.
- The GDP/SRP Land Use Map depicts the general location and approximate acreage of the golf course. Final environmental studies and site studies completed at the SPA level may suggest variation in routing, location and precise acreage.

These modifications are permissible, as long as the character of the adjacent development does not change significantly.

- The resort golf course should be a "links" or "modified links" course to preserve sensitive habitat areas and wildlife corridors; incorporate native vegetation; and to visually blend with the surrounding hillsides and natural areas. This type of golf course disrupts less of the natural landscape and uses less water due to reduced or minimal greens and fairways, and by incorporating natural vegetation "roughs" into the course.
- Identify an additional point of public access between the two staging areas on Otay Lakes Road and the bike/walk way, at the SPA level.
- Provide a continuous bike and walkway along the lakefront, in the existing Otay Lakes Road alignment, to encourage public use and access to the lake. This should provide a connection with a visitor-serving commercial use associated with the resort commercial area.

Grading and Landform Policies:

Because of the varied landforms and high visibility of the Resort Village site, the treatment of grading is especially important in this village. Grading (large cut/fill slopes in particular) should be minimized through the use of the following techniques:

- Develop landform grading guidelines as part of the Overall Ranch Design Plan.
- The abandoned Otay Lakes Road alignment shall be rehabilitated and opened for pedestrian and bicycle viewing access. Rest areas and vistas shall be incorporated into the rehabilitated walkway or promenade.
- Contour grading (i.e., recontoring, slope variation, etc.) should be utilized to transition graded slopes into the natural topography of the area. Guidelines for landform grading should be incorporated in the SPA plans for the area.
- Residential and resort buildings should follow the topography. Hillside sites offer opportunities to create outdoor decks, terraces, bridged walkways between buildings and viewing areas.
- Roadways should follow the existing landforms, to the extent possible.
- Natural features should be retained, including natural drainage courses, major canyons and prominent ridgelines.

Birch Family Estate Parcel Policies:

- The Birch Family Estate Parcel will be utilized for a specialty conference center/community center, with low density residential uses and open space on its western edge, consistent with the residential densities of nearby EastLake Vistas and EastLake Woods. The City of Chula Vista's greenbelt would

continue to the east of the Ranch House next to the City of San Diego property.

Water Quality Policies:

- Protect the water quality of Otay Lakes as part of the environmental planning process. Develop protection measures at the SPA level which ensure that potential impacts on water quality are avoided or mitigated.

Other Policies:

- The Project plans shall be submitted to the Federal Aviation Administration (FAA) for review as soon as possible to determine whether or not land use incompatibilities exist between the Project and the existing San Diego Air Sports Center. If it is determined by the FAA that such incompatibilities exist, then the SPA plan shall be designed to avoid such interface impacts. The Project Applicant shall then revise the Project's phasing plan to allow for use of the sports center until its option expires.

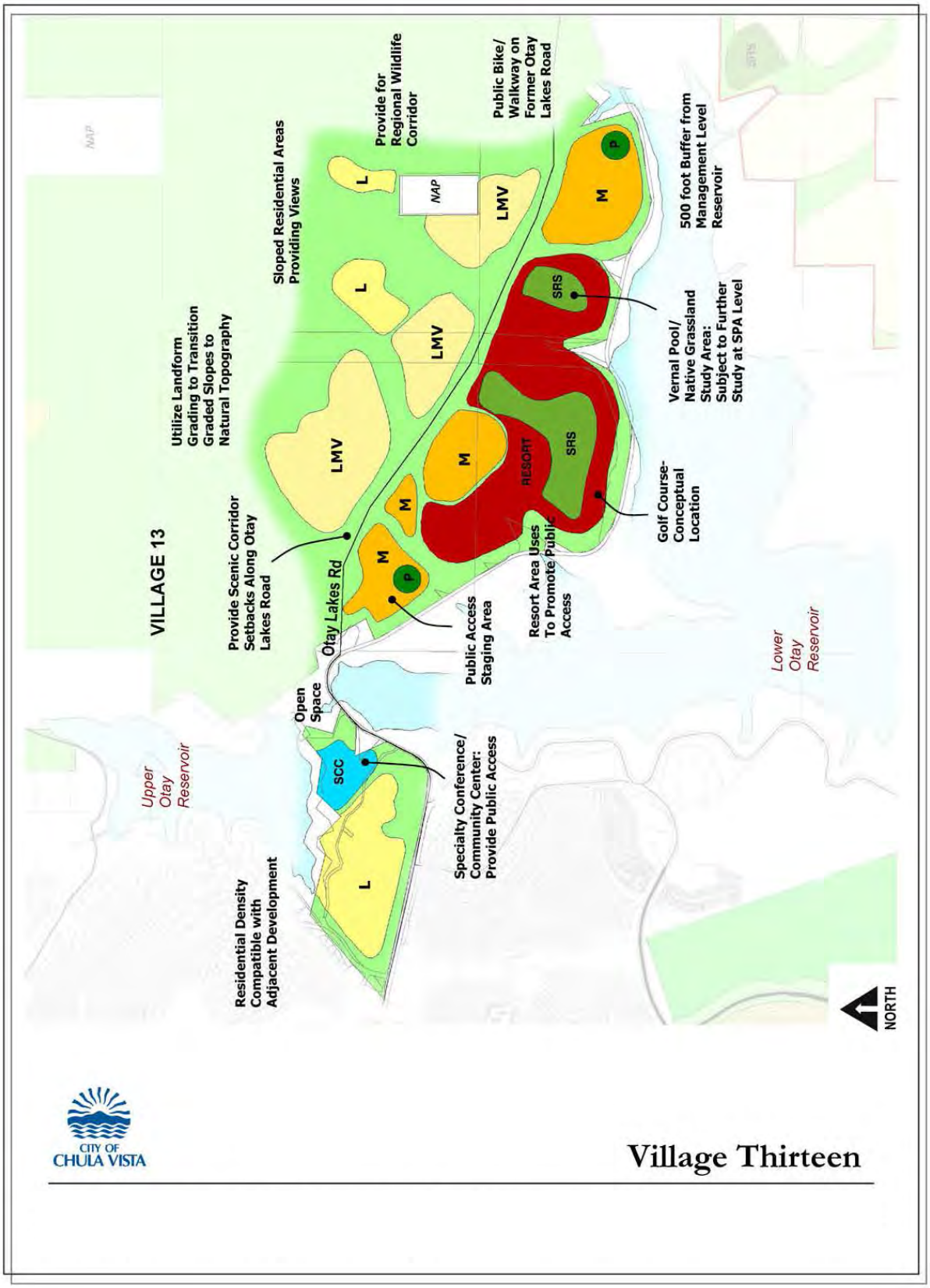

Exhibit 66 Village Thirteen (Resort Village) Land Use Map

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14. Proctor Valley Village (Village 14)

a. Proctor Valley Village Setting

This approximately 829 acre specialty village is nestled in the south sloping valley which encompasses Proctor Valley Road and leads into the country town of Jamul. It is bounded to the east and west by steep slopes and significant landforms, specifically San Miguel Mountain to the northwest, and the Jamul Mountain to the east.

This village is located immediately northeast of the Upper Otay Reservoir, between the City of Chula Vista, and Jamul. Proctor Valley is physically and visually isolated from the Otay Valley Parcel and Jamul.

Open Space and Habitat: The entire valley has been subject to varying degrees of disturbance from grazing, off-road vehicles and unauthorized trash dumping. However, significant resources in the form of coastal sage scrub, steep slopes on the surrounding hillsides, vernal pools and streambeds/wetlands occur in the valley. There are also large areas of less sensitive chaparral. A significant wildlife corridor occurs near the center of the valley and a local corridor forms the north edge of this planning area.

Land Use: This valley is surrounded by farmland, water and open space. Within a mile of the north end of the valley, there are one acre lots in the Echo Valley section of Jamul. Hidden Valley Estates was recently approved for the area, with lots smaller than one acre. Southwest of Proctor Valley is the recently approved master planned community of Salt Creek which is to be built within the City of Chula Vista.

Visual: Scenic values extend throughout the valley. Views of the arroyo, San Miguel and Jamul Mountains as well as the upper Otay Lake support classification of Proctor Valley Road as a scenic corridor. Views to Mexico are available on clear days. Large electrical transmission lines impair valley views south. Due to the surrounding hills and landforms, the Valley area is generally not visible from the adjacent areas.

Relationship to Other Otay Ranch Villages: The Proctor Valley Village is physically and visually isolated from other villages. However, Proctor Valley is situated to provide commercial and public services to the residents of the Jamul Rural Estate Area (Planning Area 16).

b. Proctor Valley Village Description

Proctor Valley is a "specialty village" (See Part II, Chapter 1, Section C) which serves as a transition from the more urban uses of the west to the more rural areas of Jamul. Specialty Villages possess many of the characteristics of Urban Villages, but achieve the desired village identity through means more appropriate for their unique topography and location. The village has a low

intensity character, with an emphasis on low density single-family residential local-serving commercial and public and community purpose facilities, and higher density residential uses in the village core. Because it is relatively isolated, the village functions as a self-contained service area.

It is intended that the village focus on some type of recreational theme. This village may be established with a golf club at its core, using a low profile and casual style of architecture on a prominent site near the village core. The golf club could set the overall theme for the village which could include the club and associated recreational facilities such as tennis and swimming. The Golf Club could be surrounded by higher density housing.

Alternatively, the Proctor Valley Village may be established as an equestrian-oriented community, with equestrian facilities at its core, utilizing low-profile architecture. The equestrian uses would establish a theme for the entire village.

The Proctor Valley village core will have commercial and recreation activities designed to serve the entire Proctor Valley area, thereby reducing out-of-valley trips. The village will have the custom look that generally originates from pockets of residential, wrapped by a golf course and surrounded by natural/landscaped open space. Residential areas on the periphery of the village will relate to the topographic conditions and will generally be lower density.

The Proctor Valley Village contains:

- ☐ A maximum of 1,563 single-family residential units
- ☐ A maximum of 150 multi-family residential units
- ☐ Build-out population of approximately 5,384
- ☐ A Village Core containing:
    - Mixed use area
    - Multi-family residential uses
    - Neighborhood park
    - An elementary school
    - Golf or recreation center
    - Transit stop
    - Affordable Housing
- ☐ A Fire Station

Village Fourteen (Proctor Valley Village)														
Use	**Dwelling Units**				**Acreage**									**Approx. Pop.**
	SF	**MF**	**Total**	**Dens**	**Res.**	**Park ***	**CPF**	**Sch.**	**C'ml.**	**Ind.**	**Open Sp.****	**Art.**	**Total**	
L	190		190	1.0	190.0								190.0	608
L	956		956	2.0	478.3								478.3	3,059
M	262		262	6.0	43.7								43.7	838
MH		150	150	15.0	10.0								10.0	383
MU						10.0	7.5	10.0	2.9		0.8		31.2	
LMV	155		155	3.0	51.8								51.8	496
OTHER												23.7	23.7	
TOTAL	**1,563**	**150**	**1,713**	**2.2**	**773.8**	**10.0**	**7.5**	**10.0**	**2.9**		**0.8**	**23.7**	**828.7**	**5,384**
*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined by Parks Master Plan at the SPA level.														
**Open space totals included in the Proctor Valley Parcel summary.														

Exhibit 67 Village Fourteen (Proctor Valley Village) Land Use Table

c. Proctor Valley Village (Village 14) Policies

Village Character Policies:

- The village character should be guided by the following qualities and characteristics unique to this village.
  - Topography
  - Location between two mountains
  - Transition to Jamul
  - Views to San Miguel and Jamul Mountains, and distant views to Mexico
  - Recreational Theme
  - Resources
  - Synergism with Jamul Planning Area
- The designation of this village as low intensity is intended to establish the character for the valley, and is not intended to prohibit the use of areas of higher density associated with the village core.
- Medium and Low-Medium density residential uses should be located in areas in the immediate vicinity of the village core. Densities of remaining residential areas (comprising the bulk of total residential acreage) should decrease as these areas radiate from along Proctor Valley Road toward the Salt Creek and Jamul areas. In hillside areas, development should be clustered to provide lower densities on steeper slopes.

- ☐ The unique characteristics of Proctor Valley, in particular the isolated wide valley, present an opportunity for specialized recreational land uses.
- ☐ Final development areas shall be adjusted to accommodate the width of regional wildlife corridors. Affected dwelling units can be transferred to less environmentally sensitive areas during SPA level planning.
- ☐ The most northern residential area should provide a transition to the more rural areas to the northeast, incorporating the larger lots next to the open space corridor.
- ☐ Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community.
- ☐ All buildings should be low profile and predominantly horizontal in nature.
- ☐ Utilize building colors which harmonize with the natural surroundings.

Village Core Policies:

- ☐ Create a village core with sufficient intensity to provide the facilities needed to establish a community focus: a viable, commercial center, elementary school, multi-family residential uses, parks and a focal point for public assembly.
- ☐ The village core will include a variety of housing types. Residential uses up to medium density (6-11 du/acre) are appropriate close to the village core. Affordable housing may be accommodated through limited high intensity housing in the village core. Affordable housing will be provided in accordance with the provisions of the Otay Ranch GDP/SRP Housing Chapter (Part II, Chapter 3).

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 16.2 acres of local parks in the Proctor Valley Village. To satisfy this requirement, 10.0 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of a community park in Village Four.

The following policies shall guide the design of parks and open spaces in the Proctor Valley Village:

- ☐ If the village has an equestrian orientation, indicate at the SPA level, the location of a comprehensive equestrian path system which links the various parts of the Village to nearby open space/recreational opportunities, consistent with the RMP.
- ☐ Conservation and wildlife corridors shall be incorporated into the design and may also serve to separate the village development areas from surrounding areas. The design and location of these wildlife corridors should be consistent with the Wildlife Corridor Study and the RMP. Wildlife corridors

may be added or widened, as a result of the study, reducing development acreage (see Section E, Implementation for Density Transfer provisions).

- ☐ The golf course will be sensitively located to preserve as many natural features as possible and provide for wildlife movement where appropriate. Higher intensity residential uses should be clustered around the golf course.
- ☐ The GDP/SRP Land Use Map depicts the general location and approximate acreage of the golf course. Final environmental studies and site studies at the SPA level may suggest variation in routing, location and precise acreage. These modifications are permissible, as long as the character of the adjacent development does not change significantly.
- ☐ Building and landscape materials used in this area should reflect the natural environment and be complimentary to the existing natural setting.
- ☐ In keeping with the low intensity character and isolated setting, development should reflect the natural landforms, with natural contour grading techniques employed including:
  - Recontouring and slope variation.
  - Smooth transitions at tops and toes of slopes, rather than harsh geometric slope banks and pads.
  - Rounded, finished contours.

Other Proctor Valley Policies:

- ☐ Village 14 shall not be approved until a publicly or privately-initiated General Plan Amendment (GPA) has been processed for the adjacent properties which identifies the ultimate land uses; the needed services, facilities and roads, a drainage plan for reservoir protection; and how sensitive resources will be preserved. As an alternative to an approved GPA for the adjacent properties, the Village 14 analysis shall include the long term land uses, residential densities, and facility/service requirements for those adjacent properties that relate to the Village 14 Proctor Valley Specific Planning Area.
- ☐ Important view corridors to natural landforms should be identified at the SPA level and be addressed in the final project design.
- ☐ Site layout should create or enhance views from homesites.
- ☐ Grading (large cut/fill slopes in particular) should be minimized.
- ☐ Landform grading guidelines shall be developed as part of the overall Ranch Design Plan and further refined in the Village Design Plan at the SPA level.
- ☐ Roadways should follow the existing landforms, to the extent possible.
- ☐ Residential and recreational buildings should be designed to harmonize with the existing topography. Hillside sites should

be designed to take advantage of the opportunities to create outdoor decks, terraces and viewing areas.

- Split level pads should be utilized wherever feasible, to help minimize manufactured slopes.
- The provision of sewer service is not precluded in Village 14.

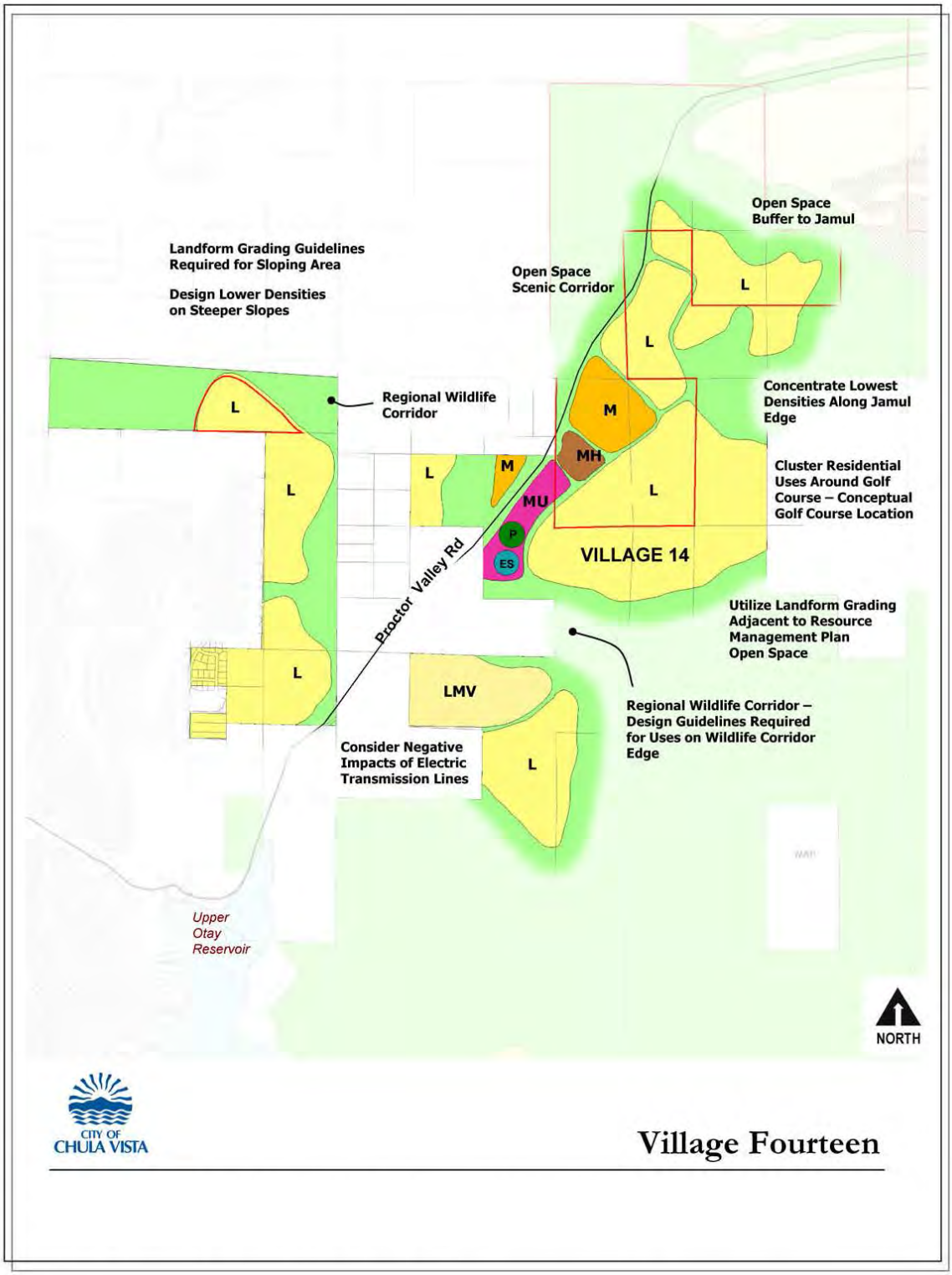

Exhibit 68 Village Fourteen (Proctor Valley Village) Land Use Map

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15. San Ysidro West Village (Village 15)

a. San Ysidro West Village Setting

This specialty village is approximately 800 acres and located within the western part of the San Ysidro Mountains Parcel, south of Lower Otay Lake and the Jamul Mountains; northwest of Otay Mountain, and north of the Bureau of Land Management property. Topography is varied, with a broad bowl area in the eastern end of the Village. The rest of the Village contains a series of ridges and mesas, broken by drainage courses.

Open Space and Habitat: This planning area contains a wide variety of habitat including expanses of non-sensitive chaparral, sensitive coastal sage scrub, intermittent streams, which contain sensitive wetlands and Southern Interior Cypress. There are several occurrences of vernal pools along the village edge and immediately offsite. A number of wildlife corridors occur across the site, including a critical regional corridor which lies at the east edge of the Village.

Land Use: The village is surrounded by undeveloped open space, except for a gliderport, north of the village at the east end of the lake. Savage Dam and proposed Otay Valley Regional Park are situated at the west end of the village. A 400+ acre parcel, owned by the Helix Land Company, is located immediately south of the village planning area.

Visual: The planning area consists of variable sloping topography with slopes facing various directions, providing views north to the lake and Jamul and San Miguel portions of the property. Other areas have limited views to the south and Otay Mountain. The eastern areas include some views to the east and Lyon's Peak.

Relationship to Other Villages: The village is fairly close to the Resort Village, but is intended to function separately. There is the potential for some commercial relationship with the rural estate area of East San Ysidro (Planning Area 17).

b. San Ysidro West Village Description

San Ysidro West is a "specialty village" (See Part II, Chapter 1, Section C). Specialty villages possess many of the characteristics of urban villages, but achieve the desired village identity through means more appropriate for their unique topography and location. An estate village, San Ysidro West, is envisioned to become the premier residential community within Otay Ranch and the South County. Development will be divided into smaller areas of prestigious homes, defined by the natural drainage areas which occur intermittently along the south side of the lake. The village core is located toward the eastern end of the village close to Otay Lakes Road. The village core theme will be similar to Rancho Santa Fe, with personal services and small shops as predominant uses. The lot sizes vary throughout the village, in response to topography and to create a mixture of housing and varied architectural and landscape character.

Village 15 contains:

- ☐ 483 single-family residential units
- ☐ Build-out population of approximately 1,546
- ☐ Village Core containing:
  - Mixed-use area
  - An elementary school
  - Affordable Housing
  - Neighborhood Park
- ☐ Fire Station

Village Fifteen (San Ysidro West)														
Use	**Dwelling Units**				**Acreage**									**Approx. Pop.**
	SF	**MF**	**Total**	**Dens**	**Res.**	**Park ***	**CPF**	**Sch.**	**C'ml.**	**Ind.**	**Open Sp.****	**Art.**	**Total**	
M	245		245	7.2	33.9								33.9	784
MU						3.4	2.3	10.0	3.3				19.0	
VL+	238		238	0.4	649.2								649.2	762
OTHER											97.8		97.8	
TOTAL	**483**		**483**	**0.7**	**683.1**	**3.4**	**2.3**	**10.0**	**3.3**		**97.8**		**799.9**	**1,546**
*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined by Parks Master Plan at the SPA level.														
**Open space totals included in the San Ysidro Mountains Parcel summary.														
+Two (2) acre minimum per County Board of Supervisors Action.														

Exhibit 69 Village Fifteen (San Ysidro West) Land Use Table

c. Village 15 Policies:

Village Character Policies:

- ☐ The village character should be guided by the following qualities:
  - Location on south side of reservoir.
  - Synergism with the San Ysidro East Village.
  - Sensitive views to and from the area.
  - Special landforms and arroyos.
- ☐ San Ysidro West shall be a distinctive and prestigious village with predominantly estate-type uses and complementary village core.
- ☐ Attached residential uses are permitted within the village core to provide a balance of housing needs.

- Utilize rural road standards to reduce grading and reinforce the identity of the village.
- Buildings should be predominantly horizontal and harmonize with the natural surroundings.
- Buildings shall be visually compatible in terms of height, scale, and bulk and shall be set back from the edge of the mesa and composed of low-rise structures, no more than three stories in height, with occasional four-story buildings.
- Buildings shall maximize the use of non-reflective/non-glare surfaces.
- Color schemes shall be limited to natural colors that blend with the existing environment and surrounding hillsides.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 4.6 acres of local parks in Village 15. To satisfy this requirement, 3.4 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of a community parks in Village Four.

The following policies shall guide the design of parks and open spaces in Village 15:

- Integrate open space and wildlife corridors in accordance with the corridor studies and the RMP.
- Incorporate trail systems connecting the open space system, BLM corridors and the lake.
- Significant view corridors to and from the lake and the mountains should be identified at the SPA level. The view potential should be considered in site layout.
- Development along Otay lakes Road should be adequately set back with an undulating landscaped edge to create a rural feeling.

Other San Ysidro West Policies:

- Minimize grading through landform grading guidelines developed at the SPA level.
- Roadways should follow the existing landforms to the extent possible.
- Split level pads should be utilized wherever possible, to minimize manufactured slopes.
- The Project plans shall be submitted to the Federal Aviation Administration (FAA) for review as soon as possible to determine whether or not land use incompatibilities exist between the Project and the existing San Diego Air Sports Center. If it is determined by the FAA that such incompatibilities exist, then the SPA plan shall be designed to avoid such interface impacts. The Project Applicant shall then revise the Project's phasing plan to allow for use of the sports center until its option expires.

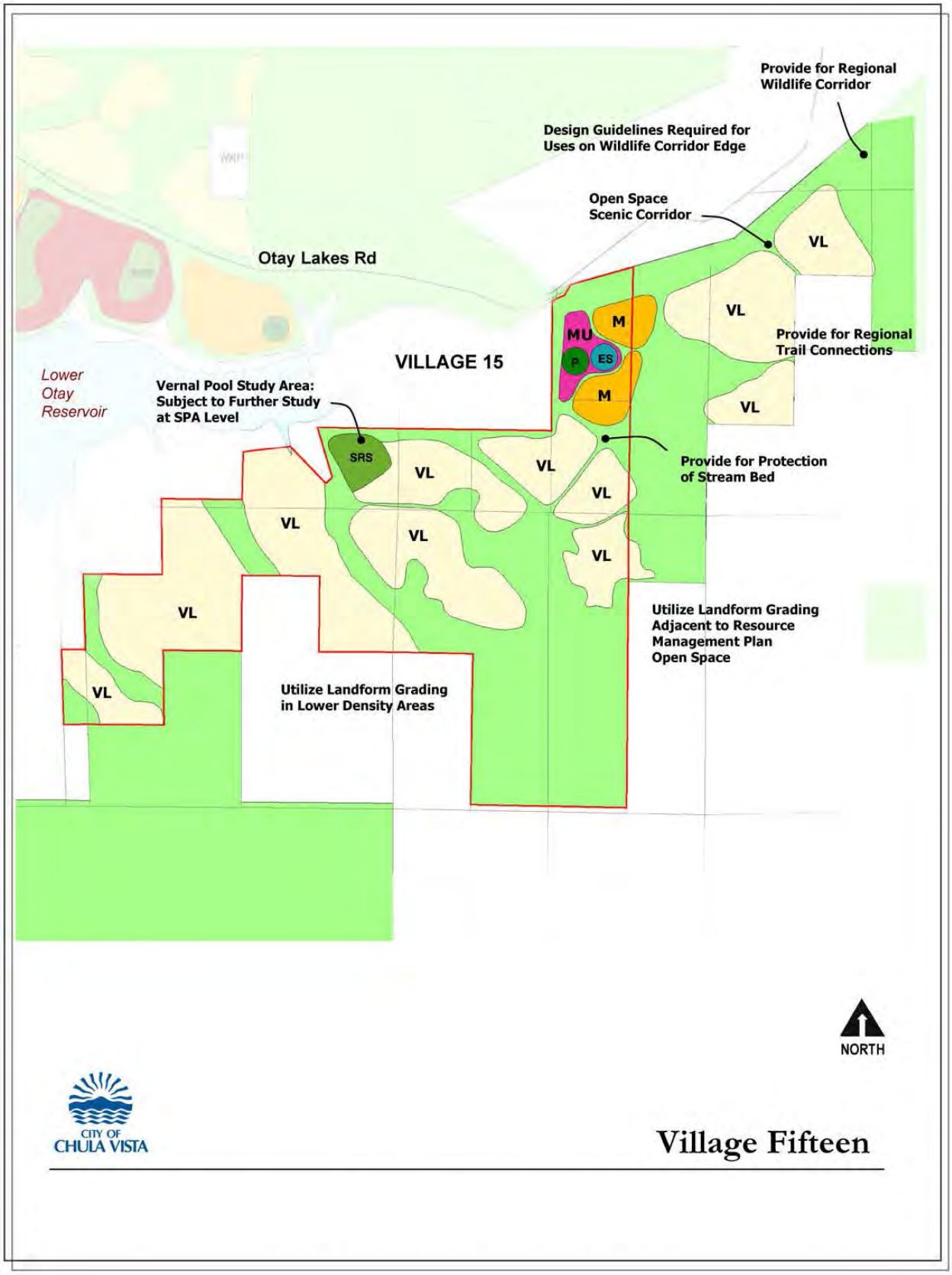

Exhibit 70 Village Fifteen (San Ysidro West) Land Use Map

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16. Jamul Rural Estate Area (Planning Areas 16 & 19)

a. Jamul Rural Estate Area Setting

The Jamul Rural Estate Area is comprised of approximately 1,117 acres, excluding the vast open space preserve to its south. The Rural Estate Area is located immediately south of the community of Jamul and includes a portion of Jamul. It is just to the northeast of the Proctor Valley Village. The area contains broad flat areas, as well as ridges and valleys which climb to the south as part of Callahan Mountain.

NOTE: This 20 acre area adjacent to the existing development within the community of Jamul, north of Proctor Valley Road, is designated Planning Area 19. This planning area is discussed in conjunction with Planning Area 16, within this section because of its immediate proximity to Planning Area 16, and to its relatively small size. However, unlike Planning Area 16, Planning Area 19 will not require the preparation of a SPA Plan and the area is planned for 1-acre minimum lot sizes. Graphically, Planning Area 19 is depicted in combination with Planning Area 16 on Exhibit 71.

Open Space Habitat: The northern edge of the area is defined by a broad drainage area and wetlands. The bulk of the remaining area is heavily disturbed coastal sage scrub. Sensitive plants occur in the highest elevations along the southern edge of the area.

Land Use: Developed areas north of the Rural Estates Area predominately contain one acre lots, with some as small as one half acre. The area to the east is the Daley Ranch Agricultural Preserve. The area to the south is grazing land owned by the BLM and the Otay Ranch.

Visual: Scenic values abound in the Rural Estates Area, with views to the Miguel and Jamul Mountains and Lyons Valley to the east. Pastoral views of the Daley Ranch and the Tecate Mountain are present along the eastern edge of the area.

Relationship to Other Villages: This area will rely on the Proctor Valley Village for some commercial activities. However, this area relates most strongly to the existing country town of Jamul.

b. Jamul Rural Estate Area Description

The Jamul Rural Estate Area is a rural, low-density residential community. Permitted development will be in the least sensitive locations. Plan refinement will occur after additional topographic and environmental work is completed at the SPA level. Homesites will be designed with consideration of environmental and visual factors. Because of the relatively few number of dwelling units, it is not anticipated that a village core is needed in this planning area. A complementary pattern of two and three acre average size lots are planned. The 2-acre average size lot (with a 2-acre minimum) will be located in the least sensitive areas where the terrain is gentle and closest to existing one acre lots. The 3-acre average lots (with a two-acre minimum) will be located in areas where terrain is more undulating.

The Jamul Rural Estate Area contains:

- ☐ 390 single-family residential units
- ☐ Build-out population of approximately 1,248
- ☐ Potential Local Park

Planning Area 16														
Use	**Dwelling Units**				**Acreage**									**Approx. Pop.**
	SF	**MF**	**Total**	**Dens**	**Res.**	**Park*+**	**CPF +**	**Sch.**	**C'ml.**	**Ind.**	**Open Sp.****	**Art.**	**Total**	
VL	99		99	0.6	169.5						29.2		198.7	317
VL	291		291	0.5	547.4						340.8		888.2	931
OTHER						2.5	1.7					25.4	29.6	
TOTAL	**390**		**390**	**0.5**	**716.9**	**2.5**	**1.7**				**370.0**	**25.4**	**1,116.5**	**1,248**
*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined by Parks Master Plan at the SPA level.														
**Restricted development area used in density calculations but restricted as open space. Open space totals included in the Proctor Valley Parcel summary.														
+The location of required park and community purpose facility land will be subject to review at the SPA level.														

Exhibit 71 Planning Area Sixteen (Jamul Rural Estate Area) Land Use Table

Planning Area 19 contains:

- ☐ 20 single-family residential units
- ☐ Build-out population of approximately 64

Planning Area 19 (Adjacent to Jamul)														
Use	**Dwelling Units**				**Acreage**									**Approx. Pop.**
	SF	**MF**	**Total**	**Dens**	**Res.**	**Park ***	**CPF ***	**Sch.**	**C'ml.**	**Ind.**	**Open Sp.**	**Art.**	**Total**	
VL	20		20	1.0	20.0								20.0	64
TOTAL	**20**		**20**	**1.0**	**20.0**	`							**20.0**	**64**
*The location of required park and community purpose facility land will be subject to review at the SPA level.														

Exhibit 72 Planning Area Nineteen Land Use Table

c. Jamul Rural Estate Area Policies

Village Character Policies:

- ☐ Define general building sites at the SPA level.
- ☐ Limited Development Areas may be included within private lots with no development allowed. Roads and utilities are anticipated to cross or lie within these areas.
- ☐ Adjust development areas based on wildlife corridor studies.
- ☐ Prepare architectural guidelines for homes, ancillary structures, fencing, landscaping and grading at the SPA level.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 3.9 acres of local parks in the Jamul Rural Estate Area. To satisfy this requirement, 2.5 acres of neighborhood parks/town square are planned. This obligation could be satisfied through the actual provision of a park within the rural estate area or the payment of park land dedication fees. The remaining obligation is satisfied through the provision of a community park in Village Four.

The following policies will guide the design of parks and open spaces in the Jamul Rural Estate Area:

- ☐ Privately owned lots shall not extend into the management preserve identified by the RMP.
- ☐ Provide for the wildlife corridors consistent with the conclusions contained in the Wildlife Corridor Study.
- ☐ Provide setbacks and landscaping along Proctor Valley Road consistent with the area theme.
- ☐ Provide for equestrian, bike and pedestrian connections into the adjacent open space areas.
- ☐ Maintenance of open space areas which are not included in the Resource Management Preserve shall be assured through a homeowners association or similar funding mechanism and addressed at the SPA level.

Other Jamul Rural Estate Policies:

- ☐ Landform grading guidelines shall be developed as part of the Design Plan with the SPA. These shall address individual lot, road and other grading, and shall minimize grading in conjunction with lot development.
- ☐ Encourage the use of split pads to minimize grading, where feasible.
- ☐ Utilize rural road standards to minimize impacts from grading and to reinforce the proposed character of the area.
- ☐ The provision of sewer service is not precluded in Planning Areas 16 and 19.

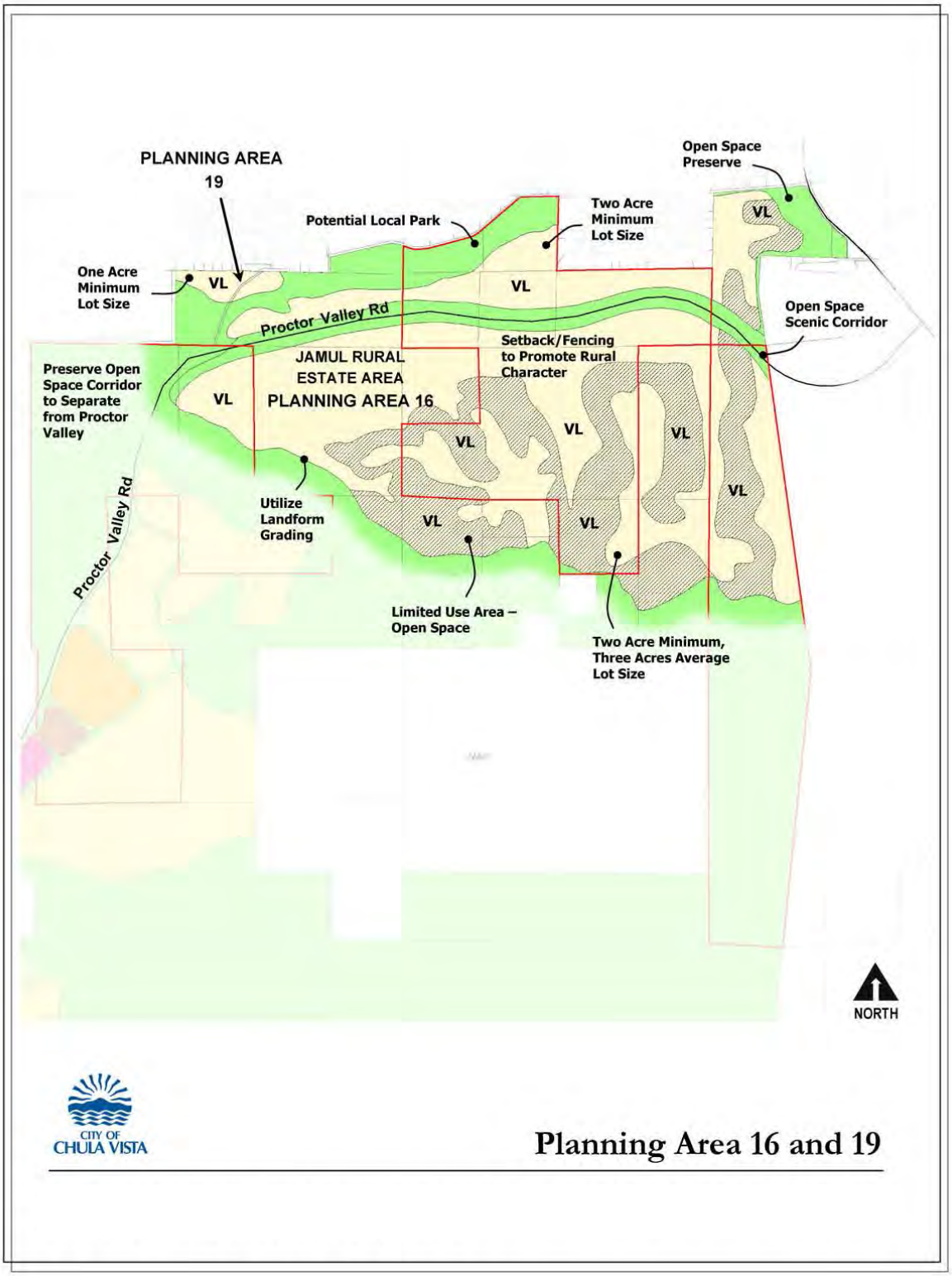

Exhibit 73 Jamul Rural Estate Area Land Use Map (Planning Area 16 and Planning Area 19)

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17. San Ysidro East Rural Estate Area (Planning Area 17)

a. San Ysidro East Rural Estate Area Setting

The San Ysidro East Rural Estate Area is comprised of approximately 1,611 acres, including the open space area between Little and Big Cedar Canyons. The area is located on a topographically varied mesa in the southeastern corner of Otay Ranch. The area lies just south of the intersections of Otay Lakes Road and Highway 94.

Open Space and Habitat: Several deep stream beds cross the site, containing significant rare vegetation, including Engleman Oak, Tecate Cypress and wetland vegetation. A large portion of the area has been disturbed by years of grazing activity, resulting in large areas of coastal sage scrub. However, due to higher elevations in this area, few gnatcatchers have been found.

Land Use: The property surrounding this area is undeveloped open space and farm land, except the Thousand Trails campground at the mouth of Big Cedar Canyon. The BLM controls the land south of the area and it is anticipated to remain in open space.

Visual: There are numerous views of the surrounding mountains, including Otay Mountain, Callahan Mountain and Tecate Mountain. Many areas also have views into steep canyons or across the broad Jamul Valley.

Relationship to Other Villages: This area relates to the San Ysidro West Village for village core services, including commercial, school and recreation. Otherwise, this large lot rural area remains distant from other parts of Otay Ranch.

b. San Ysidro East Rural Estate Area Description

The San Ysidro East Rural Estate Area contains ranch sites considerably larger and more rural than elsewhere in Otay Ranch. This area is a special, rural low-density residential area, creating a casual living environment. Development areas are in the least sensitive locations. The land use plan will be refined after additional topographic and environmental work is completed at the SPA level. Homesites will be specifically designed with consideration of environmental and visual factors. Since the San Ysidro East Rural Estate Area will be a low-density residential area, it is not anticipated that a village core is needed. A complementary pattern of 4-, 6- and 8-acre average size lots are planned. These lots will extend over restricted open space area but home development will be confined to unrestricted areas. The average lot sizes increase as the topography becomes more rugged. The terrain is generally more gentle in the north and steeper toward the south.

The San Ysidro East Rural Estate Area contains:

- 296 single-family residential dwelling units
- Build-out population of approximately 948

Planning Area 17 (San Ysidro Rural Estate Area)														
Use	**Dwelling Units**				**Acreage**									**Approx. Pop.**
	SF	**MF**	**Total**	**Dens**	**Res.**	**Park**	**CPF***	**Sch.**	**C'ml.**	**Ind.**	**Open Sp.****	**Art.**	**Total**	
VL	153		153	0.25	323.7						287.1		610.8	490
VL	105		105	0.15	299.8						397.2		697.0	336
VL	38		38	0.125	193.2						110.2		303.4	122
OTHER														
TOTAL	**296**		**296**	**0.362**	**816.7**						**794.5**		**1,611.2**	**948**
*The location of required community purpose facility land will be subject to review at the SPA level.														
**Restricted development area used in density calculations but restricted as open space. Open space totals included in the San Ysidro Mountains Parcel summary.														

Exhibit 74 Planning Area Seventeen (San Ysidro East Rural Estate Area) Land Use Table

c. San Ysidro East Rural Estate Area Policies

- Preserve areas of especially significant slope or resources as defined in the GDP/SRP Land Use Map and further refined by accurate topography and additional resource studies.
- Define general building sites at the SPA level.
- Limited Development Areas may be included within private lots with no development allowed. Roads and utilities are anticipated to cross or lie within these areas.
- Adjust development areas based on wildlife corridor studies.
- Prepare architectural guidelines for homes, ancillary structures, fencing, landscape and lot grading at the SPA level.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 2.8 acres of local parks in the San Ysidro East Rural Estate Area. This obligation could be satisfied through the actual provision of a park within the rural estate area or the payment of park land dedication fees. The remaining obligation is satisfied through the provision of a community park in Village Four.

The following policies shall guide the design of parks and open space in the San Ysidro East Rural Estate Area:

- Privately owned lots shall not extend into management preserve areas identified by the RMP.
- Provide for the wildlife corridors consistent with the conclusions contained in the Wildlife Corridor Study.

- Provide for equestrian, bike and pedestrian connections into the adjacent open space areas.
- Maintenance of open space areas which are not included in the Resource Management Preserve shall be assured through a homeowners association or similar funding mechanism and addressed at the SPA level.

Other San Ysidro East Rural Estate Area Policies:

- Landform grading guidelines shall be developed as part of the Area Design Plan at the SPA level. These shall address individual lot, road and other grading, and shall encourage minimal grading in conjunction with lot development.
- Encourage the use of split pads to minimize grading where feasible.
- Utilize rural road standards to minimize impacts from grading and to reinforce the proposed character of the area.
- The provision of sewer service is precluded in Planning Area 17.

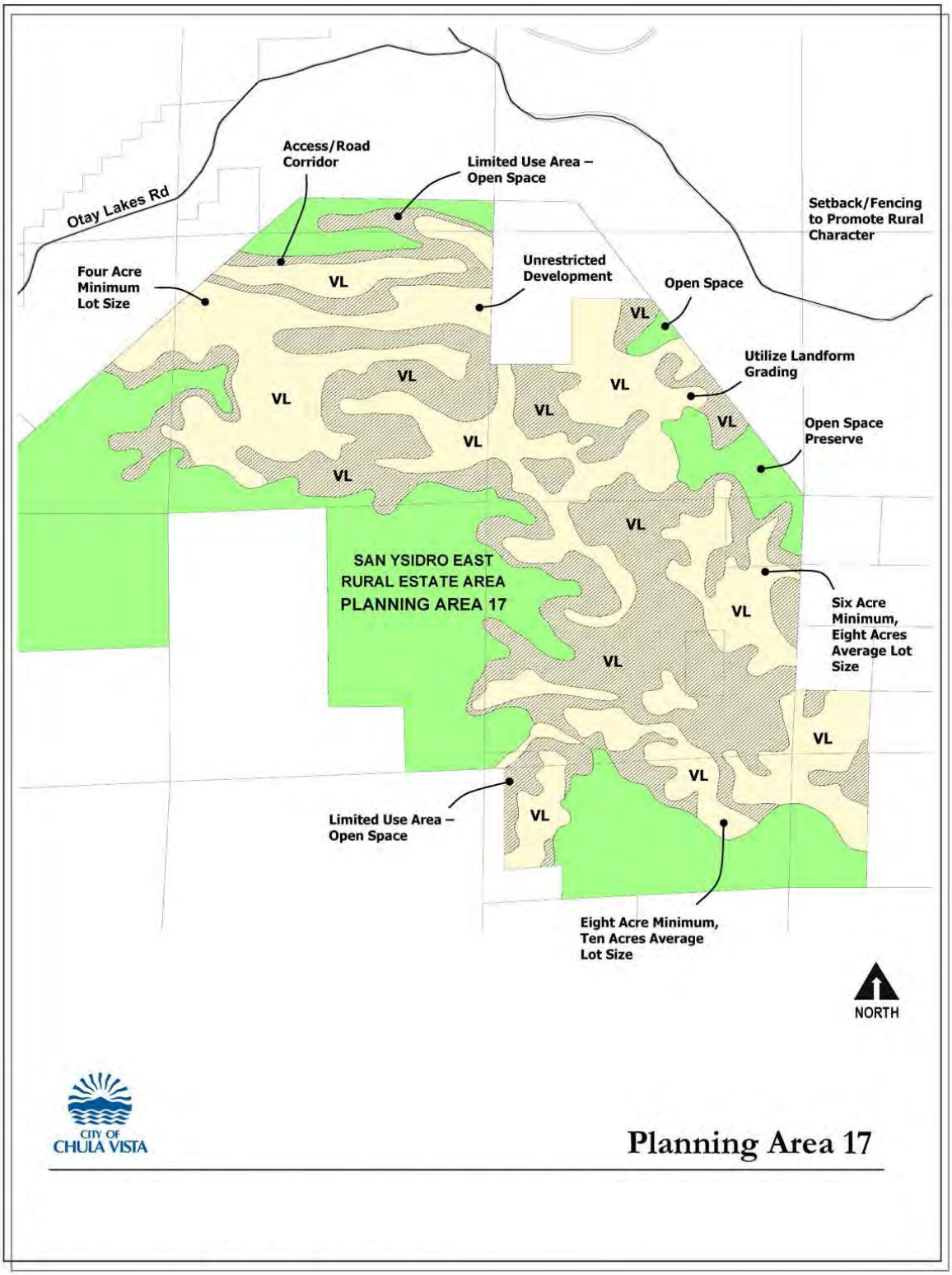

Exhibit 75 Planning Area Seventeen (San Ysidro East Rural Estate Area) Land Use Map

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18. Planning Area 18 (Mesa Industrial Area)

Planning Area 18 Setting

Planning Area 18 is comprised of approximately 216 acres and is located adjacent to and north of Brown Field and Lone Star Road. This area is primarily in the City of San Diego and extends north to the southern top edge of the Otay River Valley. Johnson Canyon defines the eastern edge. It is the southwestern most portion of Otay Ranch. (See Otay Valley Parcel Land Use Map)

Open Space & Habitat: For years, the area has been farmed and grazed, resulting in a disturbed grassland. Vernal pools exist primarily near the rim of the valley.

Land Use: A Navy communications facility is adjacent to this area. Brown Field is southeast of the area and a farming and trucking facility is located south of the site. Just east of the site is the Donovan State Prison.

Visual: This flat site has views east to Otay Mountain and north across the Otay River Valley to Rock Mountain.

Relationship to Other Villages: This area is separated from the rest of the ranch. It relates, in character, to the industrial areas of the Mesa, in the County and City of San Diego.

Mesa Industrial Area Description

The area is planned to provide large space for light industrial uses which produce relatively low traffic volume (100 ADTs or less). Some service uses may intermingle with the industrial uses, however, no residential uses are planned. These industrial parks are planned to promote pedestrian and bicycle movement by positioning buildings closer to streets with entrances and plazas, scaled for pedestrian movement.

Planning Area 18 (Mesa Industrial Area)														
Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park	CPF	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
I										215.8			215.8	
OTHER														
TOTAL										**215.8**			**215.8**	

Exhibit 76 Planning Area Eighteen (Mesa Industrial Area) Land Use Table

Planning Area 18 Policies:

- ☐ Preserve areas of significant groups of vernal pools, if present.
- ☐ Preserve areas of steep slopes.
- ☐ Develop a set of guidelines for architecture, signage, graphics, and landscaping at the SPA level.

- ☐ Prohibit inclusion of Management Preserve open space within private individual lots.
- ☐ Develop a separate SPA Plan.
- ☐ Light and noise impacts to adjacent open space areas should be minimized.

Park and Open Space Policies:

- ☐ Provide for wildlife corridors consistent with the conclusions contained in the Wildlife Corridor Study.
- ☐ Provide bikes and pedestrian paths through the area which connect to the trails of the Otay River Valley.

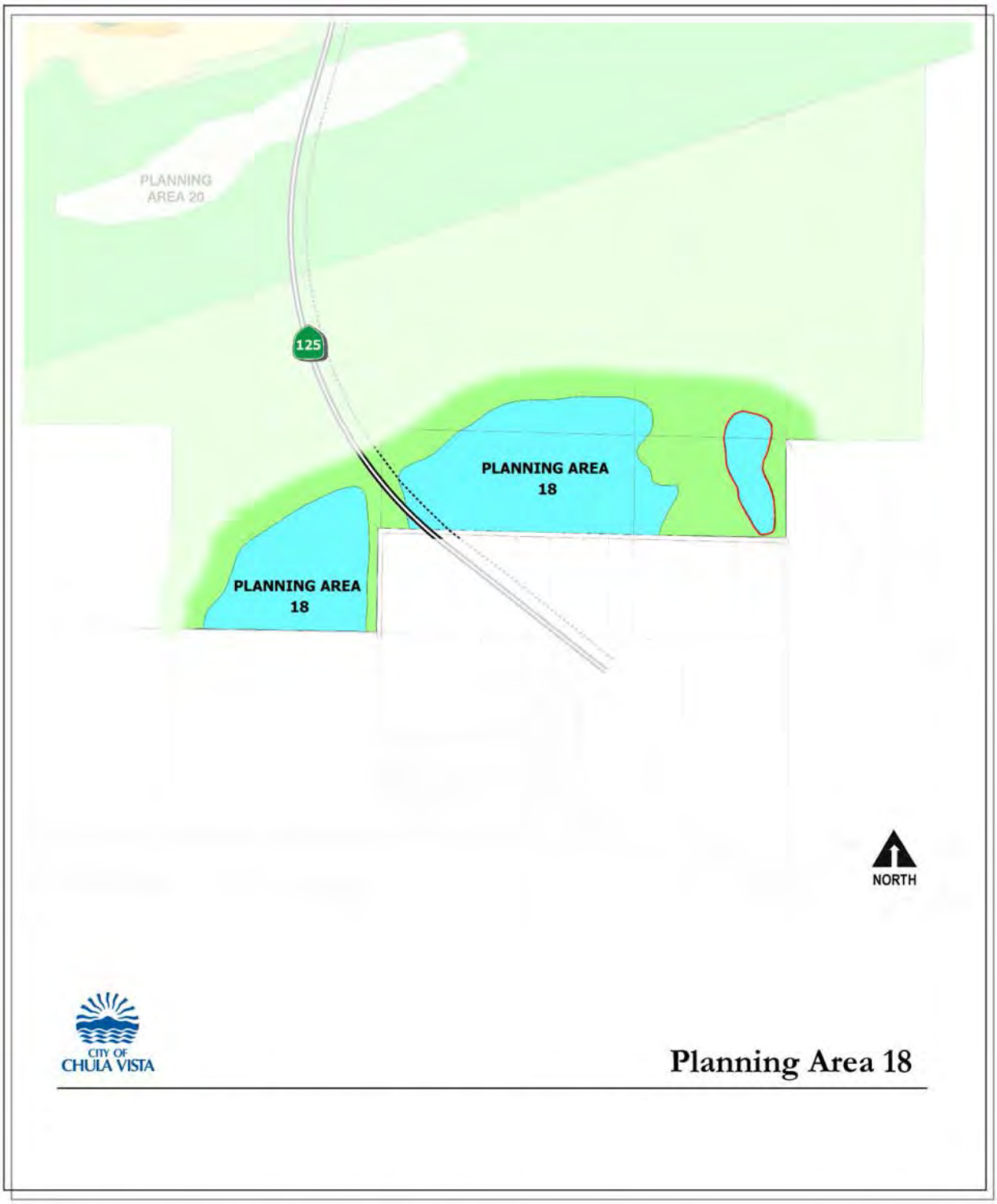

Exhibit 77 Planning Area Eighteen (Mesa Industrial Area) Land Use Map

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19. Planning Area 20

a. Planning Area 20 Setting

Planning Area 20 is comprised of approximately 209 acres in two large parcels located in Otay Valley. It is part of the 400 acres of active recreation area described in the Chapter 4 as part of the Otay Valley Regional Park. This area extends from Heritage Road on the west up the valley past SR-125. The Otay River splits the two parcels. Otay Mesa is located uphill to the south and Villages Three, Four, Eight and Nine are north of the area. (See Otay Valley Parcel Land Use Map)

Open Space & Habitat: The Otay Ranch Preserve area follows the Otay Valley river channel. The planning area also contains disturbed coastal sage scrub,mule fat scrub, riparian habitat, and other sensitive biological resources on the slopes of the river valley.

Land Use: The area is the site of the former Gun Club and Bird Ranch which are located on the western active recreation area. The amphetheater and a water slide park are located to the west across Heritage Road.

Visual: This flat site is above the flood plain of the Otay River and has views east up the valley to the San Ysidro Mountains to the east.

Relationship to Other Villages: This area is separated from the rest of the Otay Ranch by the Open Space Preserve. The villages of the Otay Valley Parcel are located to the north.

Planning Area 20 Description

The area is planned to provide active recreational and community park uses that are buffered from the Otay Ranch Preserve along the Otay River. The eastern portion of Planning Area 20 is planned as a Community Park with the Village Eight East SPA Plan. The Western portion of the Planning Area, and the portion east of SR-125, remain Active Recreation.

Planning Area 20 (Otay River Valley)

Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park *	CPF	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
MU									15.0				15.0	
Open Space-Active Recreation											188.0	6.0	194.0	
TOTAL									**15.0**		**188.0**	**6.0**	**209.0**	

*Active Recreation acreage per General Plan Land Use designation

Exhibit 78 Planning Area 20 (Otay River Valley) Land Use Table

Planning Area 20 Policies:

- ☐ Active Recreation uses shall be consistent with the Otay Ranch Resource Management Plan (RMP), the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan, and the Otay Valley Regional Park Concept Plan.
- ☐ Preserve areas of significant groups of vernal pools, if present.
- ☐ Preserve areas of steep slopes.
- ☐ Develop a set of guidelines for architecture, signage, graphics, and landscaping at the SPA level and consistent with the OVRP Design Guidelines.
- ☐ Prohibit inclusion of private individual lots within open space Preserve areas.
- ☐ Develop as part of SPA Plans for the adjacent village or planning area(s).
- ☐ Development adjacent to the preserve shall adhere to the guidelines and the policies of the Otay Ranch RMP and the Chula Vista MSCP Subarea Plan.

Park and Open Space Policies:

The following policies shall guide the design of parks and open spaces in Planning Area 20:

- ☐ Provide for wildlife corridors consistent with the conclusions contained in the Wildlife Corridor Study, Otay Ranch RMP, and Chula Vista MSCP Subarea Plan.
- ☐ Provide bike and pedestrian paths through the least environmentally sensitive area which will connect to the trails of the Otay River Valley.
- ☐ Open space preserve areas adjacent to and/or affecting the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of the development area.
- ☐ Pedestrian trails shall link the active recreation uses with the Otay Valley Regional Park.
- ☐ Active recreation and related facilities shall be designed in a manner that is sensitive to the adjacent preserve consistent with the Otay Ranch RMP and the Chula Vista MSCP Subarea Plan.
- ☐ A staging area shall be provided as a gateway to the Otay River Valley Regional Park.

Other Planning Area 20 Policies:

- ☐ Design guidelines which address visual quality in the Otay Valley Regional Park Concept Plan shall apply to Planning Area 20.
- ☐ Active recreation areas should be:
  - located in previously distrubed, non-sensitve areas
  - accessible from existing and planned public roads to the maximum extent feasible and should avoid intruding into the preserve

- clustered to minimize the edge between active recreation and sensitive resources within the Preserve

- ☐ Public park and recreation facilities may be operated by private commercial vendors within the active recreation areas.
- ☐ Active recreation building and landscape character shall be compatible with Otay Ranch Design Plan and Otay Valley Regional Park Concept Plan.
- ☐ Active recreation building character shall express the historic theme of Bird Ranch and be compatibility with the Otay Valley Regional Park design themes.
- ☐ Buffer parking from public viewshed along Heritage Road and east/west trail.

Planning Area 20 Character:

- ☐ The character of this area shall be guided by the following qualities:
  - Location adjacent to Wolf Canyon and the Otay River Valley, two scenic canyons/corridors with undulating edge conditions and areas of sensitive habitat
  - Views to Wolf Canyon and Rock Mountain and the mountains to the east
  - Location isolated by significant landforms and the Otay River
  - Identification of a specialized character of active recreation given its location adjacent to the existing amphitheatre and gateway to the Otay Valley Regional Park.

Planning Area 20 contains:

- ☐ Limited Commercial uses/activities on a maximum of 15 acres that relate to and support adjacent active recreation uses and areas consistent with the Otay Ranch RMP and Chula Vista MSCP Subarea Plan
- ☐ Public facilities
- ☐ A transit stop linkage
- ☐ Link/staging area to Regional Park

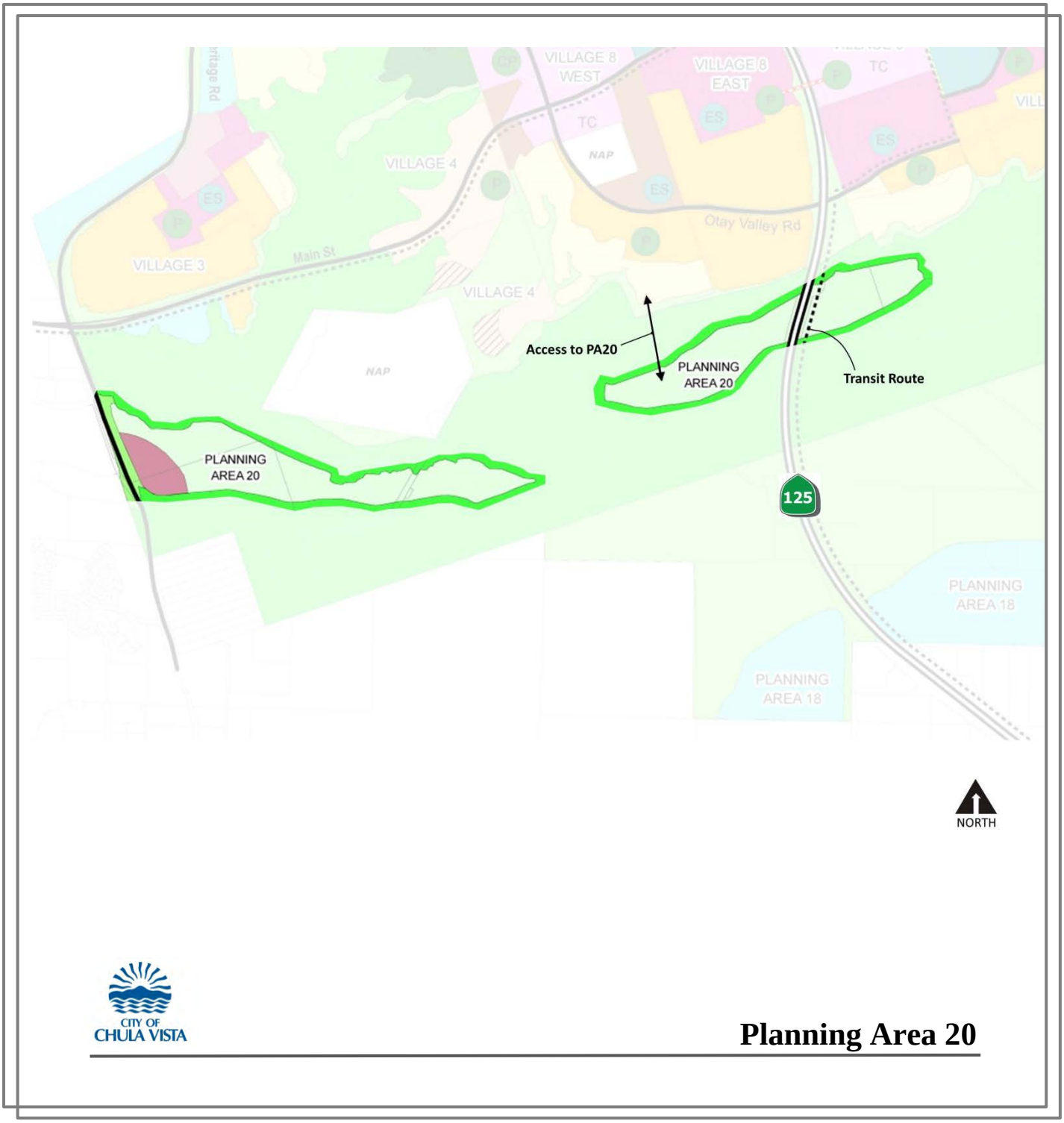

Exhibit 79 Planning Area 20 (Otay River Valley) Land Use Map

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Chapter 2 *Mobility*

Section A ***Introduction***

The Otay Ranch Mobility Plan provides a comprehensive, efficient, and safe system for a variety of transportation modes. This system completes and complements planned and existing regional systems.

Otay Ranch's western boundary is within a mile of I-805 and is connected to it by three major arterials. The project will complete the connection of the Otay Mesa with Chula Vista by providing one north-south arterial and SR-125. Links with rural county areas are provided and improved along Proctor Valley Road and Otay Lakes Road.

Automobile oriented improvements do not define the entire scope of improvements. Rather, they are only one component of an integrated mobility system, which includes bicycles, low-speed electric vehicles,[1] trails, pedestrian trails, Bus-Rapid Transit (BRT) and other transit systems.

Section B ***Goals, Policies and Objectives***

GOAL: PROVIDE A SAFE AND EFFICIENT TRANSPORTATION SYSTEM WITHIN OTAY RANCH WITH CONVENIENT LINKAGES TO REGIONAL TRANSPORTATION ELEMENTS ABUTTING THE OTAY RANCH.

Objective: Ensure timely provision of adequate local circulation system capacity in response to planned growth, maintaining acceptable levels of service (LOS).

Objective: Plan and implement a circulation system such that the operational goal of Level of Service "C" for circulation element arterial and major roads and intersections can be achieved and maintained outside village cores and town centers. Sections of Main Street within town centers and internal village streets/roads are not expected to meet this standard.

Objective: Encourage other transportation modes through street/road design standards within the village, while accommodating the automobile. Design standards are not focused on achieving LOS standards or providing auto convenience.

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1 On roads where posted speeds exceed 35 mph, separate trails may be provided for low-speed electric vehicle travel.

Objective: Provide an efficient circulation system that minimizes impacts on residential neighborhoods and environmentally sensitive areas.

Implementation Measure: Require, as a condition of approval of discretionary permits, the construction of new roads, bridges, roadway improvements, demand/system management, or other measures necessary to fully mitigate traffic impacts on circulation element roads, to avoid reduction in the existing level of service below "C". Maintain LOS "C" or better as measured by observed average travel speed on all signalized arterial segments, except that during peak hours, LOS "D" can occur for no more than two hours of the day. Urban LOS standards defined by the Urban Circulation Element of the General Plan are applicable to town center arterials. If the existing level of service is below "C", require necessary mitigation measures to maintain the current LOS.

Implementation Measure: Access to Circulation Element roads should be limited except within town centers to maintain through traffic flow.

Implementation Measure: To the extent that Otay Ranch contributes to the need for a facility outside of its boundaries, Otay Ranch development shall mitigate its impact by participating in impact fee programs, or other means determined at the SPA level.

Policy: Otay Ranch shall contribute its fair share toward financing the transportation facilities necessary to serve the demand created by the development of Otay Ranch.

Policy: Support the design and construction of a regional circulation system that will have the capacity to carry the forecasted regional demand volumes through the area.

Policy: Coordinate and integrate the Otay Ranch transportation system with the transportation facilities and plans of surrounding jurisdictions.

GOAL: ACHIEVE A BALANCED TRANSPORTATION SYSTEM WHICH EMPHASIZES ALTERNATIVES TO AUTOMOBILE USE AND IS RESPONSIVE TO THE NEEDS OF RESIDENTS.

Objective: Study, identify and designate corridors, if appropriate, for transit facilities.

Policy: Support and encourage the use of alternative forms of transportation such as public transit and car/van pools to reduce both roadway congestion and pollution.

Implementation Measure: Coordinate the planning of all new transit routes with established development patterns and land use plans.

Implementation Measure: No more than 15,000 dwelling units or 4,000,000 square feet of commercial use within the EUC shall be approved for the Otay Valley Parcel until such time as the funding is approved and construction assured for the transit system.

Implementation Measure: Participate in programs for employers to encourage their employees to utilize alternate forms of transportation.

Objective: Promote alternative forms of transportation, such as bicycle and low-speed electric vehicle paths, riding and hiking trails, and pedestrian walkways as an integral part of the circulation system.

Policy: Provide a thorough and comprehensive bicycle circulation system, emphasizing bicycle paths, segregated from vehicular traffic, between major destinations within and adjacent to the Otay Ranch Project Area.

Policy: Develop patterns of land use which will allow the elimination of automobile trips and encourage pedestrian movement through pedestrian-friendly environments and proper land use mix.

Implementation Measure: Dedicate and construct bikeways as a condition of final map approvals, and require secure bicycle storage facilities at new commercial centers, public centers, industrial centers, transit centers, airports and multi-family developments.

Circulation Element Arterial and Major Roads

These roads typically provide for completion of the regional system. In this role, they are designed to operate at maximum efficiency, and provide for automobile and bus access to regional destinations, including freeways. They cross each other at intervals of three quarters of a mile or greater. Entry onto these roads, except at the EUC,

Freeway Commercial and in Town Centers, is restricted to Village Entry Streets. The following streets/roads reflect ultimate widths, but widths may be reduced at the SPA level based on the SPA traffic analysis and in accordance with the phasing plan:

Road Name	**From**	**To**	**Classification**
Birch Road	La Media Road	SR-125	6 Lane Major
Birch Road	SR-125	EastLake Pkwy	4-6 Lane Prime
EastLake Pkwy.	Olympic Parkway	Hunte Parkway	6 Lane Major
Olympic Pkwy.	I-805	Hunte Parkway	6 Lane Prime
La Media/Otay Lakes Rd.	Telegraph Canyon Road	Main Street/Rock Mountain	6 Lane Prime
Otay Lakes Rd.	Hunte Parkway	Dulzura Crossing	6 Lane Prime
Main Street/Rock Mountain Road	I-805	Eastlake Parkway	6 Lane Major*,**
Otay Valley Road	Main Street/ Rock Mountain Road	Eastlake Parkway	4 Lane Major***
Hunte Parkway	EastLake Parkway	Olympic Parkway	6 Lane Prime
Heritage Road	Telegraph Canyon Rd.	Palm Ave.	6 Lane Prime
East Palomar St.	I-805	Heritage Road	4 Lane Major
Proctor Valley Road	SA 1150.1	Millar Ranch Road	4 Lane Major
Discovery Falls	Hunte Parkway	Village 9 Street B	4-lane Major
EastLake Parkway/ University Drive	Hunte Parkway	First intersection	4-lane Major
University Drive	First intersection	Discovery Falls	Class II Collector

4 lane town center arterials in Village Eight Town Center

**6 lane gateway in Village Nine

***4 lane town center arterial in Village Eight West town center

Policy: Provide a system that recognizes and is consistent with the adjacent circulation element roads.

Policy: Reduce Birch Road between SR 125 and Eastlake Parkway from 6 lanes to 4 lanes in order to match travel lanes to the Village entry street in Village 11 and provide a better pedestrian connection between the Freeway commercial and EUC.

Policy: Provide Town Center Arterials in Village Eight West and Nine that incorporate the use of couplets, spindles, or a grid street system to be determined on the SPA level as a mechanism for allowing arterial and major roadways to enter and pass through the center/interior of a village.

Policy: Minimize impacts on adjacent residential and environmentally sensitive areas.

Policy: Minimize impacts on unique landforms by designing with the natural terrain where possible when selecting alignments.

Policy: Except in Town Centers, prohibit parking on arterial and major circulation element roads.

Policy: Provide over/undercrossings linking villages where appropriate. These should accommodate pedestrians and bikes and low-speed electric vehicles.

Policy: Provide bridges or culverts to allow for wildlife crossings where required by the Wildlife Corridor Study.

Policy: Prohibit bisecting village cores with circulation element roads except in Town Centers.

Policy: Except in Town Centers and University, enhance traffic flow by minimizing the number of points of ingress and egress to villages from circulation element roads.

Policy: Except in Town Centers, prohibit driveways along arterials for any residential or village commercial use and strictly limit driveways for freeway commercial and EUC uses.

Policy: Design circulation elements roads in accordance with Exhibits 78 through 93 except in the University.

Policy: Design the village road systems to provide a hierarchy of streets and alternate routes connecting to the village core area.

Policy: Design village roads for human rather and automobile scale while ensuring public safety in all cases.

Policy: Traffic calming devices such as neck downs,bulb-outs and traffic circles shall be provided in each village and town center

Policy: All streets shall be tree-lined, consistent with an overall village landscape plan.

Streets/Roads

Each village will provide a complex integrated system of roads, low-speed electric vehicles and bike paths, and

pedestrian ways. The system is outlined below by individual road types that may be found in all villages except for the rural standard. However, the actual pattern of roads varies within each village in response to site features, circulation element roads, topography, land use organization, etc. Actual roadway configuration and standards will be set at the SPA level. The following is a description of how these roads are located functionally within the village setting. While circulation element roads must adhere to prescribed levels of service, these interior roads are permitted to operate at less than established LOS. This is done to further encourage use of alternative modes of transportation.

Town Center Arterial

Town Center Arterials serve the Town Centers by bringing arterial roadways into the town centers within a pedestrian oriented grid system of streets. These arterials provide for pedestrians, vehicles and transit in a walkable environment. Town Center Arterials are typically a pair of two lane one-way streets (couplets) providing a total of 4 lanes within a town center boundary. These roadways provide an equivalent capacity as a standard four lane arterial. Couplets allow for intergration of pedestrians by providing slower travel speeds and narrower street width without reducing overall travel time through the Town Center.

Village Entry Streets

These divided roadways provide the "gateways" into the villages and are typically two lanes on each side of a median. They provide the primary ingress and egress from the village to arterials and/or major roads. One or more of these roads will visually focus on the village core/mixed use area. These roads extend from the Circulation Element Road to the Village Collector street, "alternate route" through the village. These roads always provide for pedestrian and alternate modes of transportation outside of the roadbed. In some villages these roads also reserve space for future transit.

Policy: Village entry streets should incorporate medians and be landscaped to reinforce village character and identity except in the University.

Policy: Direct driveway access shall be precluded on primary village, promenade, or collector streets except for commercial and multiple family parking areas.

Policy: Selected streets should provide direct visual access to the village core.

Policy: Design streets to give balance to the needs of the various modes of transportation using the street. Intersections should be designed

to encourage pedestrian movement and reduce vehicle speed while ensuring public safety and providing for emergency vehicle access.

Village Core Streets

These undivided roads provide the link between some village entries and mixed-use areas. These roads are always within the core of a village. Parallel parking is provided along the sides of the roadway where residential development fronts onto the street. In areas without street fronting residential development, only emergency parking is provided. Transit right-of-way is reserved adjacent to village core streets, along specified routes in Villages One, Two, Five, Six, Eight and Nine.

Promenade Streets

In some villages, promenade streets provide the most direct route from the residential areas to the village core. The promenade designation comes from the pedestrian, double tree lined path which parallels the street. Street parking is provided along the street, wherever residential units abut.

Policy: Promenade streets should accommodate adjacent or integrated pedestrian, bikeway and alternate vehicles, with a double tree row at the pedestrian element to enhance pedestrian scale.

Main Street/Plaza Streets

These core area streets promote a quality urban village and pedestrian oriented character. Low-speed electric vehicles, bikes and automobiles travel slowly in the same lanes. The road is buffered from wide walks by parallel or diagonal parking. In designated villages, right-of-way is set aside for future transit use. Plaza streets may also be closed to through traffic for special events and serve as an urban plaza.

Residential Collector

These streets ring the village core although the core uses may be on both sides of the street. The collector is intended to provide an alternate route around the core area. Residential units usually abut both sides of the road, therefore parking occurs along both sides. Low speed electric vehicle travel and bikes are accommodated in striped lanes in the road.

Residential Streets

Residential streets occur throughout each residential village. These streets have homes on one or both sides. Parking will be provided along one or both sides of the street. Low-speed electric vehicles and bicycles will travel in the roadway without a specially designated lane.

Policy: Cul-de-sacs are permitted if, at the end of the cul-de-sacs, pedestrian, bike and low-speed electric vehicle access remains open to a link to the village core or other desirable uses. Dead-end cul-de-sacs are permitted only in perimeter locations.

Policy: Multiple points of access in a grid system shall be provided. Block perimeters shall not exceed 2,000 feet. Exceptions can be made in perimeter locations where steep hillside terrain would make vehicular connections difficult. In such conditions, a pedestrian connection such as a trail or paseo shall be provided.

Alleys

In small lot single-family, multi-family and mixed-use areas, alleys may be appropriate. Alleys provide garage and service access. Pedestrian, bicycle and low-speed electric vehicles travel areas are not provided in alleys. Alleys are privately owned and maintained.

Traffic Calming

Vehicular traffic, while important for the circulation in all Otay Ranch villages, is considered secondary in importance to pedestrian traffic. Streets are generally designed to be narrower to reduce vehicle speeds, and the wide-spread use of dead-end cul-de-sacs is discouraged. In addition, "traffic calming" devices such as "roundabouts," "neckdowns," and "bulb-outs" are significant circulation design solutions, which are promoted in the Otay Ranch and are alternatives to the typical vehicular street system found in other planned communities. Neckdowns, roundabouts, and bulb-outs promote low speeds for vehicles and present a superior design solution for typical streets. Neckdowns and bulb-outs, which decrease the number of travel lanes at intersections, or provide mid-block crossing opportunities for pedestrians, also promote pedestrian circulation. Neckdowns are intended to create a sense of vehicle "friction" by lowering vehicle speeds, reducing the length of pedestrian crossings, and creating pedestrian awareness for motorists. Roundabouts provide a function and design solution to ease circulation conflict and provide slower and more efficient vehicle movements through intersections in villages and town centers. Roundabouts may function as a superior alternative in some cases to a stop controlled or signalized intersection.

Policy: Encourage the use of Traffic Calming devices throughout the mobility plans for all villages, town centers and planning areas.

Rural Standards

Small scale streets with tight radius turns are proposed for very low density, large lots and steeper terrain areas. These tight

turning radii streets have no curbs or gutters to promote a rural character and minimize grading and terrain modifications.

Objective: Large lot rural areas shall be planned using reduced width road sections, with rolled curbs, gutters, or sidewalks. All unimproved shoulders shall be provided, which could be utilized by pedestrians.

Objective: Parking shall be provided to ensure convenient access to activity centers, while encouraging pedestrian activity and reduced reliance on the automobile.

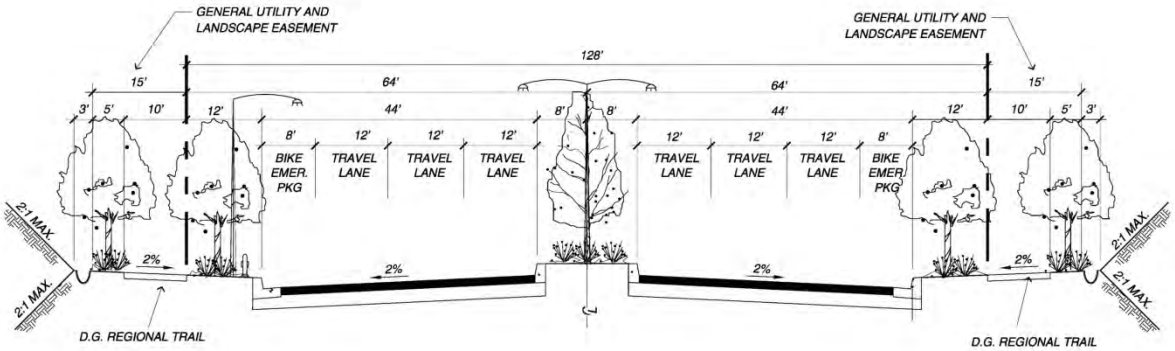

Exhibit 80

Six-Lane Prime Arterial

Not to Scale

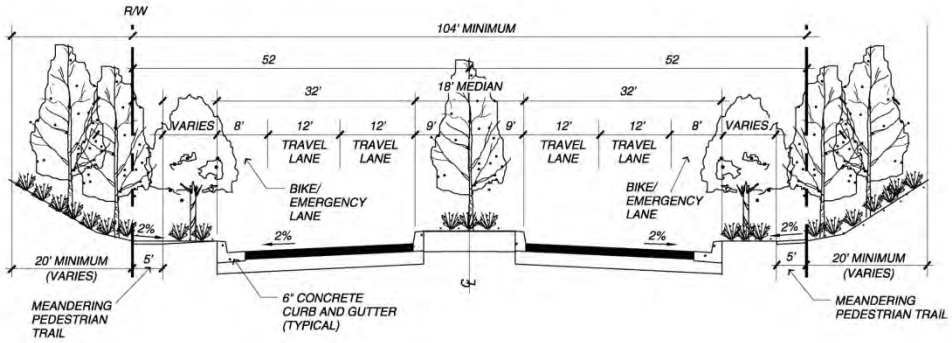

Exhibit 81

Four-Lane Major

Not to Scale

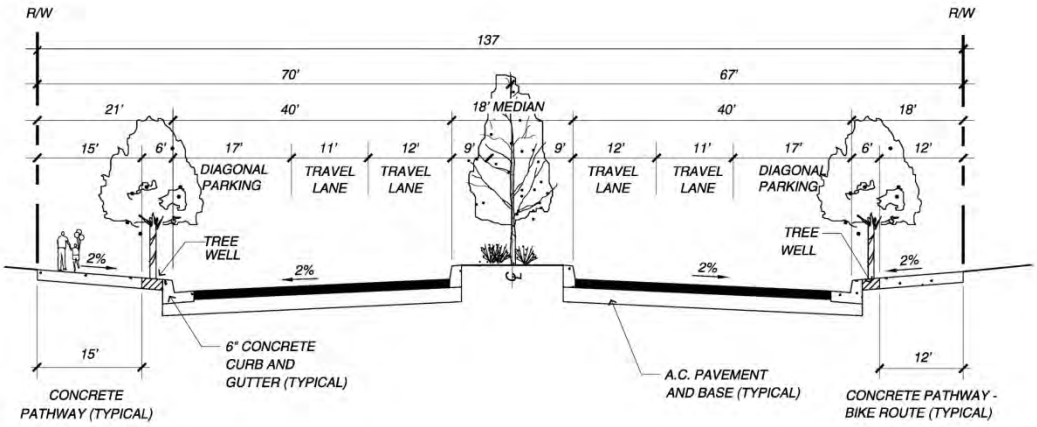

Exhibit 82

Village Entry w/ Diagonal Parking

Not to Scale

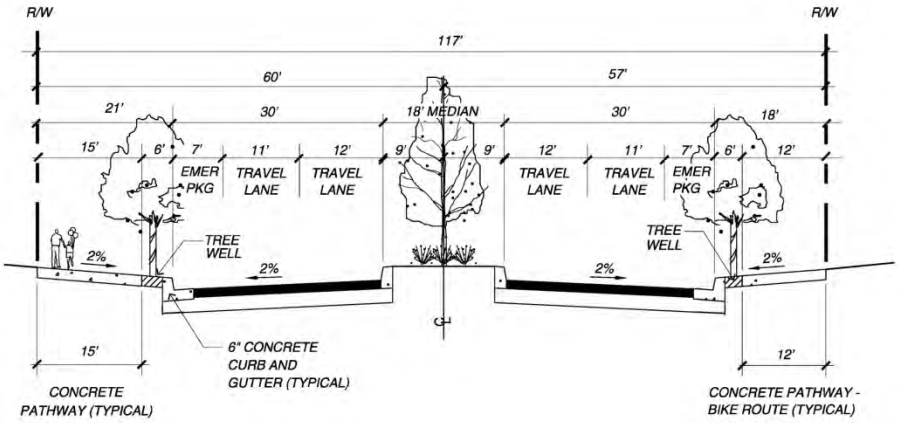

Exhibit 83

Village Entry Street

Not to Scale

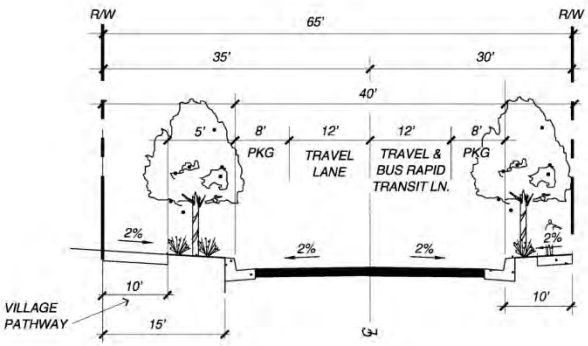

Exhibit 84

Town Center Arterial (One Way)

Not to Scale

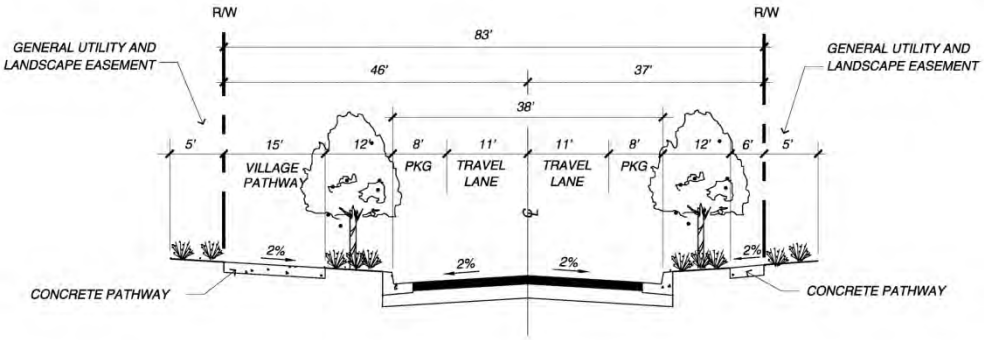

Exhibit 85

Secondary Village Entry

Not to Scale

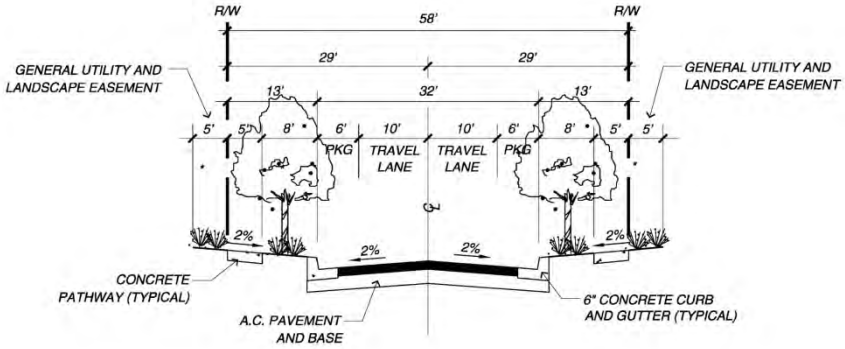

Exhibit 86

Parkway Residential

Not to Scale

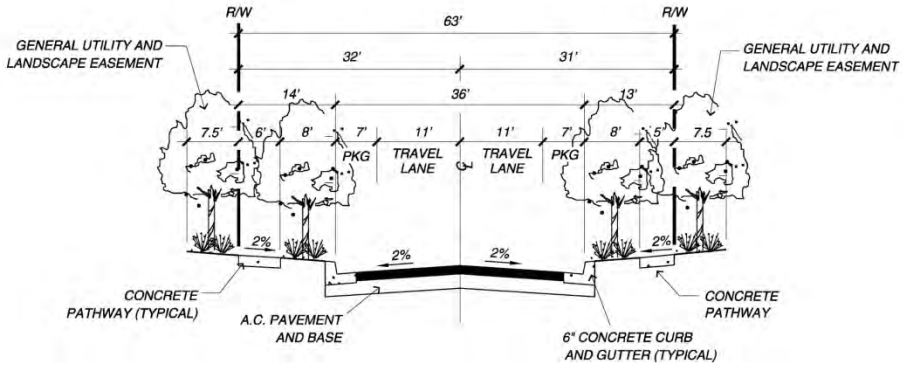

Exhibit 87

Residential Promenade Street

Not to Scale

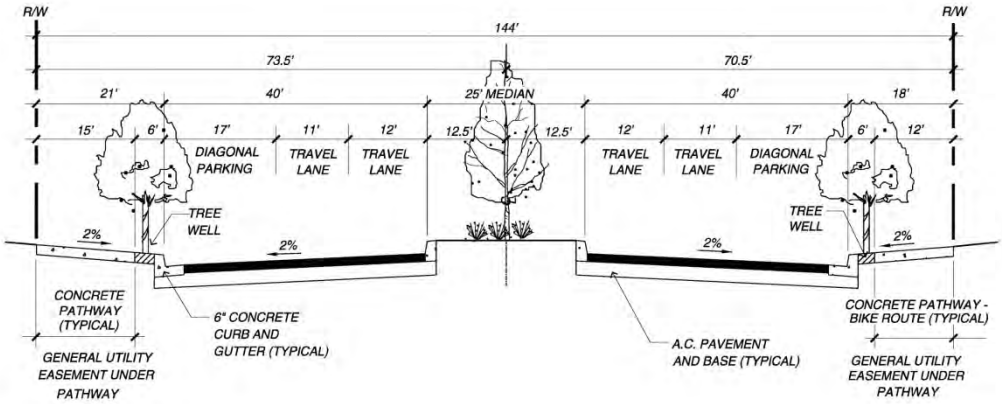

Exhibit 88

Transit Village Entry Street

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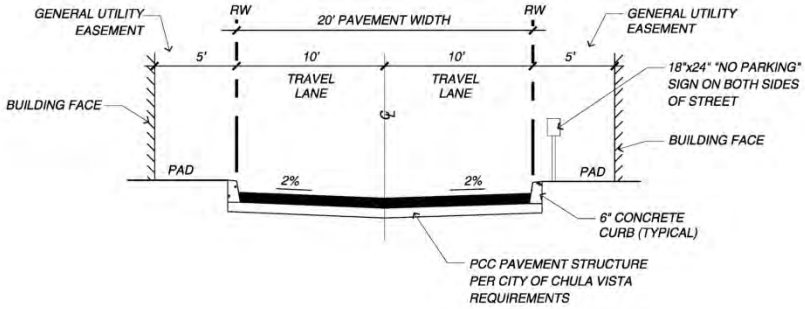

Exhibit 89

Alley

Not to Scale

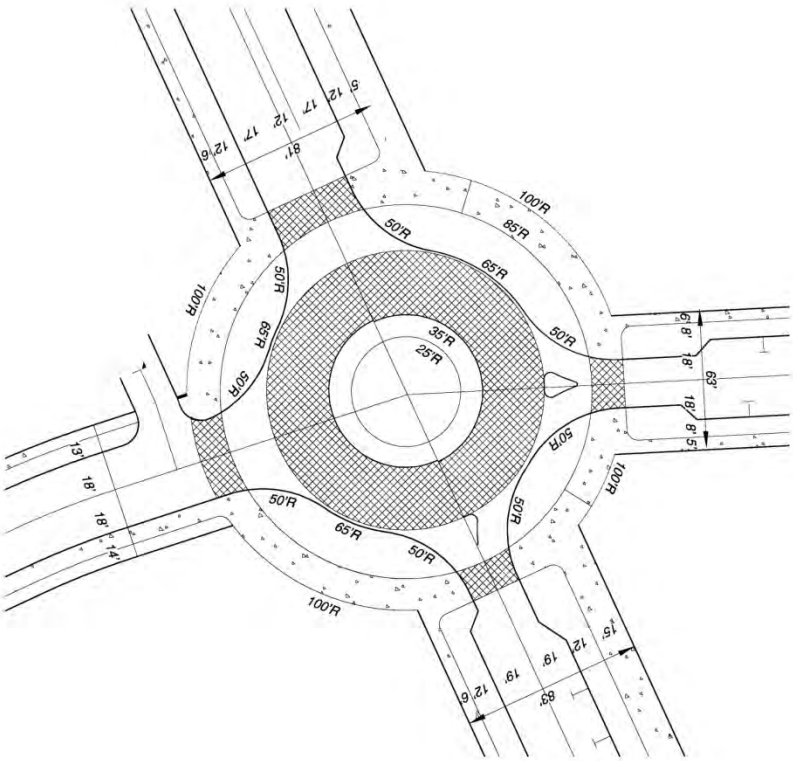

Exhibit 90

Roundabout

Not to Scale

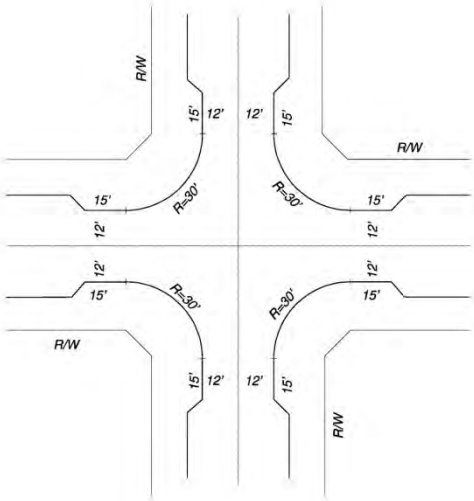

Exhibit 91

Neckdown

Not to Scale

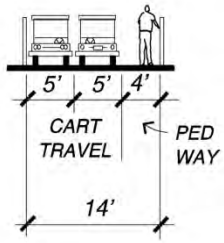

Exhibit 92

Bridge Crossing

Not to Scale

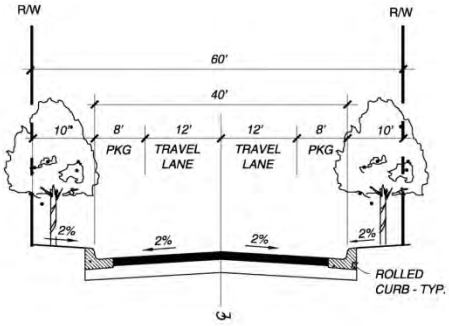

Exhibit 93

Rural Collector

Not to Scale

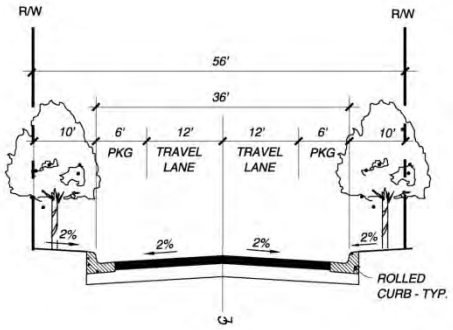

Exhibit 94

Rural Street

Not to Scale

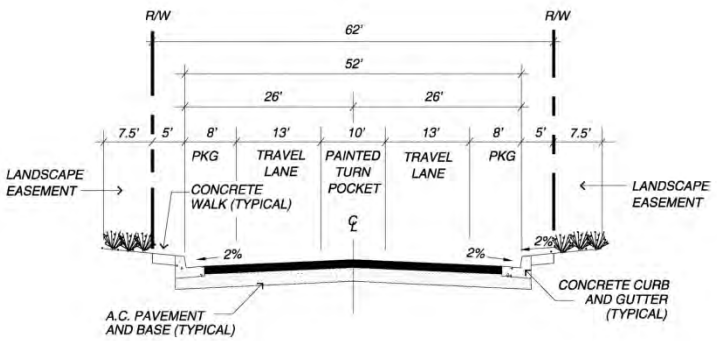

Exhibit 95

Village Industrial Class II Collector

Not to Scale

Natural Design Considerations

Objective: Design roadways to follow natural contours in rural areas and steeper topography, except where safety, grading or strong design considerations suggest otherwise.

Policy: Design roadways to minimize grading and the height of cut and fill slopes.

Policy: Provide for wildlife as required in the Wildlife Corridor Study.

Transit Routes

Objective: Otay Ranch land use, mobility and transit plans shall be coordinated with local and regional transit plans to ensure that Otay Ranch villages are served at the earliest stages of development.

Policy: Provide areas for interconnection of various modes of transportation.

Policy: Provide transit/bus stops/shelters in village core areas and close to service/commercial uses. Provide waiting and bike storage facilities at one transit stop within each village core.

Policy: Coordinate location of transit stations with Bus Rapid Transit (BRT) stations.

Policy: Coordinate transit routes and stops with SANDAG/MTS.

Policy: Shelter design should be compatible with village character/theme and may, therefore, vary from village to village. Shelter

maintenance responsibility shall be determined during the design process.

Policy: Encourage local loop bus routes connecting the villages to the Eastern Urban Center and to other regional transportation systems, parks, schools, the university and recreational areas.

Transit System

Regional transportation plans envision the expansion of the bus rapid transit (BRT) system to connect the existing system to the international border and various urban areas, including Otay Ranch.

Objective: The Otay Ranch land use and mobility plans shall incorporate regional plans for the expansion of the bus rapid transit system.

Policy: Coordinate with SANDAG, CVT and other transit agencies to provide for the integration of the BRT line into Villages One, Two, Five, Six, Eight and Nine, Park and Ride and the Eastern Urban Center. The BRT alignment shown on the GDP/SRP Land Use Map is conceptual and will be more precisely located at the SPA level of planning.

Policy: Provide for reservation of space for the BRT line within the identified villages/areas. Locate stations/stop areas, consistent with SANDAG/MTS standards, within the village cores/areas identified for transit.

Policy: Bus stop locations should be coordinated with future BRT stations and should follow the same design guidelines.

Low Speed Electric Vehicle Travel

In concert with the primary objective to reduce the number of automobile trips, the interior road systems will be designed to provide for low speed electric vehicle travel, per the previous sections. These vehicles are commonly described as "Neighborhood Electric Vehicles (NEV) and shall include an electric motor (electric is preferred for air quality reasons). Low speed electric vehicle travel is permitted on roads with posted speed limits of 35 mph or less pursuant to the California Vehicle Code. On roads where posted speeds exceed 35 mph, separate trails may be provided for low speed electric vehicle travel.

Objective: To reduce reliance on the automobile, the Otay Ranch road system shall be designed to provide for low speed electric vehicle travel.

Policy: Underpasses/overpasses should be provided at strategic locations to minimize low speed electric vehicle/automobile conflicts on major arterials. Locations should be determined at the SPA/Specific Plan level.

Policy: Low speed electric vehicle parking facilities should be located within village cores/town centers.

Policy: Coordinate low speed electric vehicle travel consistent with the policy contained in the village roads section.

Bicycle/Pedestrian Paths

A system of local and regional bicycle and pedestrian facilities also known as village paths and regional trails are incorporated as a critical mobility component of Otay Ranch. The village paths provide direct connections between each of the adjacent villages and the village paths connect to the regional trails beyond the village boundaries. The village paths are separated from vehicular traffic to serve both pedestrians and bicyclists. The standard width of a village path is 10 feet adjacent to a 5-foot sidewalk for a total of 15 feet. The village path may be reduced to a minimum width of 10 feet where appropriate such as within the urban settings of a village core or town center or where it parallels a regional trail.

The arterial and major roadway system accommodates class II bike lanes within the right-of-way. Residential collector and local streets serve as bike routes where bicycles share the roadway with vehicles. Regional trails are generally adjacent to but grade separated from roadways. The village path also is grade separated and may be narrowed from a fifteen foot minimum width to a ten foot width where appropriate such as within the urban setting of a village core or town center or where it parallels a regional trail. Sidewalks are provided along all roadways depending on site conditions and adjacent land uses. Grade separated bikeways will be considered along La Media from Wolf Canyon to Southwestern College and through Wolf Canyon across the EUC to Salt Creek.

A trail system shall be provided through open space areas. These shall be looped systems to provide for a variety of lengths of rides. In these areas, pedestrian, bike and equestrian trails will overlap.

Objective: The bicycle and pedestrian path system should provide for a safe continuous pedestrian and bicycle circulation system to all parts of villages.

Policy: The path system should connect to the village core to encourage alternate means of travel.

Policy: Bicycle lane and pedestrian pathways should provide travel in both directions.

Policy: Signing should be posted at intervals, directing bicyclists and pedestrians to the appropriate side of the trail.

Policy: Drainage inlet grates, manhole covers, etc., on trails should be designed to provide adequate surface for tire or foot travel.

Policy: At-grade trail crossings should be provided for at signalized intersections.

Policy: Bicycle storage facilities should be provided within village cores, at transit and bus stops.

Policy: Underpasses/overpasses will be provided at strategic locations to minimize automobile and trail user conflicts at arterial highways. Specific locations should be determined at the SPA/Specific Plan level.

Bike, equestrian and other recreational trails are also planned as described in the Chapter 4, Parks, Recreation, Open Space.

Scenic Corridors

The Otay Ranch contains a number of valuable scenic resources such as natural landforms, rock outcroppings, unique vegetation, lakes and viewsheds, which merit protection along arterial roads.

Objective: Protect and enhance valuable scenic resources and views throughout the Otay Ranch.

Objective: Design roadways and/or adjacent villages to protect visual resources.

Objective: Coordinate with adjacent jurisdictions to encourage protection of scenic corridor resources outside of Otay Ranch.

Objective: Coordinate with SANDAG and other agencies regarding facilities they may need to locate within scenic corridors and suggest measures to ensure compatibility.

Policy: The following Otay Ranch routes are designated scenic roadways:

Telegraph Canyon Road - provide for setbacks and landscaping along this edge. Variable setbacks, landform grading and recognition of existing swales in final grading is desirable. No existing vegetative character exists. It is recognized that modification to existing landforms will occur.

Olympic Parkway - from the western property boundary to SR-125. The roadway should be sited in the canyon bottom to preserve sideslopes and vegetation wherever possible. Protect steep slopes and vegetation on the north slope (south facing) between the western property line and Heritage Road. Further east, to Otay Lakes Road, topography of the north slope should be preserved. East of Otay Lakes Road and the

entire south side should be contour-graded with extra setbacks and revegetation.

Main Street/ Hunte Parkway - from the western property line to Olympic Parkway except within the boundaries of a town center. The road provides expansive views of the Otay River Valley, Rock Mountain, and Salt Creek. Protect views into the valleys and propose sensitive grading, setback and architectural controls along this edge.

Otay Valley Road - from Village Eight West town center boundary to Street A in Village Nine.

Otay Lakes Road - from the Mary Patrick Estate to the Daley Quarry. This stretch of road provides opportunities for views of the Otay Lakes and other landforms. Preserve corridor views to the lakes as the road passes through the resort center. Carefully site architecture and use setbacks with height controls to preserve views. Continue an open, non-urban character along this corridor.

Proctor Valley Road - from Salt Creek Ranch to Highway 94. This road passes through open space areas providing views to Jamul, the San Miguel Mountains and Proctor Valley Creek. Final alignment should seek to preserve significant rock outcroppings and landforms, and preserve views to the Upper Otay Reservoir. Design for more urban character at the village center. In the Jamul area, provide large setbacks and fencing to project the developed rural ranchette character of Jamul.

Implementation Measure: Develop guidelines for setbacks, grading and landscaping along scenic corridors in conjunction with theindividual SPA plans. A 75-foot average buffer along scenic corridors shall be met as noted on individual land use plan diagrams for arterials and scenic corridors.

Section C ***Processing Requirements***

Future Otay Ranch applications for development approvals shall comply with the following:

☐ SPA Requirements

- Build-out transportation model analysis to the extent that SPA plan changes approved GDP/SRP system or generation.
- Phased transportation model analysis to show impacts to system with planned facility construction for SPA level development (including offsite roads).
- Review and refinement of land use plan for implementation of pedestrian and transit-oriented design, Transit First Plan for Otay Valley Parcel villages and Eastern Urban Center.
- Phased Transit Plan.
- Phased Bicycle Plan.
- Phased Trail Plan.
- Modification of above plans, if needed.
- Prepare Public Facility Financing and Phasing Plan to assure construction of facilities concurrent with demand -- include on-site and off-site facilities to maintain threshold conformance.
- Develop/amend/revise financing mechanism for transportation facility construction (DIF).

- ☐ Tentative Map Requirements
  - Conditioned to provide on-site transportation facilities.
  - Conditioned to adhere to Transportation Facility Phasing Plan for on-site and off-site facility thresholds.
  - Conditioned to provide off-site transportation facilities as required by Public Facilities and Financing Plan.
  - Conditioned to participate in financing mechanism for transportation facilities (DIF).
- ☐ Final Map
  - Implement tentative map conditions.
  - Bond and provide for construction of improvements.
  - Secure rights-of-way.
- ☐ Building Permit
  - Payment of fees (if appropriate).

Chapter 3 *Housing*

Section A ***Introduction***

The Otay Ranch Community will provide a wide spectrum of housing types and styles to respond to the needs of a diverse population within the South County region of San Diego. The Housing Chapter of this General Development Plan/Subregional Plan is intended as an extension of the Goals, Objectives and Policies contained within the Housing Elements for both the City of Chula Vista and the County of San Diego. The intent of this chapter is to identify specific short term (5 years) and long term measures that will integrate the Otay Ranch affordable housing goals, objectives and policies into existing regional and subregional programs. Measures contained within the City of Chula Vista's or County of San Diego's Housing Elements apply to that portion of Otay Ranch located within each respective jurisdiction.

Section B ***Balanced Community***

GOAL: CREATE A BALANCED COMMUNITY EXEMPLIFIED BY THE PROVISION OF A DIVERSE RANGE OF HOUSING STYLES, TENANCY TYPES AND PRICES.

1. Long Term Objective

Objective: Provide a variety of housing opportunities sufficient to meet a proportionate share of the Regional Share allocation of housing.

Policy: The Regional Share allocation shall be established for both the City of Chula Vista and the County of San Diego through SANDAG's Regional Housing Needs Statement, and shall be adjusted every five years by SANDAG in accordance with State Housing Law.

Policy: Continue to address the Otay Ranch's proportionate share of those Regional Share allocations, as determined in the Housing Elements of the appropriate land use jurisdiction, and periodically updated. Said proportionate share determination shall be consistent with SANDAG's Regional Share allocation methodology.

Policy: Coordinate City of Chula Vista and County of San Diego housing policies pertaining to Otay Ranch in the future Housing Element updates.

2. Five-Year Objective

Objective: Each Otay Ranch Village[2] will proportionately assist the appropriate land use jurisdiction to meet or exceed

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2 All "Urban Villages," "Specialty Villages" and the "Eastern Urban Center," as defined in the Land Use Chapter (Part II, Chapter 1, Section c.2.).

Otay Ranch's share of the 5-year Regional Share allocation as provided by each jurisdiction's Housing Element.

Policy: Encourage each "Urban Village" to offer a variety of housing types, densities and prices which will enable affordability within each income group under Regional Share.

Policy: Encourage housing opportunities for very low, low and moderate-income households, and the dispersal of such housing among Otay Ranch villages to promote a balanced community.

Policy: Consider the use of mobilehome and manufactured housing as alternative building types to promote affordability.

Policy: Support the exploration and use of innovative and alternate building technologies and materials which reduce costs, increase affordability, and address environmental issues such as energy and water conservation, air quality improvements and recycling.

Policy: Encourage the timely provision of each village's affordable housing component in the earliest development phase possible.

Policy: Priority shall be given to satisfying each Village's Regional Share affordable housing obligation within that Village. However, when the agency of jurisdiction finds that; (1) it is infeasible to provide all the Regional Share obligation within the subject Village, and (2) a transfer of the obligation will not be significantly detrimental to achieving balanced communities, and (3) that development phasing and related provision of the subject units will not adversely affect attainment of the Regional Share allocation within the respective 5-year period, the agency may allow a portion of those affordable housing obligations to be satisfied within another Urban Village, or Villages. Said transfer of allocation between Villages shall provide the information required by implementation measure below, and shall assure provision of the transferred units through an agreement and appropriate conditions on the land prior to approval of

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The provision of affordable housing within the Rural Estate Area, or its transfer to "Urban Villages," shall be determined by the conceptual transfer plan referenced within the Implementation Measures, as a part of the initial Otay Ranch Village Housing Plan.

the SPA for the Village from which the allocation is transferred.

Implementation Measures: Prior to approval of the SPA for the first Village proposing transfers, a conceptual plan shall be developed which addresses potential transfers of Regional Share affordable housing requirements from "Specialty Villages" and "Rural Estate Areas" to "Urban Villages," which plan shall indicate the amount of proposed transfers, establish guidelines for assignment of those transfer to avoid community imbalance or an overconcentration of lower-income housing in any Urban Village, ensure sufficient phasing of Regional Share affordable housing obligations, and demonstrate that the Village(s) can feasibly accommodate the additional percentage of affordable housing units being transferred.

Implementation Measures: Prior to or concurrent with approval of a SPA for each Village, a Housing Plan for that Village shall be approved which addresses the type and location of housing to be provided pursuant to the Regional Share allocations and any related policies contained in the Housing Elements of the appropriate land use jurisdiction. As minimum content, that Village Housing Plan shall:

- *Identify how it complies with the appropriate jurisdiction's housing programs.*

  For the period 1992-1996, or until replaced with updated policies adopted by the applicable local jurisdiction, at least 5% of the total units within the Village shall be reserved for low-income households, and at least 5% for moderate-income households. The agency of jurisdiction will consider utilizing available resources and incentives to assist in the provision of the units as necessary and feasible. Where sufficient resources and incentives are available, minimum requirements may be exceeded by increasing the amount of low-income units provided, and/or in producing units affordable within the lower range of both low and moderate-income standards. Where sufficient subsidies, incentives and other resources are available, the land use jurisdiction and applicant shall attempt to provide very low-income affordability. After 1996, reservations by income level shall be consistent with the policies and programs contained within the Housing Elements of the appropriate land use jurisdiction.

- *Identify where the affordable units will be located, by income group, number, type and tenure.*

- *Identify what portion, if any, of the required affordable units will not be satisfied in the subject Village, indicate to which Village they will be*

Implementation Measure: Each Village shall include land designated for community purpose facilities, upon which it is permitted that emergency shelters for homeless persons may be located.

transferred, and describe the specific program/project under which they will be provided.

- ☐ *Include an acceptable phasing program for the timely provision of the affordable housing component in the earliest development phase possible. The phasing program should also address a schedule for the provision of any affordable housing obligation proposed for transfer to another Village.*
- ☐ *Identify all local, state and federal incentive and funding programs which will be employed to provide the reserved units, including but not limited to density bonus programs, tax exempt mortgage revenue bond financing, and the use of non-profit partners. Any density bonuses for single-family residential areas shall be achieved solely through use of accessory units pursuant to the implementation measures below. Where density bonus programs are intended, the Plan shall indicate the following:*
  - *the area or areas where such bonuses are to be applied;*
  - *the number of bonus units and total project units within those area(s);*
  - *the increased level of infrastructure necessary to accommodate the units;*
  - *the income level of affordability of the bonus units;*
  - *whether the bonus units are for families or senior citizens;*
  - *the duration of reservation.*

  Density bonuses shall be consistent with the provisions of Section 65915 of the California Government Code, and subject to determination that such bonuses will not result in significant unmitigable adverse impacts upon public health and safety.
- ☐ *Consider sites where mobilehome/manufactured housing would be appropriate.*
- ☐ *Provide, within the first phase In the City of Chula Vista, an Affordable Housing Agreement to satisfy the Telegraph Canyon Estates GDP and SPA Plan requirements. (City of Chula Vista Resolution No. 16960)*
- ☐ *Indicate the extent to which alternate building technologies and/or materials are proposed to be used in both market rate and restricted units. If an experimental housing concept is proposed, indicate the location of project site and describe the concept.*
- ☐ *In order to assure implementation of a Housing Plan, a specific program and agreement(s) shall be required to be negotiated with, and approved by the*

agency of jurisdiction, which guarantee the provision of the housing units described in the Plan. The formulation of such agreements shall be handled in a tiered fashion, starting at the SPA level and progressing in specificity and detail through subsequent planning processes, with final project-specific agreements required prior to the recordation of the respective final map, or final project approval where the subdivision of land is not involved.

Policy: Support the use of accessory dwelling units as an additional source of affordable housing for lower-income households.

Accessory living units should conform to the following guidelines:

- ☐ Prior to, or concurrent with, the first SPA proposing accessory units, studies shall be prepared to determine demand and generation figures for traffic, water and sewer for accessory units within the Otay Ranch, based on varying tenancies. These studies must be found acceptable to the legislative body of the agency having jurisdiction, prior to approval of the first SPA which proposes such accessory units.
- ☐ The SPA Level Environmental Impact Report (EIR) shall analyze community character and the service and facility impacts of accessory units. The area permitting the accessory units may need to be limited and specifically defined in the SPA in order to mitigate impacts. Anticipated population increases which may result from the accessory units shall be taken into account in the SPA Level Service/Revenue Plan calculations performed at the time of SPA review.
- ☐ Accessory units shall be designed as an integral part of the single-family residence. Accessory units may be attached to or detached from the primary dwelling. Village Design Plans shall include specific design guidelines relating to architecture and site planning for accessory units to ensure that the single-family character of the neighborhood is protected.
- ☐ Accessory units are not intended to function as duplexes and shall not be subdivided or otherwise separated in ownership.
- ☐ No more than one accessory unit shall be permitted per single-family lot. Each accessory unit shall be limited to one bedroom and shall provide for one off-street parking space in addition to the required parking for the main residence.

Section C ***Fair Housing And Special Housing Needs***

GOAL: THE PROVISION OF SUFFICIENT HOUSING OPPORTUNITIES FOR PERSONS OF ALL ECONOMIC, ETHNIC, RELIGIOUS AND AGE GROUPS, AS WELL AS THOSE WITH SPECIAL NEEDS SUCH AS THE HANDICAPPED, ELDERLY, SINGLE PARENT FAMILIES, LARGE FAMILIES AND THE HOMELESS.

Objective: Ensure that the Otay Ranch provides housing opportunities sufficient to meet a proportionate share of identified special housing needs, and applies fair housing practices for all needs groups in the sale, rental, and advertising of housing units.

Policy: The level of special housing needs shall be identified for both the City of Chula Vista and the County of San Diego through SANDAG's Regional Housing Needs Statement, and updated every five years in accordance with State Housing Law.

Policy: Otay Ranch shall address a proportionate share of those identified special needs as determined in the Housing Elements of the appropriate land use jurisdiction, as updated.

Policy: Consistent with Otay Ranch's identified share of special housing needs, each Otay Ranch Village shall address housing opportunities for these needs groups, consistent with the Housing Elements of the appropriate land use jurisdiction, as updated.

Implementation Measure: The Housing Plan shall, in addition to previously identified content, address the housing to be provided for persons with special needs.

Policy: Ensure compliance with all State and Federal statutes regarding barrier free environments and elimination of racial, age, religious, sexual and economic bias and discrimination in housing sales, rental, advertising and lending practices.

Implementation Measure: Each SPA Housing Plan shall be accompanied by an Affirmative Fair Marketing Plan which describes the various outreach efforts and lending practices which will be undertaken to attract prospective homebuyers and/or tenants in the proposed housing marketing area, regardless of gender, age, race, religion, handicap or economic status.

Policy: Include an adequate amount of land designated for community purpose facilities within Otay Ranch to provide for the location of facilities to shelter the homeless.

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Chapter 4 *Parks, Recreation, Open Space*

Section A ***Introduction***

The park, recreation and open space system is the unifying fabric of the Otay Ranch. This system is designed to meet or exceed the City of Chula Vista and County of San Diego requirements, and enhance the quality of life for residents and visitors by providing active and passive recreational amenities at all levels.

The Otay Ranch park, recreation and open space system is comprised of a hierarchy of elements intended to respond to specific community and location needs and physical site conditions. The size and diversity of the Otay Ranch Project Area allows for creative approaches to planning park and open space areas and recreational services and facilities.

Section B ***Goals, Objectives and Policies***

The Otay Ranch Parks, Recreation and Open Space goals, objectives, policies and implementation measures provide for a variety of parks, recreation and open space amenities. Otay Ranch provides the opportunity for a full range of passive and active recreational opportunities.

GOAL: PROVIDE DIVERSE PARK AND RECREATIONAL OPPORTUNITIES WITHIN OTAY RANCH WHICH MEET THE RECREATIONAL, CONSERVATION, PRESERVATION, CULTURAL AND AESTHETIC NEEDS OF PROJECT RESIDENTS OF ALL AGES AND PHYSICAL ABILITIES.

Objective: Identify park, recreational and open space opportunities, where appropriate, to serve the South County region and San Diego County as a whole.

Policy: Provide local and regional trails which run through and/or connect open space areas in: Otay River Valley, Poggi Canyon, Wolf Creek Canyon, Salt Creek Canyon, Mt. Miguel, Jamul Mountain, Otay Mountain, Otay Lakes and BLM land.

Implementation Measure: Otay Ranch shall develop a local and regional trail system for riding, hiking and biking. The system should provide equestrian facilities, staging areas, local connections and regional through-routes grade separated from conflicting vehicular traffic where appropriate. Trail systems should have regional and local through-routes connected to other off-site areas such as city parks, greenbelts and BLM land. Trails may be separated for each activity.

Implementation Measure: Bicycle trails, paths and lanes should interconnect through a bicycle master plan.

Policy: Encourage joint use of utility easements with appropriate and compatible uses, including, but not limited to, open space, agriculture, parking and trails.

Policy: Planning for the Otay Ranch Regional Park System shall be coordinated with the planning for the Otay Valley Regional Park through the Otay Valley Regional Park Joint Exercise of Powers Agreement and the Otay Ranch Interjurisdictional Task Force to ensure that the regional parks include both active and passive recreation areas and trails, and consider adjacent development, community character, land use, conservation, preservation and citizen recreational needs are compatible with each other.

Policy: Create a large-scale open space and regional park system with components in the Otay River Valley, Jamul Mountain and San Ysidro Mountains including regional parkland, open space, environmental preserves and local parks. This system shall connect to off-site parks and open spaces such as the Sweetwater River Valley, the western Otay River Valley and the San Ysidro Mountains BLM open space.

Policy: Provide 15 acres of regional park and open space per 1,000 Otay Ranch residents.

Policy: Plan for the development of multi-use trail facilities in the regional park and open space setting with appropriate connections to adjacent parks and facilities.

Objective: Maximize conservation, joint uses and access and consider safety in the design of recreational facilities.

Policy Encourage public transit service to regional parks and provide access to handicapped and disabled persons, in accordance with the latest federal guidelines.

Policy: Commercial recreation opportunities may be permitted within town square, community and regional parks to generate revenue to defray park operational expenses.

Policy: Utilize conservation measures including reclaimed water, efficient irrigation systems and drought tolerant plant material in the development of public and private parks where allowed.

Policy: Minimize park operation and maintenance costs and identify funding sources for continued operation and maintenance of all Otay Ranch parks and open space land.

Objective: Provide neighborhood and community parks and recreational facilities to serve the recreational needs of local residents.

Policy: For the purpose of calculating the County's local open space requirement, parks, open spaces and golf courses with public access may be appropriate greenbelt areas.

Policy: Provide a minimum of three acres[3] of neighborhood and community parkland (as governed by the Quimby Act) and 12 acres per 1,000 Otay Ranch residents of other active or passive recreation and open space area.

Policy: Encourage the design of park sites adjacent to public schools and other public lands where co-location of facilities is feasible. Joint use agreements with school districts are encouraged.

Section C ***Park Facility System***

A four-tiered system of public parks is provided through town squares and neighborhood, community and regional parks. This system will provide:

1. compatible park amenities within the town square parks;
2. active play facilities within the neighborhood parks;
3. community-level playing fields and complexes within the community parks; and
4. region-wide active and passive recreational areas within the Otay Valley Regional Park and San Ysidro Mountain Regional Park.

The Otay Ranch trail network connects the park system and the villages of Otay Ranch. This network of pedestrian walks, hiking/ biking trails and equestrian trails links parks with each village. This linkage is a key design concept for Otay Ranch and will further reduce reliance on the automobile for local transportation needs.

The location of parks requires consideration of the amount and location of physical spaces, service standards, service radius, co-location of land uses and other design issues. Usable park acreage, for local parks, should generally conform to the following criteria: playing fields and areas designated for built facilities should be graded to a 2% slope;

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3 This policy is intended to be implemented within each village. That is, each village should provide a sufficient neighborhood and/or community parkland to enable Otay Ranch to meet the standard. However, community parks cannot be provided incrementally within each village because of the size and location of the planned community parks. While the exact locations have yet to be determined, there will be at least three Community Parks providing a total minimum of 75-acres of net usable Community Park acreage unencumbered by any required preserve habitat buffers and fully capable of providing all of the Community-level playing fields and (sports) complexes within the Community Parks as described in the Community Park definition. Accordingly, it is recognized that during the build-out of Otay Ranch the actual provision of neighborhood and community park will temporarily exceed or lag behind the requirements of the policy, depending on the timing of the provision of community parks.

recreational lawn areas should not exceed a 4% slope; perimeter areas should not exceed a 3:1 slope; and unique or desirable land forms should be retained and integrated into the park design, with credit toward park requirements.

A total of 13,666.0 acres of open space is provided throughout the Otay Ranch, consisting of local and regional open space. The County of San Diego park standards require 15 acres per 1,000 population of regional parkland and 15 acres per 1,000 population of local parkland. The City of Chula Vista and County of San Diego require the dedication of 3 acres per 1,000 population of local parks. In accordance with the 3 acres per 1,000 population park dedication requirement and a projected build-out of approximately 114,119 residents, the Otay Ranch will provide 342 acres of local parks.

Pursuant to the County of San Diego standard of providing an additional 12 acres of local parklands and open space, the Otay Ranch GDP/SRP provides in excess of 12 acres per 1,000 population of local open space. The Otay Ranch GDP/SRP meets this requirement through the provision of 1,172 acres on a ranch-wide basis, exclusive of regional park facilities, by providing the following: open space buffers along arterials, open space corridors through Village Seven, Eleven and the Eastern Urban Center, and hiking and riding trails in the villages, the Management Preserve, town squares, and other areas designed to provide recreational opportunities and visual relief to the Otay Ranch residents.

In addition, pursuant to the County of San Diego standard of 15 acres of regional park per 1,000 population, Otay Ranch will provide a minimum of 1,590 acres of regional park land. The local and regional parks are defined below:

1. **Town Squares:** Town Squares are located in some village center areas to serve the village residents. These parks average one acre in size. Town Square park facilities may include tot lots, playground equipment, turf areas, picnic areas and similar active and passive recreation areas and improvements.

   Town Square parks will provide a focal point for the village center and reflect a pedestrian design and urban character due to their proximity to higher density residential and commercial uses.

   These parks will be private parks and will be owned and maintained by a central business district (or similar private maintenance entity). Alternatively, these parks may be public, in those cases where the park is maintained as part of a Community Facilities District, subject to approval of the Development Services Director. Guidelines for these parks shall be developed at the SPA level. Park dedication credit will be permitted for these parks.

2. **Pedestrian Parks:** Pedestrian parks are provided in the secondary single-family neighborhoods. They are 1/2-acre to 2 acres in size and have a 1/8- to 1/4-service radius. These parks are necessary due to the small lot nature of the single-family neighborhoods. Because these parks do not meet public park size standards, they will not receive park dedication credit. However, pedestrian parks satisfy a recreation need in the neighborhoods and therefore are eligible for Community Purposes Facility (CPF) credit.

3. **Neighborhood Parks:** Neighborhood parks are located to serve people within a 1/2- to 3/4-mile radius within each residential

village. These parks serve the day-to-day recreational needs of local residents. Each neighborhood park should be sited in conjunction with a school site wherever feasible. The size and location of neighborhood parks shall be determined at the SPA level of planning. Neighborhood park facilities typically include tot lots, parking, restrooms/maintenance buildings, play ground equipment and play areas. The neighborhood parks are located in or adjacent to the village core, within the residential areas of the village. Pedestrian trails are provided to link these neighborhood parks to the residential neighborhoods.

In the more populated villages, neighborhood parks may be supplemented by town squares.

4. **Community Parks:** Community parks are located to serve the residents of multiple villages within an approximately 1- to 2-mile radius. Each park should be a minimum of 25 acres and offer intense recreational facilities such as athletic complexes, multi-purpose fields, court activities, large swimming pools and areas for outdoor active and passive recreation. Activities and amenities may include softball, youth baseball, soccer, tennis, basketball, volleyball, racquetball, community buildings/ facilities, family and group picnic areas, and other large-scale areas for organized active and passive recreation. These facilities may also be located with the Otay Valley Regional Park (OVRP) in areas previously described as Active Recreation within the Regional Parks. They are planned to serve the active recreational needs of multiple villages.

   Two community parks are planned for Otay Ranch within Village 4 and the eastern parcel of Planning Area 20. These park locations are linked to regional parks and open spaces.

5. **Regional Parks:** Regional parks are areas of natural quality used for nature oriented outdoor recreation. The primary purpose of these parks is to preserve and interpret sensitive environmental resources, and make these resources available for public recreational activities and enjoyment. Regional parks may include recreational activities such as camping, riding and hiking trails, nature and interpretive centers, picnic areas, golf courses, active and informal play areas and natural open areas. A regional park should be a minimum of 200 acres, with a minimum of 50 usable acres for active recreation. Regional parks achieve two important objectives:

   - ☐ Provide residents of both the local community and region with broad-scale recreation, trail opportunities interpretive educational facilities; and
   - ☐ Protect regionally significant environmental resources (e.g., biological habitats, historic sites, etc.).

   Regional park sites are selected because they are areas of natural quality worthy of preservation and public enjoyment, and also because they are areas which can be utilized and enhanced for large-scale, nature-oriented and interpretive outdoor recreation.

   Regional parks may include active recreational uses such as golf courses, equestrian centers, and sports complexes (e.g., adult softball facility), and may also include camping, picnicking, nature centers, museums, informal play areas, and natural open space and preserves areas. Regional parks have parking, restroom, and other support facilities.

The Otay Valley Regional Park will be the first priority site for providing the required Regional Park acreage. If 100% of the requirement cannot be accommodated here, then areas within the eastern parcels and within the Management Preserve boundaries may be designated to achieve this standard.

a. Otay Valley Regional Park

A regional park can be established in the Otay River Valley to provide for a range of active and passive recreation uses. These active park uses should be concentrated in easily accessible nodes and located primarily in upland areas north of the Otay River and toward the western portion of the river valley. Active recreational areas may comprise up to 400 acres of the regional parkland and may include community parks. Active recreation areas shall be located a minimum of 100 feet away from areas occupied by sensitive biological features. The City of San Diego, County of San Diego and City of Chula Vista have formed a Joint Exercise of Powers Agreement (JEPA), which is in the process of developing park concept plans, including activity areas, for the Otay Valley Regional Park. Recommended policies call for coordinated planning between the JEPA and Otay Ranch planners and the manager of Otay Management Preserve.

b. San Ysidro Mountain Regional Park

A second regional recreation area may be established in the San Ysidro Mountains Parcel. This regional park can provide passive recreation opportunities and facilities for hiking, picnicking, camping, nature appreciation, natural and cultural history education and interpretation, and other passive uses. Appropriate trail linkages to the BLM Wildlife Management Area and the County trail system will also be provided.

The San Ysidro Mountain Regional Park would have limited improvements, focused on public opportunities for nature interpretation and education and passive facilities. This park could be improved in conjunction with a larger 2,700-acre Resource Management Area, and could include not only an interpretive/educational center, but also passive facilities such as hiking and riding trails, camping, low intensity play fields and picnic areas and wildlife observation.

Section D ***Private and Commercial Recreation***

Private recreational facilities can supplement the public parks and recreation system. The size of private recreation facilities may range from an individual amenity such as a swimming pool serving a portion of a project, to a multi-use recreation center serving an entire neighborhood or community. Private recreational facilities may receive up to a 50% credit toward satisfying the local park requirements within County areas.

Commercial recreation activities are encouraged to augment and enhance services available to the future residents of Otay Ranch and other residents in the region. Commercial recreation uses such as golf courses, riding stables, model airplane ports, skating rinks, etc. may be appropriate for location within Otay Ranch.

Certain commercial operations may also be appropriate for location in town square, community or regional parks. Consideration should be given to special purpose parks such as nature interpretive centers, bicycle parks, botanical gardens and privately operated amusement parks such as water slides and miniature golf courses. Criteria for the location of commercial ventures in town squares, community and regional parks will be developed in conjunction with the appropriate agency.

Section E ***Open Space***

Natural Open Space

The majority of natural open space and regional parks within Otay Ranch are the subject of the Resource Management Plan (RMP) (See Part II, Chapter 10: Resource Protection, Conservation, and Management). Areas within the RMP's management preserve include wildlife corridors, open space areas, trails, nature interpretive centers and other natural amenities. The RMP provides for the preservation and enhancement of natural resources, and creates unique opportunities for recreational activities as well.

Both the Jamul Mountain and San Ysidro Mountain areas have been identified as areas suited for low intensity, passive recreational uses. Permitted uses would include hiking, camping, picnicking, equestrian trail and nature appreciation. Precise acreage and plans have not been formulated for any of the areas, but it is clear these resources can respond to the need for regional open space and limited recreational opportunities. Permitted construction within open space areas could include: (1) public interpretive centers for habitat, cultural, and paleontological resources; (2) botanical gardens and a native plant nursery; (3) on-site research facilities (as defined in the RMP); (4) limited active regional recreational facilities; (5) public infrastructure; and (6) low intensity camping and equestrian facilities.

Other Open Space

Other open space is defined as a combination of neighborhood and community parks, riding and hiking trails, school playgrounds, utility easements, open space scenic corridors, pedestrian walk ways, buffers, golf courses and other public recreational facilities and "green spaces" which meet open space and local park needs.

Section F ***Park and Recreation Facilities***

1. Facilities

Local Park Acreage: Park facility improvement standards are identified in the Otay Ranch Parks and Recreation Facilities Implementation Plan[4]. The final determination of the types, quantities and locations of the specific facilities to be provided at each park will be based upon a needs analysis and the subsequent Park Master Plan for each park type and size.

2. Riding and Hiking Trails

The mobility and recreational trail network provides a link between the various Otay Ranch parks, village cores, activity areas, open space and points of interest; forming a comprehensive network. The State

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4 Consideration should be given to specialized uses other than recommended standards, which may better serve the community. It is recommended new residents assist in selecting special amenities such as casting ponds, shuffle board, boccie ball courts, velodromes, disk golf courses, recreational gardens, miniature trains, carrousels, lawn bowling and other unique facilities which can be included in some community parks. Opportunities to lease certain facilities to commercial businesses should also be explored.

Department of Parks and Recreation has a 20-foot easement for the California Hiking and Riding Trail that runs from Savage Dam along the south short of Lower Otay Lake and along Otay Lakes Road to SR-94. This system is augmented by an alternative transportation network and road system that is more fully described in Part II, Chapter 2: Mobility. The following are the elements of this comprehensive trail network.

Regional Trails: Regional trails will accommodate hiking, biking and equestrian travel depending upon gradient and adjacent environmental sensitivity. They are located within all the major open space systems (Management Preserve and Regional Park) and will link to off-site regional trails. Within the larger open space areas, trails will accommodate loop trips of 1/2 hour, 1-hour and 2-hour trips. Regional trails are intended to link open space areas to the urban core. Where trails take on a more urban character, horses may be prohibited. South of the resort site, along the northern edge of Otay Lake, the existing roadbed will be converted to a bike and walk way.

Regional Bike Ways: Regional bikeways will be designated in each direction, along all circulation element roads in Otay Ranch, to carry bicycle traffic. These will connect to existing and proposed offsite bike lanes and access each Village.

Village Trails: Within each village, a complete system of trails and walks will connect the major areas of each village and provide access to adjacent villages and regional trails and bike systems. These village trails provide a direct link to the village core. Trails and walks for pedestrians, bikes and alternative transportation will occur within and outside of the roadbed as more fully illustrated in the Mobility Chapter.

3. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- ☐ SPA Requirements
  - Provide a Parks Master Plan.
  - Specific facility site identified and reserved including areas adjacent to public schools and other public lands where co-location is feasible and desirable.
  - Equipment needs identified.
  - SPAs processing parks along SR-125 shall be submitted to CALTRANS for review and comment concerning the desirability of dedicated park land near the SR-125 corridor.
  - Alternative financing methods refined.
  - Alternative maintenance entities and funding identified.
  - Timing of construction consistent with Otay Ranch Park and Recreation Implementation Plan identified.
  - Sites for special purpose parks reviewed.
  - Develop plans for the use of reclaimed water, as appropriate.
  - Design criteria for land adjacent to regional parks prepared.
  - Request recommendations from County Transit System regarding transit facility needs.
- ☐ Tentative Map Requirements

- Conditioned to provide local park sites.
- Funding identified for local parks.
- Review existing or proposed trails on adjacent properties to ensure linkages.

☐ Final Map Requirements

- Local park sites dedicated.
- Funding assured for local parks.
- Implement design guidelines.

☐ Building Permit Requirements

- Payment of impact fee (if established).

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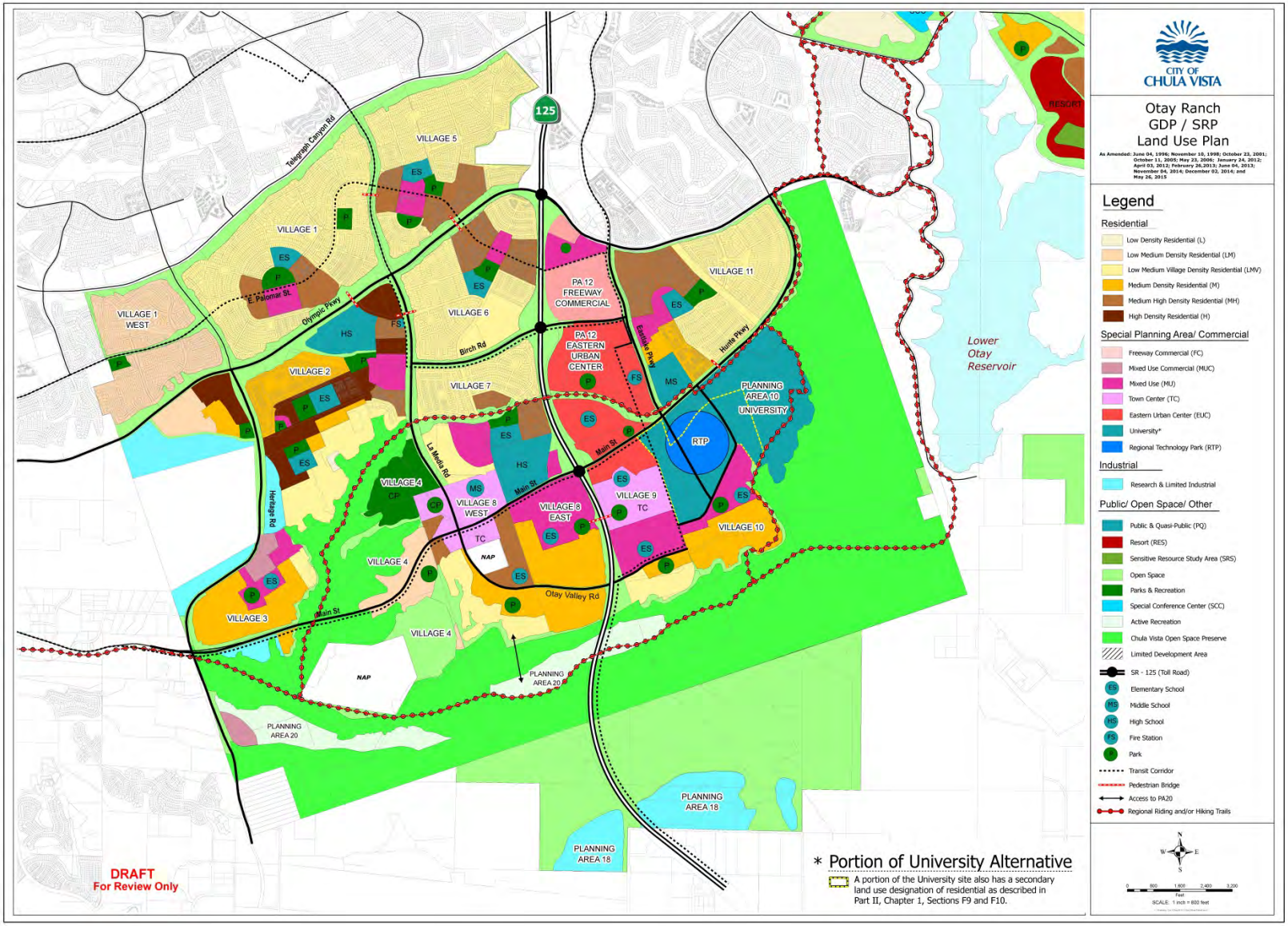


Exhibit 96 Otay Valley Parcel Park and Trail Map

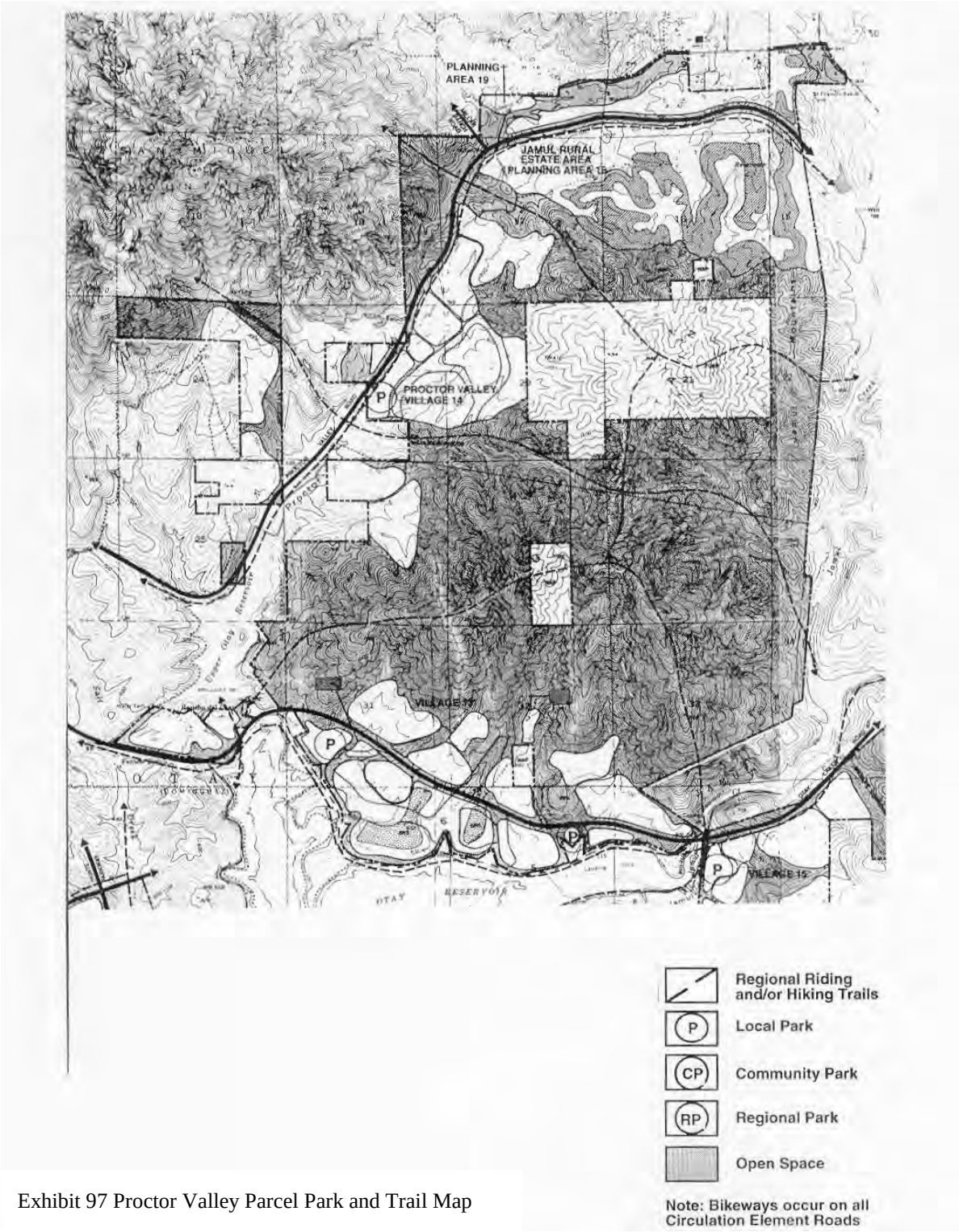
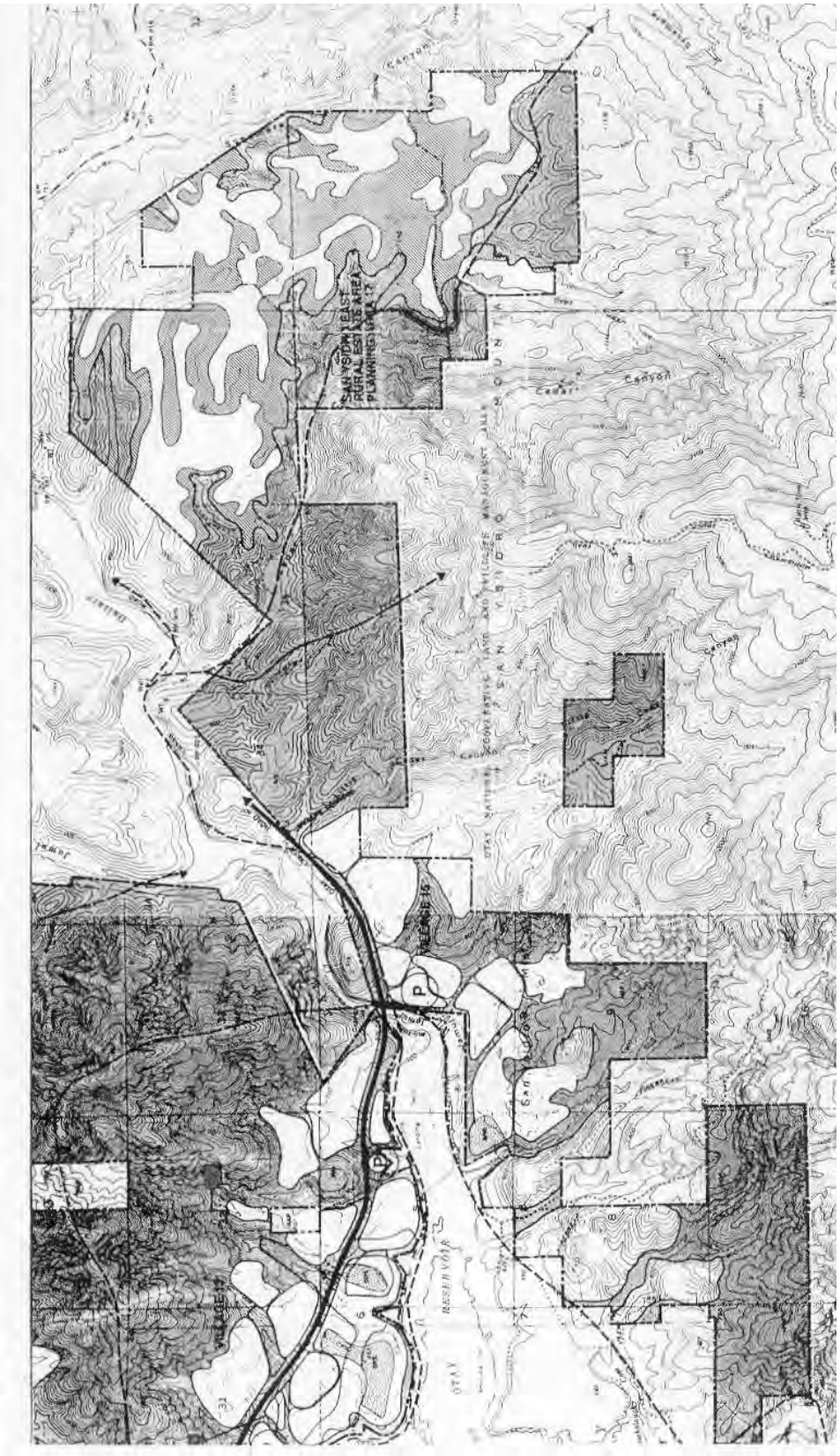


Exhibit 97 Proctor Valley Parcel Park and Trail Map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Chapter 5 *Capital Facilities*

Section A ***Introduction***

The purpose of this Chapter is to identify the public facilities necessary to serve the Otay Ranch, and to establish policies and processing requirements to govern the provision of these facilities. Twenty two facilities are presented.

The Chapter is divided into four section. The Introduction Section provides an overview and summary of the Chapter and a discussion of the relationship between Capital Facility Plans and the Growth Management Plan.

Section B identifies the Goals, Policies and Objectives which generally apply to all capital facilities. Facility specific Goals, Policies, Objectives and Implementation Measures are contained in Sections C, D and E, as outlined below.

Public Facilities are addressed in Section C:

- Drainage Facilities
- Sewerage Facilities
- Integrated Solid Waste Management
- Urban Runoff Facilities
- Water Facilities
- Water Reclamation Facilities

Social Facilities are addressed in Section D:

- Arts and Cultural Facilities
- Cemetery Facilities
- Child Care Facilities
- Health and Medical Facilities
- Community and Regional Purpose Facilities
- Social and Senior Services Facilities

Community Facilities are addressed in Section E:

- Animal Control Facilities
- Civic Facilities
- Correctional Facilities
- Fire Protection and Emergency Services Facilities
- Justice Facilities
- Law Enforcement Facilities
- Library Facilities
- School Facilities

Each subsection is a summary of a more in-depth analysis contained in the Otay Ranch Facility Implementation Plan, a GDP/SRP support document (see Part I, Chapter 7). The Otay Ranch Facility Implementation Plan reviews applicable public goals, objectives and policies, by facility, and identifies the policies and processing requirements contained in the GDP/SRP. The methodologies for determining demand for specific facilities are fully explained in the Facility Implementation Plan document. The document also evaluates the existing facilities which serve the Otay Ranch planning area, and the demand for, and costs of, new facilities.

Chapter 5 is closely associated with, and must be implemented in conjunction with, Growth Management - Chapter 9. While this Capital Facility Chapter establishes facility-specific policies and requirements, the Growth Management Chapter establishes the procedural framework to ensure implementation of, and compliance with, specific policies and requirements.

The Growth Management Chapter establishes phasing policies and crucial implementation programs, including annual facility monitoring, SPA facility phasing and financing requirements. Furthermore, the Growth Management Chapter requires the Otay Ranch Facility Implementation Plan be updated concurrent with the processing and consideration of SPA applications.

Section B ***Goals, Objectives, Policies***

Facility specific Goals, Policies, Objectives and Implementation Measures are contained in Sections C, D and E. The following Goals, Policies and Objectives generally apply to all capital facilities.

GOAL: ASSURE THE EFFICIENT AND TIMELY PROVISION OF PUBLIC SERVICES AND FACILITIES TO DEVELOPABLE AREAS OF OTAY RANCH CONCURRENT WITH NEED.

Coordinate Facilities with Pace of Development

Objective: Ensure that the pace and pattern of residential, commercial and other non-residential development is coordinated with the provision of adequate public facilities and services.

Policy: Promote the joint siting, planning, development and operation of complementary public functions in the SPA Public Facility Financing and Phasing Plans.

Policy: Permit patterns of development that will allow growth to proceed in rational increments that preserve the village form and desired open space.

Provide Facilities Concurrent with Need

Objective: Permit development only through a process that phases construction with the provision of necessary infrastructure prior to or concurrent with need.

Policy: Require SPAs to plan for the siting and funding of necessary public facilities.

New Development Pays Its Own Way

Objective: Development projects shall be required to provide or fund their fair share of all public facilities needed by the development.

Policy: Require, as a basis of approval, discretionary development projects to provide or contribute toward the provision of all public facilities necessary to serve the development concurrent with need. Residential and non-residential land uses that necessitate and benefit from new capital facilities should pay the proportionate cost of constructing those facilities. However, residents of Otay Ranch should not be expected to pay exactions for capital facilities unless the facility costs are spread to other new development which will be served by the facility, regardless of whether that development occurs within or outside of Otay Ranch.

Policy: Promote the use of turn-key programs, reimbursement agreements and other means of requiring new development to ensure that facilities are constructed and available concurrent with need.

Policy: Consider the use of development agreements/public benefit agreements and other vesting mechanisms to assure the timely provision of needed public facilities and services.

Policy: Require development projects to participate in established regional development impact fee programs for the funding of that portion of the regional facilities needs created by new development.

Objective: "Enhanced Services" may be provided to specified geographic areas of the Otay Ranch. These are services that exceed the normal or standard level of services provided to the jurisdiction as a whole.

Policy: To the extent that property owners and/or residents within Otay Ranch receive enhanced service levels, those benefitting properties shall pay the added service costs (both direct and indirect) through an ongoing benefit asessment mechanism. Any additional fees or taxes levied against property in order to pay for enhanced services will not be included toward the 2.00 percent limit mentioned below.

Revenue Sharing

Objective: The City of Chula Vista and the County of San Diego shall enter into a Master Property Tax Agreement covering all annexations within an agreed-upon geographic area in Otay Ranch. That Agreement shall consider the distribution of property tax revenues, as well as the allocation of total project revenues between the City and the County in accordance with the following policies.

Policy: All County local services provided to the unincorporated portions of Otay Ranch, including direct and indirect costs, and including capital and operating costs, shall be covered by project revenues and project exactions. Shortfalls shall be covered through a specially designated fund established by the developer and through an agreement between the City of Chula Vista and the County of San Diego.

Policy: All City local services provided to the incorporated portions of Otay Ranch, including direct and indirect costs, and including capital and operating costs, shall be covered by project revenues and project exactions. Shortfalls shall be covered through a specially designated fund established by the developer and through an agreement between the City of Chula Vista and the County of San Diego. Capital costs for regional facilities shall also be covered by project revenues, except for any regional capital costs being paid for through an equitable financing plan as described below.

Policy: All County regional services, including direct and indirect costs, shall be covered by project revenues. Shortfalls shall be covered through a specially designated fund established by the developer and through an agreement between the City of Chula Vista and the County of San Diego.

Policy: When the County determines that a need for regional capital facilities is anticipated to serve residents of Otay Ranch, an equitable financing plan will be established by the County. The financing plan shall be based on the best estimate of the future need and the costs created by various developments including Otay Ranch and the costs that are created from changes in demographic patterns within existing development. At that time, the property owners and residents of Otay Ranch shall be expected to pay the

fair share of the costs of those regional facilities according to the nexus. Implicit in this is that other property owners within the benefit area also pay their fair share apportionment of costs.

Implementation Measure: An annual fiscal review will be conducted to evaluate, revise and amend the assumptions related to (a) land use types, intensity, density, and timing; (b) economic conditions; (c) market conditions; (d) demographic factors affecting cost and revenue estimates; (e) allocation of local, regional, state, and federal funds; and (f) any other factors mutually deemed relevant. These adjustments will be incorporated into the Fiscal Impact for New Development (FIND) model to determine the need for applicable adjustments in revenue allocations to assure that the policies above are fulfilled. The developer's flexibility to control buildout shall not be constrained by the FIND model nor by the City's or County's revenue needs as long as the above policies are fulfilled.

Implementation Measure: A reserve fund program shall be established concurrent with the approval of the first SPA, to correct any annual operating deficiencies incurred by the applicable jurisdiction. The reserve fund program shall finance the cost of an annual review and updated fiscal impact analysis, and be the basis for any transfer of monies from the reserve fund. The following issues shall be addressed at the time of the determination of the content of the reserve fund: the number of reserve fund program agreements; funding sources for the reserve fund; duration and termination of the reserve fund agreement(s); responsibility for operating deficiencies; and present value analysis methodology.

Objective: As a general guideline, efforts should be made to keep the effective tax rate (ETR), including all property taxes and special assessments, not to exceed 2% of the assessed value of the property.

Policy: The total ETR consists of the basic 1% ad valorem property tax levy mandated by Proposition 13, plus the following:

- Ad valorem property tax overrides for retirement of voter-approved bonded indebtedness;
- Existing non-ad valorem tax overrides--including special taxes, assessment installment payments, and parcel charges--for public facilities or services (expressed as a percentage of market value); and new or proposed non-ad valorem tax overrides (expressed as a percentage of market value). Examples are charges for community facilities districts (Mello-Roos), assessment districts, open space, and lighting and landscaping districts.

Monitor Development to Ensure Facility Adequacy

Objective: Monitor the impacts of growth and development on critical facilities and services to ensure that necessary infrastructure is provided prior to or concurrent with need.

Policy: Require SPAs to prepare a fiscal impact report discussing a project's individual and cumulative effects on the fiscal wellbeing of impacted public entities and discussing a project's impacts on service/capacity levels of existing facilities. (See Part II Chapter 9 for the contents of the SPA level fiscal anlysis)

Policy: Apply and annually monitor public facility threshold standards in order to:

- Define public facilities and services integral to accepted definitions of a quality living environment;
- Define acceptable levels of service or operation; and
- Provide a means for monitoring the impacts of development in these critical facilities and services on a project-by-project basis.

Section C ***Public Facility Plans***

1. Drainage Facilities

a. Introduction

Drainage facilities control excess flows so that peak runoffs and velocities do not threaten the public health or safety. The purpose of this section is to establish Goals, Objectives, Policies, and Implementation Measures to ensure the timely provision of local drainage facilities.

The Otay Ranch planning area primarily impacts two major drainage basins, the Telegraph Canyon Basin and the Otay River Basin. Drainage facilities will be provided to control runoff from Otay Ranch in accordance with the Goals, Objectives, Policies and Implementation Measures stated below.

b. Threshold

Storm water flows and volumes shall not exceed Engineering Standards of the governing land use jurisdiction.

c. Goals, Objectives, Policies and Implementation Measures

GOAL: PROVIDE PROTECTION TO THE OTAY RANCH PROJECT AREA AND SURROUNDING COMMUNITIES FROM FIRE, FLOODING AND GEOLOGIC HAZARDS.

Objective: Individual projects will provide necessary improvements consistent with the National Flood Insurance Program, Drainage Master Plan(s) and Engineering Standards.

Policy: Storm drain runoff should be managed to minimize water degradation, to reduce the waste of fresh water, to protect wildlife and to reduce erosion.

Objective: Storm water flows shall be controlled and conveyed based on statistical models and engineering experience, as specified in City Engineering Standards, consistent with NPDES Best Management Practices

Objective: Reduction in the need for construction of flood control structures.

Policy: Development within floodplains will be restricted to decrease the potential for property damage and loss of life from flooding and to avoid the need for channels and other flood control facilities.

Objective: Preservation of the floodplain environment from adverse impacts due to development.

Policy: The use of natural watercourses will be required except in cases where no less environmentally damaging alternative is appropriate.

Implementation Measure: Ensure that the design, siting and location of new development does not create a need for flood control facilities that result in negative environmental impacts.

Policy: The costs of constructing needed flood control facilities shall be shared by property owners who create the need for, and benefit from, the facilities.

Objective: Require on-site detention of storm water flows such that existing downstream structures will not be overloaded.

Policy: Require measures to decrease the adverse impacts created by increased quantity and degradation in the quality of runoff from urban areas.

Policy: Comply with the appropriate jurisdiction's Flood Insurance Program.

d. Facilities

As the future peak flows increase with proposed new development, it is recommended storm water detention facilities be provided to detain these excess flows so that peak runoffs and velocities in the main channels do not exceed the existing storm conditions. This will eliminate additional flooding due to increased discharge as a result of urbanization.

The criteria to attenuate storm water discharges from new development to pre-developed quantities, however, is based on the assumption that the channels and crossing structures downstream can handle the existing storm runoffs. Existing downstream facilities in the Poggi, Telegraph Canyon and Otay Valley drainage basins have been identified as being inadequate to handle existing storm runoffs. Basin-wide improvement districts should be established (as has been done for the Telegraph Canyon drainage basin) to improve the existing deficiencies in a timely manner. Recommended improvements for existing urban areas could be facilitated by local government agencies through the establishment of subzones for funding installation and maintenance costs with tax bases adequate to service bond issues for such improvements. Feasibility of obtaining financial assistance through Federal and State programs should also be considered as a potential funding source for drainage improvements in existing urban areas.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- ☐ SPA Requirements
  - Basin specific drainage improvement plan will be submitted with the first SPA impacting each drainage basin and the plan will also address the adequacy of existing facilities.
  - Specific facility site(s) identified and reserved.
  - Equipment needs identified.
  - Alternative financing methods refined.
  - Timing of construction consistent with GDP/SRP project requirements.
- ☐ Tentative Map Requirements
  - Conditioned to provide drainage improvements.
  - Funding identified.
  - Identify easements for dedication.
- ☐ Final Map Requirements
  - Funding assured.
  - Implement conditions.
- ☐ Building Permit
  - Payment of impact fee (if established).

2. Sewerage Facilities

a. Introduction

The provision of sewerage facilities is essential for the health and safety of future residents of the community. Engineering standards and criteria are used to size, locate and design sewerage facilities.

The Otay Ranch planning area will generally be divided into three sewerage basins. Telegraph Canyon, Poggi Canyon and Otay Valley basins will provide the major drainage courses for sewerage facilities.

b. Threshold

Provide a healthful and sanitary sewerage collection and disposal system for the residents of Otay Ranch, including a system designed and constructed to use reclaimed water and ensure that sewer connections not exceed capacity.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Sewerage Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of sewerage facilities.

GOAL: PROVIDE A HEALTHFUL AND SANITARY SEWERAGE COLLECTION AND DISPOSAL SYSTEM FOR THE RESIDENTS OF OTAY RANCH AND THE REGION, INCLUDING A SYSTEM DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE USE OF RECLAIMED WATER.

Objective: The ongoing planning, management and development of sewerage conveyance, treatment and disposal facilities to adequately meet future demands.

Policy: Land use planning will be coordinated with sewerage system planning, which is the responsibility of facility providers.

Implementation Measure: Work with the applicable sewer agencies to obtain their input on the impact of proposed land uses changes.

Implementation Measure: Phase development with the extension/expansion of sewerage facilities.

Implementation Measure: Furnish data to the facility providers about planned development.

Implementation Measure: Work with sewer service agencies to provide recycling and disposal alternatives for sludge materials.

Implementation Measure: Site sewerage facilities in the locations most suited to the needs of present and projected residents.

Policy: Ensure that the Otay Ranch Project will not use all available regional facility capacity, such as sewer, water and roads, and thus compromise the ability of other South County and East County parcels to develop as planned.

Implementation Measure: Sewage flows and volumes shall not exceed applicable Engineering Standards; or shall when applicable, require approval from the Department of Health Services of private subsurface sewage disposal systems.

Implementation Measure: Secure letter of availability for sewer service from the applicable sewer district before a subdivision map can record.

Implementation Measure: Require, as a condition of development approval, that projects requiring sewer service annex to the special district or jurisdiction responsible for providing the service.

Implementation Measure: Prior to the issuance of a permit for building or for grading a site in preparation for construction, require permanent commitment to serve from the applicable sewer district.

Policy: The placement of new septic systems will be controlled to ensure the health and safety of the public.

Implementation Measure: Avoid placement of septic systems in areas where soils are too dense or where leachate may contaminate ground water or surface water.

Objective: Assure that wastewater treatment plants are consistent with sewerage master plans.

Policy: Ensure that wastewater treatment plants are properly located, meet the sewer needs of the project, do not cause premature urbanization, create no unmitigable environmental effects, and minimize the need for sewer pump stations.

Objective: Sewage disposal systems should maximize the provision and utilization of reclaimed water.

Policy: Implement development regulations that require water conservation, wastewater reclamation, and drought-tolerant landscaping requirements.

d. Facilities

The logical choice to provide sewer service to Otay Ranch is the City of Chula Vista in areas to be annexed, and the Otay Water District in the unincorporated area. Chula Vista has existing Metro capacity and conveyance facilities, which could be utilized. If Otay Ranch is not annexed to the City of Chula Vista, other jurisdictional alternatives would need to be considered. Review of sewer plans and issuance of discharge permits are to be provided by the appropriate agency.

The construction of a water reclamation plant in Otay Valley is also a key component in the facility planning for Otay Ranch. The water reclamation plant will serve two needs of the future development: sewage processing; and creation of reclaimed water.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- ☐ SPA Requirements
  - Identify phased demands of sewer trunk lines.
  - Identify location of facilities for on-site improvements, including reclaimed water facilities.
  - Provide estimated costs for all facilities.
  - Identify financing methods.
  - For septic systems, preliminary soils testing to determine both suitability and reasonable density.
- ☐ Tentative Map Requirements
  - Conditioned to provide on-site and off-site facility improvements by phase development.
  - Identify easements for dedication.
  - Obtain agreements to pay for permanent trunk line facilities outside of the basin.

- For septic systems, 100% percolation testing and system design approved by the Department of Health Services.
- Obtain agency capacity letter.

☐ Final Map Requirements

- Post secured financing for improvements or construct facility improvements.
- Funding assured.
- Dedicate easements.
- Obtain will serve letter.

☐ Building Permit

- Payment of impact fees (if established).

3. Integrated Solid Waste Management Facilities

a. Introduction

The purpose of this section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Implementation Measures to divert and reduce potential waste generated from within the Otay Ranch from entering and impacting the existing waste management system.

It also provides a method of compliance with the California Integrated Waste Management Act of 1989, which requires a 25% waste recycling and diversion goal attainment by 1995 and an additional 25% by the year 2000. This subsection addresses source reduction, recycling and composting to meet or exceed the state recycling/waste reduction mandates.

b. Threshold

Provide solid waste facilities and services, which emphasize recycling of reusable materials and disposal of remaining solid waste so that the potential adverse impacts to the public health are minimized.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Integrated Solid Waste Management Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local facilities.

GOAL: PROVIDE SOLID WASTE FACILITIES AND SERVICES WHICH EMPHASIZE RECYCLING OF REUSABLE MATERIALS AND DISPOSAL OF REMAINING SOLID WASTE SO THAT THE POTENTIAL ADVERSE IMPACTS TO PUBLIC HEALTH ARE MINIMIZED.

Objective: Reduce the volume of waste to be landfilled by 30% by 1995 and by 50% by 2000.

Policy: Promote waste management techniques that are alternative to landfilling.

Policy: Utilize landfills primarily for wastes that cannot be recycled or processed and for the residual from processing facilities.

Implementation Measure: Consider public convenience when designing storage for solid waste recycling within Otay Ranch.

Implementation Measure: Include within Otay Ranch recycling and storage capacity for the waste generated by Otay Ranch residents and require residential, commercial and industrial projects to provide separated waste storage facilities.

Policy: Cooperate with regional programs to identify markets for recyclable goods and solid waste disposal sites to accommodate existing and future need including disposal of inert materials and special wastes such as sludge and non-hazardous liquids.

Implementation Measure: Cooperate with agencies providing sewer service to identify appropriate recycling and disposal alternatives for sludge materials, including oil recycling.

Policy: Cooperate with regional programs to identify sites appropriate for the disposal of waste products and waste residuals, which cannot be recycled, converted to energy, or otherwise used.

Implementation Measure: Review discretionary projects planned for sites adjacent to the existing solid waste landfill for compatibility with the landfill site to minimize, or mitigate, the environmental impacts of sanitary landfills.

Policy: To support State and Federal legislation that encourages recycling, removes barriers to recycling, promotes funding for local recycling programs or promotes waste reduction.

d. Facilities

In order to meet the State mandated recycling goal of 50% by the year 2000, a totally integrated waste management system is required. The achievement and maintenance of the 50% reduction goal requires simultaneous implementation of multiple systems. These systems should include: (1) curbside recycling; (2) neighborhood recycling/buy-back centers; (3) a materials recovery facility; (4) a composting facility; (5) a household hazardous waste collection facility; and (6) landfill capacity.

Neighborhood Recycling/Drop-Off Centers: At least one Neighborhood Recycling/Drop-Off Facility should be sited in each village. These facilities should be sited on 5,000 to 12,000 square foot lots.

Materials Recovery Facility: One Materials Recovery Facility should be located on a parcel centralized to the waste shed area served. The site should be located in an industrial or light manufacturing zone, compatible with surrounding land uses. This facility should have the ultimate capacity to process approximately 200 TPD.

Composting Facility: One or more composting facilities should be located in Otay Ranch to compost the estimated green waste generated. These facilities should be located on approximately 30 acres.

Household Hazardous Waste Facility: Otay Ranch should contain one facility to collect hazardous waste generated from South County residents. This facility should be sited in cooperation with the City of Chula Vista and County of San Diego and the County Solid Waste Technical Advisory Board.

Landfills: The development of Otay Ranch should be coordinated with the County of San Diego and City of Chula Vista to utilize the existing Otay Landfill until a new South County landfill is opened.[5]

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- ☐ SPA Requirements
  - Specific facility sites identified and reserved.
  - Alternative financing methods refined.
  - Timing of construction consistent with GDP/SRP project requirements identified.
  - Determine, in cooperation with the County Solid Waste Division, that adequate capacity exists for South County area solid waste to serve the proposed development. Adequate capacity shall be that which allows the County and/or the City of Chula Vista to maintain compliance with solid waste programs, laws and regulations.
- ☐ Tentative Map Requirements
  - Conditioned to reserve site.
  - Funding identified.
- ☐ Final Map Requirements
  - Site reserved.
  - Funding assured.

4. Urban Runoff Facilities

a. Introduction

The timely provision of Urban Runoff Facilities is essential to the preservation of water quality in Upper and Lower Otay Reservoirs. The purpose of the Urban Runoff Facility section is to establish Goals, Objectives, Policies, and Implementation Measures to ensure the timely provision of these facilities.

The Proctor Valley and San Ysidro Parcels of Otay Ranch drain into the Otay Reservoirs. Development in these areas will change the quality of the natural runoff and may impact the quality of the water stored in the reservoirs.

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5 There are two potential landfill sites identified in Otay Ranch.

b. Threshold

An urban runoff diversion system shall be designed to ensure the protection of water quality within Otay Lakes.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Urban Runoff Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local urban runoff facilities.

GOAL: ENSURE THAT WATER QUALITY WITHIN THE OTAY RANCH PROJECT AREA IS NOT COMPROMISED.

GOAL: ENSURE THAT THE CITY OF SAN DIEGO'S WATER RIGHTS WITHIN THE OTAY RIVER WATERSHED SHALL NOT DIMINISH.

Policy: An urban runoff diversion system shall be designed to ensure the protection of water quality within Otay Lakes.

Policy: Best Management Practices (BMP) including, but not limited to urban runoff diversion systems, shall be developed to protect water quality within Otay Lakes.

Policy: Integrated Pest Management should be used for all public places.

Policy: Use of chemical pesticides should be avoided along streets and highways.

d. Facilities

There are treatment technologies available which can remove virtually any pollutant from a water supply. Salt content can be decreased through reverse osmosis systems. Organics, including tastes and odors, can be removed through chemical oxidation such as ozonation, or activated carbon absorption. Suspended solids can be removed through conventional water treatment processes. Therefore, it is feasible to maintain the level of potable water quality at the discharge of the Otay Filtration Plant before and after urbanization. The cost of installing and operating upgraded treatment processes must be borne by the development impacting water quality. Pre-treatment of polluted urban/irrigation runoff may also be necessary prior to reaching Otay Reservoirs to protect fisheries and recreational use of the lakes.

General mitigation measures will be pursued in the course of planning and design of the future development, which will take place in the Lower Otay Drainage Basin. The ultimate approval of the urban runoff protection system design will be given by appropriate agencies at the time of the first SPA or Specific Plan in the drainage basin of the reservoirs.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- ☐ SPA Requirements

- Identify potential drainage basin impacts on the reservoir system.
- Identify cost of potential runoff protection system by phase.
- Identify area of benefit from provision of system phase.
- Provide a Reservoir Protection Plan (as detailed in City of San Diego correspondence dated October 25, 1991).
- Select urban runoff protection system prior to or concurrent with first SPA in a drainage basin for the reservoirs. The system will include:
  - » Structural control device recommendations.
  - » Preparation of Watershed Impact and Protection Report.
  - » Urban runoff protection system to be recommended.
  - » Nonstructural controls defined.
  - » Watershed Inspection Program.
  - » Open space and drainage course management.
  - » Public education.
  - » Zoning controls.
  - » Landscape maintenance district.
  - » Interagency agreements (to finance and maintain system).

☐ Tentative Map Requirements

- Condition to provide specific phased improvement.
- Condition easements where appropriate.
- Specify system design parameters.
- Identify specific financing plan for improvement construction.
- Refinement of recommended urban runoff protection system and update to watershed impact and protection report, as needed.
- Condition maps for recommended structural and nonstructural controls.

☐ Final Map Requirements

- Implement conditions
- Establish financing plan.
- All ordinances and agreements for structural and nonstructural controls complete.
- Design of all permanent structural controls complete.
- Design of all temporary structural controls complete.

☐ Building Permit

- Pay appropriate fee, if urban run-off facility is previously constructed by other surrounding property owner.

5. Water Facilities

a. Introduction

The timely provision of water facilities is critical to the development of Otay Ranch. The purpose of the Water Facilities section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies and Implementation Measures to ensure the timely provision of local water facilities.

The Water Facilities Implementation Plan describes the current situation with regard to boundaries for water purveyors to Otay Ranch and makes recommendations regarding facility planning, sizing and construction phasing. (Part II, Chapter 10, Section G contains goals, objectives and policies related to water conservation.)

b. Threshold

Ensure an adequate supply of water on a long-term basis, prior to the development of each Otay Ranch SPA.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Water Facilities Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local water facilities.

GOAL: ENSURE AN ADEQUATE SUPPLY OF WATER FOR BUILD-OUT OF THE ENTIRE OTAY RANCH PROJECT AREA; DESIGN THE OTAY RANCH PROJECT AREA TO MAXIMIZE WATER CONSERVATION.

Objective: Ensure an adequate supply of water on a long-term basis prior to the development of each phase of the Otay Ranch Project Area.

Objective: Ensure infrastructure is constructed concurrently with planned growth, including adequate storage, treatment, and transmission facilities, which are consistent with development phasing goals, objectives and policies, and the Service/Revenue Plan.

Objective: Ensure that water quality within the Otay Ranch Project Area is not compromised, consistent with NPDES Best Management Practices, and the RWQCB Basin Plans.

Policy: Coordinate Otay Ranch land planning with the applicable water district provider.

Implementation Measure: Where feasible, site water facilities in the locations most suited to the needs of present and projected future residents.

Policy: Discretionary land development applications dependent on imported water will only be approved if the service provider reasonably expects that water facilities will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.

Implementation Measure: Require, as a basis of approval of specific plans, that the applicant obtain an indication from the water district that facilities are available, or are reasonably expected to be available, to serve that project concurrent with need.

Implementation Measure: Require commitment of availability of water facilities from the applicable water district before a subdivision map can record.

Objective: Promote water conservation through increased efficiency in essential uses and use of low water demand landscaping.

Objective: Encourage suppliers to adopt a graduated rate structure designed to encourage water conservation.

d. Facilities

The total water demand for the Otay Ranch has been estimated at approximately 22 MGD. Water conservation and reclamation could reduce potable water demand by over 16%. Additional savings would be possible if reclaimed water use is allowed in the Proctor Valley and San Ysidro Mountains Parcels.

The creation of new storage facilities onsite, coupled with open reservoir storage (leased or purchased) from the City of San Diego or Sweetwater Authority will be required. The best water facility plan for Otay Ranch includes open reservoir storage and water filtration plant capacity to provide the system with redundancy and back-up delivery capability.

System expansions will be required in all pressure zones from 624 to 1620. These expansions will require new transmission and distribution mains, pump stations and pressure reducing facilities.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- ☐ SPA Requirements
  - Identify phased demands in conformance with street improvements and in coordination with the construction of sewer facilities.
  - Identify location of facilities for on-site and off-site improvements in conformance with the master plan of the water district serving the proposed project.
  - Provide cost estimates.
  - Identify financing methods.
  - Provide a Water Conservation Plan.
  - Annexation of property to MWD/CWA/water district, if appropriate.
  - Assure adequate water supply in accordance with the phasing plan.
  - Prepare a Water Master Plan in conformance with the water standards of the appropriate district.
- ☐ Tentative Map Requirements

- Condition to provide on-site and off-site facility improvements for a separate reclaimed water distribution and storage facility by phase of development.
- Condition to provide required easements.
- Identify specific financing for each improvement.
- Obtain letter from the appropriate water district indicating capacity to serve the phased development.

☐ Final Map Requirements

- Implement conditions.
- Obtain water district's will serve letter for the project.

☐ Building Permit

- Payment of impact fees (if established).

6. Water Reclamation Facilities

a. Introduction

The timely provision of Water Reclamation Facilities is necessary to the implementation of the water conservation plan. The purpose of the Water Reclamation Facilities section of the Otay Ranch GDP/SRP is to establish goals, objectives, policies and implementation measures to ensure the timely provision of water reclamation facilities. (Part II, Chapter 10, Section G contains goals, objectives and policies related to water conservation.)

The Water Reclamation Facilities Implementation Plan describes the current and proposed reclamation facilities. The plan outlines a facility program to deliver reclaimed water to the Otay Valley Parcel and discusses the current problems with the use of reclaimed water upstream of the Otay Reservoirs.

b. Threshold

Design a sewerage system, which will produce reclaimed water. Ensure a water distribution system will be designed and constructed to use reclaimed water. Construction of a "dual system" of water supply will be required for all development where reclaimed water is used.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Water Reclamation Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of facilities.

GOAL: DESIGN A SEWERAGE SYSTEM, WHICH WILL PRODUCE RECLAIMED WATER. ENSURE A WATER DISTRIBUTION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO USE RECLAIMED WATER. CONSTRUCTION OF A "DUAL SYSTEM" OF WATER SUPPLY WILL BE REQUIRED FOR ALL DEVELOPMENT WHERE RECLAIMED WATER IS USED.

Objective: Encourage development of public and private recreational uses that could utilize reclaimed water.

Policy: Sewage treatment within the community should be oriented toward reclamation and reuse of wastewater for public and private landscape controlled by a public agency or homeowner's association and golf course irrigation purposes.

Implementation Measure: Implement development regulations that require water conservation, wastewater reclamation, and drought-tolerant landscaping.

d. Facilities

The Otay Valley Water Reclamation Plant is currently designed to provide an ultimate output of 18 MGD. The current restrictions on the use of reclaimed water would limit Otay Ranch to utilizing about 3 MGD. The construction of a reclamation plant in Otay Valley is the major facility requirement under the Water Reclamation Facility Implementation Plan. Transmission and distribution mains, pumps and pressure reducing stations will be required for the delivery of reclaimed water throughout Otay Ranch.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Identify phased demands in conformance with the construction of sewerage facilities.
- Identify location of facilities for on-site and off-site improvements in conformance with the master plan of the water district serving the proposed project.
- Provide cost estimates.
- Identify financing methods.
- Ensure compliance with RWQCB and County Health Department Rules and Regulations for the use of reclaimed water.

☐ Tentative Map Requirements

- Condition to provide on-site and off-site facility improvements for a separate reclaimed water distribution and storage facility by phase of development.
- Condition to provide required easements.
- Identify specific financing for each improvement.

- ☐ Final Map Requirements
  - Implement conditions.
- ☐ Building Permit
  - Approval by County Health Department of plans showing use of reclaimed water.
  - Payment of impact fee (if established).

Section D ***Social Facilities***

1. Arts and Cultural Facilities

a. Introduction

The provision of art and cultural facilities for performance, education and exhibition enhances a community. The purpose of the Art and Cultural Facility section of the Otay Ranch GDP/SRP is to ensure the consideration of arts and cultural facilities and venues, which can serve the residents of Otay Ranch and the region.

The South County has few artistic and cultural organizations, programs or facilities to meet the current and growing needs and interests of South County residents. Art and cultural activities are now provided by a few small dance companies, visual arts guilds, community theaters, the City of Chula Vista and area schools.

The development of Otay Ranch will make additional arts and cultural amenities, programs and facilities desirable.

b. Threshold

Plan sites for facilities for the enhancement of the arts at the community level, that can contain facilities capable of supporting community theater, training and exhibition of art and sculpture, musical training and concerts, and public meetings.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Art and Cultural Facility Goal will ensure such facilities are considered in the development of the community.

GOAL: PLAN SITES FOR FACILITIES DEDICATED TO THE ENHANCEMENT OF THE ARTS AT THE COMMUNITY LEVEL, THAT CAN CONTAIN INDOOR AND OUTDOOR FACILITIES CAPABLE OF SUPPORTING COMMUNITY THEATER, TRAINING AND EXHIBITION OF ART AND SCULPTURE, MUSICAL TRAINING AND CONCERTS, FILM AND CULTURAL FESTIVALS, PUBLIC MEETINGS, AND OTHER COMMUNITY EVENTS.

c. Facilities

Otay Ranch should encourage artistic and cultural expression through:

- ☐ development of an art and cultural complex;
- ☐ village art and cultural facilities; and
- ☐ placement of public art and design elements.

These amenities should incorporate and preserve the area's heritage, while promoting the rich multi-cultural and artistic diversity represented in the South County. Consideration should be given to artistic and cultural expression through public art at parks and recreational facilities, libraries and other public buildings.

Multi-Use and Cultural Complex: One multi-use cultural complex should be constructed in Otay Ranch. The preferred location for this facility is within the Eastern Urban Center. This location adds to the vitality of the urban community and takes advantage of shared parking and complementary services with adjacent uses.

A second siting option is to locate the multi-use cultural arts facility on a site that can link the Eastern Urban Center and the university site. This location could be a prominent one, which visually and functionally ties the university to the Eastern Urban Center and is symbolic of the cultural link between the university and the Community of Otay Ranch.

Multi-Use Village Facilities: Multi-use village facilities should be constructed to serve the villages of the Otay Ranch. These facilities could promote art and cultural activities, increase community access and participation in the arts, educate residents, and develop audiences for art and cultural organizations. Local institutions should select artistic and cultural activities, which are responsive to the interests of residents.

A multi-use public space in each village should be available for various artistic and cultural exhibitions and educational activities. This space should be housed in public buildings such as a library, school, community park, senior citizens center, fire station, or public safety storefront.

Public Art and Architectural Design: Site-specific art locations and public performance space should be provided in public spaces such as squares and medians. Architectural design of buildings can be considered a form of artistic expression when it helps to create or influence the cultural "theme" for a community. Creative architectural elements and design should be used to create unique, distinctive and diverse buildings whose character will help provide a "sense of place" and further differentiate one village from another. Public art and artistic public improvements should be visible in the design of community elements such as landscaping, gateways, signage, street lights, paving materials, fencing, bulletin boards, transportation stops, street furniture and other key focal points.

Site Specific Art: Another way to meet the desire for increased public art is through the placement of "site-specific art." This form of artistic expression should reflect the interests and tastes of the residents of that particular community as it grows and matures.

Sites in each village should be reserved within public areas such as parks, pedestrian walkways, squares, and other appropriate spaces for the future placement of art work. Other locations will be created or used as the community develops. The placement of public art can be permanent, rotating or temporary.

Areas where the public can congregate within village centers and within the Eastern Urban Center should have places for "street" performances. Spaces such as raised platforms and walkways, partially enclosed areas

and pedestrian malls afford performers places to express their artistic form to the public.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Specific land and space requirements identified for arts and cultural facilities as part of the EUC SPA processing.
- Specific multi-use cultural facility site identified and reserved (if appropriate).
- Alternative financing methods explored.
- Establish design guidelines.
- Develop design review criteria and process.

☐ Tentative Map Requirements

- Land reserved consistent with SPA plan and financing/ funding program.
- Funding identified.
- Implement design guidelines.

☐ Final Map Requirements

- Implement conditions.

☐ Building Permit

- Payment of impact fee (if established).

2. Cemetery Facilities

a. Introduction

The provision of cemeteries and other memorial facilities must be considered for sizable developments such as Otay Ranch. The purpose of the Cemetery Facility section of the Otay Ranch GDP/SRP is to ensure the ongoing consideration of the projects need for cemetery sites to serve residents.

The City of San Diego, private corporations, and various religious institutions, currently provide cemetery and mausoleum services for South County residents. There are three privately owned and two publicly owned cemeteries in the South County region.

The Otay Ranch GDP/SRP will not generate enough demand to require cemetery facilities within Otay Ranch for a period of 100 years after build-out.

b. Threshold

No threshold.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Cemetery Objective will ensure cemetery sites can be identified if needed.

Objective: Identify and preserve adequate cemetery sites to serve the Otay Ranch Project Area.

d. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Re-affirm the GDP/SRP conclusion that there is existing cemetery space available to serve Otay Ranch residents.
- Determine the desirability of a memorial garden in conjunction with church siting.

3. Child Care Facilities

a. Introduction

The provision of a wide-range of childcare opportunities is important to the development of families with children and for the general health and welfare of the community. The purpose of the Child Care Facility section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Implementation Measures and Processing Requirements to govern the provision of child care facilities and programs for the residents of Otay Ranch.

There are currently 24 large private childcare facilities located in the South County region. The existing facilities provide a wide range of childcare services, including infant care, toddlers ages 2-4, preschool, and after school child-care for children ages 5-13. Facilities range in size to serve 60 to 120 children per center.

Private in-home child care services average 4-6 children per home and also provide full-service childcare for all ages. Childcare facilities are also found within numerous religious institutions throughout the South County area. Both formal large facility and home-based (paid) types of childcare and informal (non-paid) methods are necessary to meet the needs of children and their families. This diversity of care represents the varied interests and abilities of parents to provide for their child's development.

Build-out of the Otay Ranch GDP/SRP generates about 3,350 children ages 0-13 years who will be in need of childcare. This results in a demand for approximately 12 formal child care facilities, 50 large family child care homes and 200 small child care homes, so that the child care need would be met half in formal center based child care and half accommodated through child care homes.

b. Threshold

Identify sites for childcare and pre-school facilities adjacent to or as part of public and private schools, religious assembly uses, village center employment areas, residential areas, and other locations deemed appropriate.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Child Care Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local childcare facilities.

GOAL: PROVIDE ADEQUATE CHILD CARE FACILITIES AND SERVICES TO SERVE THE OTAY RANCH PROJECT AREA.

Objective: Identify sites for childcare and pre-school facilities adjacent to or part of public and private schools, religious assembly uses, employment areas, and other locations deemed appropriate.

Policy: Site child care facilities compatible with community needs, land use and character, and encourage such facilities to be available, accessible, and affordable for all economic levels.

Implementation Measure: Site childcare centers near "Park and Ride" sites, transit centers or other locations accessible to public transportation, where feasible.

Implementation Measure: Site childcare facilities and before and after-school programs within and near new school facilities.

Implementation Measure: Participate in exaction for childcare facilities if imposed by land use jurisdiction.

d. Facilities

The total number of facilities necessary will vary due to population distribution, mix of in-home and facility-based child care, employer operated facilities, work place changes, and changes in the public education system. The most responsive approach will take into account the varying needs of diverse families, and respond with the development of facilities operated by church, non-profit and commercial vendors, as well as village plans, which are conducive to the supervision of school-age children by school and community programs.

Presently, childcare facilities are operated through family day care homes, private and public operators. Otay Ranch should consider that public childcare facilities may be developed in the future, and therefore, recommendations for locations, facility requirements, and guidelines are included in the Child Care Facilities Implementation Plan.

Secondly, employer-assisted or operated, childcare facilities and services should be encouraged within Otay Ranch. Employer assisted childcare services have been shown to increase productivity by decreasing absenteeism and turnover, improving recruitment and retention of good employees and increasing employee moral. Moreover, these services may enhance a company's public image and community visibility. Family day care homes should be encouraged to locate in residential areas in Otay Ranch, both large and small licensed homes at a ratio of two small to one large family day care home.

e. Site Design Criteria

Site design criteria should include:

- Access to and potential for sharing services with existing community resources, such as schools, libraries, parks, offices and industry complexes, neighborhood centers, and shopping areas.
- Ease for transit, vehicular and pedestrian access and approach to the facility, with access for parents to drop-off and pick-up children, without cross traffic conflicts.

- Buffering or screening out unpleasant or dangerous aspects of the surrounding environment.
- Outdoor play area landscaped, secure with adequate sun and shade protection for outdoor play activities and equipment.
- Designated fire and emergency services readily accessible.
- On the a.m. traffic flow side of a major road.
- Assurance of adequate parking spaces in accordance with zoning and design requirements.

f. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Specific acreage requirements identified, design/co-location guidelines developed and land designated for Community Purpose Facility uses.
- Develop further implementation guidelines for family child care homes within residential neighborhoods for the first SPA for use on the entire project.
- Develop design guidelines that address child care facilities in the design of public and private buildings for the first SPA for use on the entire project and facilitate the development of family day care homes in residential planning.

☐ Tentative Map Requirements

- Land zoned Community Purpose Facility consistent with the SPA designation.
- Implement design guidelines.

☐ Final Map

- Implement conditions.

☐ Building Permit

- Payment of impact fees (if established).

4. Health and Medical Facilities

a. Introduction

The provision of health and medical facilities by public agencies and private service organizations provide necessary services for Otay Ranch residents. The purpose of the Health and Medical Facilities section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Implementation Measures and Processing Requirements to guide the timely provision and careful siting of health and medical facilities and services.

Medical and health programs are provided by the public sector, private non-profit organizations and commercial businesses. The public sector provides basic medical services to needy segments of the population, public health services, physical and mental health services, environmental health services, rehabilitation, and alcohol and drug services. Non-profit organizations augment the services provided by government through government contracts, grants, fees-for-service, third

party reimbursements, and charitable contributions. Non-profit health and medical services include hospitals, mental health facilities, community clinics, nursing facilities, home health services, and community health education and research organizations. Commercial health and medical service providers include physicians, chiropractors, dentists, allied health professionals (counselors, psychologists, social workers etc.), and preferred provider organizations.

b. Threshold

Identify a general location within Otay Ranch for public and private health organizations, charities, and private adult care and mental care facilities.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Health and Medical Facilities Goals, Objectives, Policies and Implementation Measures will guide the timely provision of local health and medical facilities.

GOAL: ENSURE PROVISION OF AND ACCESS TO FACILITIES WHICH MEET THE HEALTH CARE NEEDS OF OTAY RANCH RESIDENTS.

Objective: Identify a general location within Otay Ranch for public and private health service organizations, charities, and private adult care and mental care facilities.

Implementation Measure: Establish a cooperative process among land use jurisdictions to assure that County health facilities are sited in locations that best serve the region's population irrespective of jurisdictional boundaries, while considering city general plans and community standards.

Implementation Measure: Health service facilities will be sited in the most appropriate location based on appropriate criteria.

Implementation Measure: General location for public health facilities within the plan area should be convenient to public transit.

Implementation Measure: Encourage areas for small-scale medical services, such as physician offices and clinics in appropriate residential "villages."

Implementation Measure: In siting health service facilities, consideration shall be given to proximity to potential clients, adequacy of public and private transportation and parking at facilities, potential for co-siting facilities, acceptability to the host community, safety of staff and clients, and ease of referral to frequently used services. These criteria should be applied irrespective of city/county jurisdictional boundaries.

Policy: The opportunity should be provided to health care providers to coordinate health facilities as part of the SPA review process.

Implementation Measure: Encourage service providers to work together to jointly use facilities.

Policy: Designation of land and/or space for regional purpose facilities shall be considered in conjunction with the Eastern Urban Center SPA.

Policy: Regional purpose facilities are structures within which the public gathers to secure public goods or services provided on a regional basis, such as: general public offices, justice, court, detention, laboratory, health, medical and social facilities.

Policy: Designation of land for regional purpose facilities does not relieve an applicant of any independent requirement to pay fees and/or reserve or dedicate land for a public facility.

Policy: Mitigate the impacts of new growth on the need for County health facilities.

Implementation Measure: Participate in a development impact fee for health facilities, if established.

d. Facilities

Build-out of Otay Ranch requires the construction of commercial office, commercial storefront, nursing homes and other medical facilities. The future residents of Otay Ranch will generate a demand for a "continuum" of health care services including public health, hospitals, mental health, nursing facilities, home health care, community health education and research, and medical practitioner services.

Most services require location of commercial, non-profit and government service offices within Otay Ranch to meet the needs of area residents. Services such as hospice and trauma care may be available to Otay Ranch residents, but be located off-site.

It is estimated that the following types of facilities could be needed to serve the residents of the Otay Ranch at build-out:

- public health satellite offices
- nursing homes
- commercial home health care offices
- Drug and alcohol County-contracted, community-based organizations providing prevention, education, early intervention, recovery services and aftercare
- public and private community meeting spaces
- commercial ambulatory pavilions
- commercial physician, dentist, chiropractic, therapeutic, laboratory, and medical services and supply offices
- 6-12 bed group homes for developmentally or physically challenged persons and seniors.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- ☐ SPA Requirements
  - Specific space requirements identified and land designated for Community Purpose Facility and Regional Purpose Facility uses.
  - Conduct facility planning with input from the County Department of Health Services, City of Chula Vista and Area Agency on Aging.
  - Encourage cooperation of affected jurisdictions in joint siting of programs and facilities.
  - Circulate SPA plans to the Commission on Aging, County Department of Health Services, Area Agency on Aging, Human Services Council and Chula Vista 21 for review and to determine needs for facility siting (if any).
  - Consider co-location of services in or at school sites.
- ☐ Tentative Map Requirements
  - Land zoned Community Purpose Facility or Regional Purpose Facility consistent with the SPA determination.
- ☐ Final Map
  - Implement conditions.
- ☐ Building Permit Requirements
  - Pay impact fee, if established for the appropriate benefit area.

5. Community and Regional Purpose Facilities

a. Introduction

Public and private institutions, such as religious, benevolent, fraternal, civic, human service and charitable organizations, represent a vital component within the fabric of a viable community. Residents depend upon these institutions for the services they provide. Institutions contribute to a neighborhoods identity as well as to its character and general welfare. The purpose of the Community and Regional Purpose Facilities Section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies and Processing Requirements to plan for these "community and regional purpose" land uses.

The City of Chula Vista Municipal Code requires new planned communities to identify 1.39 acres of net usable land (including setbacks) per 1,000 proposed residents for community purpose facilities. The total acreage requirement may be reduced, if approved at the SPA level, based on the availability of guaranteed shared parking with other facilities or other community purpose facilities that are guaranteed to be made available to the community[6]. The Code also requires annual review of individual SPAs to determine the actual market interest and

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6 Site acreage requirements may be reduced through the use of multi-story structures, if appropriately sited and floor space is guaranteed for community purpose use.

activity. Community purpose facilities may also be permitted in other zones through the Conditional Use Permit process.

The County estimates that it currently provides about 0.14 acres of "regional purpose facility" space per 1,000 residents.[7] The County defines regional purpose facilities as "County functions and activities including: general offices, courts, detention, warehouse, shop, storage, laboratory, residential, recreation, medical, mechanical, special uses, public common areas and modular units."

b. Threshold

Implement a Community Purpose Facility zone and a Regional Purpose Facility zone to provide land for religious, day care, health, social, and senior and youth recreation facilities.

c. Goals, Objectives, Policies and Implementation Measures

The following Community and Regional Purpose Facility Goals, Objectives, Policies and Implementation Measures will guide the provision of land for community and regional purpose institutions.

GOAL: DESIGNATE AREAS WITHIN THE OTAY RANCH PROJECT AREA FOR RELIGIOUS, ANCILLARY PRIVATE EDUCATIONAL, DAY CARE, BENEVOLENT, FRATERNAL, HEALTH, SOCIAL AND SENIOR SERVICES, CHARITABLE, YOUTH RECREATION FACILITIES, AND OTHER COUNTY REGIONAL SERVICES.

Policy: Implement a Community Purpose Facility and Regional Purpose Facility land use designation to provide land for religious, ancillary day care, health, social and senior services, and youth recreation facilities and other County regional facilities.

Policy: Each SPA shall specifically designate land and/or space for community purpose facilities and regional purpose facilities, sufficient to satisfy community purpose facility requirements.

Policy: The land designated may vary from the acreage standard if the land designated is equivalent to the facility square footage assumption underlying the applicable acreage standard due to shared parking, shared facilities, or development intensity, subject to approval by the appropriate jurisdiction.

Policy: Community Purpose Facility land may be transferred between villages or combined within villages as long as the space

7 This equates to about 2,350 sq. ft. of floor area per 1,000 residents. Accordingly, the County notes that a "regional purpose facility" factor could range between 0.5 acres per 1,000 population to 0.14 acres, depending on the type of facility (number of floors, parking structure, etc.).

requirements are satisfied within each phase.

Policy: Regional Purpose Facility land may be transferred, as needed, throughout the project, with the intent that sufficient land will be designated in the Eastern Urban Center to concentrate uses in an efficient core. There may be some residual need for Regional Purpose Facility land in individual villages for services where decentralized service delivery is advantageous.

Policy: Disperse Community Purpose Facility uses throughout the project so that an over-concentration of such uses (e.g., traffic, parking) does not impact any one portion of the plan area, however permit consolidation of Community Purpose Facility uses where they complement each other and improve service to the community through economies of scale.

Policy: The following criteria shall be employed during the SPA process to locate Community Purpose Facility and Regional Purpose Facility uses:

- facilities shall be located within the village cores;
- facilities shall be encouraged to share parking with adjacent public and private uses.
- facilities and corresponding parking within village cores shall be located and sized to avoid obstruction of pedestrian circulation.
- facilities and other public structures may exceed height, bulk, or set back requirements generally applicable to private uses if such deviations are necessary to enable the structure to become the focal point, "signature piece" or "point of ceremony" of a given village.
- facilities may locate in traditional commercial and retail facilities.

d. Facilities

For planning purposes, the City of Chula Vista Community Purpose Facility Ordinance shall be utilized to calculate the amount of land identified within villages for community purpose facility purposes. The existing County-wide ratios for Regional Purpose Facility uses shall be used for planning purposes, unless they are superseded by the adoption of a Regional Facility Master Plan.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- ☐ SPA Requirements
  - Specific space requirements identified and land designated for Community Purpose Facility and Regional Purpose Facility uses.
- ☐ Tentative Map Requirements
  - Land zoned Community Purpose Facility and Regional Purpose Facility consistent with the SPA Plan.
- ☐ Final Map
  - Implement conditions.
  - Provide, within the first phase in the City of Chula Vista, Community Purpose Facility land to satisfy the Telegraph Canyon Estates Specific Plan requirement (City of Chula Vista Resolution No. 16960).

6. Social and Senior Services Facilities

a. Introduction

The provision of social and senior service facilities by public agencies, private service providers, volunteer and service groups, churches, quasi-public organizations and self-help groups is vital to the development of a safe and healthy community. The purpose of the Social and Senior Services Facilities section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Implementation Measures and Processing Requirements to govern the timely provision, and careful siting of social and senior facilities and services.

The response to human care needs includes a wide spectrum of organizations such as social service agencies, volunteer and service groups, churches, commercial businesses, government agencies and self help groups. Within government, the County of San Diego has the primary mandate to provide social and senior services to County residents.

Facility needs vary by program and are directly related to the distinct population served and the type of service provided.

Social and senior services are also offered by private, non-profit organizations and private practitioners, which augment the services available from government. Services are supported through contracts with government agencies, grants, fees-for-services and charitable contributions.

It is estimated that, the build-out the Otay Ranch will generate a demand for storefront, 6-bed residential facilities, and public agency offices. Community meeting spaces are desirable for prevention programs, community education, and self-help meetings.

b. Threshold

Ensure that Otay Ranch Project Area residents have adequate access to sources of governmental and private social and senior services programs.

c. Goals, Objectives, Policies and Implementation Measures

The following Social and Senior Services Facility Goals, Objectives, Policies and Implementation Measures will guide the timely provision of local social and senior services facility.

GOAL: ENSURE THAT OTAY RANCH PROJECT AREA RESIDENTS HAVE ADEQUATE ACCESS TO SOURCES OF GOVERNMENTAL AND PRIVATE SOCIAL AND SENIOR SERVICES PROGRAMS.

Objective: Social and senior service facilities should be sited within Otay Ranch to either provide direct service access or to provide community service information to each village to educate the public regarding available services.

Policy: The needs for social and senior service facilities shall be addressed on a regional basis.

Implementation Measure: Participate within co-operative processes among land use jurisdictions to assure that County social and senior service facilities are sited in locations that best serve the region's population irrespective of jurisdictional boundaries while considering local and County general plans and community standards.

Implementation Measure: Consider the following factors in siting social service facilities: convenience to potential clients, adequacy of transportation and parking at facilities, potential for co-siting services, acceptability to the affected community, safety of staff and clients and ease of referral to frequently used services.

Implementation Measure: Site senior service facilities in locations close to the service population, transportation, and other compatible uses.

Objective: Siting of new facilities and expansion of existing social or senior services facilities will be planned to most effectively serve the clients of each social and senior service activity as part of a comprehensive social and senior service delivery system.

Policy: Assure that social and senior service facilities are included in land use plans at the earliest possible stage to minimize conflicts with surrounding land uses.

Implementation Measure: Ensure the cooperation of other jurisdictions, including school districts, in joint siting of compatible programs and joint use of facilities to provide services to mutual clients.

Implementation Measure: Encourage service providers to jointly use facilities.

Implementation Measure: Promote public transit access from the Otay Ranch plan area to existing sources of

governmental social and senior services off-site, which serve Otay Ranch residents.

Implementation Measure: Where off-site sources of governmental social and senior services are too distant or inaccessible via public transit, identify a suitable location for the provision of such services within the Otay Ranch or other accessible areas.

Policy: The impact of new development on the need for County social and senior service facilities shall be mitigated.

Implementation Measure: Participate with programs that require new development to contribute its fair share of funding for County social and senior service facilities related to the needs of new development, if adopted.

d. Facilities

Otay Ranch needs non-profit organizations and government service offices to meet the needs of residents. The majority of government services can be maintained in centralized locations for the convenience of South County residents. Villages within Otay Ranch should have "receptor" and/or kiosk information areas for public and non-profit social services, as well as services appropriately provided at the neighborhood level. County-wide health and human service related offices may require additional future sites, but specific locations have not yet been determined. Most of the services provided to South County residents are currently located in leased office space.

Although some services must be provided from a centralized office on a County-wide basis, the preferred method is to provide direct social and senior services to residents is on the local level. The Community of Otay Ranch has a large commercial office area in the Eastern Urban Center, as well as numerous village centers. Non-profit organizations can locate in business areas such as the village centers or Eastern Urban Center, close to public transportation and other businesses. Exceptions are 6-bed residential facilities such as group homes for developmentally disabled, shelters for homeless teenagers, and non-ambulatory senior housing, which should be integrated into the residential fabric of the community. Residences should be located within the village core to facilitate easy access to local services and commercial businesses.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Specific space requirements identified for social and senior services facilities, including designation of Community Purpose Facility and Regional Purpose Facility space.
- Conduct facility planning with input from the County Department of Social Services, City of Chula Vista and Area Agency on Aging.
- Encourage the cooperation of all affected jurisdictions in joint siting of programs and facilities.

- Circulate SPA plans to the Commission on Aging, County Department of Social Services, Area Agency on Aging, Human Services Council and Chula Vista 21 for review and to determine needs for facility siting (if any).
- Consider co-location of services in or at school sites.

☐ Tentative Map Requirements

- Land zoned Community Purpose Facility or Regional Purpose Facility consistent with the SPA determination.

☐ Final Map Requirements

- Implement conditions.

☐ Building Permit Requirements

- Pay impact fee, if established for the appropriate benefit area.

Section E ***Community Facility Plans***

1. Animal Control Facilities

a. Introduction

Animal control facilities protect the health and welfare of both Otay Ranch residents and domestic animals. The purpose of the Animal Control Facility section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Implementation Plans, and Processing Requirements for the timely provision of animal control facilities.

Both the County of San Diego and City of Chula Vista provide animal control services. The County of San Diego Department of Animal Control provides animal health and regulatory services to over 3/4 of the residents of San Diego County. Services are provided in all unincorporated portions of the county and in 10 cities within San Diego County by contract. The South Shelter, located in Bonita, currently provides services in the South County region. The City of Chula Vista currently has one animal shelter facility located on Otay Valley Road and the City has plans to build a new facility in the Sunbow Development.

Build-out of Otay Ranch GDP/SRP generates the need for additional animal control facility space and additional acreage for large animals. Additional space will be provided through expansion of existing animal control facilities operated by the City of Chula Vista and County of San Diego.

b. Threshold

Participate in programs to provide animal control facilities sufficient to provide adequate square feet of shelter space per Otay Ranch dwelling unit.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Animal Control Goals, Objectives, Policies and Implementation Measures will guide the timely provision of local animal control facilities.

GOAL: ENSURE THAT THE COMMUNITY OF OTAY RANCH IS SERVED BY AN EFFECTIVE ANIMAL CONTROL PROGRAM THAT PROVIDES FOR THE CARE AND PROTECTION OF THE DOMESTIC ANIMAL POPULATION, SAFETY OF PEOPLE FROM DOMESTIC ANIMALS, AND THE EDUCATION OF THE PUBLIC REGARDING RESPONSIBLE ANIMAL OWNERSHIP.

Objective: Participate in programs to provide animal control facilities sufficient to provide adequate shelter space per Otay Ranch dwelling unit.

Policy: Fund animal control facilities either by contributions to a comprehensive impact fee program or other provisions to be determined at the SPA level.

d. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirement

- Establish method of funding the expansion of animal control facilities needed to serve Otay Ranch.

☐ Building Permit

- Payment of impact fee (if established).

2. Civic Facilities

a. Introduction

Civic facilities, both operational and administrative are a necessary component of all communities. The purpose of the Civic Facility Section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies and Processing Requirements to ensure the timely provision of civic facilities.

The County of San Diego in conjunction with special districts, are the current providers of municipal-type services to unincorporated areas, including Otay Ranch. The City of Chula Vista provides municipal services within its jurisdictional boundaries north and east of Otay Ranch's Otay Valley Parcel. The City of San Diego is the service provider to much of the Otay Mesa area south of the Otay Valley Parcel. The ultimate provider of civic services to all or parts of Otay Ranch will be determined after the adoption of the GDP/SRP.

Regardless of this jurisdictional determination, build-out of the Otay Ranch GDP/SRP will create demand for enhanced municipal services and facilities within the planning area, as well as off-site.

b. Threshold

Make provisions for general governmental facilities, including regional and municipal administrative facilities and operation center(s).

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Civic Facility Goals and Policies will ensure the timely provision of local civic facilities.

GOAL: ASSURE THE EFFICIENT AND TIMELY PROVISION OF PUBLIC SERVICES AND FACILITIES TO DEVELOPABLE AREAS OF THE OTAY RANCH PROJECT AREA CONCURRENT WITH NEED, WHILE PRESERVING ENVIRONMENTAL RESOURCES OF THE SITE AND ENSURING COMPATIBILITY WITH THE EXISTING CHARACTER OF SURROUNDING COMMUNITIES. INTEGRATE DIFFERENT TYPES OF PUBLIC FACILITIES WHERE SUCH FACILITIES ARE COMPATIBLE AND COMPLEMENTARY.

Policy: Assure the location of regional and local government administrative offices and service facilities within the Eastern Urban Center.

Policy: Locate a central post office within Otay Ranch, as well as smaller public or private postal facilities in village centers.

d. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- ☐ SPA Requirements
  - Specific space and facility sites identified for civic uses necessary to serve Otay Ranch in conjunction with the government structure determination and/or the EUC SPA plan.
  - Alternative financing methods refined.
- ☐ Tentative Map Requirements
  - Conditioned to zone, dedicate or reserve site, as appropriate.
  - Funding identified.
- ☐ Final Map Requirements
  - Site dedicated, zoned or reserved, as appropriate.
  - Funding assured.
- ☐ Building Permit
  - Payment of impact fee (if established).

3. Correctional Facilities

a. Introduction

The provision of correctional facilities is critical to law enforcement and justice efforts to protect community residents from crime. The purpose of the Correctional Facilities section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies and Processing Requirements to guide the provision of correctional facilities needed to serve the residents of Otay Ranch.

There are currently five detention facilities operated by both the County of San Diego and State of California within the South County area. All five facilities provide detention and correctional services for the residents of San Diego County. In addition to detention facilities, the community is served by probation department facilities and offices.

b. Threshold

Make provisions for criminal justice facilities, including jails and courts, adequate to serve the Otay Ranch Project Area.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Correctional Facilities Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local correctional facilities.

GOAL: PREVENT INJURY, LOSS OF LIFE AND DAMAGE TO PROPERTY RESULTING FROM CRIME OCCURRENCE THROUGH THE PROVISION OF JUSTICE FACILITIES.

Objective: Make provisions for justice facilities, including jails, courts, and police facilities adequate to serve the Otay Ranch Project Area.

Policy: Otay Ranch shall participate in a development impact fee program for correctional facilities to meet the facility needs generated by Otay Ranch residents, if established

d. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- ☐ SPA Requirements
  - Determine the size, location, timing and need for correctional facilities as part of the EUC SPA plan processing.
- ☐ Tentative Map
  - Land zoned consistent with the SPA designation.
- ☐ Final Map
  - Implement conditions.
- ☐ Building Permit Requirements
  - Pay impact fee if established for the appropriate benefit area.

4. Fire Protection and Emergency Services Facilities

a. Introduction

The timely provision of fire protection and emergency service facilities is critical for the protection of life and property. The purpose of the Fire Protection and Emergency Facility section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Standards and Processing Requirements for the timely provision of these facilities.

Currently the County of San Diego Rural Fire Protection District (RFPD), Chula Vista Fire Department, San Diego Fire Department and the California Division of Forestry, provide fire protection services in and around Otay Ranch. American Medical Response provides emergency medical services in the western portion of Otay Ranch. Certain parts of the unincorporated areas of the county are not covered by contracted paramedic services.

b. Threshold

City of Chula Vista: Provide sufficient fire and emergency services facilities to respond to calls within the Otay Ranch urban communities within a 7-minute response time in 85% of the cases; within a 10-minute travel time in the Otay Ranch estate communities with lots averaging 1 or more acres (and attendant neighborhood serving commercial); and within a 12-minute travel time in the Otay Ranch rural communities with 4-acre lots or larger.

County of San Diego: Provide sufficient fire and emergency services facilities to respond to calls within: Otay Ranch single-family communities with residential lots of less than 2 acres, or more intensive uses such as multi-family residential, including industrial development and all commercial development except neighborhood commercial, in a 5-minute travel time; Otay Ranch single-family residential lots from 2 acres to 4 acres, including neighborhood commercial development, in a 10-minute travel time; and Otay Ranch large lot single-family residential and agricultural areas with lot sizes greater than four acres in a 20-minute travel time.

c. Goals, Objectives, Policies and Implementation Measures

The following Fire Protection and Emergency Services Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local fire protection and emergency services facilities.

GOAL: PROVIDE PROTECTION TO THE OTAY RANCH PROJECT AREA AND SURROUNDING COMMUNITIES FROM THE LOSS OF LIFE AND PROPERTY DUE TO FIRES AND MEDICAL EMERGENCIES.

Objective: City of Chula Vista: Provide sufficient fire and emergency services facilities to respond to calls within the Otay Ranch urban communities: within a 7-minute response time in 85% of the cases.

Objective: County of San Diego: Provide sufficient fire and emergency services facilities to respond to calls within: Otay Ranch single-family communities with residential lots of less than 2 acres, or more intensive uses such as multi-family residential, including industrial development and all commercial development except neighborhood commercial, in a 5-minute travel time) Otay Ranch single-family residential lots from 2 acres to 4 acres, including neighborhood commercial development, in a 10-minute travel time; and Otay Ranch large lot single-family residential and agricultural areas with lot sizes greater than 4 acres in a 20-minute travel time.

Policy: Otay Ranch SPA plans shall include Emergency Disaster Plans to become operative during periods of major emergency.

Policy: Otay Ranch shall participate in cooperative agreements with urban and rural emergency services providers.

Policy: Incorporate the Otay Ranch Project Area into existing regional disaster preparedness programs.

Policy: Otay Ranch shall site fire and emergency services facilities consistent with the following factors: (a) Ability to meet travel/response time policies; (b) Proximity to a pool of volunteer firefighters for service within the unincorporated areas, when appropriate; (c) Ability of the site to support the appropriate facility to serve current and future development in the intended service area; (d) Distances from other fire stations, including those operated by neighboring districts; (e) Safe access to roadways in emergency responses; (f) Special needs for fire suppression, and emergency services, including needs created by recreation areas and industrial land uses; (g) avoid close proximity to fault traces; and (h) Ability to meet any adopted local community facility level standard, if appropriate.

Policy: Consideration shall be given to shared law enforcement and fire service facilities such as public safety "storefronts" within village centers, training rooms and equipment storage.

Policy: Otay Ranch shall evaluate the provision of fire suppression sprinkler systems for residential development within the project area as part of SPA plans.

Policy: Fire protection and emergency services facilities shall be available or will be available concurrent with need.

Policy: In areas lacking local public structural fire protection and within the sphere of influence of a fire protection agency, approval of Otay Ranch discretionary applications shall be conditioned on the annexation to that agency.

Policy: Otay Ranch shall cooperate in the development of a strategy to address emergency medical service facilities and responsibilities in areas lacking a local provider of these services.

Policy: Otay Ranch shall work with affected fire protection agencies to cooperatively develop guidelines for appropriate water provision requirements necessary for fire protection in ground water dependent areas.

Policy: Otay Ranch shall participate in fire mitigation fee or development impact fee programs to enable fire protection agencies to meet the facility and equipment needs generated by Otay Ranch.

d. Facilities

Fire Protection Services: Four new fire stations are necessary to serve the Otay Ranch Project Area at build-out, in conformance with the Otay Ranch goals, policies and objectives. Fire facility and apparatus studies (trigger analysis and the like) may be required from time to time to ensure that emergency services are adequate.

Emergency Facilities: It is likely that each public or private agency will have its own dispatch center. The need for additional dispatch centers will be determined in accordance with the policies of the agencies serving the area.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Specific facility site refined.
- Equipment needs identified.
- Alternative financing methods identified by the appropriate fire agency and implementation method assured.
- Fire suppression (sprinkler plan) analysis prepared and jurisdictional requirements applied.
- Demonstrate ability to provide facilities in conjunction with sewer, water and road facilities.
- Timing of construction consistent with GDP/SRP project requirements.
- Determine that response time standards have been met.
- Identify radio communication problems associated with the project area (if any).
- Develop project specific guidelines.
- Consider HAZMAT service location, if appropriate and warranted.
- Review of fire protection and fuel modification plans by fire department(s).
- Assure appropriate water pressures and supply for fire control.
- Include design guidelines that implement the concept of "municipal fire insurance," if appropriate.

☐ Tentative Map Requirements

- Conditioned to dedicate or reserve site, as appropriate.
- Funding identified.

☐ Final Map Requirements

- Site dedicated or reserved, as appropriate.

- Funding assured.

☐ Building Permit

- Payment of impact fee (if established).
- Apply sprinkler plan requirements.

5. Justice Facilities

a. Introduction

The purpose of the Justice Facility Section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Implementation Measures, and Processing Requirements to guide the timely provision of justice facilities.

The County of San Diego provides judicial services for the area west of Otay Lakes, at the South Bay Regional Center located in Chula Vista. The South Bay Regional Center provides Municipal and Superior Court services for the South Bay Judicial District. Along with the Municipal and Superior Courts, office space for the District Attorney, Defenders Services, Law Library, Revenue and Recovery, Probation and the Marshall are located at the Regional Center.

Build-out of the Otay Ranch will create a demand for an additional 2.3 Municipal Court positions, 2.8 Superior Court positions, 43.7 District Attorney and Clerk positions, and 10.1 Public Defender positions.

b. Threshold

Cooperate with the County to identify an equitable funding method for the development of criminal justice facilities based on the needs of Otay Ranch and their benefit to Otay Ranch residents.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Justice Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local justice facilities.

GOAL: PREVENT INJURY, LOSS OF LIFE AND DAMAGE TO PROPERTY BY HAVING ADEQUATE CRIMINAL JUSTICE FACILITIES TO SERVE OTAY RANCH RESIDENTS.

Objective: Cooperate with the County to identify an equitable funding method for the development of criminal justice facilities based on the needs of Otay Ranch and their benefit to Otay Ranch residents.

Objective: Justice facilities serving Otay Ranch residents will be sited in appropriate locations and in a timely manner, irrespective of jurisdictional boundaries.

Policy: Cooperate with the County and adjacent jurisdictions to develop plans for the siting of justice facilities to serve the needs of the entire region.

Implementation Measure: Participate with a cooperative process among land use jurisdictions to ensure justice facilities are sited in locations which best serve the region's population and take into consideration jurisdictional general plans and community standards.

Objective: Enhance public safety by utilizing land use and site design techniques to deter criminal activity.

d. Facilities

The South Bay Regional Center may not have adequate expansion capacity to serve the projected needs of the South County region for major municipal and superior court activities. The court administrator has determined a centralized location for the majority of court functions are preferable from an economic and efficiency perspective. Satellite courtroom facilities are effective in accommodating traffic and small claims hearings, while improving the overall operational efficiency. Additionally, satellite facilities provide more convenient access and reduced travel times for local residents. Additional courts and offices may be located adjacent to or proximate to the existing South Bay Regional Center and a traffic court and small claims court facility should be considered for siting in the Otay Ranch Eastern Urban Center.

Courts and offices should be located adjacent to other municipal and civic functions. Such a central location on the site provides access for all Otay Ranch residents to conduct court activities. Commercial or retail services are compatible land uses and could share parking areas. The court should also have access to public transportation and major or minor arterials for easy accessibility. Courtroom facilities should include waiting rooms, space for bailiff/clerk, court reporter, secretaries and court clerks, copy, storage and records room, client conference rooms, chambers, public restrooms and parking.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- ☐ SPA Requirements
  - Determine the size, location and timing of justice facilities needed to serve Otay Ranch, as part of the SPA plan for the Eastern Urban Center.
  - Develop design guidelines to deter criminal activity.
- ☐ Tentative Map Requirements
  - Land zoned for regional purpose facilities, consistent with the SPA Plan.
  - Apply design guidelines.
- ☐ Final Map
  - Implement conditions.
- ☐ Building Permit Requirements
  - Pay impact fee, if established for the appropriate benefit area.

6. Law Enforcement Facilities

a. Introduction

The provision of adequate law enforcement facilities is critical for the protection of life and property. The purpose of the Law Enforcement Facility section of the Otay Ranch GDP/SRP is to establish Goals,

Objectives, Policies, Standards and Processing Requirements for the timely provision of law enforcement facilities.

The County of San Diego, City of Chula Vista and City of San Diego provide law enforcement services to the Otay Ranch and surrounding communities. The County Sheriff's Office provides public safety and protection services for all unincorporated areas of the County. The city police departments provide law enforcement services within their jurisdictions.

b. Threshold

Urban Service: Properly equipped and staffed law enforcement units shall respond to 84% of "Priority One" emergency calls within 7 minutes and maintain an average response time for all "Priority One" emergency calls of 4.5 minutes or less. Urban Service: Properly equipped and staffed law enforcement units shall respond to 62% of "Priority Two Urgent" calls within 7 minutes and maintain an average response time to all "Priority Two" calls of 7 minutes or less. Rural Service: Properly equipped and staffed law enforcement units shall maintain an average response time for "Priority One" calls of 12 minutes, and 24 minutes for low priority calls.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Law Enforcement Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local law enforcement facilities.

GOAL: PROTECTION OF LIFE AND PROPERTY AND PREVENTION OF CRIME OCCURRENCE.

Objective: Make provisions for criminal justice facilities, including jails, courts, and police facilities adequate to serve the Otay Ranch Project Area.

Objective: Enhance conditions for public safety by utilizing land use and site design techniques to deter criminal activity and promote law enforcement.

Objective: Site law enforcement facilities in appropriate locations in order to serve the population.

Policy: Otay Ranch shall finance its full and fair share of the facility needs that it generates.

Policy: Urban Service: Provide properly equipped and staffed law enforcement units to respond to 84% of "Priority One" emergency calls within 7 minutes and maintain an average response time of all "Priority One" emergency calls of 4.5 minutes or less.

Policy: Urban Service: Provide properly equipped and staffed law enforcement units to respond to 62% of "Priority Two Urgent" calls within 7 minutes and maintain an average response time to all "Priority Two" calls of 7 minutes or less.

Policy: Rural Service: Provide facilities for properly equipped and staffed law enforcement units

to maintain an average response time for "Priority One" calls of 12 minutes, and 24 minutes for low priority calls.

d. Facilities

One "central" police station located in the Eastern Urban Center is necessary to serve the Otay Ranch Project Area at build-out, in conformance with the goals, objectives and policies.

Additional facilities within villages or shared use of other public facilities may be considered at the SPA level. The size and character of these facilities will be determined, in part, by the necessary operation structure and cost by jurisdictional arrangement.

Storefronts can serve as "outlets" for multiple civic services, such as fire safety or public information, in addition to law enforcement services.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- ☐ SPA Requirements
  - Facility site identified, with consideration of SPA plan for the Eastern Urban Center.
  - Equipment needs identified.
  - Financing methods identified by the appropriate law enforcement agency and implementation method assured.
  - Develop site design techniques and guidelines to deter crime.
  - Develop "Project Specific Guidelines" consistent with thresholds of the appropriate jurisdiction.
- ☐ Tentative Map Requirements
  - Conditioned to reserve or dedicate site, as appropriate.
  - Funding identified.
  - Implement project specific design guidelines.
- ☐ Final Map Requirements
  - Site dedicated or reserved, as appropriate.
  - Funding assured.
- ☐ Building Permit Requirement
  - Payment of impact fee (if established).

7. Library Facilities

a. Introduction

The provision of library facilities ensures the residents of Otay Ranch will have access to a wide range of educational and cultural experiences. The purpose of the Library Facility section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Standards and Processing Requirements for the timely provision of these facilities.

The County of San Diego, City of Chula Vista and City of San Diego provide library and media services in the Otay Ranch area. The County of San Diego currently has 31 branch libraries and two bookmobiles to

serve all of the unincorporated areas and 11 cities in the County. The City of Chula Vista has three library facilities including a 55,000 square foot central library and smaller "branch" libraries. Chula Vista is constructing a new library in the Montgomery area, which will result in a regional library system in Chula Vista. The City of San Diego has one main library downtown and 31 branch libraries throughout the City.

Build-out of the Otay Ranch GDP/SRP generates a demand for a "main" library facility located in the Eastern Urban Center and possible expansion of other libraries.

b. Threshold

City of Chula Vista: 500 square feet (gross) of adequately equipped and staffed regional library facilities per 1,000 population.

County of San Diego: Provide 350 square feet (gross) of adequately equipped and staffed library facilities per 1,000 population.

c. Goals Objectives, Policies and Implementation Measures

The following Otay Ranch Library Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local library facilities.

GOAL: SUFFICIENT LIBRARIES TO MEET THE INFORMATION AND EDUCATION NEEDS OF OTAY RANCH RESIDENTS.

Objective: Provide high quality and contemporary library facilities and services, which meet the needs of the entire Otay Ranch Project Area.

Objective: City of Chula Vista: 500 square feet (gross) of adequately equipped and staffed library facilities per 1,000 population.

Objective: County of San Diego: 350 square feet (gross) of adequately equipped and staffed regional/area library facilities per 1,000 population.

Policy: Assure that Otay Ranch libraries have sufficient funding for operation and maintenance.

Objective: Otay Ranch libraries will be equitably financed by all new development that will benefit from the facilities.

Policy: Participate in development impact fee programs, or provide adequate books and library space as “turn-key” facilities.

Policy: Include the following factors in the determination of the best sites for branch libraries: (a) Access to the intended service population; (b) Existing library deficiency in intended service area; (c) Suitability of site to meet identified needs; and (d) Location of the site relative to complementary facilities, such as schools, parks, and civic centers.

Policy: When feasible, participate in joint powers agreements with the Department of Park and Recreation, school districts and other

appropriate agencies for the development and operation of their respective facilities.

Policy: The library facility standard may be satisfied through the provision of decentralized facilities within villages. The size and character of these facilities will be determined, in part, by the necessary operation structure and cost by jurisdictional arrangement at the SPA level.

d. Facilities

One library facility located in the Eastern Urban Center is necessary to serve the Otay Ranch at build-out, in conformance with goals, objectives and policies. This facility would serve as a "main" library for all residents of Otay Ranch, and could offer a full range of research, reference, periodicals, gallery space, storage, binding and repair, distribution, and translation services. The design of the facilities should allow for multi-use functions and should provide portable seating and walls for small meeting rooms, display, and exhibit space for cultural arts.

c. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- ☐ SPA Requirements
  - Specific library facility site identified with consideration of SPA plans.
  - Equipment needs identified.
  - Timing of construction consistent with the Public Facility Financing and Phasing Plan.
  - County library requirements determined with the first SPA processed in the unincorporated area.
- ☐ Tentative Map Requirements
  - Conditioned to dedicate, zone or reserve site, as appropriate.
  - Funding identified.
- ☐ Final Map Requirements
  - Site dedicated, zoned or reserved, as appropriate.
  - Funding assured.
- ☐ Building Permit Requirements
  - Payment of impact fee (if established).

8. School Facilities

a. Introduction

The timely provision of elementary, middle and high school facilities is essential to creating a viable community. The purpose of the School Facility Section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies and Processing Requirements to ensure the timely provision of local school facilities.

The Otay Ranch planning area is located within the jurisdiction of four elementary and two high school districts; Cajon Valley Union School District (K-8); Chula Vista Elementary School District (K-6); Jamul/Dulzura Union School District (K-8); San Ysidro School District (K-8); Grossmont High School District (9-12); and Sweetwater High School District (7-12). Students in these districts attend one of 56 elementary, 15 middle/high or 18 senior high schools.

Build-out of the Otay Ranch GDP/SRP generates a demand for 13 elementary schools, two middle schools and two high schools.

b. Threshold

Additional facilities needed to serve children generated by the new development shall be provided concurrent with need, and shall be of the quality and quantity sufficient to meet, at a minimum, State Department of Education standards.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch School Facility goals, objectives, policies and implementation measures will ensure the timely provision of local school facilities.

GOAL: PROVIDE HIGH QUALITY, K-12 EDUCATIONAL FACILITIES FOR OTAY RANCH RESIDENTS BY COORDINATED PLANNING OF SCHOOL FACILITIES WITH THE APPROPRIATE SCHOOL DISTRICT.

GOAL: COORDINATE THE PLANNING OF ADULT EDUCATIONAL FACILITIES WITH APPROPRIATE DISTRICT.

Policy: Provide for the reservation of one or more sites for adult educational facilities to serve the residents of Otay Ranch.

Implementation Measure: Provide for the reservation of *sufficient land/floor space within the EUC for the Sweetwater Union High School District adult education facility.*

Policy: Locate schools in areas free of disturbing factors such as traffic hazards, airports or other incompatible land uses.

Policy: Ensure that schools are integrated into the system of alternative transportation corridors, such as bike lanes, riding and hiking trails, and mass transit where appropriate.

Policy: Provide general locations for private elementary and secondary schools within the plan area, spaced far enough from public schools and each other to prevent an over-concentration of school impacts.

Objective: School facilities shall be provided concurrently with need and integrated with related facility needs, such as

childcare, health care, parks, and libraries, where practical.

Policy: Coordinate the planning and siting of schools, recreational facilities, childcare centers, libraries and other related public facilities.

Policy: Additional facilities needed to serve children generated by the new development shall be provided concurrent with need, and shall be of the quality and quantity sufficient to meet, at a minimum, State Department of Education standards.

Objective: Provide school district with 12- to 18-month development plan and 3- to 5-year development forecasts so that they may plan and implement school building and/or allocation programs in a timely manner.

Implementation Measure: Request school districts to indicate the level of facilities available to serve development projects requiring discretionary review.

Implementation Measure: Condition the approval of general plan amendments, specific plans, and other legislative land decisions on the developers' responsibility to mitigate funding of school facilities and the availability of school sites and facilities at the time of need.

d. Facilities

Within the Chula Vista Elementary School District, 13 elementary schools will be located in the EUC, each of the Urban Villages, and Specialty Villages (except Villages Three and 13). The Sweetwater Union High School District would require two middle schools located in Villages Ten and Seven, and two high schools in Villages Eleven and Seven.

The Grossmont High School District and the Jamul/Dulzura Elementary School District serve the Rural Estate Areas. The obligation to provide K-12 school facilities for the Rural Estate Areas would be satisfied through the payment of fees for off-site facilities.

e. Siting of Schools

School facilities should be sited according to the following criteria. While it is unlikely that every site can meet all criteria, every site should meet most of these criteria. The ideal site should be:

- ☐ at least 10 usable acres for an elementary school, 25 usable acres for a middle/junior high school, and 50 usable acres for a senior high school, to adequately accommodate the loading and unloading of students, future expansion of facilities and offer design flexibility.
- ☐ centrally located to residential development to reduce bussing requirements, reduce walking distances for young children, encourage after-hours use of facilities by the public and discourage vandalism.

- ☐ adjacent to a street or road which can safely accommodate bike, foot and vehicular traffic. Sites should have no more than two sides with street frontage. Urban high schools are best located adjacent to collectors that can handle the increased traffic volume of student drivers and the entrance to the school should be signaled.
- ☐ topographically and environmentally safe and suitable to reduce site preparation costs and permit maximum use of the site for physical activities.
- ☐ of sufficient usable acreage on one level and configured to not limit the design of buildings and provide field and parking space.
- ☐ surrounded by land uses that produce a minimum of noise and traffic, often associated with commercial and heavy industrial areas.
- ☐ located adjacent to parks to enable joint field and recreation facility uses.
- ☐ vacant and undeveloped to reduce financial and political costs of site acquisition.
- ☐ located such that utilities and services (e.g., cable television, fire protection, emergency medical services) are or will be readily available, to reduce site development costs.
- ☐ near imminent development of adjacent properties to insure road and other necessary off-site improvements are available in a timely manner.
- ☐ with regard to distance from Brown Field, in a location acceptable to the State Division of Aeronautics.
- ☐ a safe distance (i.e., as required by law) from contaminants or toxins in the soil or ground water from landfills, fuel tanks, agricultural areas, power lines, utility easements, et. al.
- ☐ outside of floodplains; on stable soils; away from fault lines.
- ☐ integrated into the system of alternative transportation corridors (i.e., bike lanes, riding and hiking trails, and mass transit) where appropriate.

f. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

- ☐ SPA Requirements
  - Identify and process school district boundary adjustments, as appropriate, through approval by the appropriate governing body.
  - Select school site areas within each village from which eventual school sites could be developed.
  - Prepare preliminary studies of general site areas showing relationships to existing and proposed circulation systems.
  - Provide phasing schedule for school facilities.
  - Obtain preliminary approval, via field reviews of each general school site area from the State.
  - Determine the appropriate facility financing mechanism.
  - Obtain site review from the State.
- ☐ Tentative Map Requirements

- Implement appropriate facility financing mechanism.
- Select specific candidate sites.
- Prepare a land use map, which shows the specific location of the candidate sites.
- Prepare Environmental Impact Reports for candidate sites.
- Finalize district boundaries.

☐ Final Map Requirements

- Dedicate school site.

☐ Building Permit

- Pay impact fees (if appropriate)

Chapter 6 Air Quality

Section A Introduction

The purpose of the Air Quality Chapter is to establish Goals Policies and Objectives, which, in conjunction with Otay Ranch's Land, Transportation System and Mobility plans, will assist the region to achieve State and Federal air quality standards.

Section B Background

1. Emissions

Non-attainment - Ozone and Carbon Monoxide:

Ozone concentrations in San Diego County exceed both the Federal and State standards. Ozone is created by the reaction of solar energy, oxides of nitrogen (NOX) and reactive organic gases (ROG). A substantial majority of NOX and ROG emissions are attributable to motor vehicles.

Air quality data distinguishes between exceedences of the standards predominantly caused by transported pollution versus local emissions. Transported pollution is the pollution created in another area and then transported to the San Diego air basins by weather conditions. Historically, about 40% of the State ozone standard violations, three quarters of the Federal standard violations, and all the highest alert level concentrations were caused by transport.

Carbon monoxide concentrations exceed State and Federal standards in downtown San Diego and Escondido. Therefore, western (urbanized) San Diego County is designated a carbon monoxide non-attainment area. In 1990, the Federal 8-hour carbon monoxide standard was not exceeded and the State standard was exceeded on just one day.

Attainment Emissions:

San Diego County meets the Federal particulate matter standards promulgated in 1987. State and Federal standards for lead are being met in the region. San Diego was designated an attainment area for the Federal nitrogen dioxide standard in 1981. The State 1-hour standard has been exceeded on only three days since 1978, and one day each in 1981, 1987 and 1988. Both State and Federal standards for sulfur dioxide are being met in the region.

Emission Trends:

The draft 1991 San Diego Regional Air Quality Strategy (RAQS) projects future emissions. The forecasts demonstrate that without new emission controls, oxide emissions will begin to increase by

the year 2000, primarily due to forecasted population growth. The RAQS concludes that stationary sources will become the largest contributor of reactive organic gas emissions in the next decade. However, motor vehicle emissions will remain the dominate source for carbon monoxide.

2. Regulatory Framework

Air quality issues are regulated by several levels of government and by a variety of governmental entities. Some existing and several pending air quality regulations overlap.

Federal Clean Air Act:

The national air quality regulations were initiated by the Federal Clean Air Act of 1970. The Federal Environmental Protection Agency established a national ambient air quality standard to reflect the maximum levels of background pollution considered safe.

California Clean Air Act:

In 1988, the California Legislature adopted the California Clean Air Act requiring revised air quality strategies and control measures to attain and maintain the State ambient air quality standards. The California Clean Air Act expanded local district responsibilities.

3. Regulatory and Planning Agencies

Air Resources Board:

The State Air Resources Board establishes emission standards for motor vehicles, and regulates other motor vehicle related activities, such as after market parts certification and fuel standards.

Air Pollution Control District:

The San Diego County Board of Supervisors serves as the Air Pollution Control District's governing board. The Air Pollution Control District has the authority and responsibility to promulgate regulations regarding stationary air pollution sources, transportation control measures, and indirect sources. Each of these is discussed below.

Stationary Sources (Industrial): The Air Pollution Control District is responsible for controlling stationary air pollution sources, including a wide variety of industrial and commercial operations.

Transportation Control Measures: The California Clean Air Act requires all reasonably available transportation control measures be included in Air Quality Strategies, including measures to reduce vehicle trips, vehicle use, vehicle miles traveled, vehicle idling, or traffic congestion for the purpose of reducing motor vehicle emissions.

The Act also requires for severe areas, such as San Diego, transportation control measures to:

- Achieve an average, during weekday commute hours, of 1.5 persons per passenger vehicle by 1999.
- Substantially reduce the rate of increase in passenger vehicle trips and miles traveled per trip; and
- Achieve no net increase in vehicle emissions after 1997.

Because the Act does not define or otherwise provide guidance for determining reasonably available transportation control measures or a substantial reduction in the rate of increase in travel growth, the State Board has provided guidance to assist in transportation control measure planning. The State Board identifies reasonably available transportation control measures, which include both regulatory and transportation system measures.

- Regulatory Measures
- Employer Based Trip Reduction
- Trip Reduction Rules for Other Sources Attracting Vehicle Trips
- Management of Parking Supply and Pricing
- Transportation System Measures
- Regional High Occupancy Vehicle System Plans and Implementation Programs
- Appropriate Transit Improvement Programs for Bus and Rail
- Land Development Policies Supporting Reductions in Vehicle Trips
- Developmental Policies to Strengthen On-site Transit Access for New and Existing Developments

Indirect Sources: Non-attainment areas are required to develop programs for controlling indirect sources. An indirect source is any facility, building, structure or installation, or combination thereof, which generates or attracts mobile source activity that results in emissions of any pollutant for which there is a State ambient air quality standard.

SANDAG:

The SANDAG Board of Directors, in its capacity as the regional planning entity, performs planning function, which relate directly and indirectly to air quality.

Regional Growth Management: The SANDAG Board of Directors, serving as the Regional Planning and Growth Management Review Board is preparing the Draft Regional Growth Management Strategy containing "Quality of Life" standards for eight environmental and economic factors, including air quality. The draft Quality of Life standard for air quality replicates the California Clean Air Act mandates.

Congestion Management Program (Proposition 111): A Congestion Management Program (CMP) is being prepared by

SANDAG, pursuant to a Memorandum of Agreement with the region's 18 cities and the County of San Diego. All cities and the County must conform with the CMP. The draft Congestion Management Program has been prepared to complement the transportation and air quality program in the Regional Growth Management Strategy, and the Transportation Control Measure from the draft Regional Air Quality Strategy.

City of Chula Vista:

Growth Management Program: The Chula Vista Growth Management Program contains an Interim Air Quality Policy, which requires major development projects to prepare an air quality improvement plan at the Sectional Planning Area (SPA) Plan level. The air quality improvement plan must provide an analysis of air pollution impact which would result for the proposed project, and will be required to demonstrate the best available design to reduce vehicle trips, maintain or improve traffic flow and reduce vehicle miles traveled.

Section C ***Goals, Objectives, Policies***

GOAL: MINIMIZE THE ADVERSE IMPACTS OF DEVELOPMENT ON AIR QUALITY.

Commuter Trip Management

GOAL: CREATE A SAFE AND EFFICIENT MULTI-MODAL TRANSPORTATION NETWORK WHICH MINIMIZES THE NUMBER AND LENGTH OF SINGLE PASSENGER VEHICLE TRIPS.

Objective: Minimize the number and length of single passenger vehicle trips to and from employment and commercial centers to achieve an average of 1.5 persons per passenger vehicle during weekday commute hours.

Policy: Establish or participate in employer based commute programs, which minimize the number and length of single passenger vehicle trips.

Policy: Encourage the development of a Transportation Management Association (TMA) for the Otay Mesa area.

Policy: Encourage, as appropriate, alternative transportation incentives offered to employees, alternative work hour programs, alternative transportation promotional materials, information on car pool and van pool matching services, transit pass information, space for car pool and van pool riders-wanted advertisements, information about transit and rail service, as well as information about bicycle facilities, routes, storage, and location of nearby shower and locker facilities.

Policy: Promote telecommuting and teleconferencing programs and policies in employment centers.

Policy: Establish or participate in education based commute programs, which minimize the number and length of single passenger vehicle trips.

Policy: Provide on-site amenities in commercial and employment centers, to include: childcare facilities, post offices, banking services, cafeterias/delis/ restaurants, etc.

Policy: Should Otay Ranch include a college or university, the facility should comply with RAQS transportation demand management strategies relating to such uses.

Capacity Improvements

Objective: Expand the capacity of both the highway and transit components of the regional transportation system to minimize congestion and facilitate the movement of people and goods.

Policy: Facilitate the implementation of the Regional Transportation Plan and Congestion Management Capital Improvement Plan.

Policy: Expand the capacity of non-vehicular modes of transportation, such as HOV lanes, carts and bicycle networks.

Policy: Identify, and designate corridors for light rail and public transit facilities, including feeder transit systems connected to "line-haul" networks.

Policy: Include alternative forms of transportation as a priority part of the circulation system, such as bicycle paths, riding and hiking trails, and pedestrian walkways.

Policy: Provide park-and-ride facilities, which do not undermine feeder lines. Park and ride facilities may be located near multiple-trip generating activities; intercept trips close to their origin; and target longer trips along corridors with HOV lanes. Park-and-ride facilities should be equipped with secure bicycle storage facilities and should have adequate spaces to serve demand.

High Occupancy Vehicle Lanes

Objective: High Occupancy Vehicle lanes shall be encouraged.

Policy: High Occupancy Vehicle lanes should include frequent transit stops for transfer of passengers from public transit systems.

Policy: High Occupancy Vehicle bypass lanes should be provided at all metered SR-125 entrance ramps, where consistent with public safety standards.

Bicycle System Design

Objective: Provide a safe, thorough and comprehensive bicycle network which includes bicycle paths between major destinations within, and adjacent to, Otay Ranch.

Policy: Bicycle facilities should be designated for bicycle use, and pedestrian facilities for pedestrian use to the extent necessary to provide safe, accessible facilities.

Policy: Bicycling shall be promoted through bicycle lane maps and bicycle destination signage.

Policy: Provide secure bicycle storage facilities at transit stops, and employment and retail centers.

Policy: Convenient bicycle access shall be provided to transit nodes.

Road Design

Objective: Design arterial and major roads and their traffic signals to minimize travel time, stops and delays.

Policy: Optimize traffic signals control systems at all activity centers to minimize travel time, stops and delays. Consider providing priority signal treatment for tenant systems.

Policy: Minimize the number of ingress and egress to major arterial roads.

Policy: Traffic signals at the street end of freeway on and off ramps shall be coordinated and integrated with the surrounding street systems.

Policy: Promote street design to give first priority to transit vehicles.

Planning and Land Development

GOAL: LAND DEVELOPMENT PATTERNS, WHICH MINIMIZE THE ADVERSE IMPACTS OF DEVELOPMENT ON AIR QUALITY.

Objective: Encourage mixed use development to promote linking of trips, reduce trip length and encourage alternative mode usage.

Policy: Villages should have a mixed-use village core area where higher density residential, civic, and park uses are interspersed with neighborhood commercial and office development.

Policy: Locate sensitive receptors, such as schools, day care facilities and similar uses away from emissions generating uses.

Policy: Minimize "drive-in" establishments to reduce emissions from idling vehicles.

Policy: Arterials and transit stops should be linked by a network of sidewalks and bike paths.

Policy: Transit facilities should be located near village cores, proximate to park-and-ride facilities, the EUC and allow sufficient space reserved for bus stops, and pedestrian waiting areas, including sidewalks, benches, landscaping, street furniture and bicycle storage.

Policy: Transit stops should be within 1/4 mile of village core residential areas and within 1/8 mile of village core activity centers.

Policy: Locate employment centers close to housing, transit and HOV lane corridors.

Transit Route and Facility Design

Objective: Facilitate access to public transit.

Policy: Bus facilities, park-and-ride lots and other ridesharing facilities should be addressed early in the design of villages.

Policy: Bus shelters and sidewalks should be designed for transit rider and pedestrian safety, by being well-lit, secure and free of physical barriers.

Policy: Streets and intersections used by transit vehicles should be built to accommodate the weight and size of these larger vehicles.

Policy: Streets should consider transit circulation patterns, minimizing turning movements between stops.

Policy: Bicycle lanes, and secure bike racks/storage areas should be located near transit stops.

Pedestrian Design

Objective: Encourage pedestrian traffic as an alternative to single vehicle passenger travel.

Policy: Sidewalks should directly connect schools, parks, open spaces and transit facilities and village core areas.

Policy: Distances between higher density residential areas and bus stops should reflect the average walking distances of pedestrians (approximately 1/4 mile).

Policy: Provide multiple pedestrian area walkways to residential areas to reduce walking distances.

Policy: Access between a transit stop and the entrance to a building or cluster of buildings should be clearly visible and as direct as possible.

Policy: Buildings should be connected to abutting land uses with paved walkways.

Policy: Buffer walkways with landscaping such as berms, trees and other vegetation.

Policy: Scale the size of facilities, including walkways, to correspond to anticipated pedestrian volumes and include signs, benches and trash receptacles.

Policy: Provide well-equipped pedestrian facilities at transit stops, including shelters to protect patrons from the weather, benches with seat backs, lighting, landscaping and community information.

Policy: Convenient pedestrian access shall be provided to all transit nodes.

Building Design

Objective: Locate and design buildings within village cores to facilitate transit and pedestrian access.

Policy: Arrange buildings on a site to reduce the walking distance between each of the buildings and the nearest transit facility. Within clusters of buildings, the site design should provide for an identifiable and dominant entrance to the cluster that is clearly visible from the nearest transit facility.

Policy: Site transit information kiosks in locations central to all buildings within a cluster.

Parking Management

Objective: Manage parking facilities to facilitate transit, ridesharing and pedestrian access.

Objective: Manage parking facilities to encourage a reduction in the number of single vehicle trips.

Policy: Locate parking to the sides and backs of buildings so that access from public transportation does not require walking through large parking lots to reach building entrances.

Policy: Allow preferential (free or reduced fee parking) parking for carpools and vanpools, near entrances to activity centers.

Policy: Joint parking is strongly encouraged for proximate uses. Retail, office, entertainment, and some housing could share parking areas and quantities.

Street Configuration

Objective: Configure internal village streets to give pedestrian traffic a priority.

Policy: Arterials should not traverse village cores.

Policy: Provide multiple routes to village core areas.

Policy: Encourage the extensive planting of street trees, while remaining consistent with water conservation goals.

Policy: Where feasible, connect cul-de-sacs and dead end streets to the nearest adjacent streets with pedestrian and/or bike paths to provide short cuts for these modes.

Particulate Emissions

Objective: Minimize particulate emissions, which are the result of the construction process.

Policy: Minimize particulate emission during construction to control fugitive dust.

Policy: Minimize simultaneous operation of multiple construction vehicles and equipment, use low polluting construction equipment.

Policy: Manage unpaved roads to minimize particulate emissions during the construction and development activities, and during interim agricultural/off road activities.

Energy Conservation

Objective: Minimize fossil fuel emissions by conserving energy. [See Energy Chapter 10, Section E.]

Policy: Encourage the location of neighborhood recycling collection centers at local park and rides and shopping centers.

Section D ***Implementation***

Implementation Measure: In addition to other requirements, Otay Ranch SPA applications shall include an air quality improvement plan consistent with the goals, objectives and policy contained in the Otay Ranch General Development Plan/Subregional Plan.

Chapter 7 Noise

Section A Introduction

People going about their daily lives create sound. Sound is a vibration transmitted by molecules of air. Sound is structured in three components: the source, the transmission path, and the receiver. Certain sounds such as jet planes, gunfire, lawn-mowers, barking dogs, and car alarms can disturb quieter human pursuits and are usually referred to as noise. There are four predominant categories of noise: transportation, industrial, construction and population.

Existing (Otay Ranch) on-site noise sources include roadways, gun ranges, rock quarries, a recycling center and agricultural activities. Future on-site noise sources, to the extent they continue to operate, include additional roadways, transit, industrial activities, active recreation and construction. Off-site noise sources which may effect Otay Ranch include the County of San Diego Otay Landfill, the San Diego Air Sports Center and various industrial and mining uses.

Sound levels are measured and expressed in decibels (bB). Most sounds are a mixture of frequencies, each with a differing sound level. The method used to quantify environmental sounds consists of evaluating all of the frequencies of a sound in accordance with a weighing system. This system reflects the decreased sensitivity of the human ear for lower and higher frequencies. The level of a sound source is measured using a sound level meter equipped with an A-weighted filter network. A-weighted filtering de-emphasizes the very low and very high frequency components of sound in a manner similar to the frequency response of the human ear.

The County of San Diego Noise Ordinance (Section 36.404) regulates noise generated by a person or business at the boundary of the property on which the noise is produced. The City of Chula Vista's noise regulatory criteria is stated in the Noise Control Ordinance (Municipal Code, Chapter 19.68.010). Otay Ranch will adhere to standards appropriate to the processing jurisdiction.

Over 60 noise rating methods have been developed to facilitate assessment of noise. There is no one noise standard or set of noise standards universally applicable in San Diego County. However, two general categories of intruding noises exist: steady-state and intermittent single-event noises. The extent to which a noise exceeds the background noise is a measure of its intrusiveness.

The purpose of the Otay Ranch Noise goals, objectives and policies is to direct the identification of conditions under which noise occurs and to provide general guidelines to protect Otay Ranch residents from the adverse effects of unwanted sound. Policy

directions are provided to simultaneously control noise at its source, along its transmission path, and at the receiver site.

Section B ***Goals, Objectives and Policies***

GOAL: PROMOTE A QUIET COMMUNITY WERE RESIDENTS LIVE WITHOUT NOISE WHICH IS DETRIMENTAL TO HEALTH AND ENJOYMENT OF PROPERTY.

GOAL: ENSURE RESIDENTS ARE NOT ADVERSELY AFFECTED BY NOISE.

Objective: Otay Ranch shall have a noise abatement program to enforce regulations to control noise.

Policy: Prohibit excessive noises which are a detriment to the health and safety of residents.

Policy: Limit noise at the source, along the path of transmission and/or at the receiver site.

Policy: Reduce the need for noise mitigation through site and land use planning techniques, whenever feasible.

Policy: Consider the effects of noise, especially from transportation, in land use decisions to ensure noise compatibility.

Policy: Comply with applicable noise ordinances and performance standards in zoning ordinances.

Policy: Use the Environmental Review Process to evaluate the effects of noise.

Policy: Regularly review technological developments and building techniques which decrease the project related noise impacts on-site and off-site and specify needed noise mitigation measures.

Chapter 8 Safety

Section A Introduction

The San Diego region is exposed to a number of hazards, all of which have the potential for disrupting communities, causing damage and creating casualties. Possible natural hazards include earthquakes, floods, fires, landslides and tropical storms. There is also the threat of man-made incidence such as war, nuclear disasters, hazardous material spills, major transportation accidents, crime, fuel shortages, terrorism or civil disorder.

The goals, objectives, policies and implementation measures presented below provide for the long range and comprehensive protection of the community and residents of Otay Ranch from these natural and man-made disasters. These guiding principles are augmented by planning, building, public works and safety goals, policies, codes and ordinances which, when taken together, constitute an effective method of protecting life and property.

Additionally, the permitting authority enforces building code standards. All projects requesting subdivisions are required to include an environmental assessment report on existing natural hazards and other environmental concerns. Zoning ordinances and the Uniform Building Code (UBC) enforce safety standards through the implementation of fire codes and earthquake standards. These regulations are a means of securing water systems of adequate size and pressure for fire fighting, and ensure adequate roadway widths for emergency vehicle access, including maneuverability of fire trucks.

Section B Goals, Objectives, Policies, Implementation Measures

GOAL: PROMOTE PUBLIC SAFETY AND PROVIDE PUBLIC PROTECTION FROM FIRE, FLOODING, SEISMIC DISTURBANCES, GEOLOGIC PHENOMENA AND MAN-MADE HAZARDS IN ORDER TO:

- PRESERVE LIFE, HEALTH AND PROPERTY;
- CONTINUE GOVERNMENT FUNCTIONS AND PUBLIC ORDER;
- MAINTAIN MUNICIPAL SERVICES; AND
- RAPIDLY RESOLVE EMERGENCIES AND RETURN THE COMMUNITY NORMALCY AND PUBLIC TRANQUILLITY.

General Public Safety

Objective: Provide for the continuity of government and public order.

Objective: Maintain public services and ensure the rapid resolution of emergencies.

Objective: Minimize social and economic dislocations resulting from injuries, loss of life and property damage.

Policy: Otay Ranch service providers should participate in cooperative agreements for disaster preparedness with other urban and rural emergency service providers and voluntary agencies.

Policy: Incorporate the Otay Ranch Project Area into existing regional disaster preparedness programs including mutual aid agreements.

Policy: Establish and maintain safe and effective evacuation routes.

Policy: Facilitate post-disaster relief and recovery operations.

Implementation Measure: An emergency disaster plan should be adopted which becomes operative during periods of major emergency. This plan may be an existing plan of the City of Chula Vista or the County of San Diego or a separate plan, which compliments existing disaster responses. The plan shall include:

- *a system for the effective management of emergency situations;*
- *lines of authority, communication and relationships;*
- *staff tasks and responsibility assignments;*
- *protection and maintenance of community facilities and services;*
- *continuity of Government; and*
- *a framework of recovery operations.*

Implementation Measure: Utilize the recommendations and ordinances of geotechnical engineers, emergency responders, and disaster preparedness planners, as indicated in the ordinances of the City of Chula Vista and County of San Diego, in order to mitigate the potential effects of *natural and man-made disasters.*

Implementation Measure: Carry out emergency plans which are compatible with the California Master Mutual Aid Agreement and apply local resources to meet emergency requirements.

Implementation Measure: Participate in, and respond to, requests for mutual aid, receive and employ resources, carry out emergency regulations, identify multi-purpose staging areas and maintain liaison with appropriate agencies and jurisdictions.

Implementation Measure: Identify evacuation routes for Otay Ranch such as:

- *I-5, I-805, SR-54 and SR-125*
- *Telegraph Canyon Road, Otay Lakes Road, East Orange Avenue, Otay Valley Road, East Palomar Street, Proctor Valley Road and Hunte Parkway.*

Seismic Disturbances

Objective: Provide public protection from earthquakes, rock slides, and liquefaction in order to minimize loss of life, injury, property damage and disruption of community social and economic activity.

Policy: Arrange land uses in a manner consistent with recognized seismic safety practice to promote the continuous services of governmental and emergency facilities and services.

Implementation Measure: Construction shall be in accordance with the Uniform Building Code (UBC) and the Association of Structural Engineers of California in order to reduce, to the extent possible, the effects of seismic shaking.

Floods

Objective: Prevent property damage and loss of life due to seiches, dam failure and heavy rains.

Objective: Preservation of the floodplain environment from adverse impacts due to development.

Policy: Arrange land uses and implement engineering design in a manner consistent with recognized drainage and water storage safety practices.

Policy: Development within floodplains will be restricted to decrease the potential for property damage and loss of life from flooding and to avoid the need for channels and other flood control facilities.

Implementation Measure: Identify areas adjacent to reservoirs potentially subject to seiches and tanks potentially subject to damage in an earthquake.

Implementation Measure: Individual projects will provide necessary improvements consistent with the National Flood Insurance Program, Drainage Master Plan(s) and Engineering Standards.

Implementation Measure: Build and maintain water storage facilities in compliance with The Division of Dam Safety.

Implementation Measure: Storm water flows shall be controlled and conveyed based on statistical models and engineering experience as specified by Engineering Standards.

Geologic Phenomena

Objective: Prevent property damage and loss of life due to landslides, rock falls, and erosion.

Policy: Identify and appraise those areas particularly susceptible to damage from geologic phenomena.

Policy: Prohibit development in areas of extensive land sliding where stabilization cannot reasonably be accomplished.

Implementation Measure: Identify all previous and potential landslide areas to determine methods to mitigate any significant risks to public safety.

Implementation Measure: Use rock nets, fences, berms, or other features designed to prevent road blockage from rock falls for single access routes.

Implementation Measure: Grading practices shall be consistent with the grading ordinance of the jurisdiction reviewing project land use plans.

Fire, Crime, Health Emergency and Hazardous Substances

Objective: Prevent property damage and loss of life due to fire, crime or hazardous substances.

Policy: Fire protection, law enforcement and emergency services facilities shall be available prior to or concurrent with need.

Policy: Arrange land uses in a manner consistent with recognized health, fire, crime prevention and protection practices.

Implementation Measure: Reduce fire dangers through adherence to the Otay Ranch Fire Protection and Emergency Services policies and standards (GDP Part II, Chapter 5, Section E), Uniform Building Code, *emergency power measures for critical safety services, and appropriate design standards for street width and water systems.*

Implementation Measure: Create and maintain a fuel break and fuel management system.

Implementation Measure: Comply with the Integrated Waste Management Act (California Government Code Section 41500) and policies subsequently developed and included in a City or County Hazardous Waste Element for all Hazardous Substances (as defined in Article 2, Chapter 6.5, Section 24117 of the California Health and Safety Code).

Implementation Measure: Enhance conditions for public safety by utilizing land use and site design techniques to deter criminal activity and promote law enforcement.

Implementation Measure: Site fire and emergency services facilities consistent with the following factors: (a) Ability to meet travel/response time policies; (b) Proximity to a pool of volunteer fire-fighters for service within the unincorporated areas, when appropriate; (c) Ability of the site to support the appropriate facility to serve current and future development in the intended service area; (d) Distances from other fire stations, including those operated by neighboring districts; (e) Safe access to roadways in emergency responses; (f) Special needs created by recreation areas and industrial land uses; (g) Avoid close proximity to active fault traces; and (h) Ability to meet any adopted community facility level standard, if appropriate.

Implementation Measure: Create a firebreaks and fuel modification plan, which adheres to the standards of the appropriate jurisdictions.

Implementation Measure: Provide a buffer from high voltage transmission lines consistent with industry standards regarding adjacent land uses.

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Chapter 9 *Growth Management*

Section A ***Introduction***

The Growth Management Chapter of the Otay Ranch GDP/SRP contains Goals, Policies, Objectives and Implementation Measures governing the phasing of Otay Ranch to assure the efficient and timely provision of public facilities concurrent with need and in compliance with facility-specific policies and thresholds.

Chapter 9 is closely associated with, and must be implemented in conjunction with, Part II, Chapter 5 - Capital Facilities. The Capital Facility Chapter establishes facility-specific policies and processing requirements, while this Chapter establishes the procedural framework to ensure their implementation.

Otay Ranch phasing policies are contained in Section B, below. They are implemented through the Village Phasing Plan.

The performance-based facility driven thresholds meld the Chula Vista Facility Thresholds, the County Public Facility Element and the draft Regional Growth Management Strategy. The thresholds are contained in the Otay Ranch Facility Implementation Plan[1].

As an applicant receives each succeeding development approval, the applicant must perform required steps leading to the timely provision of the required facility. Failure to perform the required step, curtails additional development approvals. The concept is illustrated below:

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1 An Otay Ranch Implementation Program Document as defined in Part I, Chapter 7.

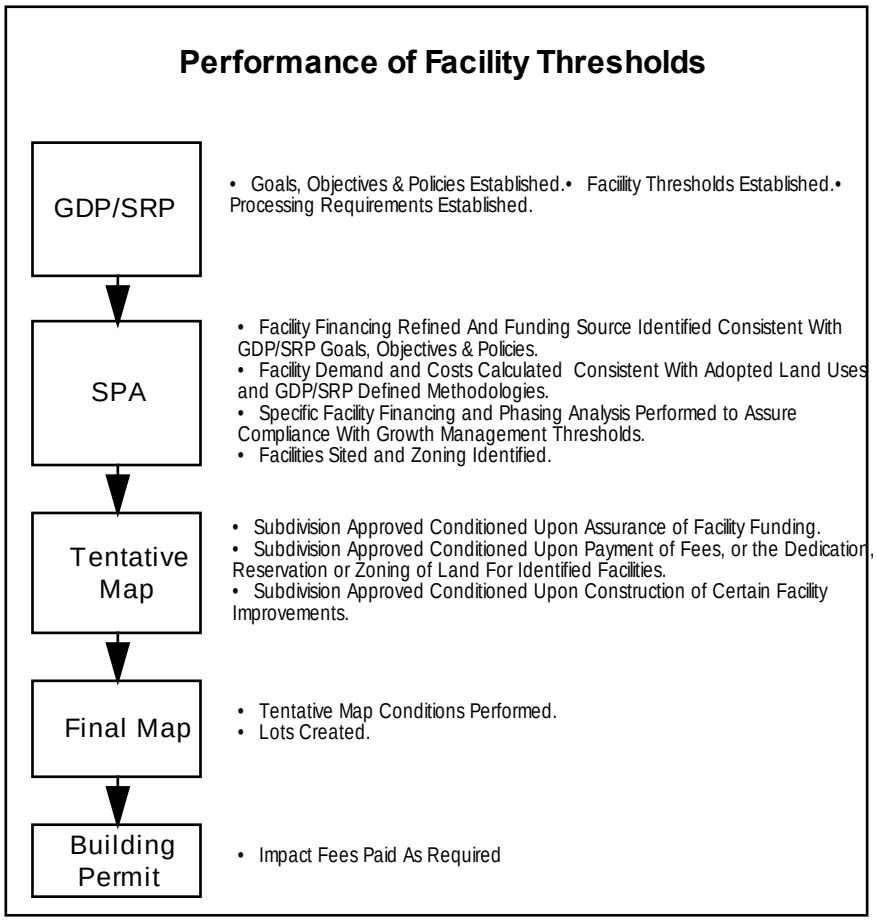

Exhibit 99 Performance of Facility Thresholds

The critical link between the thresholds and development entitlements is Public Facility Financing and Phasing Plans (PFFP). Section C, SPA Processing Requirements, imposes the preparation of PFFPs as a condition of approval of all SPAs. The PFFP requires the preparation and approval of phasing schedules showing how and when facilities and improvements necessary to serve proposed development will be installed or financed to meet the threshold standards, including:

- An inventory of present and future requirements for each facility.
- A summary of facilities cost.
- A facility phasing schedule establishing the timing for installation or provisions of facilities.
- A financing plan identifying the method of funding for each facility required.
- A fiscal impact report analyzing SPA consistency with the requirements and conclusions of the Otay Ranch Service Revenue Plan.

Performance is further assured through the preparation of an annual monitoring report, as governed by Section D. This report analyzes actual compliance with threshold standards and projects the volume and location of future development and facilities to be provided to meet the threshold standards. Failure to comply with a threshold results in the imposition of an appropriate sanction tied to the nature and severity of the shortfall.

Section B ***Phasing***

GOAL: DEVELOP OTAY RANCH VILLAGES TO BALANCE REGIONAL AND LOCAL PUBLIC NEEDS, RESPOND TO MARKET FORCES, AND ASSURE THE EFFICIENT AND TIMELY PROVISION OF PUBLIC SERVICES AND FACILITIES CONCURRENT WITH NEED.

Objective: Coordinate the timing of the development of Otay Ranch villages to provide for the timely provision of public facilities, assure the efficient use of public fiscal resources and promote the viability of the existing and planned villages.

Policy: Phase development to provide public facilities concurrent with need and in compliance with the facility thresholds.

Implementation Measure: Each SPA shall comply with the facility threshold standards contained in the Otay Ranch GDP/SRP Goals, Objectives and Policies (see Part II, Chapter 5, Capital Facilities).

Policy: Transportation facilities shall be a major determinant of overall public facility and development phasing.

Policy: Villages should be phased so as not to require the expansion of off-site roads beyond approved classifications.

Policy: Phase rural development areas of the Otay Ranch independent of urban development.

Policy: Phase the Otay Ranch villages to promote community identity and character, preserve and enhance the fiscal viability of existing and planned villages, and minimize the disruption of the lives of existing residents.

Policy: Phase Otay Ranch to ensure sufficient revenues are generated to efficiently finance the operation and maintenance of needed public facilities, consistent with the Service Revenue Plan[2].

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2 An Otay Ranch Implementation Program Document as defined in Part I, Chapter 7.

Implementation Measure: Prepare and maintain the Otay Ranch Village Phasing Plan[3] consistent with the Otay Ranch GDP/SRP Goals, Policies and Objectives.

Policy: The Specific Plan for Village 14 shall not be approved until a publicly or privately-initiated General Plan Amendment (GPA) has been processed for the adjacent properties which identifies the ultimate land uses; the needed services, facilities and roads, a drainage plan for reservoir protection; and how sensitive resources will be preserved. As an alternative to an approved GPA for the adjacent properties, the Village Fourteen Specific Plan analysis shall include the long-term land uses, residential densities, and facility/service requirements for those adjacent properties that relate to the Village Fourteen Proctor Valley Specific Planning Area.

Policy: The University Site may be developed for university purposes at any time. .

Section C ***SPA Processing Requirements***

Policy: Condition the approval of SPAs on compliance with (1) the facility threshold standards and processing requirements, (2) the Village Phasing Plan, and (3) ensure the viability of this and previously approved villages.

Implementation Measure: In addition to other requirements, approval of Otay Ranch SPAs shall be contingent upon showing how it will implement the criteria contained in the GDP/SRP and in the Facility Implementation Plan.

- *Project Summary: The SPA shall include a description of the proposed project, including maps, graphs, tables, and narrative text, based upon the GDP/SRP and zoning.*
- *Public Facilities Financing Plan (PFFP): The SPA shall include a PFFP containing a phasing schedule showing how and when the following facilities and improvements, necessary to accommodate development, will be installed or financed in order to meet the threshold standards.*

  Drainage Facilities
  Sewerage Facilities
  Transportation System Facilities
  Urban Run-off Facilities
  Water Facilities
  Water Reclamation Facilities
  Civic Facilities

3 An Otay Ranch Implementation Program Document as defined in Part I, Chapter 7.

Fire Protection and Emergency Facilities
Law Enforcement Facilities
Library Facilities
Parks and Recreation Facilities
School Facilities
Animal Control Facilities

The PFFP shall include:

- *Inventory: An inventory of present and future requirements for each facility and improvement based upon the threshold standard established for each facility.*
- *Fiscal Analysis: A fiscal analysis performed on both the property governed by the SPA and the overall Otay Ranch and include City of Chula Vista and County of San Diego General Fund, Road Fund and dependent special districts' revenues and expenditures. The methodology shall be similar to the Service Revenue Plan, incorporating the existing policies and standards at the time the report is prepared.*
- *Capital Facilities Plan: A Capital Facilities Plan (CFP) identifying when needed capital facilities will be constructed and recommended methods of financing. Where appropriate, the build-out CFP should identify relevant threshold measures and anticipated service levels both prior to and after the facility is constructed. The plan should include a summary of the cost of facilities and a facility phasing schedule establishing the timing for installation or provisions of facilities. The plan shall demonstrate that facilities necessary to serve the project will be provided consistent with the threshold standards and processing requirements.*

  Development Impact Fees (DIFs) for capital facilities will be developed for portions of the Otay Ranch to be located in the City of Chula Vista and these DIFs should include Otay Ranch's appropriate share of the public facility projects included in the City of Chula Vista's current DIFs. It is important to recognize, however, that while DIFs provide an equitable method for spreading the cost of capital facilities, DIFs are not a reliable financing mechanism to ensure that capital facilities are constructed when needed. As such, the Public Facilities Financing Plan should detail how any projected shortfall between development impact fees on-hand and actual facility costs will be reconciled when critical facilities are needed. These types of critical facilities include police, fire and street-related projects, where delays can affect threshold service levels and necessitate building moratoriums. Other interjurisdictional DIFs may be formed as necessary.

» *Regional Facility Report:* *An analysis demonstrating that the following regional facilities will be provided consistent with the facility threshold standard and processing requirements established for each facility.*

Arts and Cultural Facilities
Cemetery Facilities
Health and Medical Facilities
Community and Regional Purpose Facilities
Social and Senior Services Facilities
Correctional Facilities
Justice Facilities

» *Village Viability:* *An analysis of the extent to which the initiation of the development of a new phase, or modification of the Village Phasing Plan may affect the viability of existing villages, as illustrated in the GDP/SRP Land Use Chapter. The analysis should contain an overview of historic and forecasted residential and commercial development, and performance of affordable housing requirements.*

Section D ***Annual Report and Review***

Implementation Measure:

- *Development of the Otay Ranch within the City of Chula Vista shall be monitored under the City's Growth Management Ordinance. The Otay Ranch shall comply with the City's Growth Management Threshold Standards and be reviewed annual as part of the City Growth Mangement Program .by the Growth Management Oversight Commission*
- *A review of the Village Phasing Plan. Any recommended modifications to the Village Phasing Plan must be approved by the appropriate land use jurisdiction based upon an analysis of the extent to which the modifications of the Village Phasing Plan would affect the viability of existing or planned villages, as defined in the GDP/SRP Land Use Chapter. The analysis should contain a review of (1) historic and forecasted residential and commercial development, (2) performance of affordable housing requirements, (3) compliance with facility threshold standards, (4) an evaluation of fiscal impacts to public service providers concerning operation and maintenance of planned facilities, and (5) the extent to which planned facilities can be financed without jeopardizing existing land secured public debt.*
- *A review of the Service Revenue Plan and revenue sharing agreement(s). Annual updates will be conducted for the duration of the reserve fund (see Part II, Chapter 5, Section A), or until a time that is mutually agreed upon by the City of Chula Vista and the County of San Diego. The Annual Fiscal update will provide an analysis of the prior fiscal year's net fiscal results for the City of Chula Vista and County of San Diego General Fund, Road Fund and dependent special districts' revenues and operating*

costs generated by the existing development on the Otay Ranch. The City of Chula Vista, the County of San Diego and the SPA applicant(s) shall make available any appropriate data. The annual review shall generally follow the same methodology as utilized in the GDP/SRP Service Revenue Plan. It is anticipated that the annual update will evaluate marginal revenues and expenditures to provide the most accurate estimate of actual fiscal performance of the prior year. Therefore, the following exceptions to the original methodology are anticipated:

- *Operating cost figures should, whenever reasonably possible, reflect actual, marginal cost impacts incurred by the City and County. This is particularly important for the major service areas, such as fire protection services. If needed data is not available (or for minor service areas), operating costs should be projected using a proportionate methodology reflecting the City's or County's average unit costs. Where there are known lags between development and the need for service, such as street repair, these lags should be accounted for when they are expected to be incurred.*
- *Revenue projections will, of necessity, be principally based on project-wide or citywide or countywide average revenues per dwelling unit (e.g., utility users tax), per capita (e.g., motor vehicle in-lieu fees), or similar unit averages. Until sufficient non-residential development occurs to enable sales tax revenues to be projected by commercial or industrial acre, as done in the GDP/SRP Service Revenue Plan methodology, sales tax revenue generated by the development should be projected on a per-household or per-capita basis.*
- *Changes to City and County cost and revenue distribution formulas will be made in accordance with changes in State, County and City policies and requirements.*

The annual update "look-back" should also incorporate the following:

- *differences in prior methodology should be highlighted and the rationale for the deviation explained.*
- *revenue and operating cost projects should be based on the cumulative development by fiscal year quarter.*
- *data used for projecting revenues (e.g. the average sales price per homes/lots sold in a given fiscal year used for projecting property transfer taxes) or for assessing operating costs (street miles or average daily trips used for determining street maintenance costs) should be detailed along with the source.*
- *calculation of residential acres absorbed and units sold/occupied and non-residential acres absorbed by quarter/by housing or land use types, cumulative absorption since project inception, and the cumulative percentage of project (approved SPAs) built out.*

» *calculation of residential population added by quarter and cumulative totals from project inception.*

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Chapter 10 *Resource Protection, Conservation and Management*

Section A ***Introduction***

The protection of natural resources within Otay Ranch is shaped by multiple, and at times competing, demands. Balancing these demands requires integrated and comprehensive planning. The key concern is the protection of viable natural habitat, open space and endangered species. Traditional environmental regulations have focused on protection of a few critically affected species or isolated areas, rather than natural systems. The Otay Ranch GDP/SRP takes a systems approach to the protection, conservation and management of resources.

This Chapter establishes goals, objectives and policies to ensure the conservation of significant portions of Otay Ranch's natural environment. Conservation is the sensitive preservation, management and enhancement of natural resources to assure their continued availability, appreciation and enjoyment.

This Chapter's goals, objectives and policies prevent the wasteful exploitation, destruction, or neglect of resources and encourage the preservation, enhancement and management of sensitive resources. Implementation of these policies is guided by the Resource Management Plan (RMP), a "Program Implementation Document," as defined in Part I, Chapter 7. The RMP includes more precise standards and implementation guidelines for the protection of these resources.

This Chapter is organized into the following sections:

Section B: Resource Preserve

1. Identification of Sensitive Resources
2. Preservation of Sensitive Resources
3. Enhancement and Restoration of Sensitive Resources
4. Wildlife Corridors
5. Preserve Management and Maintenance
6. Resource Preserve Land Uses
7. Resource Preserve - Adjacent Land Uses
8. Resource Preserve - Interim Land Uses
9. Regulatory Framework for Future Uses

Section C: Physical Resources

1. Mineral Resources
2. Soils
3. Steep Slopes
4. Floodways

Section D: Visual Resources

Section E: Energy Conservation

Section F: Water Conservation

Section G: Astronomical Dark Sky

Section H: Agriculture

Open space is addressed in Part II, Chapter 4. Air quality is addressed in Part II, Chapter 6.

Section B ***Resource Preserve***

The designation of open space areas alone, cannot ensure protection, enhancement and management of sensitive resources. The goal of this Chapter, the protection of sensitive biological, cultural, geological and other natural resources, is more likely to be achieved through the creation of a permanent Preserve system.

The Preserve will:

- provide large, connected natural areas with varied habitats that offer refuge, food and shelter to multiple species of native plants and animals; and
- protect scenic, paleontological, and cultural resources; and
- create a mechanism to assure Preserve resources are not impaired by urban development adjacent to the Preserve; and
- develop a multi-faceted living laboratory for research; and
- enhance opportunities for public education and appreciation of sensitive resources.

Goals, Objectives and Policies

GOAL: ESTABLISHMENT OF AN OPEN SPACE SYSTEM THAT WILL BECOME A PERMANENT PRESERVE DEDICATED TO THE PROTECTION AND ENHANCEMENT OF THE BIOLOGICAL, PALEONTOLOGICAL, CULTURAL RESOURCES (ARCHAEOLOGICAL AND HISTORICAL RESOURCES), FLOOD PLAIN, AND SCENIC RESOURCES OF OTAY RANCH, THE MAINTENANCE OF LONG-TERM BIOLOGICAL DIVERSITY, AND THE ASSURANCE OF THE SURVIVAL AND RECOVERY OF NATIVE SPECIES AND HABITATS WITHIN THE PRESERVE, AND TO SERVE AS THE FUNCTIONAL EQUIVALENT OF THE COUNTY OF SAN DIEGO RESOURCE PROTECTION ORDINANCE (RPO).

1. Identification of Sensitive Resources

Objective: Identify sensitive and significant biological, cultural, paleontological, agricultural, and scenic resources within Otay Ranch that require protection and/or management.

Policy: Incorporate existing and updated vegetation maps, sensitive species distribution maps, biological reports, the vernal pool report, the wildlife corridor study, the raptor habitat/foraging study, and all other pertinent data presented in studies by ASI, RECON, MBA, Ogden, and Dudek, into the identification of key resource areas.

Policy: Complete biological studies currently in progress.

Implementation Measure: The following studies shall be completed by the landowner prior to or concurrent with the first SPA in the Phase 2 RMP:

- ☐ *Wildlife Movement/Corridor Study*
- ☐ *Raptor Foraging/Habitat Study*
- ☐ *Habitat and Population Studies on California Gnatcatcher and Cactus Wren (ongoing studies over 35-year period)*
- ☐ *Vernal Pool Study*

Policy: In conjunction with the first SPA in the Otay Valley Parcel, complete cultural resource studies to assess cultural resources throughout the Otay Valley Parcel.

Policy: In conjunction with the first SPA in the Proctor Valley Parcel, complete cultural resource studies to assess cultural resources throughout the Proctor Valley Parcel.

Policy: In conjunction with the first SPA in the San Ysidro Mountains Parcel, complete cultural resource studies to assess cultural resources throughout the San Ysidro Mountains Parcel.

Implementation Measure:

- *Survey of the remaining unsurveyed area in each parcel shall be completed at the time of the first SPA approval.*
- *Following completion of the systematic survey, sites recommended for testing within SPAs shall be tested and evaluated on a SPA by SPA basis for their importance pursuant to CEQA.*
- *The testing program shall be conducted in accordance with County of San Diego Guidelines on a SPA-by-SPA basis.*

Policy: Recover any significant fossils unearthed during grading activities for subsequent scientific study and/or display.

Policy: Prior to issuance of a grading permit within areas identified with the RMP as paleontologically sensitive (i.e., the Otay, Sweetwater, and San Diego formations), a letter shall be filed with the lead agency indicating that a qualified paleontologist has been retained to carry out an appropriate mitigation program.

Implementation Measure:

- *A qualified paleontologist shall be present at all pregrading meetings to consult with grading and excavation contractors.*
- *A qualified paleontologist shall be present during the original cutting of previously undisturbed sediments of geologic formations with high potential to support fossils, to inspect cuts for fossils.*
- *Small fossils shall be recovered immediately; if required for excavation of larger fossils, cutting activities shall be temporarily diverted or halted. During grading, periodic reports shall be made by the paleontologist recommending expansion or contraction of monitoring activities as appropriate.*
- *Fossil remains collected during the monitoring and salvage portion of the mitigation program shall be cleaned, sorted, and catalogued, after which they shall be deposited in an appropriate institution or display facility.*

Policy: Identify and map flood plains within Otay Ranch.

Policy: Flood plain mapping shall include FEMA and County-mapped flood plains.

Policy: Identify major land forms within Otay Ranch.

Implementation Measure: The Preserve shall include, but not be limited to, the following major land forms on Otay Ranch: the Jamul and San Ysidro Mountains and associated drainages, the Otay River drainage system including Salt Creek Canyon, Poggi Canyon and Wolf Canyon.

Policy: Identify and map agricultural lands within Otay Ranch on a SPA-by-SPA basis.

2. Preservation of Sensitive Resources

Objective: Preserve sensitive and significant biological, cultural, paleontological, flood plain, visual, and agricultural resources.

Policy: Include large blocks of key biological resource areas within the Preserve.

Implementation Measure: Criteria for identifying key biological resource areas are as follows:

- *Presence of State- or Federally-listed endangered or threatened species.*
- *Concentrations of CNPS listed plant species.*
- *Co-occurrence of USFWS Category 2 candidates and/or CDFG species of special concern.*
- *Large contiguous areas of coastal sage scrub habitat for the California gnatcatcher. The gnatcatcher is listed as threatened by the U.S. Fish and Wildlife Service.*
- *Areas supporting locally and regionally recognized sensitive habitats types (e.g, wetlands, southern interior cypress forest, etc.).*
- *Presence of regional and local wildlife corridors.*

Implementation Measure: The boundaries of the key resource areas as identified in the RMP are generalized, and include the following: Poggi Canyon; Wolf Canyon; Otay River Valley; Otay Mesa; Salt Creek Canyon; Jamul Mountain; Otay Reservoir; San Miguel Mountain; Proctor Valley/Callahan Mountain; West Otay Mountain; San Diego Air Sports Center; North Otay Mountain; Otay Mountain; Little Cedar Canyon and Cedar Canyon/Hubbard Spring.

Policy: Preserve coastal sage scrub habitat (including Diegan coastal sage scrub, disturbed coastal sage scrub, maritime succulent scrub, coastal sage scrub/non-native grassland, and coastal sage scrub/chaparral). Habitat values can be measured in terms of number of acres, biodiversity, habitat maturity and presence of sensitive species.

Implementation Measure: Preservation and restoration activities shall be consistent with the guidelines of any applicable regional open space/resource protection program and shall result in equal or greater overall habitat values than occur under existing conditions. A minimum of 85% of the total acreage of coastal sage scrub habitat onsite shall be preserved or restored. The 85% standard may be achieved through a combination of preservation (a minimum of 70% of existing habitat) with the remainder through restoration of disturbed and/or non-native habitats.

Implementation Measure: The following blocks of high quality coastal sage scrub shall be included in the Preserve - Salt Creek

Canyon, Wolf Canyon, Poggi Canyon, southwestern Jamul Mountains, western San Ysidro Mountains, slopes south and north of the Otay River.

Policy: Preserve native grasslands (valley needlegrass grassland).

Implementation Measure: A minimum of 80% of the total acreage of native grassland habitat onsite shall be preserved or restored. The 80% standard maybe achieved through a combination of preservation (a minimum of 25% of existing habitat) with the remainder through restoration of disturbed and/or non-native habitats. Restoration must result in habitat for threatened and endangered species that is of equal or greater value than that of the habitat disturbed.

Policy: Preserve the following habitat types: southern interior cypress forest, coast live oak woodland, oak riparian forest, riparian woodland, and sycamore alluvial scrub.

Implementation Measure: 100% of the acreage of southern interior cypress forest, coast live oak woodland, oak riparian forest, riparian woodland, and sycamore alluvial woodland (as mapped by MBA/RECON, 1989) shall be preserved. Where it is infeasible to include these areas within the Preserve, include in non-Preserve open space.

Policy: Maintain large, viable populations of the California gnatcatcher and cactus wren within the Preserve.

Implementation Measure: Include within the Preserve sufficient habitat to maintain at least 52% of existing documented pairs/individuals of the California gnatcatcher. Include within the Preserve sufficient habitat to achieve no loss of viable cactus wren populations.

Implementation Measure: Achievement of this standard may be measured by evaluation of the sensitive animal maps (MBA/ RECON, 1989) as updated by field mapping completed for the California gnatcatcher/cactus wren study as part of the first SPA in the Phase 2 RMP. Achievement of this standard may include maintenance of populations in non-Preserve open space.

Policy: Preserve on-site State and Federally listed rare, threatened, and endangered species. (See RMP Policy 2.9 for vernal pool species.)

Implementation Measure: Include within the Preserve 95% of San Diego thorn-mint (Acanthomintha ilicifolia) known to be present on the Ranch, i.e., the larger population including several thousand plants located in the southwestern portion of the Proctor Valley parcel. Implement required EIR mitigation measures. Include within the Preserve 100% of Dunn's mariposa lily (Calochortus dunnii) known to be present on the Ranch, i.e., one small population at the upper end of Little Cedar Canyon and one small population on a peak in the northwest

corner of the Jamul Mountains. Include within the Preserve 100% of the Mexican flannelbush (Fremontodendron mexicanum) known to be present on the Ranch, i.e., three individuals in upper Cedar Canyon. Include within the Preserve 70% of the Otay tarplant (Hemizonia conjugens) known to be present on the Ranch, i.e., several thousand plants in Salt Creek, Wolf Canyon, and the detached, inverted "L" parcel. Although this standard is below that for other State and Federally listed plant species, the large number of individuals and widespread occurrence of Otay tarplant onsite indicate that it is less vulnerable than other State and Federally-listed species. The remaining populations onsite are extensive enough to assure the continued survival of this species. Include within the Preserve 100% of the willowy monardella (Monardella linoides ssp. viminea) known to be present on the Ranch, i.e., several hundred plants in the bottom of a deep drainage on the west side of the San Ysidro Mountain parcel. Include within the Preserve 100% of the slender-pod caulanthus (Caulanthus stenocarpus) known from the Ranch, i.e., the small population near the peak in the northwestern corner of the Jamul Mountains.

Implementation Measure: Achievement of these standards may be measured by evaluation of the sensitive plant maps (MBA/RECON, 1989, 1990) as updated by Phase 2 RMP field mapping efforts which include measured areas of the populations to establish the number of individuals within those populations. Status reports shall be submitted with each SPA to ensure long-term documentation of population status. Preservation of at least 90% of remaining populations of species recognized as threatened or endangered by CDFG and/or USFWS in the future.

Policy: Preserve onsite populations of plant species recognized as sensitive by the California Native Plant Society (Smith and Berg 1988).

Implementation Measure: Include within the Preserve a minimum of 75% of Otay Ranch populations of plant species recognized as List 1B or List 2 by the California Native Plant Society (Berg and Smith 1988) (excluding those listed above in Policy 2.6): California adolphia (Adolphia californica), San Diego bur-sage (Ambrosia chenopodiifolia), Otay manzanita (Arctostaphylos otayensis), San Diego sagewort (Artemisia palmeri), Campo clarkia (Clarkia delicata), summer-holly (Comarostapylis diversifolia ssp. diversifolia), Orcutt's bird's-beak (Cordythalthus orcuttianus), Tecate cypress (Cupressus forbesi), San Diego barrel cactus (Ferocactus viridescens), Palmer's grappling hook (Harpagonella palmeri), San Diego marsh-elder (Iva hayesiana), Gander's pitcher-sage (Lepechinia ganderi), San Diego golden-star (Muilla clevelandii), snake cholla (Opuntia parryi var. serpentina), narrow-leaved nightshade (Solanum tenuilobatum), San Diego County needlegrass (Stipa diegoensis), and San Diego County viguiera (Viguiera laciniata).

Implementation Measure: Include within the Preserve a minimum of 50% of the Otay Ranch populations of plant species recognized as List 3 or List 4 by the California Native Plant Society (Berg and Smith 1988): dense reed grass (Calamogrostis densa), San Miguel savory (Calamintha chandleri), southern mountain misery (Chamaebatia australis), Fallbrook spine-flower (Chorizanthe procumbens var. albiflora), western dichondra (Dichondra occidentalis), variegated dudleya (Dudleya variegata), spiny rush (Juncus acutus var. sphaerocarpus), dwarf pepper-grass (Lepidium latipes), California adder's-tongue fern (Ophioglossum lusitanicum ssp. californicum), Greene's ground-cherry (Physalis greenei), Engelmann oak (Quercus engelmannii), Coulter's matilija poppy (Romneya coulteri), and ashy spike-moss (Selaginella cinerascens).

Implementation Measure: Include within the Preserve a minimum of 50% of the Munz's sage (Salvia munzii) known from the Ranch. Although recognized as a List 2 species by CNPS, Munz's sage is extremely common and widespread on the Proctor Valley parcel. Hence, preservation of at least half of this population will assure the continued survival of the species on the Ranch.

Implementation Measure: Achievement of these standards may be measured by evaluation of the sensitive plant maps (MBA/RECON, 1989, 1990) as updated by Phase 2 RMP field mapping efforts which include measured areas of the populations to establish the number of individuals within those populations. Status reports shall be submitted with each SPA to ensure long-term documentation of population status.

Policy: Preserve onsite populations of plant and wildlife species recognized as Category 2 Candidates for listing by USFWS.

Implementation Measure: Include within the Management Preserve a minimum of 75% of Otay Ranch populations of plant and wildlife species recognized as Category 2 candidates by U.S. Fish and Wildlife Service in a Preserve configuration, which will ensure their conservation in perpetuity. This standard may be re-evaluated if future studies demonstrate a greater or lesser need for conservation of any resources.

Policy: Preservation of a minimum of 95% of the vernal pool habitat on the Ranch supporting vernal pool indicator species (as defined in the vernal pool report). Necessary State and/or Federal permits would be obtained in accordance with Section 404 of the Clean Water Act, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game implementing Section 1600 of the California Fish and Game Code.

Implementation Measure: In conjunction with the first SPA in the Phase 2 RMP, develop a Vernal Pool Preservation and Management Plan. Establish a vernal pool preserve of no less than 330 acres on Otay Mesa south of the Otay River to include all vernal pools identified by the California Department of Fish and Game (Bauder 1986) as J23, J24, J25, J30 and identified sensitive portions of J29 . Preserve a minimum of 95% of the Otay Ranch distribution of the State-listed San Diego button-celery (Eryngium aristulatum var. parishii) and 100% of the State-listed Otay Mesa mint (Pogogyne nudiuscula), in locations identified in the vernal pool report (DUDEK 1992). Assure the continued survival of little mousetail (Myosurus minimus var. apus) and San Diego navarettia (Navarettia fossalis) on Otay Ranch through preservation of present known localities for these species on the Ranch plus a combination of enhancement, restoration, and management efforts.

Implementation Measure: Develop a vernal pool restoration plan to achieve the following:

- *restore the biota of individual, badly degraded vernal pools;*
- *increase diversity and frequency of native biota in all disturbed vernal pools;*
- *preserve and enhance vernal pools on K-6 where little mousetail occurs;*
- *reduce the effect of alien plants;*
- *enhance the populations of sensitive species;*
- *stabilize soils on mounds and in watershed areas;*
- *provide research and educational opportunities.*

Policy: No net loss of in-kind wetland quality or quantity in accordance with the standards of the U.S. Army Corps of Engineers (COE), implementing Section 404 of the Clean Water Act, the U.S. Fish & Wildlife Service, and the California Department of Fish & Game implementing Section 1600 of the California Fish & Game Code.

Policy: If feasible, opportunities and plans for mitigation banks shall be developed in conjunction with preparation of wetlands enhancement plans for Otay River Valley and the vernal pool preservation plan in conjunction with the Phase 2 RMP and the first SPA. All revenue generated by wetlands mitigation banks shall be used to fund Preserve activities.

Implementation Measure:

- *Include at least 90% of identified wetlands within the Preserve.*
- *Where feasible, preserve wetlands not included within the Preserve within non-Preserve open space.*

- *Conduct a wetland delineation for each SPA development using the methodology appropriate for the permit or approval being sought.*
- *Compensate for impacts to wetlands outside the Preserve by wetland creation, restoration, and enhancement within the Preserve, primarily in the Otay River Valley.*
- *When and where feasible, wetland creation, restoration, and enhancement within the Preserve shall be completed prior to actual habitat disturbance for which these activities are considered mitigation.*

Policy: Incorporate into the Preserve areas that support raptor populations as identified in the Raptor Habitat/Foraging Study.

Policy: Preserve significant cultural resources.

Implementation Measure: Implement the RMP program for a systematic parcel-by-parcel cultural resources investigation to be completed in conjunction with the first SPA in each parcel.

Policy: Because numerous cultural resource sites are located within the Otay River Valley, potential impacts to these resources must be assessed prior to implementation of riparian restoration activities and when plans are finalized for the Otay Valley Regional Park. The preferred form of impact mitigation for sites that meet the significance definition under the County Resource Protection Ordinance is site avoidance although capping, landscaping and other passive uses may be appropriate. For sites that may be considered to be important under CEQA, but may not be considered to be important under RPO, salvage and data recovery may be considered to be appropriate.

Policy: Design drainage improvements within identified flood plains to provide for adequate flood protection and sensitivity to biological resources.

Policy: Flood control plans shall be in conformance with RMP policies protecting sensitive resources and with State and Federal wetland regulations.

Policy: Concrete or rip-rap flood control channels shall be prohibited within the Preserve. Drop structures and armor lock structures shall be avoided. Minimal structural improvements may be permitted for road and utility crossings and for the protection of the public health, safety and general welfare.

Policy: Drainage improvements shall not result in an increase in erosion or sedimentation that would adversely affect Preserve resources.

Policy: Flood control plans should address potential erosion hazards in Salt Creek and Wolf canyons.

Policy: Detention basins and energy dissipaters may be used.

Policy: Provide opportunities for demonstration agricultural activities within the Preserve. A site, which supports prime or statewide important soils, should be located near proposed composting facilities and Bird Ranch. A plan for the size and operation of the demonstration agricultural activities will be subject to review and approval of the Preserve Owner/ Manager and/or the Otay Valley Regional Park management and shall be submitted concurrent with the conveyance for this area or prior to adoption of the last SPA on the Otay Valley Parcel, whichever occurs first. In addition to the demonstration agricultural site, sites should be made available for smaller "community gardens" adjacent to or within individual villages. Some community gardens may be located within open space areas being maintained by an open space maintenance district, with specific design and maintenance issues to be addressed at the SPA Plan review.

3. Enhance and Restore Sensitive Resources

Objective: Enhance, restore, and re-establish sensitive biological resources (species and habitats) in disturbed areas where the resources either formerly occurred or have a high potential for establishment.

Policy: Identify areas within the Preserve that possess high potential for habitat restoration. Conceptual locations of potential restoration areas are identified and mapped in the Phase 1 RMP.

Policy: The quantity of area to be restored shall be based on the type, location, quality, and amount of habitat disturbed, and mitigation requirements and ratios as described in the RMP.

Policy: Restoration programs intended to mitigate for disturbance of sensitive habitats associated with development of Otay Ranch shall be funded and designed by the landowner in coordination with the Preserve Owner/Manager and the appropriate jurisdiction. Implementation of such restoration programs shall be by an appropriate entity acceptable to the Preserve Owner/Manager and the appropriate jurisdiction.

Policy: Restoration programs may be implemented for purposes other than compensation of impacts associated with development of Otay Ranch. Such programs shall be funded, designed and

implemented by the Preserve Owner/Manager or other entity acceptable to the Preserve Owner/ Manager.

Policy: Develop a restoration program for coastal sage scrub (and maritime succulent scrub) habitat. Coastal sage scrub restoration activities shall commence prior to or concurrent with approval of the first SPA within Otay Ranch and shall have achieved success, based on performance standards included in the RMP prior to or concurrent with approval for any development resulting in significant impacts to coastal sage scrub habitat occupied by California gnatcatchers on the Proctor Valley or San Ysidro Mountains parcels.

Implementation Measure: A conceptual restoration plan for coastal sage scrub habitat shall be included in the Phase 1 RMP. Restoration programs shall be implemented on a SPA-by-SPA basis in accordance with Phase 2 RMP. The success of a specific coastal sage scrub restoration effort will be measured by the ability of the restored habitat to support native wildlife species. An increase in bird species richness will be used as an indicator of "habitat suitability."

Implementation Measure: Restoration and enhancement of disturbed coastal sage scrub, coastal sage scrub/non-native grassland, and non-native grassland/coastal sage scrub may be accomplished through the following general procedures:

- *Prevention of further disturbance.*
- *Removal and control of exotic species.*
- *Augmentation of shrub cover by additional plantings and/or hydroseeding.*
- *Use of cuttings, seeds, and other vegetative parts from within the degraded habitat.*
- *Monitoring and maintenance of enhancement efforts.*

Implementation Measure: Recreation of Diegan coastal sage scrub and maritime succulent scrub in areas that currently support agriculture and non-native grasslands can be accomplished through the following general procedures:

- *Prevention of further disturbance.*
- *Removal and control of exotic species.*
- *Use of topsoil from areas of coastal sage scrub to be impacted by project implementation.*
- *Revegetation with native coastal sage scrub species.*
- *Use of cuttings, seeds, and other vegetative parts from areas of undisturbed habitat adjacent to the revegetation site.*
- *Use of temporary irrigation, if necessary.*
- *Monitoring and maintenance of revegetation efforts.*

- *Implementation of remedial efforts.*
- *Use of reclaimed water where appropriate.*
- *Incorporation of sensitive species specific habitat requirements into revegetation plan.*

Policy: Develop a restoration program for riparian habitats.

Implementation Measure: A conceptual restoration plan for riparian habitats shall be included in the Phase 1 RMP. Restoration programs shall be implemented on a SPA-by-SPA basis in accordance with Phase 2 RMP. The success of a specific riparian restoration effort will be measured by the ability of the restored habitat to support native wildlife species. An increase in bird species richness will be used as an indicator of "habitat suitability".

Implementation Measure: Restoration and enhancement of riparian habitats may be accomplished through the following general procedures:

- *Prevention of further degradation.*
- *Removal and control of exotic species, primarily tamarisk, tree tobacco, giant cane, and cocklebur.*
- *Excavation and grading where necessary to approach water table.*
- *Revegetation with native riparian species.*
- *Use of cuttings, seeds, and other vegetative parts from riparian areas adjacent to revegetation site.*
- *Use of temporary irrigation, if necessary.*
- *Monitoring and maintenance of revegetation efforts.*
- *Implementation of remedial efforts.*
- *Use of reclaimed water where appropriate.*
- *Incorporate sensitive species specific habitat requirements into revegetation plans.*

Policy: Develop a restoration program for native grassland habitats.

Implementation Measure: A conceptual restoration plan for native grassland habitats shall be included in the Phase 1 RMP. Restoration programs shall be implemented on a SPA-by-SPA basis in accordance with Phase 2 RMP, consistent with the following guidelines:

- *Prevention of further degradation.*
- *Removal and control of exotic species.*
- *Revegetation with native grassland species.*
- *Use of cuttings, seeds, and other vegetative parts from native grassland areas adjacent to revegetation site.*
- *Use of temporary irrigation, if necessary.*
- *Monitoring and maintenance of revegetation efforts.*

- *Implementation of remedial efforts.*
- *Use of reclaimed water where appropriate.*
- *Incorporation of sensitive species specific requirements into revegetation plan.*

Policy: Develop a vernal pool restoration program.

Policy: In coordination with USFWS and CDFG, the Preserve Owner/Manager shall develop a program for creation or enhancement of habitat for sensitive species that were formerly, or are occasionally present (e.g., as least Bell's vireo) on Otay Ranch.

Implementation Measure: Prepare a conceptual riparian revegetation plans to create habitat in the Otay River Valley of acceptable quality for breeding and nesting of least Bell's vireo (Vireo bellii pusillus). Investigate the possibility of habitat enhancement and re-introduction of quino checkerspot (Euphydryas editha quino) in the vernal pool preserve during the submittal of the first SPA in the Phase 2 RMP. Continue to identify potential restoration opportunities for additional threatened and endangered species as they are listed by the resource agencies.

4. Wildlife Corridors

Objective: Establish functional connections for onsite resources and integrate the Preserve into a larger regional system.

Policy: Design the Preserve to provide adequate habitat linkages and wildlife corridors to accommodate gene flow and wildlife movement.

Implementation Measure: Incorporate important wildlife corridors, as identified by the Wildlife Corridor Study (Ogden), into the Preserve. Integrate resource components of the Preserve with the Otay Valley Regional Park in a manner consistent with the goal and objectives of the Resource Management Plan. Optimize linkages offsite with private open space and other regional and subregional habitat plans.

Implementation Measure: Incorporate important wildlife corridors, as identified by the Wildlife Corridor Study (Ogden), into the Preserve.

Implementation Measure: Integrate resource components of the Preserve with the Otay Valley Regional Park in a manner consistent with the goal and objectives of the Resource Management Plan.

Implementation Measure: Optimize linkages offsite with private open space and other regional and subregional habitat plans.

Implementation Measure: Incorporate all regional wildlife corridors into the Preserve.

Implementation Measure: Incorporate a majority of the local wildlife corridors into the Preserve, applying criteria established by OGDEN for preservation of local corridors at the SPA level.

Implementation Measure: Where feasible, provide linkages between all habitat patches, both within the Preserve and to offsite preserved open space.

Policy: Provide appropriate buffers for corridors as recommended in the Wildlife Corridor Study.

Policy: Incorporate wildlife crossings into design of infrastructure facilities.

Policy: Provide for a direct riparian connection for the Otay River from Lower Otay Lake westward to San Diego Bay by preserving and restoring a continuous riparian habitat along the portion of the river within Otay Ranch.

Policy: Implementation of resource preservation and enhancements plans shall be consistent with and coordinated with the Otay Valley Regional Park plan, if this plan is adopted.

Policy: Conform to standards approved by the Scientific Review Panel (SRP) for the Natural Communities Conservation Plan (NCCP) as they pertain to coastal sage scrub regarding biological resources data collection requirements.

Policy: Assure that biological data for Otay Ranch are acceptable to the Scientific Review (SRP) panel so that, if feasible, the Preserve can be incorporated into a larger South County NCCP.

5. Preserve Management and Maintenance

Objective: Effectively manage the Preserve to protect, maintain, and enhance resources in perpetuity.

Policy: Select a Preserve Owner/Manager who is acceptable to the City of Chula Vista and the County of San Diego. Advice of the U.S. Fish & Wildlife Service and the California Department of Fish & Game will be sought prior to final selection of a Preserve Owner/Manager.

Policy: The Preserve Owner/Manager shall be selected prior to or concurrent with approval of the first SPA in the Phase 2 RMP.

Policy: The Preserve Owner/Manager may be a local government, a public resource agency, a non-profit organization, or any other entity or entities acceptable to the landowner, City of Chula Vista, and County of San Diego.

Policy: The Preserve Owner/Manager may be an entity or entities working in a cooperative arrangement to fulfill the duties of the Owner/Manager.

Implementation Measure: The selection process may be initiated by a Request for Qualifications (RFQ) or similar announcement, followed by a recruitment/interview process. Review and selection of the Preserve Manager shall be conducted jointly by the landowner, the City of Chula Vista, and the County of San Diego. It is desirable for candidates for Preserve Owner/ Manager to have the following experience and capabilities:

- *Demonstrated experience managing biological resources including endangered species.*
- *At least 5 years of previous experience with law enforcement and access control.*
- *Demonstrated ability to interact effectively with local and regional conservation agencies, recreational agencies, and the local community.*
- *Prior experience in coordination with individuals involved in ongoing scientific research.*
- *Demonstrated ability to coordinate continued monitoring efforts of the Preserve's biota, as shown by staff experience and existing programs.*
- *Cultural resource management experience.*
- *Demonstrated previous experience in long-term management of large (greater than 10,000 acres) open space areas with numerous sensitive species.*
- *Demonstrated ability to efficiently manage personnel and finances over a long (10+ years) term.*
- *Ability and willingness to cooperate with local and regional agencies and direct experience in working with governing boards and/or advisory committees representing such agencies.*

Policy: Responsibilities of the Preserve Owner/Manager shall include, but not be limited to, the following:

- Maintenance of existing high quality resources through the prevention of further disturbance, including controlling access to the Preserve, prohibiting off-road traffic, enforcing "no trespassing" rules, and curtailing activities that degrade resources, such as grazing, shooting, and illegal dumping.
- Monitoring of resources to identify changes in the quality and quantity of sensitive resources and habitats.
- Implementation and monitoring of restoration activities, as appropriate (it is understood that some restoration activities may be carried out by

individual Otay Ranch developers in coordination with the Preserve Owner/Manager).

- Implementation of maintenance activities including removal of trash, litter, and other debris, maintenance of trail systems, removal and control of exotic plant species (weeds), and control of cowbirds through trapping efforts.
- Development of educational facilities and interpretive programs.
- Implementation and/or accommodation of research programs.
- Coordination with local jurisdictions, resource agencies, and adjacent ownerships.
- Coordination with the Otay Valley Regional Park JEPA, or subsequent park planning entity, regarding issues associated with Otay Valley Regional Park.
- Enforcement activities.
- Review of RMP Amendments, Preserve boundary adjustments, infrastructure plans, plans for active recreational uses with the Preserve, plans for land uses adjacent to the Preserve and other activities/studies as identified in the RMP.

Policy: Develop and implement a strategy that facilitates effective, long-term management of the Preserve consistent with the goal of the RMP.

Policy: Management activities shall be undertaken to ensure no reduction in habitat values and no adverse impacts to biological resources are included within the Preserve.

Implementation Measure: Establish programs to monitor and evaluate the status of these valuable resources. Implement enhancement and/or management efforts necessary to rectify any reduction in habitat quality or sensitive species populations due to human activities and/or natural occurrences. Management activities shall conform with potential State of California NCCP or guidelines should they be applied to Otay Ranch in the future. The Preserve Owner/Manager shall have the authority to curtail or restrict activities or uses that are shown to have a temporary or long-term negative impact on resources within the Preserve.

Policy: Establish a comprehensive monitoring program for the biota of the Preserve in conjunction with the Phase 2 RMP.

Policy: Develop and implement an annual monitoring program designed to identify changes in quality and quantity of onsite biological resources, including

sensitive wildlife species, sensitive plant species, and sensitive habitat types, consistent with the following guidelines:

- Monitoring shall include, but not be restricted to, focused surveys and population estimates of State- and Federally-recognized plants and wildlife species, use of wildlife corridors, and assessments of habitat quality.
- Annual monitoring reports summarizing the results of monitoring efforts shall be submitted to the City, County, and resource agencies.
- Based on the monitoring reports, the City, County, and resource agencies shall evaluate RMP performance and, if necessary, recommend program modifications.
- Monitoring programs shall include performance standards.
- Habitat restoration efforts shall be monitored.
- The effects of activities associated with the interpretive center and the effective use of educational and outreach programs shall be monitored.
- Monitoring of the Preserve's sensitive resources may be integrated with mitigation monitoring and reporting programs (MMRPs) carried out in accordance with CEQA review of individual developments within Otay Ranch.
- The Preserve's monitoring program shall be submitted with the Phase 2 RMP with input from the Preserve Manager.

Policy: Preserve lands become the property of the owner/ manager and are not available for development.

Policy: Monitoring programs associated with management of the Preserve shall conform to and carry out programs required by CEQA (PRC 21081.6) but shall not replace other monitoring programs required in conjunction with site-specific environmental review of individual development within Otay Ranch.

Policy: Develop and obtain City and County approval (in coordination with the owner/manager) of a plan for the orderly conveyance of dedicated parcels of land to the Preserve.

Policy: The conveyance plan shall be developed in accordance with the conveyance criteria outlined in the RMP.

Policy: A conveyance schedule shall be prepared in conjunction with the Phase 2 RMP.

Policy: Priority for the conveyance of land shall be determined by application of the following guidelines:

- First priority shall be given to the conveyance of highest quality resources (such resources may include vernal pools on Otay Mesa, Diegan coastal sage scrub habitat in the Salt Creek area, gnatcatcher population areas in western San Ysidro and Central Proctor Valley areas, or potential wetlands restoration areas in the Otay River Valley, depending upon the status of regional park plans and wetlands restoration plans at the time Otay River Valley parcels are conveyed.
- Give first priority to the conveyance of "most vulnerable" areas - those most subject to potential and ongoing disturbance.
- Conveyance shall occur in an orderly manner beginning with an identified “keystone” parcel [e.g. vernal pool areas, Salt Creek area, Otay River Valley, central Proctor Valley, western San Ysidro] and proceed to the next logical block of land.
- Convey areas with restoration potential early in order to begin long-term research activities early in the process. [Restoration activities may occur in areas proposed for inclusion in the Preserve prior to their conveyance.]
- The Preserve Owner(s)/Manager(s) shall participate in preparation of the conveyance schedule.
- Cumulative acreage conveyed shall be greater than or equal to cumulative acreage of the proposed SPA.
- General guidelines regarding in-kind mitigation and no net loss of wetlands may be considered in development of a conveyance schedule, particularly in the context of applicable State and Federal regulations [it is understood that in-kind mitigation may not always be the preferable approach to achieve the goal of establishing a functioning, manageable preserve].
- Applicable State and Federal regulations regarding protection of sensitive habitat and species shall be followed.

Policy: Any change in the order of conveyance shall be considered only during the review and approval process for a SPA, and shall not require a General Plan Amendment. The jurisdiction processing the SPA shall advise and consult with the other agency before approval of a change in order of conveyance. However, any change in the order of conveyance is subject to joint approval by the City of Chula Vista and County of San Diego, if the land under consideration for conveyance is in a different jurisdiction than the SPA under consideration.

Policy: Changes in land ownership resulting from the sale or transfer of ownership of any SPA shall not affect the conveyance of land to the Preserve.

Policy: The development of any village or SPA, even if conveyed to a third party, shall be accompanied by the conveyance of the appropriate parcel to the Preserve. To the extent that conveyance of a specific parcel of land is required, it shall be a condition of approval for the first Tentative Map of that SPA. If the landowner sells a specific village or SPA to a third party, the portion of the Preserve associated with that village can be conveyed to the Preserve at the time of sale or as a condition of approval of the first Tentative Map for that village or SPA.

Policy: Include a reversionary clause in the Preserve ownership agreement that will prevent resale or use of the Preserve for any development or activities not permitted by the adopted RMP.

Policy: In the event that the selected Preserve Manager/ Owner is, for any reason, unable or unwilling to manage the Preserve in a manner consistent with the goal and policies of the RMP, ownership of the Preserve shall be transferred to the County of San Diego, City of Chula Vista, or other receiving entity acceptable to the City, County, and landowner. Such a receiving entity shall transfer ownership to a qualified owner/manager reviewed by the resource agencies (USFWS, CDFG) and acceptable to the County of San Diego and the City of Chula Vista. Said transfer should be implemented as soon as possible, and not later than six months after exercising the reversionary clause, unless extraordinary circumstances require, as determined by the County Board of Supervisors and the City of Chula Vista City Council prior to expiration of the six months, additional time.

Policy: As part of the Phase 2 RMP, identify the potential locations of a nature interpretive center within the Preserve.

Policy: The Nature Interpretive Center shall be designed to provide an educational opportunity to the public through providing a look at the natural history and ecology of the existing ecosystems, cultural history and paleontological resources on Otay Ranch. Design features for the Nature Interpretive Center shall include facilities that can accommodate educational meeting and display rooms yet be in scale and compatible with the surrounding setting.

Policy: As part of the Phase 2 RMP, a cost estimate for RMP implementation shall be prepared, funding alternatives shall be identified and evaluated, and the implementation plan shall be prepared, consistent with the following guidelines:

- ☐ Expenditures may include, but not be limited to, the following:
  - Salaries for staff.
  - Vehicles for patrolling the Preserve.
  - Construction and maintenance of operations center.
  - Fences, signs, and interpretive and educational materials.
  - Staffing and training of personnel for annual monitoring programs.
  - Construction and maintenance of an interpretive center.
  - Equipment necessary for monitoring and management.
  - Enhancement/restoration activities not considered to be mitigation as identified in the RMP
- ☐ A draft funding program shall be submitted for review concurrent with the application for the first SPA. The draft document shall be reviewed and adopted by the City of Chula Vista, County of San Diego, with the advice and consultation of the Preserve Owner/Manager, and interested agencies. A final funding program shall be adopted prior to or concurrent with the approval of the first SPA. The program shall include (1) all sources of funding (not reliant on City or County general funds); (2) a five-year management plan; (3) a 5-year budget; (4) proposed staffing; and (5) provisions for

availability of initial start-up funds upon conveyance of the first parcel to the Preserve.

- Prior to approval of each SPA Plan, the applicant must demonstrate that mitigation activities are financially feasible. If not, proper compensatory measures shall be implemented.
- Financing mechanisms for restoration activities conducted within the Preserve that are regarded as mitigation for development activities within Otay Ranch shall be borne by individual developers in Otay Ranch
- Ensure provision of adequate funds to initiate appropriate management activities with conveyance of the first parcel to the Preserve.
- Develop a cost estimate for design and construction of an interpretive center and investigate funding mechanisms for its ultimate development.

Policy: The potential for the Otay Valley Regional Park JEPA to assume ownership and management responsibility for the Otay River Valley and adjacent areas on the Otay River Valley parcel, or portions thereof (particularly active recreation areas), shall be evaluated and funding sources identified in the Phase 2 RMP.

6. Resource Preserve Land Uses

Objective: Identify permitted land uses within the Preserve.

Policy: Provide resource-related educational and interpretive programs to increase public sensitivity to, and awareness and appreciation of resources within the Preserve, consistent with the goal of the RMP, consistent with the following standards:

- Under the direction of the Preserve Owner/ Manager, an interpretive center(s) shall be constructed to display and interpret the biological, paleontological, and cultural resources present on Otay Ranch.
- Construct a native plant nursery and/or botanic garden to be used for public education of native plants and plant communities and for restoration activities.
- The sale of educational materials, books, and plants shall be allowed.

Policy: Siting and design of active recreational uses shall be subject to review and comment by the Preserve Owner/Manager in consultation with the JEPA of the Otay Valley Regional Park and shall be

consistent with plans for the Otay Valley Regional Park when adopted.

Policy: Active recreational use acreage within the Preserve shall not be greater than 400 acres and shall be consistent with the resource protection and enhancement goal, objectives and policies of the RMP, and reflect with the following criteria:

- ☐ Active recreation areas should be located in previously disturbed, non-sensitive areas.
- ☐ Active recreation uses should be readily accessible from existing and planned public roads and should not intrude into core areas within the Preserve.
- ☐ Active recreation uses should be clustered to minimize the extent of the edge between active recreation uses and sensitive resources within the Preserve.
- ☐ Limited commercial uses/activities related to active recreation may be allowed within the 400 acres designated for active recreation.
- ☐ Public parks and recreation facilities may be operated commercially by private operators within active recreation areas.
- ☐ Emphasis shall be placed on providing the majority of the active recreation in the Otay River Valley, to the extent that this is consistent with the Otay Valley Regional Park Plan, as may be adopted.

Policy: Provide a system of trails through the Preserve that are compatible with resource protection. This is considered to be a passive use and not a part of the 400-acre active recreational area.

Implementation Measure: A qualified firm shall be hired to design and implement construction of a trails system through the Preserve, following review and comment by the Preserve Owner/Manager and resource agencies. The trails system should be consistent with the following criteria:

- ☐ *Site and design trails to be compatible with resource protection.*
- ☐ *Provide interpretive signs.*
- ☐ *Link Otay Ranch trails system with local community trails and regional trails systems, including trails such as those associated with the Otay Valley Regional Park.*
- ☐ *Identify trail access points to the Preserve (e.g., parking lots and staging areas) that are consistent with resource protection goals.*

- *The Preserve Manager may establish appropriate daily and seasonal limits on trail use in consultation with the appropriate jurisdictions.*
- *Assure that the type, width, and intensity of trail uses is consistent with protection of resources being traversed.*
- *Coordinate trail plans to link with trails planned for BLM property.*
- *Provide limited equestrian trails in non-sensitive areas.*
- *Wherever possible, use existing dirt roads for the trail system.*
- *Provide bicycle trails only in areas that have no environmentally sensitive resources.*
- *Design bicycle pathways in a manner that strongly discourages intrusion into adjacent environmentally sensitive areas.*
- *Coordinate bicycle trails development with the City of Chula Vista's Greenbelt system.*

Policy: Motorized vehicular use within the Preserve shall be restricted to activities necessary for Preserve operation and maintenance and fire control.

Policy: Where existing easements and other ingress/egress documents allow motorized access such access shall be permitted but shall be restricted to the documented easement holder.

Policy: Motorized vehicular use associated with construction shall be permitted consistent with resource protection.

Policy: Off-road vehicles shall be prohibited.

Policy: Motorized vehicle use for emergency access shall be permitted. Fire roads shall be permitted within the Preserve only where absolutely necessary to assure public safety and control wildfires that may damage biological resources.

Policy: Public access may be restricted within and adjacent to wetlands, vernal pools, restoration areas, and sensitive wildlife habitat (e.g., during breeding season) at the discretion of the Preserve Owner/Manager.

Implementation Measure: The Preserve Owner/Manager shall be responsible for identifying and designating restricted use areas based on biological sensitivity. Controlled access for scientific research and educational purposes shall be allowed at the discretion of the Preserve Owner/Manager. The Preserve Owner/Manager shall have the authority to prohibit uses that have a negative effect on sensitive resources. If such negative effects are determined to be caused by an existing use, the

Preserve Owner/Manager shall notify the appropriate jurisdiction before taking action.

Policy: Infrastructure may be allowed within the Preserve; conceptual locations of infrastructure facilities located within or crossing the Preserve are illustrated the RMP (final infrastructure plans may deviate from the conceptual locations shown, as long as Preserve resources are not adversely affected).

Policy: Develop a general infrastructure plan in conjunction with the first SPA of the Phase 2 RMP that provides standards and criteria to guide specific infrastructure siting and design during the phased build-out of Otay Ranch.

Policy: Infrastructure facilities shall be sited and designed to minimize visual and other impacts to Preserve resources.

Policy: Infrastructure plans and their implementation shall be subject to review and comment by the appropriate jurisdictions in coordination with the Preserve Owner/Manager.

Policy: CEQA mitigation requirements for impacts associated with infrastructure shall be reviewed by the appropriate jurisdictions and the Preserve Owner/Manager if such improvements are located within the Preserve.

Policy: When feasible, place infrastructure in roadways or outside the Preserve.

Policy: Mitigation measures for facilities shall conform to restoration/mitigation proposals of the RMP.

Policy: Where and when it is deemed appropriate for the enhancement of biological resources by the Preserve Owner/Manager, and subject to review by the County of San Diego and the City of Chula Vista with advice from the resource agencies (USFWS, CDFG), controlled burning shall be conducted within the Preserve.

7. Resource Preserve - Adjacent Land Uses

Objective: Identify allowable uses within appropriate land use designations for areas adjacent to the Preserve.

Policy: All development plans adjacent to the edge of the Preserve shall be subject to review and comment by the Preserve Owner/Manager, the City of Chula Vista, and the County of San Diego to assure consistency with resource protection objectives and policies.

Policy: "Edge Plans" shall be developed for all SPAs that contain areas adjacent to the Preserve. The "edge" of the Preserve is a strip of land 100 feet wide that surrounds the perimeter of the Preserve. It is not a part of the Preserve - it is a privately or publicly owned area included in lots within the urban portion of Otay Ranch immediately adjacent to the Preserve.

Implementation Measure: The edge plan shall be prepared in consultation with a qualified biologist to ensure that proposed land uses will not adversely affect resources within the Preserve. The edge plan shall include a list of plant species that may and may not be used for landscaping within the edge. Fuel modification zones may be incorporated into the edge. Development adjacent to the edge shall be restricted to development types that are least likely to impact specific adjacent biological resources. Landscaping or block walls shall be used in appropriate areas adjacent to the edge to reduce impacts of noise and light. No structures other than fencing and walls shall be allowed and are to be built and landscaped in such a way as to minimize visual impacts on the Preserve and the Otay Valley Regional Park.

Policy: Protect and maintain biological integrity of unconveyed land adjacent to developing SPAs, consistent with the following standards:

- ☐ Provide temporary fencing around perimeter of sensitive habitat areas and/or areas occupied by sensitive species adjacent to any SPA under construction to inhibit encroachment by construction traffic, etc.
- ☐ Phase construction of SPAs immediately adjacent to sensitive biological resources to avoid indirect impacts. For example, construction activities that equal or exceed volume levels that inhibit breeding and nesting activities of the California gnatcatcher should be curtailed during the nesting period of the bird.

8. Resource Preserve - Interim Land Uses

Policy: Identify interim uses and activities that may continue within the proposed Preserve until conveyance to the Preserve Owner/Manager.

Policy: Existing conditions (uses) will not be allowed to negatively impact the sensitive resources in the Preserve.

Policy: Existing agricultural uses, including cultivation and grazing, shall be permitted to continue as an interim activity only where they have occurred historically and continually. No increase in

irrigation shall be allowed, except for temporary irrigation that may be installed as part of restoration plans. Grazing by sheep and goats shall not be allowed. Cattle grazing shall be phased out in accordance with the conveyance program and Range Management Plan.

Policy: The County of San Diego or City of Chula Vista shall manage ongoing mineral extraction operations through the permit process.

Policy: Construction activities associated with infrastructure necessary for implementation of an approved development plan shall be allowed as an interim activity.

Policy: All construction activities shall take place in accordance with standards and criteria outlined in the conceptual infrastructure improvement plans referenced above. The improvement plans shall be subject to approval by the appropriate jurisdiction and review by the Preserve Owner/Manager.

Policy: A Range Management Plan, which will depict the allowable interaction between grazing activity and sensitive resources, shall be developed as part of the submittal of the first SPA in the Phase 2 RMP. Under this plan, the most sensitive areas (i.e., areas that support sensitive species) shall have restricted access either by fencing or other appropriate method. The plan shall be subject to review and comment by the Preserve Owner/Manager, the City and the County.

9. Regulatory Framework For Future Uses

Objective: Provide a regulatory framework for future permitting by resource agencies and amendments to the RMP.

Policy: Consult with resource agencies at an early stage (i.e., U.S Army Corps of Engineers, USFWS, CDFG) regarding impacts to resources under their jurisdictions.

Policy: The Phase 1 RMP and future RMP documents shall be distributed for review by the resource agencies (USFWS, CDFG) prior to approval.

Policy: If feasible, negotiate a Memorandum of Agreement (MOA) (or separate memoranda) with the resource agencies concurrent with the Phase 2 RMP. The purpose of the MOA shall be to achieve concurrence on the RMP management approach and facilitate obtaining necessary Federal and State permits for the project at a later date.

Policy: Complete wetland delineations using the Federal Unified Method, on approved modification thereof, for each Specific Plan or SPA containing wetlands.

Policy: Wetland delineations and permitting shall be in accordance with the standards and guidelines of the U.S. Army Corps of Engineers.

Policy: Identify areas subject to CDFG Section 1600 Streambed Alteration Agreements concurrent with site-specific environmental review of each Specific Plan or SPA.

Policy: The Otay Ranch Resource Management Plan is not a substitute for site-specific CEQA review of individual developments within Otay Ranch, however, it is anticipated that the Resource Management Plan, including attendant enhancements, programs and dedications, may mitigate the impacts of subsequent discretionary projects.

Policy: Site-specific resource studies shall be completed for each SPA/Specific Plan.

Policy: Future resource studies will reflect changes in State and Federal agency status of sensitive plant and wildlife species.

Policy: Where feasible, open space recommendations, recommendations for preservation of sensitive resources, and mitigation measures for biological and cultural resources required for each SPA shall be designed to complement and enhance the Preserve.

Policy: Following notice public hearing, the RMP may be amended by the legislative body having jurisdiction over the use of land affected by the amendment, provided that all such amendments shall be subject to review and comment by the Preserve Owner/ Manager, by the City of Chula Vista, and by the County of San Diego.

Policy: Any amendment to the RMP is viewed as a discretionary action subject to CEQA review.

Policy: The overall size of the Preserve shall not be reduced by a Preserve boundary modification unless the County Board of Supervisors and the Chula Vista City Council are satisfied that the biological standards and guidelines set forth in the RMP can nevertheless be met and the Preserve design is not adversely affected by a Preserve boundary modification that results in a reduced acreage.

Policy: Amendments must be consistent with RMP goal, objectives and policies.

Policy: An amendment shall be required for any land use within the Preserve that is not specifically permitted by these policies, including the location of a university, landfill, or other development within the Preserve.

Policy: Preserve boundary modifications shall be made based on site-specific studies completed for individual SPA/Specific Plans.

Policy: All amendments to the RMP that would reduce the size or substantially revise the location of the Preserve boundary, or that would in any way delay the conveyance of all or portions of the Preserve to the Owner/Manager, shall require written approval by both the City of Chula Vista and the County of San Diego.

Policy: Boundary modifications are intended for use at the SPA level to make minor refinements to include additional resources within the Preserve and shall conform with the following setback criteria:

- ☐ Coastal sage scrub and chaparral shall be provided with a 100-foot setback where interfacing with residences, and a minimum of 50 feet where interfacing with commercial and industrial development, active park uses, and schools.
- ☐ Gnatcatcher - or cactus wren-occupied coastal sage scrub habitat shall be provided with a setback (no less than 100 feet), in consideration of topography or other factors determined at the SPA level. ["Occupied habitat" includes the area encompassed by a bird's foraging territory.]
- ☐ Perennial (native) grassland shall be provided with a setback minimum of 25 feet and maximum of 50 feet between the habitat and proposed development (e.g., residential, commercial, pipeline, roadway, etc.).
- ☐ Vernal pools setbacks must include the watershed and a minimum of an additional 100 feet, depending upon adjacent land use.
- ☐ Mulefat scrub should be provided with a setback that is a minimum of 50 feet and a maximum of 100 feet wide, depending upon the quality of the habitat and its function within the matrix of the surrounding vegetation (e.g., corridor, foraging habitat, etc.), and the specific type of adjacent development.
- ☐ Riparian woodlands should be provided with a setback of a minimum of 100 feet and a

maximum of 200 feet between the woodland and development (commercial and residential).

- ☐ Oak woodlands should be provide with a setback of a minimum of 50 feet and a maximum of 100 feet between the woodland and development (commercial and residential).
- ☐ Southern interior cypress forest should be provided with a setback of a minimum of 50 feet and a maximum of 100 between the forest and residential or commercial development.

Section C ***Physical Resources***

1. Mineral Resources

GOAL: ENCOURAGE THE COMPLETION OF THE EXTRACTION OF MINERAL RESOURCES BEFORE CONFLICTS WITH PLANNED DEVELOPMENT COULD OCCUR.

Objective: Extract mineral resources so as not to impair other conservation efforts.

Policy: Extraction of minerals shall comply with existing laws regulating such an activity.

Policy: Prepare Reclamation Plans which include replacement of vegetation in mined areas consistent with underlying land use designations.

Policy: Minimize public health and safety hazards, conflicts with other land uses, visual degradation and negative environmental effects for all mineral extraction activities.

Policy: Protect and preserve significant geological features from destruction, damage or loss, to the extent practical.

2. Soils

GOAL: MINIMIZE SOIL LOSS DUE TO DEVELOPMENT.

Objective: Identify development activities, which present a large potential to create excessive runoff or erosion.

Policy: Reduce soil loss through slope stabilization, vegetation protection, revegetation and other techniques.

3. Steep Slopes

GOAL: REDUCE IMPACTS TO ENVIRONMENTALLY SENSITIVE AND POTENTIAL GEOLOGICALLY HAZARDOUS AREAS ASSOCIATED WITH STEEP SLOPES.

Objective: Research existing slope conditions prior to land development activities.

Policy: Provide geotechnical investigations with each SPA plan.

Objective: Relate development to topography and natural features, and strive to retain the character of the landforms to the extent feasible.

Policy: Roadways shall be designed to follow the natural contours of hillsides and minimize visibility of road cuts and manufactured slopes.

Policy: Excessive use of manufactured slopes in the Otay River Valley, Jamul and San Ysidro Mountains, and the area around Otay Lakes shall not be permitted.

Policy: Natural buffering (e.g., undeveloped open space) shall be provided between development and significant landforms, including the Jamul and San Ysidro Mountains.

Policy: Variable slope ratios not exceeding 2:1 shall be utilized when developing grading plans.

Policy: 83% of the steep slopes (steeper than 25%) shall be preserved.

Policy: As development occurs on steep lands, as defined by the governing jurisdictions, contour grade to reflect the natural hillside forms as much as possible, and round the top and toe of slopes to simulate natural contours.

Policy: Grade and rehabilitate graded areas in conformance with grading regulations of the governing jurisdiction. Ensure proper drainage, slope stability and ground cover revegetation in conformance with applicable land use regulations.

4. Floodways

GOAL: PRESERVE FLOODWAYS AND UNDISTURBED FLOOD PLAIN FRINGE AREAS.

Objective: Restore and enhance highly disturbed floodways and flood plains to regain former wildlife habitats and retain/restore the ability to pass 100-year flood flows.

Objective: Preserve floodways and undisturbed flood plain fringe areas in their natural state where downstream development will not be adversely affected.

Policy: Identify and map flood plains within Otay Ranch including FEMA and County-mapped flood plains.

Policy: Encourage non-structural flood protection methods within flood plains.

Policy: Allow recreational uses within disturbed portions of the flood plain fringe, provided significant environmental impacts are avoided.

Policy: Design drainage improvements within identified flood plains to provide for adequate flood protection, and sensitivity to biological resources.

Section D ***Visual Resources***

GOAL: PREVENT DEGRADATION OF THE VISUAL RESOURCES.

Objective: Blend development harmoniously with significant natural features of the land.

Policy: Develop a comprehensive signage program.

Policy: Design development to protect the visual value of scenic highways and open spaces.

Policy: Underground visually disruptive utilities to the extent feasible.

Policy: Conduct additional analysis of conceptual grading plans for all development at the SPA level to protect and preserve significant visual resources.

Policy: Preserve significant views of major physical features such as Lower Otay Lake and the San Ysidro foothills and mountains, as well as the Jamul Mountains, San Miguel Mountain and the Otay River Valley and its major canyons.

Section E ***Energy Conservation***

Introduction

Energy utilization is primarily the burning of petroleum products and natural gas as well as electricity consumption. The goals, objectives, and policies, listed below, provide for the long range increase in energy conservation and reduction of energy consumption.

Additionally, Title 24, Part 2, Chapter 2-53 of the California Building Code provides energy conservation standards for commercial, industrial and residential building construction.

Goals, Objectives and Policies

GOAL: ESTABLISH OTAY RANCH AS A "SHOWCASE" FOR THE EFFICIENT UTILIZATION OF ENERGY RESOURCES AND THE USE OF RENEWABLE ENERGY RESOURCES.

Objective: Reduce the use of non-renewable energy resources within Otay Ranch below per capita non-renewable energy consumption in San Diego County

Policy: Prepare a non-renewable energy conservation plan for each SPA. This plan shall identify measures to reduce the consumption of non-renewable energy

resources by feasible methods, including, but not requiring, and not limited to the following:

Transportation:

- Reduction in vehicle-trip miles.
- Increase use of transit.
- Use of energy-efficient or high occupancy vehicles.
- Reduction in freight-hauling truck trips.
- Provision of facilities for telecommunications.

Building Design & Use:

- Building orientation.
- Use of better-insulated buildings.
- Use of earth sheltered design.
- Use of energy efficient appliances.
- Use of solar energy systems, as practical.

Lighting:

- Use of energy-efficient public lighting.
- Use of energy-efficient lighting within buildings.
- Use of low intensity lighting where appropriate in areas adjacent to open space boundaries.

Business:

- Use of individual and district co-generation facilities.
- Use of more energy-efficient production practices.

Recycling:

- Programs which encourage or mandate residential and commercial recycling

Alternative Energy Sources:

- Solar
- Wind
- Hydro-electric
- Biomass (wood, chaparral, etc.)

Land Use:

Objective: Provide land use patterns and project features which result in the conservation of non-renewable energy resources.

Policy: Reduce the reliance for project residents to utilize the automobile, thereby minimizing automobile trips and miles traveled.

Implementation Measure: Each Urban and Specialty Village shall have a "village core" area where higher density residential, civic, employment and park uses are interspersed with neighborhood commercial and office development to minimize the need for residents to leave the village and to encourage the clustering of trip destinations to encourage one trip for multiple purpose.

Implementation Measure: Locate land uses and design structures to foster a pedestrian activity.

Implementation Measure: Provide pedestrian links extending from surrounding neighborhoods directly to the village core.

Implementation Measure: Provide non-auto circulation systems such as pedestrian/bicycle trails and bicycle lanes.

Implementation Measure: Provide employee services within walking distance (i.e., banking, child care, restaurants, etc.) of employees.

Implementation Measure: Design vehicular circulation to discourage through-traffic by eliminating direct routes through villages.

Policy: Encourage the provision of regional mass transit facilities within the Otay Ranch.

Implementation Measure: Design urban villages so that they are oriented to public transit opportunities.

Implementation Measure: Provide housing within walking distance of transit stations.

Section F *Water Conservation*

Introduction

Southern California droughts have changed attitudes and public policies regarding water. Continued water shortfalls are projected as growth continues in Southern California. Three possible solutions are available: increase water supply from non-traditional sources; conserve available water; and/or increase production and use of reclaimed water.

Several approaches to water conservation are available: demand reduction; increase efficiency; increase supply/reclaimed water use; and improve water system management. The water conservation approach is the focus of this Section. Water conservation is an important strategy because it is a cost effective approach, which can be directly implemented on a project-by-project basis. (Water supplies from non-traditional sources are addressed in the Water Facilities Implementation Plan. Reclaimed water supplies are addressed in the Water Reclamation Facilities Implementation Plan.) Over the long-term, water conservation must become an integral component of the Southern California way of life, with or without a drought condition in order to avoid drastic lifestyle alterations.

The SANDAG Quality of Life Standards and Objectives regarding water availability and conservation include four components: supply, storage, conservation and reclamation. These four components are summarized below:

- A sufficient supply of water should be available to serve the residents, businesses and institutions in the San Diego Region.
- Per capita increased in water supply should be stabilized.
- Discharge effluent into the oceans and streams should be reduced.
- Achieve the reclamation of 100,000 acre feet of water per year by 2010 from the discharge effluent.

The County Water Authority recommends that its member agencies be able to operate without water service from the CWA's aqueducts for up to ten consecutive days in the event of an emergency.

The approach to water conservation outlined in this Section is intended to be comprehensive and implemented throughout the life of Otay Ranch. Water conservation during construction and after occupancy, must be a part of the plan. Efforts to educate and increase awareness of the need to conserve water and the opportunities to do so, will be directed toward the future residents of Otay Ranch.

Goals, Objectives and Policies

GOAL: CONSERVE WATER DURING AND AFTER CONSTRUCTION OF OTAY RANCH.

Objective: Reduce CWA water use within Otay Ranch to a level that is 75% of County-wide, 1989 per capita levels.

Policy: Incorporate technologies and methods of water use that reduce water consumption without reducing the consumer's quality of life.

Policy: Require or stress the use of drought-tolerant landscape plants combined with state-of-the-art irrigation equipment and methods throughout Otay Ranch.

Policy: Require the use of water-efficient toilets, low-flow shower heads, faucet restrictors, and water-efficient appliances throughout the Otay Ranch.

Objective: Create a comprehensive framework for the design, implementation and maintenance of water conserving measures, both indoor and outdoor.

Policy: All water conservation measures should be economically efficient and cost effective.

Objective: Develop an extensive water restoration and recycling system throughout the developed areas of Otay Ranch.

Policy: Provide for efficient use and reuse of water in industrial and commercial uses.

Policy: Provide a reclaimed water system of irrigation for golf courses, lawns, landscaping, gardens and parks.

Policy: Utilize small catch basins and berming in stream channels to slow rain water runoff so it has more or adequate time to percolate into the soil.

Objective: Investigate traditional and non-traditional uses for reclaimed water and identify potential restraints for reclaimed water use.

Policy: Coordinate agency jurisdiction/regulation of reclaimed water to maximize use-potential.

Policy: Design a reclaimed water distribution system to provide reclaimed water to all portions of Otay Ranch where uses are proposed.

Implementation Measure: Require mandatory use of reclaimed water where the appropriate water agency has stated that it either currently has or will have the ability to provide reclaimed water.

Implementation Measure: Require each SPA Plan to prepare a water use/conservation report detailing the programs they propose to implement to reduce water demand.

Implementation Measure: Prepare an education/public awareness program for Otay Ranch residents to inform and convince them that a change in personal water habits is essential for his/her own and the community's best interest.

Policy: Encourage the use of reclaimed water for non-residential areas.

Implementation Measure: Require use of reclaimed water for grading activities, when reclaimed water is available and allowed by regulatory agencies.

Implementation Measure: Require use of reclaimed water for landscaping irrigation, when reclaimed water is available and allowed by regulatory agencies.

Objective: Comply with the water conservation standards and policies of all applicable jurisdictions.

Policy: Reclaimed water shall be treated to meet the objectives of the State of California and Regional Water Quality Control Board for all proposed uses.

Section G — *Astronomical Dark Skies*

Introduction

Optical astronomy remains a basic and important field of research. The Palomar Mountain and Mount Laguna astronomical research stations represent major capital investments which should be protected. Light and air pollution are the chief threats to astronomical research in the United States. Light pollution is cumulative in that existing sky brightness is increase by each new source; it is incorrect to assert that any additional light, however minor, will be lost in the flow which presently exists.

Goals, Objectives and Policies

GOAL: PRESERVE DARK-NIGHT SKIES TO ALLOW FOR CONTINUED ASTRONOMICAL RESEARCH AND EXPLORATION TO BE CARRIED OUT AT THE COUNTY'S TWO OBSERVATORIES, PALOMAR MOUNTAIN AND MOUNT LAGUNA.

Objective: Provide lighting in heavily urbanized areas of the Otay Valley Parcel which ensures a high degree of public safety.

Objective: Provide lighting in less urbanized areas which helps to preserve county-wide dark-night skies and is consistent with more rural lighting standards prevalent in non-urbanized areas of San Diego County.

- Policy: Comply with the County's Light Pollution Ordinance.
- Policy: The Otay Valley Parcel shall conform to Chula Vista Municipal lighting standards.
- Policy: All outdoor lighting fixtures shall be shaded on top so that all light will shine downward.
- Policy: In dark sky areas (non-Otay Valley parcels), cut-off luminaries shall be used which eliminate unwanted light scattering into the atmosphere.
- Policy: In dark sky areas (non-Otay Valley Parcels), light sources shall be provided consistent with County policies.

Section H ***Agriculture***

GOAL: RECOGNIZE THE PRESENCE OF IMPORTANT AGRICULTURAL SOILS BOTH IN AREAS SUBJECT TO DEVELOPMENT AND WITHIN THE PRESERVE.

Objective: Encourage effective utilization of agricultural soils located within the Preserve.

Policy: Provide opportunities for a agricultural activity area within the Preserve.

Implementation Measure: A site which supports prime or statewide important soils, should be located near proposed composting facilities and Bird Ranch. A plan for the size and operation of the agricultural activity area will be subject to review and approval of the Preserve Owner/Manager and/or the Otay Valley Regional Park management and shall be submitted concurrent with the conveyance for this area or prior to adoption of the last SPA on the Otay Valley Parcel, whichever comes first.

Policy: Allow historical agricultural uses during project build-out within the Preserve except on the Otay Valley Parcel, where all grazing shall cease upon approval of the Otay Ranch GDP/SRP.

Policy: The Preserve Manager shall determine a grazing policy for parcels conveyed to the Preserve.

Policy: Allow historical agricultural uses during project build-out within areas subject to development during project phases.

Policy: Important agricultural soils shall be further evaluated at the SPA level and placed in open space or if contiguous to, added to the Preserve where feasible.

Policy: Establish a composting program for the Otay Ranch that utilizes lost reclaimed water nutrients mixed with dry shredded landscape trimmings and other similar materials.

Policy: Policies and guidelines shall be developed at the SPA level for community gardens adjacent to or within individual villages. Some community gardens may be located within open space areas being maintained by an open space maintenance district, with specific design and maintenance issues to be addressed during SPA Plan review.

Implementation Measure: Composting facilities shall be located near the water reclamation plant near the Bird Ranch in order to more easily capture the water nutrient usually lost in the water reclamation process.

Implementation Measure: Utilize compost to maintain parks and common landscaped areas to reduce the use of water and the import of fertilizers.

Implementation Measure: Allow compost unused for parks and landscape to be sold through local retail outlets.

Part III

Plan Implementation

Otay Ranch General Development Plan

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Part III *Implementation*

Section A ***Introduction***

This Chapter summarizes the tasks that must be performed as a condition of approval of Otay Ranch SPAs. The source of the listed requirements is Part I and Part II of the GDP/SRP. The listing is presented to assist the public and governing agencies to more completely understand the various SPA processing requirements This Chapter neither establishes new or different requirements from those identified in the GDP/SRP, nor alters the obligation to perform requirements contained in the GDP/SRP.

The implementation requirements are organized into four categories:

- ❑ Project-wide Tasks
- ❑ SPA Tasks
- ❑ Annual Tasks
- ❑ SPA Specific Tasks

The project-wide tasks include those to be performed as a condition of the first Otay Ranch SPA, regardless of which village or planning area is the subject of the first application. SPA tasks must be performed as a condition of each Otay Ranch SPA. Annual tasks must be performed annually, regardless of which SPA is being processed. Primarily, major tasks are listed. Other tasks, subordinate to the major tasks must also be performed. Specific SPAs tasks must be performed in connection with SPAs, which contain specific villages or planning areas.

Section B ***Project Wide Implementation Task***

1. Overall Design and Land Plans

1.1 Develop an Overall Design Concept for the Three Parcels ..... Page II-64

1.1.1 Establish a Design Review Process ..... Page II-66

1.1.2 Develop a Schematic Design Plan for the Arterial Road System and Scenic Corridors ..... Page II-64

1.1.3 Develop Landform Grading Guidelines ..... Page II-64

1.1.4 Identify the Locational Signage Concept ..... Page II-64

2. Facility Master Plans

2.1 Prepare a Child Care Master Plan..... Page II-261

2.2 Prepare a Fire Protection and Emergency Medical Master Plan..... Page II-276

2.3 Prepare a Law Enforcement Master Plan..... Page II-280

2.4 Prepare a Library Master Plan..... Page II-282

2.5 Prepare a Parks, Recreation and Open Space Master Plan..... Page II-229

2.5.1 Prepare a Local and Regional Trails System Plan..... Page II-221

2.6 Prepare a School Master Plan..... Page II-285

2.7 Prepare a Sewer Master Plan..... Page II-246

2.8 Prepare a Water Master Plan..... Page II-253

2.9 Prepare a Water Reclamation Plan..... Page II-255

2.10 Prepare an Urban Runoff Plan..... Page II-250

2.11 Prepare an Integrated Solid Waste Management Master Plan..... Page II-249

2.12 Prepare a Build-Out Transportation Model Analysis..... Page II-211

3. Phase II RMP

3.1 Complete the Cultural Resource Survey .... Page II-315

3.2 Complete Habitat and Population Studies for the Gnatcatcher and Cactus Wren .... Page II-315

3.3 Complete Studies of Raptor For aging and Habitat..... Page II-315

3.4 Develop a Vernal Pool Preservation and Management Plan..... Page II-321

3.5 Prepare a Vernal Pool Study..... Page II-315

3.6 Complete a Wildlife Movement Corridor Study .... Page II-315

3.7 Consult with Resource Agencies..... Page II-339

3.8 Negotiate a MOA with Resource Agencies .... Page II-339

3.9 Prepare a Procedure/Process for Amending the RMP..... Page II-339

3.10 Refine the Preserve Boundaries..... Page II 340-341

3.11 Evaluate Management Responsibility for the Otay River Valley .... Page II-334

3.12 Develop an Order of Conveyance Plan .... Page II-331

3.13 Prepare a Financing Plan for RMP Implementation... ..... Page II-333

3.14 Select a Permanent Owner/Manager.. ..... Page II-327

3.15 Develop a Range Management Plan .... Page II-339

3.16 Develop Conceptual Infrastructure Plans .... Page II-337

3.17 Establish a Comprehensive Biota Monitoring Program..... Page II 329-336

3.18 Identify Locations of Permitted Uses in the Preserve..... Page II-334

3.19 Identify a Potential Location of a Nature Interpretive Center..... Page II 332-333

Section C ***SPA Implementation Tasks***

4. SPA Land Plan

4.1 Prepare SPA Land Use Plan.....Page II-62, 307

4.2 Prepare a Village Design Plan..... Page II 64-66

4.2.1 Identify a Design Review Process..... Page II-66

4.2.2 Prepare Grading Plans.....Page II-65, 344

4.2.3 Prepare Architecture Plans..... Page II-65

4.2.4 Prepare Landscaping Plans..... Page II-65

4.2.5 Provide Standards for Public and Private Streets..... Page II-64

4.2.6 Review Community Garden Requirements ..... Page II-323

4.3 Perform a Visual Analysis Study..... Page II-65

4.4 Prepare a Noise Abatement Program .....Page II-297

5. Public Facilities Financing & Phasing Plan

5.1 Prepare a Public Facilities Financing & Phasing Plan..... Page II-307

5.2 Inventory of Existing and Proposed Facilities ..... Page II-308

5.3 Prepare a Fiscal Analysis..... Page II-308

5.4 Prepare a Capital Facilities Plan..... Page II-308

5.5 Prepare a Village Viability Analysis ..... Page II-309

5.6 Update Village Phasing Plan.....Page II-309

6. Regional Facilities Report

6.1 Prepare a Regional Facilities Report ..... Page II-309

6.1.1 Prepare a Community and Regional Purpose Facilities Report ..... Page II-266

6.1.2 Review the Demand for Cemetery Facilities..... Page II-258

6.1.2.1 Determine the Desirability of Memorial Gardens..... Page II-259

6.1.3 Establish Design Guidelines for an Arts/Cultural Facility..... Page II-258

6.1.4 Identify Social and Senior Services Facilities..... Page II-269

6.1.5 Prepare a Correctional Facility Report ..... Page II-272

6.1.6 Prepare a Justice Facility Report ..... Page II-278

6.1.7 Prepare a Health and Medical Facility Report..... Page II-261

7. SPA Master Facility Plans

7.1 Prepare an Air quality Improvement Plan..... Page II-295

7.2 Prepare an Animal Control SPA Master Plan..... Page II-270

7.3 Prepare a Civic SPA Master Plan..... Page II-271

7.4 Prepare a Drainage SPA Master Plan ..... Page II-243

7.4.1 Prepare a Watershed Impact and Protection Report..... Page II-250

7.4.2 Prepare a Basin Specific Drainage Improvement Plan..... Page II-243

7.5 Prepare a Fire Protection/Emergency Service SPA Master Plan..... Page II-276

7.5.1 Prepare an Emergency Disaster Plan ..... Page II-274, 298

7.5.2 Prepare a Fire Break and Fuel Modification Plan..... Page II-276

7.5.3 Prepare a Fire Suppression Analysis/Design Plan..... Page II-276

7.5.4 Evaluate the Residential Fire Suppression Sprinkler Systems..... Page II-276

7.6 Prepare a Law Enforcement SPA Master Plan..... Page II-280

7.7 Prepare a Library SPA Master Plan ..... Page II-282

7.8 Prepare a parks SPA Master Plan..... Page II-229

7.9 Prepare the School Master SPA Plan ..... Page II-285

7.10 Prepare a Sewerage SPA Master Plan ..... Page II-246

7.11 Prepare a Transportation SPA Plan ..... Page II-211

7.11.1 Design a Phased Transit Plan..... Page II-211

7.11.2 Design a Phased Bicycle Plan..... Page II-211

7.11.3 Design a Phased Trail Plan..... Page II-211

7.12 Prepare a Water SPA Master Plan..... Page II-253

7.13 Prepare a Water Reclamation SPA Plan ..... Page II-255

7.14 Prepare a Water Conservation SPA Master Plan..... Page II-253, 347

7.15 Prepare a Child Care Facility Master Plan..... Page II-261

7.16 Prepare an Integrated Solid Waste Management Plan ..... Page II-249

8. Community Gardens

8.1 Prepare Policies and Guidelines for

SPA Community Garden..... Page II-350

9. Biological Resources/RMP Implementation

9.1 Complete SPA Specific Biological Resource Plan..... Page II-333

9.2 Implement Coastal Sage Scrub Restoration Plans ..... Page II-323

9.3 Implement Native Grasslands Plan ..... Page II-325

9.4 Implement Restoration Program for Riparian Habitats..... Page II-325

9.5 Implement Wildlife Corridors Plans ..... Page II-326

9.6 Conduct Wetland Delineation Survey ..... Page II-321

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9.7 Identify SPA Specific Preserve Boundary Modifications..... Page II-341

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9.9 Demonstrate that Mitigation Activities are Financially Feasible..... Page II-333

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10.1 Prepare a Non-Renewable Energy Conservation Plan..... Page II-344

11. Geotechnical Review

11.1 Provide Geotechnical Investigations..... Page II-300

12. Cultural Resources

12.1 Prepare a Cultural Resources Plan ..... Page II-315

13. Housing

13.1 Prepare a Housing Program SPA Master Plan..... Page II 215-216

13.1.1 Develop Regional Share Allocations..... Page II-215

13.1.2 Prepare an Affirmative Fair Marketing Plan..... Page II-218

13.1.3 Support the Use of Accessory Units ..... Page II-217

13.1.4 Identify Housing Opportunities for Special Needs Groups..... Page II-218

14. Jurisdictional Issues

14.1 Establish a Reserve Fund Program ..... Page II-240

14.2 Negotiate Property Tax Agreements..... Page II-239

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15.1 Provide an Analysis of Compliance with Threshold Standards..... Page II-309

15.2 Determine Annual Development Projections..... Page II-309

15.3 Project Facilities Needed to Meet Threshold Standards..... Page II-309

15.3.1 Identify Recommendations for Alternative Compliance..... Page II-309

15.4 Prepare a Five-Year Development Phasing Forecast..... Page II-309

15.5 Review Village Phasing Plan..... Page II-309

15.6 Review the Service Revenue Plan and Revenue Sharing Agreement(s)..... Page II-310

15.7 Identify Adjustments to FIND Model ..... Page II-310

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16.1 Identify Land and Space Requirements for Arts and Cultural Facilities ..... Page II-256

16.2 Identify Land and Space Requirements for Civic Uses..... Page II-271

16.3 Identify Size, Location and Timing of Correctional Facilities..... Page II-272

16.4 Identify Size, Location and Timing of Justice Facilities..... Page II-277

16.5 Identify Site for Law Enforcement Facility ..... Page II-280

16.6 Identify Site for Library Facility..... Page II-282

17. Lake Protection - Planning Areas 13, 14, and 15

17.1 Prepare Urban Runoff Plan..... Page II-250

18. Transit Alignments - Planning Areas 1 and 5

18.1 Conduct Transit Alignment Study..... Page II-72, 93

19. Industrial Design - Planning Areas 18 and portion of Village 2 & 3

19.1 Establish Industrial Design Guidelines .....Page II-51, 180

20. Resort Design - Planning Area 13

20.1 Establish Resort Design Guidelines ..... Page II-150

21. Freeway Commercial - Planning Areas 5, 6, 7, 8, 9, 11 and 12

21.1 Prepare Freeway Signage Program..... Page II-52

22. Proctor Valley Plans - Planning Area 14

22.1 Prepare Plan for Adjacent Land Uses ..... Page II-161

23. Agriculture - Last Otay Valley Parcel SPA

23.1 Provide for Demonstration Agricultural Activities..... Page II-323

Part IV

Feasible Mitigation Measures

Otay Ranch General Development Plan

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Part IV Otay Ranch Feasible Mitigation Measures

The following mitigation measures are required to implement the Otay Ranch Subregional Plan adopted by the County of San Diego Board of Supervisors on October 28, 1993. Part IV presents, in paragraph format, what is contained in tabular form in the Otay Ranch Mitigation Monitoring Program. In some cases, mitigation measures have been summarized and additional detail may be found in the CEQA Findings of Fact for the Otay Ranch Program Environmental Impact Report (EIR) (SCH #89010154, County #89-14-98). Therefore, the actual CEQA Findings of Fact shall prevail where differences occur.

Land Use (FEIR Section 4.9.2.2; cf. Section 3.1.3)

1a. The Specific Plans developed for the areas of the Otay Valley Parcel adjacent to EastLake, industrial lands, the Otay Landfill, the Nelson and Sloan Quarry, the Rock Mountain Quarry, and the Daley Quarry shall contain landscaping, grading and buffering standards (including any recommendations under Air Quality, Noise or Risk of Upset) to prevent land use interface impacts; or

1b. In the event that these standards are not ensured, residential development adjacent to the Otay Landfill and its required buffer shall be scheduled so as not to occur until the landfill has been closed in 1999; and

2. Project plans shall be submitted to the FAA for review to determine if incompatibilities exist between the San Diego Sports Air Center and the project. If incompatibilities are found, then the Specific Plan shall be designed to avoid such interface impacts or the phasing plan shall be revised to allow use of the Sports Center until its option expires.

3. Development adjacent to the Daley Quarry, the Nelson and Sloan Quarry, and the Rock Mountain Quarry shall occur in accordance with the following measures:

3a. Residential development within 9,300 feet of the quarries shall be staged such that construction shall not take place unless the quarries have been mined-out and mining operations have ceased or noise impacts are mitigated as demonstrated by site-specific studies; or

3b. The project developer shall prove through a site-specific noise study that measures necessary to achieve exterior and interior noise standards are incorporated into project designs to ensure that significant noise impacts would not occur while the quarries are in operation.

4a. SPA plans for areas having land use interface impacts on the Jamul Country Town, Proctor Valley, and the northern

and southern shores of Lower Otay Lake shall contain policy language explicitly setting forth standards for landscaping, grading, and buffering to prevent land use interface impacts between adjacent internal land uses, especially between single-family and multi-family residential and between residential and non-residential uses; and

4b. Residential lots contiguous to Jamul in the Proctor Valley parcel shall not be smaller than 1-acre in size.

4c. Buffer and/or transition techniques regarding transitions between villages within and outside of the project are included in the SRP.

5. If the existing FAA VORTAC facility is not relocated, the Subregional Plan map shall be revised to indicate this land use. In addition, the Specific Plan shall set forth standards for landscaping, grading, and buffering to prevent land use interface impacts.

6. The applicant shall implement the development criteria in the RMP to protect resources located outside the management preserve.

Landform Alteration/Aesthetics (FEIR Section 4.9.3.2; cf. Section 3.2.3)

1. The Subregional Plan contains specific landform alteration standards to protect sensitive landforms. The applicant shall implement, at a minimum, the following measures:

   - Roadways shall be designed to follow the natural contours of hillsides and minimize visibility of road cuts and manufactured slopes.
   - Excessive use of manufactured slopes in the Otay River Valley, Jamul and San Ysidro Mountains, and the area around Otay Lakes shall not be permitted.
   - Natural buffering shall be provided between development and significant landforms, including the Jamul and San Ysidro Mountains.
   - Variable slope ratios not exceeding 2:1 shall be utilized when developing grading plans.
   - 83% of the steep slopes (greater than 25%) shall be preserved.

2. Grading to correct mining disturbance shall be limited to:

- Clearing previously disturbed areas and minor areas incidental to the previously disturbed areas.
- Capping of areas to provide ground for establishing new plant material or construction of approved uses (i.e., staging areas, recreation centers, interpretive centers, etc.).
- Over-excavation of areas for re-compaction, creation of habitat and creation of wetland areas.
- Grading to create flood control devices including over-excavation and creation of berms to contain floods.
- All grading shall result in new landforms, which emulate existing landforms found within the river valley as of Project approval. These new features shall include irregular slopes of variable pitch.

3. All grading plans submitted will be prepared by a certified engineer and evaluated by the planning and engineering departments of the appropriate jurisdiction. Development will be constructed in accordance with those plans as well as the grading policies of the Subregional Plan.

4. Future analysis shall include engineering cross-sections depicting existing and proposed topography or photo-documentation illustrating proposed topographic and design features. Cut/fill slopes in excess of 15 feet in height shall be identified. Special attention shall be placed on grading and design of the following features of the project:

   - Size, location, and setbacks of the resort building above Lower Otay Lake.
   - Grading and development of residential areas within the San Ysidro Mountains Parcel in the higher elevations in the vicinity of Lower Otay Lake.
   - Height and length of manufactured slopes along Telegraph Canyon Road, Otay Lakes Road, Proctor Valley Road, and Otay Valley Road.
   - Development and grading along major ridgelines, such as within the San Ysidro and Jamul Mountain areas, and adjacent to all natural open space areas.
   - Setback and building heights of industrial development south of Otay River Valley.
   - Location and visibility of new public tails through open space in proximity to existing and future development.

- Placement of clustered development or stepped (split-level) building pads in hillside regions, If possible, to minimize landscape disturbance and retain ridgelines.

5. The Subregional Plan contains design guidelines pertaining to future streetscapes, buildings, and villages to enhance the visual appeal of development and prevent contracts in site character. The design guidelines include the following:

   - View corridors shall be integrated at the terminus or periodically along the length of streets paralleling or intersecting undeveloped open space.
   - Walls, including acoustical barriers, shall be integrated into the architectural theme and scale of the villages.
   - Landscape themes shall be used to define village character and blend with adjacent existing development.
   - Natural and native plantings shall be integrated into revegetation plans for manufactured slopes adjacent to open space areas.
   - Scale and architectural treatments (i.e., rooflines, building materials) of all residential and non-residential village buildings shall be diverse and yet compatible.
   - Signage shall be controlled and designed to fit in the pedestrian environment.
   - Buffer techniques shall be developed to address transitions between villages and incompatible land uses to minimize visual impacts.
   - Architectural colors for development adjacent to open space areas shall incorporate natural tones and shades.
   - Overhead and night lighting shall be in accordance with the County's Dark Sky Ordinance in the Proctor Valley and San Ysidro Mountains parcels. Street fixtures shall utilize low glare bulbs (i.e., amber light) and be placed, only as necessary, near key intersections for security purposes in accordance with County policy.

6. Specific Plans and all implementing documents shall require design review for all building and site plans to ensure compatible architectural styles, building materials, building proportions, landscaping, streetscape, and signage throughout each village.

7. To mitigate impacts on visual resources associated with the resort to be located on the mesa north of Lower Otay Lake and all other development surrounding the eastern and southern sides of the lake, site plan and building schematics shall be reviewed by the appropriate jurisdiction to ensure the following measures are incorporated into the design:
   - Buildings shall be visually compatible, in terms of height, scale and bulk, and shall be set back from the edge of the mesa and composed of low-rise structures, no more than three stories in height with an occasional four-story building.
   - Contour grading shall be used to transition graded slopes into the natural topography of surrounding hillsides.
   - Manufactured slopes shall be revegetated upon completion of grading activities.
   - Color schemes shall be limited to natural colors that blend with the existing environment and surrounding hillsides.
   - Buildings shall maximize the use of non-reflective/ non-glare surfaces.
8. To mitigate potential visual impacts as a result of the university site, the following design guidelines shall be required of a private university and strongly encouraged to be followed by a public university. (Because development of a public university is within the jurisdiction of another agency, these guidelines cannot be mandated.)
   - Building heights must be gradually reduced toward the Lower Otay Lake shoreline.
   - Setbacks must be incorporated into site plans to prevent the university from dominating the views to the lake.
   - Non-reflective/non-glare building material must be integrated into the building whenever possible.
   - Design must be compatible with the architectural, landscape and building treatments of the Olympic Training Center and other adjacent developments.
   - Clustering of buildings is required.
9. To mitigate visual and policy impacts from realignment of Otay Lakes Road, a scenic roadway, a visual resource evaluation shall be conducted by the Applicant once the actual roadway alignment and surrounding development has been determined to identify key view corridors that would be available to travelers. Significant views of Lower Otay Lake and the San Ysidro foothills and mountains shall be preserved by a combination of the following:

- Heights of buildings adjacent to the southern edge of the roadway shall be limited to heights, which enable views of the lake and surrounding hillsides, or site planning adjacent to the southern edge of the roadway shall enable view corridors of the lake and surrounding hillsides.
- Viewing areas shall be established along the roadway corridor to allow travelers to stop and enjoy the view above the lake.
- The abandoned alignment shall be rehabilitated and open for pedestrian and bicycle viewing access. Rest areas and vistas shall be incorporated into the rehabilitated walkway or promenade.

Biological Resources (FEIR Section 4.9.4.2; cf. Section 4.2.4.2)

1. The SRP incorporates the policies and standards of the project's RMP and includes an open space system as called for in the RMP. The Specific Plans will need to be consistent with the RMP.
2. Specific mitigation regarding on-site preservation standards, additional sensitive resource studies, control of water runoff, implementation of a Fire Management Plan, and habitat restoration are listed in Exhibit A of this program. Applicable Specific Plans shall meet the required preservation standards and include the required studies and plans, as well as detailed restoration plans, maintenance and monitoring programs, where necessary.
3. Specific mitigation for impacts to regional corridors and important local wildlife corridors should follow detailed recommendations of the Wildlife Corridor Study.

Cultural Resources (FEIR Section 4.9.5.4; cf. Section 3.4.3)

1. **Prehistoric Resources:** A programmatic mitigation plan for prehistoric resources shall be prepared to include the following as described in more detail in the RMP.

   Stage 1 - In conjunction with the first Specific Plan application within each parcel (Otay Valley, Proctor Valley and San Ysidro Mountains), a comprehensive cultural resources study to assess cultural resources throughout that parcel shall be performed. This report shall be a means of gaining comparative information to develop a specific program for mitigation and resource management. This would include a report to be prepared by a qualified consultant to be reviewed and approved by the appropriate jurisdiction on both the survey and testing programs.

   Stage 2 - Site importance and boundary testing shall occur for each resource identified within the first Specific Plan based on research design approved by the appropriate jurisdiction, and for a sample of site types within the overall Project. Site testing is required to adequately assess

the sites for their importance under CEQA and local guidelines. A sample of site types beyond the Specific Plan area shall be tested as a means of gaining comparative information and to develop a specific program for mitigation and resource management. This requires a report to be prepared by a qualified consultant to be reviewed and approved by the appropriate jurisdiction on both the survey and testing programs.

Stage 3 - For those sites determined to be important resources, alternate means of achieving mitigation can be pursued. In general, these forms of mitigation include:

- **Site Avoidance:** For prehistoric resources, sites with human burials, areas that contain rock art (petroglyphs and pictographs), rock shrines, and other rock or stone architectural features shall be preserved and protected. Any impact to these resources shall be avoided. Additionally, sites that may contain particular religious or sacred importance to Native American people will require avoidance and protection measures to ensure that the sites are not destroyed or degraded. For historic resources, intact standing structures and buildings that are found to be significant as determined by the appropriate jurisdiction shall be preserved in place, and to the extent possible, subjected to minor alterations in the immediate setting and character. In some cases (as determined by the appropriate jurisdiction), architectural features such as walls, flumes, or other permanent elements of the built and altered environment may require in place preservation and protection.

  For resources requiring avoidance it must be clearly demonstrated that a site will, In fact, be avoided by all Project activities such that no possible adverse impacts, direct or indirect, could occur. The determination as to adequacy is made by the lead agency as part of the environmental review performed on each Specific Plan. Specific avoidance measures may include either the location of the sites in currently proposed open space areas, or in particular instances, even more specific Project design to avoid the resource by maintaining it in a dedicated open space.

- **Site Avoidance/Preservation:** Design measures can include capping of sites with sterile fill soil and/or placing restrictions on access and usage of individual parcels as well as public parks and public open spaces. A preservation plan must be prepared for those sites that are determined to be significant as defined in Appendix K of the CEQA Guidelines.

- **Data Recovery:** For those sites that are found to be important resources and for which avoidance and preservation is not feasible or appropriate, a data recovery plan shall be prepared. The plan, while it may be part of a much larger program for several sites under study, shall be site specific. The plan shall, at a minimum, include the following:
  - A statement of why data recovery is appropriate as a mitigating measure.
  - A research plan that explicitly provides the research questions that can reasonably be expected to be addressed by excavation and analysis of the site. The research plan may deviate from the suggested research questions provided by the County of San Diego but if this is the case, the rationale for rejecting certain research questions should be provided and more relevant questions posed.
  - A statement of the types and kinds of data that can reasonably be expected to exist at the site (based on the Phase 1 testing) and how these data will be used to answer important research questions.
  - A step-by-step discussion of field and laboratory methods to be employed. This will include the sampling strategy, methods of excavation and recovery of materials for special studies, and laboratory techniques for the analysis and interpretation of the materials.
  - All artifacts shall become public property. Provisions for curation and storage of the artifacts, notes, and photographs in the interpretative center shall be stated. A memorandum of agreement shall be prepared to formalize the curation policy.

2. Additionally, provision for the on-site presentation and interpretation of the results of the archaeological studies at an interpretive center or museum shall be required. This shall be accomplished through adaptive reuse of one of the historic structures within the Project or through construction of a building within one of the parks or community centers.

3. For historic resources, the mitigation is essentially the same as for prehistoric resources discussed above (see #1 and 2 above). The same steps and stages should be followed although, as described in the RMP, archival research and historical documentation shall be used to augment field-testing programs. Mitigation of impacts to historic resources through preservation may be more feasible for historic sites than for prehistoric sites because they generally comprise a smaller area and can often be synthesized into a development plan. Adaptive re-use of

standing historic structures shall be required where feasible, and preservation plans to ensure long-term viability of the structures will be required.

If on-site preservation is not possible, recovery of all possible information, both surface and subsurface, is the only other acceptable alternative. The data recovery program will be integrated with a corresponding archival research program to fully assess the significance of the material found on the sites. By creating a complementary research program that fully incorporates the archival material with the field results, many important research questions can be addressed.

4. For prehistoric/historic resources, mitigation is essentially the same as described above. The same steps and stages should be followed although, as described in the RMP, archival research and historical documentation may be used to augment field-testing programs.

   If on-site preservation is not possible, recovery of a representative amount or sample of information, both surface and subsurface, is the only other acceptable alternative. For historic components, the data recovery program shall be integrated with a corresponding archival research program to fully assess the significance of the material found on the sites. By creating a complementary research program that fully incorporates the archival material with the field results, many important research questions can be addressed.

Geology and Soils (FEIR Section 4.9.6.2; cf. Section 3.5.3)

1. At the tentative map level, site-specific geotechnical studies based on proposed development plans shall be conducted prior to construction to specifically evaluate soil conditions and characteristics, areas of potential slope instability, landslides, faults, liquefaction, and rip-ability characteristics. The studies shall be conducted by a qualified geotechnical engineer for the Project Applicant and shall meet the engineering standards of the appropriate jurisdiction.

   - Impacts related to slope instability shall be mitigated by site-specific geotechnical static and pseudo-static slope stability analyses conducted prior to submittal of tentative maps that will provide input relative to appropriate slope design alternatives. These mitigation measures shall include benching, adjusting heights and inclinations of proposed cut and fill slopes, retaining walls, slope protection, and/or erosion control devices.
   - Significant impacts due to ground rupture shall be avoided by not building directly over the fault trace. A site-specific geotechnical study would be necessary at the tentative map level to identify specific fault locations

and delineate fault setback zones (as necessary) in accordance with guidelines of the appropriate jurisdiction.

- Potential damage from seismic ground shaking shall be mitigated by adhering to the Uniform Building Code, state-of-the-art seismic design parameters of the Structural Engineering Association of California (SEAOC), and applicable local building codes. Such seismic design suggests assuming a design ground acceleration that is equal to 2/3 of the maximum anticipated bedrock acceleration. The design acceleration for the Otay Ranch area is 0.18g. The seismic design parameters, provided as a result of a site-specific geotechnical study, shall be utilized by a qualified structural engineer in the design and construction of the Project.
- A qualified geotechnical engineering consultant shall perform an investigation of the site to evaluate the liquefaction potential upon submittal of tentative maps. Where potential for liquefaction is determined to be moderate to high (such as in major tributary canyon bottoms), mitigation measures shall include removal and re-compaction of loose, unconsolidated soils, vibrofloatation, or dynamic compaction techniques.
- Landslide impacts shall be mitigated based upon site-specific geotechnical studies on all tentative maps submitted for the Project to delineate the limits of slides (i.e., head and toe). Landslides, which may potentially impact developed areas shall be completely removed or buttressed during site grading. However, basal erosion of the slopes shall be avoided. Over-saturation and subsequent loading of the soils and sediments (from lawns, etc.) shall be avoided.

2. At the tentative map level, on-site soils shall be investigated by a qualified geotechnical consultant to evaluate the potential for significant impacts due to erosion and expansion. Appropriate mitigation measures, such as those provided below, shall be incorporated into the Project design.

- **Erosion:** Erosion shall be minimized through erosion control measures. During the construction phase, interim measures such as covering exposed graded slopes with visqueen and sandbagging at slope toes shall be implemented. During the operational phase, measures including maintenance of drought tolerant vegetative cover and vegetated buffer zones and appropriate drainage control devices shall be employed.
- **Expansive Soils:** Problems related to expansive (shrink-swell) soils shall be mitigated by selective

grading and specially designed foundations in compliance with the Uniform Building Code (UBC).

Paleontological Resources (FEIR Section 4.9.7.2; cf. Section 3.6.3)

1. Prior to issuance of development permits, the Applicant shall confirm to the City of Chula Vista or the County of San Diego that a qualified paleontologist has been retained to carry out an appropriate mitigation program. (A qualified paleontologist is defined as an individual with an M.S. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques.) A pre-grade meeting shall be held among the paleontologist and the grading and excavation contractors.

2a. A paleontological monitor shall be on-site at all times during the original cutting of previously undisturbed sediments of highly sensitive geologic formations (i.e., San Diego, Otay, and Sweetwater formations) to inspect cuts for contained fossils. (A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials.) The paleontological monitor shall work under the direction of a qualified paleontologist. The monitor shall be on-site on at least a half-time basis during the original cutting of previously undisturbed sediments of moderately sensitive geologic formations (i.e., unnamed river terrace deposits and the Mission Valley Formation) to inspect cuts for contained fossils.

2b. The monitor shall be on-site on at least a quarter-time basis during the original cutting of previously undisturbed sediments of low sensitivity geologic formations (i.e., Lindavista Formation and Santiago Peak Volcanics [metasedimentary portion only]) to inspect cuts for contained fossils. He or she shall periodically (every several weeks) inspect original cuts in deposits with an unknown resource sensitivity (i.e., Quarternary alluvium).

2c. In the event that fossils are discovered in unknown, low, or moderately sensitive formations, the Planning Department of the appropriate jurisdiction shall increase the per-day field monitoring time. Conversely, if fossils are not discovered, the monitoring, at the discretion of the Planning Department, shall be reduced. A paleontological monitor is not needed during grading of rocks with no resource sensitivity (i.e., Santiago Peak Volcanics, metavolcanic portion).

3. When fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In most cases, this fossil salvage can be completed in a short period of time. However, some fossil specimens (such as a complete whale skeleton) may require an extended salvage time. In

these instances, the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovery of small fossil remains such as isolated mammal teeth, it may be necessary in certain instances and at the discretion of the Planning Department of the appropriate jurisdiction to set up a screen-washing operation on the site.

4. Prepared fossils along with copies of all pertinent field notes, photos, and maps shall be deposited in a scientific institution with paleontological collections such as the San Diego Natural History Museum. A final summary report shall be completed. This report shall include discussions of the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils.

5. Impacts to areas not planned for mass excavation operations (i.e., open space and parklands) shall be mitigated by setting aside certain portions of these areas as paleontological/geological preserves.

Agricultural Resources (FEIR Section 4.9.8.2)

1. An Agricultural Plan indicating the type of agricultural activity allowed as an interim use and buffering guidelines to prevent land use interface impacts shall be prepared. Buffering measures shall Include:

   - A 200-foot distance between property boundaries and agricultural operations.
   - If permitted interim agricultural uses require the use of pesticide, then limits shall be set as to the time of day and the type of pesticide application that may occur.
   - Use of vegetation along the field edges adjacent to development that can be used for shielding.
   - Notification of adjacent property owners of potential pesticide applications.
   - Use of fencing.

2. Landscaping and buffering guidelines shall be developed for the areas planned adjacent to continuing agricultural uses (off-site).

3. In the Otay Valley Parcel near the proposed composting facilities and Bird Ranch where prime soils are located, a demonstration agricultural area shall be set aside. Schools within the Otay Ranch property shall be allowed to promote educational activities in regard to agriculture through the use of the agricultural demonstration area. The criteria to establish the agricultural demonstration activities are described in the Final EIR.

4. Agricultural activity and the keeping of animals shall be allowed within the large, low density lots planned along the

northern edge of the Proctor Valley Parcel as allowed within the Jamul/Dulzura Subregional Plan. Development plans for this area shall contain landscaping and buffering guidelines to prevent nuisance impacts related to noise and odor from occurring between adjacent internal residential uses.

Mineral Resources (FEIR Section 4.9.9.2)

1. Compatible land uses shall be developed near the locations of future mineral extraction activities. If feasible, Project phasing shall allow for the extraction of mineral resources at Rock Mountain, the Nelson and Sloan Quarry and the Daley Quarry before conflicting development occurs.

Water Resources and Water Quality (FEIR Section 4.9.10.2; cf. Section 3.9.3)

1. For the first Specific Plan, a comprehensive drainage infrastructure plan shall be prepared for the drainage basin as defined by the appropriate jurisdiction. The specific master drainage plans shall include drainage infrastructure, staging/development detail, timing, financing, and responsibility for drainage impacts. The master drainage plans shall comply with Title 44 CFR in regards to development on floodplains, with County floodway and floodplain fringe wetland protection ordinances, or with Chula Vista ordinances. Any channel improvements on a watershed greater than one square mile shall comply with Section 404 of the Clean Water Act.

2. Detailed hydrologic and hydraulic studies shall be prepared by a qualified hydrologist to demonstrate that the project design meet Title 44 of the Federal Regulations and the County of San Diego and City of Chula Vista floodplain encroachment and engineering standards contained in the appropriate ordinances of each jurisdiction. The recommendations of the studies shall be implemented. The studies shall include:

   - A detailed site-specific floodplain/floodway width study shall be completed at the tentative map stage to ensure that encroachment of the floodway is avoided. The floodplain fringe may be developed in certain areas if a retaining structure (e.g., dike, etc.) is built at the floodway boundary. Under the supervision of the Public Works Department of the appropriate agency, the Applicant shall conduct a detailed design study for each bridge and culvert. All proposed bridges and culverts shall be designed and constructed for the 100-year flood without causing backwater effects or hydraulic conditions that would lead to significant scouring or erosion of embankments.

3. Development shall not significantly increase existing 100-year flood flows above natural conditions unless

downstream structures can accommodate the increase in total discharge, peak discharge and increased velocities, or detention basins shall be constructed to prevent adverse impacts.

4. Detailed hydrologic and hydraulic studies shall be prepared by a qualified hydrologist to discuss erosion and sedimentation associated with project development and specifically how these impacts shall be avoided through design features in accordance with Title 44 of the Federal Regulations and County of San Diego and City of Chula Vista erosion control standards. The recommendations of the studies shall be implemented and are expected to include:

   - Protection of all embankments and slopes within the floodplain to prevent erosion.
   - Energy dissipation devices at the confluences of the storm drainage system and the natural channels to prevent erosion.
   - Siltation basins at locations where the runoff velocity drastically decreases.

5. Plans provided in the Urban Runoff/Reservoir Study prepared by the Specific Plan applicant, including a dry weather collection system, a water monitoring program and buffer zones around Otay Lakes, shall be implemented.

6. The project shall comply with all applicable urban runoff and storm water discharge regulations and all conditions of its NPDES permits, any regulations adopted by the City of Chula Vista or County of San Diego pursuant thereto. The City of Chula Vista and County of San Diego have a municipal permit for the State RWQCB for storm water discharge. In order to be covered under a Municipal Permit, Order No. 90-42, NPDES No. CA0108758, the developed areas shall be required to mitigate impacts to storm water quality. Further measures that are more strict than the permit standards, however, shall be imposed if necessary to reduce the impact to below a level of significance after appropriate site-specific studies at the Specific Plan level including preparation and implementation of a storm water pollution prevention plan.

6b. Detailed storm water quality studies shall be conducted by a qualified hydrologic engineer to develop appropriate mitigation to protect the quality of both the Otay reservoirs and the remaining waterways. These studies shall demonstrate that no degradation of water quality will occur.

7. Unlined natural channels and unlined siltation basins shall be used whenever possible. A study shall be prepared by a qualified hydrogeologic engineer to address the issues of manmade recharge system, to identify appropriate

mitigation for possible aquifer recharge impacts and to demonstrate that the applicable standards on aquifer recharge shall be achieved.

8. An Urban Runoff Master Plan for Otay Lakes shall be prepared by a qualified hydrologic engineer to demonstrate that the existing water quality at the outflow of the water filtration plant will, at a minimum, be maintained.

9. Detailed water quality analysis, including estimations of the amounts of urban runoff loading for metals, herbicides, pesticides, fuels and surfactants, will be conducted at the Specific Plan level and appropriate mitigation measures developed.

10. Best management practices (BMPs) shall be designated and implemented at the Specific Plan level.

11. A Watershed Impact and Protection Report shall be developed and implemented for each drainage basin.

12. The development of permanent structures for human habitation or as a place of work shall not be permitted in a floodway. Use permitted in a floodway shall be limited to agricultural, recreational, and other such low-intensity uses provided, however, that no use shall be permitted which will substantially harm the environmental values of a particular floodway area. Mineral resources extraction shall be permitted subject to any necessary approvals, provided that mitigation measures are required which produce any net gain in the functional wetlands and riparian habitat.

13. Modifications to the floodway shall meet all of the following criteria:

    - Concrete or rip-rap flood control channels are allowed only where findings are made that completion of the channel is necessary to protect existing buildings from a current flooding problem. Buildings constructed after the enactment of the Resource Protection Ordinance shall not be the basis for permitting such channels.
    - Modification will not unduly accelerate the velocity of water so as to create a condition, which would increase erosion (and related downstream sedimentation) or would be detrimental to the health and safety of persons or property or adversely affect wetlands or riparian habitat.
    - In high velocity streams where it is necessary to protect existing housing and other structures to minimize stream scour or avoid an increase in the transport of stream sediment to downstream wetlands and other environmentally sensitive habitat areas, grade control structures and other erosion control techniques, including the use of rip-rap, that are designed to be

compatible with the environmental setting of the river, may be permitted. The use of rip-rap shall be allowed only when there is no other less environmentally damaging alternative feasible.

14. All uses permitted by zoning and those that are allowable in the floodway are allowable in the floodplain fringe, when the following criteria are met:

14a. Fill shall be limited to that necessary to elevate the structure above the elevation of the floodway and to permit minimal functional use of the structure (e.g., fill for access ramps and drainage). If fill is placed in the floodplain fringe, the new bank of the stream shall be landscaped to blend with the natural vegetation of the stream and enhance the natural edge of the stream.

14b. Any development below the elevation of the 100-year flood shall be capable of withstanding periodic flooding.

14c. The design of the development shall incorporate the findings and recommendation of a site-specific hydrologic study to assure that the development: (a) will not cause significant adverse water resource impacts related to quality or quantity of flow or increase in peak flow to downstream wetlands, lagoons and other sensitive habitat lands; and (b) neither significantly increases nor contributes to downstream bank erosion and sedimentation of wetlands, lagoons or other sensitive habitat lands.

14d. Lot configuration shall be designed in such a manner as to minimize encroachment into the floodplain. The proposed development shall be set back from the floodway boundary a distance equal to 15% of the floodway width (but not to exceed 100 feet), in order to leave an appropriate buffer area adjacent to the floodway. The setback may be greater if required by paragraph f.

Following review of a site-specific flood analysis, the floodplain setback required by this paragraph may be reduced by the Director of Planning of the appropriate jurisdiction or the applicable hearing body, upon making all of the following findings: (a) Practical difficulties, unnecessary hardship, or results inconsistent with the general purposes of this ordinance would result from application of the setback; and (b) The reduction in setback will not increase flood-flows siltation and/or erosion, or reduce long-term protection of the floodway, to a greater extent than if the required setback were maintained; and (c) The reduction in setback will not have the effect of granting a special privilege not shared by other property in the same vicinity; and (d) The reduction in setback will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvement in the vicinity in which the property is located; and (e) The

reduction in setback will not be incompatible with the General Plan of the appropriate jurisdiction.

14e. Where appropriate, flowage and/or open space easements shall be used to ensure future development will not occur in the floodplain.

14f. In areas where the Director of Public Works has determined that the potential for erosion or sedimentation in the floodplain is significant, all proposed development shall be set back from the floodway so that it is outside the Erosion/ Sedimentation Hazard Area shown on County/City Floodplain Maps. Development will only be allowed in the Erosion/Sedimentation Hazard Area when the Director of Public Works of the appropriate jurisdiction approves a special study demonstrating that adequate protection can be achieved in a manner that is compatible with the natural characteristics of the floodplain.

14g. If the subject floodplain fringe land also constitutes wetlands, wetland buffer areas, steep slope lands, sensitive habitat lands or significant prehistoric or historic site lands, the use restrictions herein applicable to such areas shall also apply.

Transportation, Circulation, and Access (FEIR Section 4.9.11.2; cf. Appendix B)

1. A traffic analysis shall be conducted within the study area of the proposed Specific Plan to identify additional transportation mitigation measures for the construction of new roads, bridges and roadway improvements, and shall implement transportation demand/system management programs and/or facilities or other measures necessary to mitigate traffic impacts on circulation element roads. The standard to be achieved requires that the Project avoid reduction in the existing level of service below "C" with the exception that LOS "D" may occur on signalized arterial segments for a period not to exceed a total of two hours per day. If the existing level of service is below "C", mitigation measures to achieve level of service "C" (with the exception that level of service "D" will be allowed on signalized arterial segments for a period not to exceed a total of two hours per day) must be imposed as conditions of approval for the Specific Plan. Internal village streets/roads are not expected to meet these standards. The Applicant shall adhere to the following guidelines:

   - Arterial segment LOS measurements shall be for the average weekday peak hours, excluding seasonal and special circumstance variations.
   - Urban and suburban arterials are defined as surface highways having signal spacing of less than 2 miles with average weekday traffic volumes greater than 10,000 vehicles per day.

- Arterial segments shall be stratified into three classifications -- Class I, Class II, Class III.
- The LOS measurement of arterial segments and freeway ramps shall be a growth management consideration in situations where proposed developments have significant impact at interchanges.
- Circulation improvements shall be implemented prior to anticipated deterioration of LOS below established standards.
- The criteria for calculating arterial LOS and defining arterial lengths and classifications shall follow the procedures detailed in Chapter 11 of the 1985 Highway Capacity Manual (HCM) and shall be confirmed by the City or County Traffic Engineer, as appropriate.
- During the preparation of future Traffic Monitoring Program field surveys, intersections experiencing significant delays will be identified. The information generated by the field surveys will be used to determine possible signal timing changes, geometric and/or traffic operational improvements for the purpose of reducing intersection delay.
- Level of service values for arterial segments shall be based on the Highway Capacity Manual, Special Report 209, 1985.

2. To the extent that Otay Ranch contributes to the need for a facility outside of its boundaries, the Project shall contribute (at the level at which it impacts the facility) to the mitigation of the impact by participating in impact fee programs or other means identified at the Specific Plan or tentative map level.

3. Applicants on the Otay Valley Parcel shall contribute their "fair share" to the capital and operating costs associated with the new transit system. This shall be done through provisions in facility financing plans at the Specific Plan level. Further, benefit assessment districts shall be established to fund new transit routes under MTDB Board Policy No. 40 Non-Transit Funding of Transit Services. (This final requirement cannot be mandated because the Lead Agency cannot mandate MTDB to take this action; because this finding is not within the jurisdiction of the Lead Agency it should be interpreted as a mandate for the Applicant to work with MTDB.)

4. For each Specific Plan, the Applicant shall prepare a detailed analysis of peak hour turning movement volumes and intersection capacity for all major affected intersections as determined by the traffic engineer representing the reviewing jurisdiction or agency. (At a minimum these study area intersections include all intersections with

entering volumes in excess of 65,000 vpd under the proposed land use plan.) This analysis will define the necessary mitigation to achieve acceptable peak hour levels of service. If the proposed land use plan has not been evaluated by the SANDAG model, or if the SANDAG model has been substantially modified (i.e., updated land use and/or network assumptions) then updated modeling of the SPA project shall be required to allow the completion of detailed peak hour analyses.

5. The Applicant shall construct as a condition of approval to the Specific Plan, new roads, bridges and roadway improvements, and shall implement transportation demand/system management programs and/or facilities, or other measures necessary to fully mitigate traffic impacts (related to traffic impacts of the Project) on circulation element roads, to avoid reduction in the existing level of service below "C", with the exception that LOS "D" may occur on signalized arterials for a period not to exceed a total of two hours per day.

6. No more than 15,000 dwelling units or 4,000,000 square feet of commercial may be constructed within the Project until funding and construction for LRT is assured. Applicants in the Otay Valley Parcel shall contribute their "fair share" to the funding of these facilities and operating costs.

7. The Applicant shall participate in fair share funding and implementation of the following general mitigation measures:

   - Prepare Transportation Demand Management (TDM) Mitigation Strategies
   - Update General Plans
   - Prepare Transportation Phasing Plan
   - Provide Parallel Arterial System
   - Improve Mode Split
   - Increase Local/Regional Trip Capture

   Regional Freeway System Mitigation

   - Increase Freeway Capacities

   Arterial Segment Mitigation

   - Increase Segment Capacities

   Arterial Intersection Mitigation

   - Increase Intersection Capacities

   Other Mitigation Strategies

   - Implement Transportation System Management Strategies
   - Implement Traffic Control Strategies

8. The following Project-specific measures shall be required for individual on-site and off-site segments and intersections to mitigate significant impacts associated with the project.

On-site Network

- Upgrade EastLake Parkway between Orange Avenue and EUC North from four-lane major to six-lane major and provide special at-grade intersection design[1] or grade separated intersection design.
- Upgrade Village Two local between EUC North (La Media Road) and EUC North (Village Three loop road) from two-lane local collector to four-lane collector.
- Upgrade Village Three local between Village Three and Paseo Ranchero from two-lane local collector to three-lane collector.
- Upgrade Village Three local (Village Three loop road) from two-lane local collector to three-lane collector.
- Upgrade Village Six local between EUC major and Village Six collector from two-lane local collector to four-lane collector.
- Upgrade Village Seven local between Village Seven collector and Village Seven major from two-lane local collector to three-lane collector.

Off-site Network

The Applicant shall participate in fair share funding and implementation of the following:

- Upgrade Bonita Road between I-805 and Plaza Bonita Road by providing at-grade intersection (see footnote 1).
- Upgrade Bonita Road between Plaza Bonita Road and Willow Street by providing at-grade intersection (see footnote 1).
- Upgrade Bonita Road between Willow Street and Otay Lakes Road by providing special at-grade intersection design (see footnote 1).
- Upgrade Bonita Road between Otay Lakes Road and Central Avenue by providing special at-grade intersection design (see footnote 1).
- Upgrade Camino Maquiladora between Otay Mesa Road and Heritage Road from two-lane local collector to four-lane collector.

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1 From major intersections, mitigation may require enhanced at-grade intersection design treatments including double left-turn lanes, exclusive unrestricted free right-turn lanes and/or additional through lanes where appropriate.

- Upgrade Camoustie Road between Harvest Road and Domoch Court from two-lane local collector to three-lane collector.
- Upgrade Del Sol Road west of Paseo Ranchero from two-lane local collector to three-lane collector.
- Upgrade East 'H' Street between I-805 and Terra Nova Road from six-lane prime to eight-lane prime.
- Upgrade EastLake Parkway between Palomar Street and Orange Avenue from four-lane major to six-lane prime and provide special at-grade intersection design (see footnote 1).
- Upgrade EastLake Greens between Hunte Parkway from two-lane local collector to three-lane collector (loop road).
- Upgrade EastLake local between EastLake Parkway and EastLake Greens from two-lane local collector to four-lane collector.
- Upgrade EastLake Trails between Hunte Parkway and Hunte Parkway from two-lane local collector to three-lane collector (loop road).
- Upgrade Hunte Parkway between EastLake Trails and Orange Avenue from four-lane major to six-lane prime.
- Upgrade La Media Road between SR-905 and Airway Road from four-lane major to six-lane prime.
- Upgrade Oleander Avenue between Telegraph Canyon Road and Naples Avenue from twp-lane local collector to four-lane collector.
- Upgrade Otay Lakes Road between East 'H' Street and Telegraph Canyon Road by providing special at-grade intersection design (see footnote 1) or grade separated intersection design.
- Upgrade Otay Lakes Road between SR-125 and EastLake Parkway from six-lane prime to eight-lane prime, and by providing special at-grade intersection design (footnote 1) or grade separated intersections.
- Upgrade Paseo Del Rey between East 'H' Street and Telegraph Canyon Road from two-lane local collector to four-lane collector.
- Upgrade Paseo Ranchero between East 'J' Street and Telegraph Canyon Road from four-lane local collector to four-lane major.
- Upgrade Sweetwater Road between Bonita Mesa Road and Willow Street from four-lane collector to six-lane major (see footnote 1).

- Upgrade Sweetwater Road between Bonita Road and SR-54 from four-lane collector to four-lane major (see footnote 1).
- Upgrade Willow Street between Sweetwater Road and Bonita Road from a four-lane collector to a four-lane major.

If forecasted reductions in traffic activity resulting from village design and TDM analysis do not occur, additional mitigation described below would be required on the following segments:

- Upgrade EUC North between Village Two local and La Media Road from a four-lane collector to a four-lane major, and by providing special at-grade intersection design (see footnote 1) or grade separated intersection design.
- Upgrade Village Five local between Village Five collector and Palomar Street from two-lane local collector to three-lane collector.
- Upgrade Village Six local between Village Six collector and EUC major from two-lane local collector to three-lane collector.
- Upgrade Central Avenue between Bonita Road and Carrol Canyon Road from two-lane local collector to four-lane collector.
- Upgrade Hunte Parkway between Otay Lakes Road and EastLake Greens from a four-lane major to a sox-lane major by providing special at-grade intersection design (see footnote 1).
- Upgrade La Media Road between Otay Mesa Road and SR-905 from a four-lane major to a six-lane major and by providing special at-grade intersection design (see footnote 1).
- Upgrade Brittania Boulevard between SR-905 and Airway Road from four-lane major to six-lane major.
- Upgrade Millar Ranch Road between SR-94 and Proctor Valley Road from four-lane collector to four-lane major.
- Upgrade Orange Avenue between Hunte Parkway and EastLake Vista from four-lane major to six-lane major and provide special at-grade intersection design (see footnote 1).
- Upgrade Otay Lakes Road between Bonita Road and East 'H' Street by providing special at-grade intersection design (see footnote 1)
- Upgrade Paseo Ranchero between Otay Valley road and Del Sol Road by providing special at-grade intersection design (see footnote 1).

- Upgrade Wueste Road between Otay Lakes Road and Orange Avenue from two-lane local collector to three-lane collector.

If forecasted reductions in traffic resulting from village design and TDM analysis do not occur, additional segment mitigation, beyond special at-grade intersection upgrades as identified previously, would be required.

- Bonita Road between I-805 and Plaza Bonita Road from a four-lane major to a six-lane prime.
- Bonita Road between Plaza Bonita Road and Willow Street from four-lane major to six-lane major.
- Bonita road between Willow Street and Otay Lakes Road from four-lane major to six-lane prime.
- Bonita Road between Otay Lakes Road and Central Avenue from four-lane major to six-lane major.
- Bonita Road between Central Avenue and San Miguel Road from a four-lane collector to a four-lane major.

Air Quality (FEIR Section 4.9.12.2; cf. Table 4.2.12-6)

1. Construction emissions will be reduced through use of the following:
   - Minimize simultaneous operation of multiple construction equipment units.
   - Use low pollutant-emitting construction equipment.
   - Use electrical construction equipment as practical.
   - Use catalytic reduction for gasoline-powered equipment.
   - Use injection-timing retard for diesel-powered equipment.
   - Water the construction area at least twice daily.
   - Stabilize (e.g., hydroseed) graded areas upon completion of grading.
   - Pave permanent roads immediately after grading.

2. The following land use policies shall be included in the Specific Plans:
   - Provide neighborhood shopping and personal services adjacent to residential areas to minimize auto trips and reduce mileage traveled to service areas.
   - Provide open space and recreational facilities within or adjacent to the residential areas.
   - Provide employee services (i.e., banking, childcare, restaurants, etc.) within walking distance.
   - Provide a balanced mix of housing and employment possibilities to reduce trips and vehicle miles traveled.
3. The following siting/design policies shall be included in the Specific Plans:
   - Review site plans for the avoidance of potentially incompatible projects (e.g., residential near one of the quarries).
   - Provide dedicated bike lanes to encourage use of bicycles.
   - Provide bicycle storage facilities at employment and retail centers.
   - Provide shower and locker facilities at offices to encourage bicycle use.
   - Provide sidewalks and curbs to ensure safe pedestrian travel within residential areas and to commercial centers.
   - Provide street designs that promote pedestrian safety (i.e., safe islands in center of major arterials, "Walk" signals, night lighting, etc.).
   - Orient shopping centers to promote use by mass transit (i.e., provide bus turnouts), pedestrians, and bicyclist.
   - Design parking lots to promote use of mass transit and car pools.
   - Control emissions of NO_X by installing heat transfer modules on gas-fired furnaces.
   - Utilize solar heating to heat water for domestic use and for swimming pools. Advances in solar technology in the future may make other applications appropriate.
   - Utilize low-NO_X residential and commercial water heaters.
   - Enhance energy efficiency in building designs and landscaping plans.
   - Identify an environmental coordinator to be responsible for education and disseminating information on ridesharing and/or mass transit opportunities, recycling, energy conservation programs, etc.

4. The following transportation-related actions shall be incorporated into the project at the Specific Plan level:
   - Provide land for transit support facilities such as bus stops, park-and-ride lots, etc. A determination to dedicate land shall be made in consultation with MTDB.
   - Provide amenities to increase convenience and attractiveness of transit stops (i.e., passenger staging areas, waiting shelters, etc.).
   - Provide demand-responsive traffic signals.
   - Negotiate transit agency agreement to institute new routes or express bus service, or to expand existing service, related to the demand caused by the proposed project.
   - Require fair share participation for transit facilities and operation.
   - Comply with APCD Indirect Source Control Program, if adopted.
   - Major employers shall provide ridesharing or mass transit incentives.
5. The Applicant shall incorporate into the Specific Plans all feasible measures developed by the County of San Diego in the Regional Air Quality Strategy (RAQS) in response to the California Clean Air Act (CCAA).

Noise (FEIR Section 4.9.13.2)

1a. The Subregional Plan text indicates where site-specific acoustical analyses will be required. These areas where studies are required include:
   - All areas within 9,300 feet of the Nelson and Sloan Mining Operation and the Daley Quarry.
   - All areas within the 60 CNEL noise contour of on-site and off-site roadways, which shall include all roadways on the Otay Valley Parcel and all roadways assigned a future ADT of 3,000 trips or greater on the Proctor Valley and San Ysidro Mountains parcels.
   - All areas within 1,250 feet of the Otay Landfill.
   - All areas within one mile of the San Diego Air Sports Center.
   - All areas adjacent to Least Bell's Vireo habitat and California gnatcatcher habitat.

1b. The studies shall provide a description of the Project, the existing noise environment, the methods of evaluation, the future acoustical environment, noise impacts, and the required mitigation measures. The study shall be prepared by a qualified acoustician in accordance with local standards for preparation of such studies. The following standards shall be achieved:

- Residential development within the impact area shall not be allowed unless the site-specific noise study shows that the exterior noise level can be mitigated to 60 CNEL or below, and that the interior noise level can be mitigated to 45 CNEL or below.
- Impacts to Least Bell's Vireo and California Gnatcatcher habitat shall be mitigated to achieve a level of 60 DBA L_{eq} or below.
- Proper site planning to reduce noise impacts shall be utilized for all noise-sensitive land uses. Site planning techniques shall include the following:
  - " Place commercial uses adjacent to the high noise roadways such as Heritage Road, Orange Avenue, Main Street, Paseo Ranchero, and State Route 125.
  - " Place less noise-sensitive land uses on parcels closest to significant noise generators such as the Nelson and Sloan Mining Operation, the Daley Quarry, the Otay Landfill, and adjacent to the various industrial activities.
  - " Increase the distance from the noise source to sensitive receptors by creation of setbacks.
  - " Place noise-sensitive land uses outside of the 60 CNEL noise contour of roadways.
  - " Place non-noise sensitive uses such as parking lots and utility areas between the noise source and receiver.
  - " Orient usable outdoor living space such as balconies, patios, and children play areas away from roadways.
- Noise barriers such as walls and earthen berms shall be used to mitigate noise from ground transportation sources when setbacks are not feasible. To be effective, a barrier(s) shall block the line-of-sight from the source to the receiver. A barrier shall also be of solid construction (e.g., masonry) without holes or gaps and be long enough to prevent sound from passing around the ends. A site-specific acoustical analysis shall be required to determine the proper height and placement of a barrier.

2. An interior acoustical analysis will be required for all residential buildings located within the 60 CNEL noise contour to ensure that the building's design limits the interior noise level to 45 CNEL or below.

Public Services and Utilities (FEIR Section 4.9.14.1)

Water Availability and Supply (cf. Section 3.13.1.3)

1. Upon completion of the comprehensive master plan currently under preparation by the Otay Water District

(OWD), the facilities proposed for the Otay Ranch Project shall be reviewed for conformance to the OWD plan and current OWD standards, if the Project is ultimately annexed to OWD.

2. The Project shall annex land to the appropriate water jurisdiction, as necessary.

3. A Water Master Plan shall be prepared in conformance to the water standards of the appropriate district. The Master Plan shall include a Public Facilities Financing and Phasing Plan, a Water Conservation Plan, a Water Reclamation Plan and a Reclaimed Water Uses and Restrictions Plan. The Water Master Plan will provide:

   - Design Criteria and assumptions;
   - Information on how the project will satisfy MWD's Water Use Efficiency Guidelines;
   - Location and size; and
   - Operations and terminal storage.

4. The SPA Plan shall not be approved unless the Water Master Plan is accepted/approved by the appropriate jurisdiction.

5. Written verification from the water district that water will be provided concurrent with need shall be required prior to tentative map approval.

Wastewater and Sewer Service (cf. Section 3.13.2.3)

1. A determination shall be made as to which sewer district will serve each Specific Plan. If required by the chosen sewer district, a "will serve" letter (or other verification) will be obtained prior to development. When applicable, written approval of private subsurface sewage disposal systems shall be obtained from the County Department of Health Services.

2. A Sewer Master Plan shall be prepared in conformance to the sewer engineering and facility siting standards of the appropriate district. The Master Plan shall address location and size of facilities (on- and off-site) and a Public Facilities Financing and Phasing Plan.

3. The Sewer Master Plan shall achieve design criteria and assumptions in accordance with the appropriate agency.

4. A Sewer Master Plan shall be approved prior to the approval of each SPA Plan within Otay Ranch.

Integrated Solid Waste Management (cf. Section 3.13.3.3)

1. An Integrated Solid Waste Management Master Plan (ISWMMP) shall be prepared in coordination with the City of Chula Vista and the County of San Diego. The ISWMMP will provide for participation in an integrated waste management program to include:

- Curbside recycling.
- Neighborhood recycling/buy back centers.
- A materials recovery facility.
- A composting facility.
- A house holds hazardous waste collection facility.

2. The ISWMMP shall be consistent with the Subregional Plan.
3. The SPA Plan shall not be approved unless the ISWMMP Is accepted/approved by the appropriate jurisdiction.
4. Each SPA shall include a condition requiring compliance with County and City programs and regulations concerning long-term solid waste capacity.

Police and Fire Protection, Emergency Medical Services

1. Police Protection (cf. Section 3.13.4.3):

   A Law Enforcement Services Master Plan shall be developed in coordination with the service provider and based on jurisdictional arrangements. The Master Plan shall address County law enforcement standards and staff needs of CHP and will include:

   - Types of facilities and equipment to be provided.
   - Site and location criteria.
   - Design techniques and guidelines to minimize crime.
   - Funding mechanisms identified by the appropriate law enforcement agency.

   The Master Plan shall assure the Project meets the following standards:

   - Provide properly equipped and staffed law enforcement units to respond to 84% of "Priority One" emergency calls within 7 minutes and maintain an average response time of all "Priority One" emergency calls of 4.5 minutes or less (Urban Service).
   - Provide properly equipped and staffed law enforcement units to respond to 62% of "Priority Two Urgent" calls within 7 minutes and maintain an average response time of all "Priority Two" calls of 7 minutes or less (Urban Service).
   - Provide facilities for properly equipped and staffed law enforcement units to maintain an average response time of all "Priority One" calls of 12 minutes, and 24 minutes for low priority calls (Rural Service).

   The SPA Plan shall not be approved unless the Law Enforcement Services Master Plan is accepted by the appropriate jurisdiction.

2. Fire Protection (cf. Section 3.13.5.3):

A Fire Protection Master Plan shall be developed in coordination with the service provider. The Fire Protection Master Plan shall address:

- Facilities requirements of the City and County.
- Site selection criteria.
- Specific site locations.
- Funding mechanisms.

The Master Plan shall demonstrate that the facilities shall enable the fire protection servers to achieve the urban and rural emergency response times established by the City of Chula Vista threshold and County of San Diego Public Facilities Element. The Fire Master Plan shall assure the Project meets the following standards:

- Provide sufficient fire and emergency services facilities to respond to calls within the Otay Ranch urban communities: within 7 minutes response time in 85% of the cases; a 10-minute travel time in the Otay Ranch estate communities with lots averaging more than 2 acres (and attendant neighborhood serving commercial); and a 20-minute travel time in the Otay Ranch rural communities with 4-acre lots or larger.
- Provide sufficient fire and emergency services facilities to respond to calls within: Otay Ranch single-family communities with residential lots of less than 2 acres, or more intensive uses as multi-family residential, including industrial development and all commercial development except neighborhood commercial, in a 5-minute travel time; Otay Ranch single-family residential lots from 2 acres to 4 acres, including neighborhood commercial development, in a 10-minute travel time; and Otay Ranch large lot single-family residential and agricultural areas with lot sizes greater than 4 acres in a 20-minute travel time.

The SPA Plan shall not be approved unless the Fire Protection Master Plan is accepted/approved by the appropriate jurisdiction.

3. Emergency Service (cf. Section 3.13.6.3):

An Emergency Services Master Plan shall be developed in coordination with the service provider and approved by the appropriate jurisdiction and appropriate fire protection district.

The Emergency Services Master Plan shall address facilities requirements including facilities for hazardous materials incidents, service locations, and funding mechanisms. The Master Plan shall demonstrate that a 10-minute emergency response time will be achieved and shall provide:

- Fire protection service facilities concurrent with need.

- Emergency service facilities concurrent with need.

4. Specific Plans shall include a Public Facilities Financing and Phasing Plan.
5. Each Specific Plan shall be required to meet the criteria of the approved master plan.

Schools (cf. Section 3.13.7.3)

1. A School Facilities Master Plan shall be developed in coordination with the affected school districts. The School Facilities Master Plan shall:
   - Demonstrate that a maximum capacity of 650 elementary students, 1,500 middle school students and 2,500 high school students will be achieved.
   - Identify the general locations of schools throughout the General Development Plan.
2. Documentation confirming school site locations and school district approval shall be provided. Funding shall also be addressed and confirmed according to school district procedures.
3. Specific Plans shall include a Public Facilities Financing and Phasing Plan.
4. Documentation confirming school district satisfaction of facility funding to fully mitigate Otay Ranch student generation impacts shall be provided.

Library Service (cf. Section 3.13.8.3)

1. A Library Master Plan shall be developed in accordance with the criteria of the applicable jurisdiction.
2. Specific Plans shall include a Public Facilities Financing and Phasing Plan.

Parks, Recreation, and Open Space (cf. Section 3.13.9.3)

1. Open space shall be provided in compliance with policies outlined in project's RMP, regarding permitted uses of the management preserve and the creation of a "Recreation Access Plan". The Recreation Access Plan shall address the following issues:
   - Establishing linkages between the Preserve trails and community and regional trail systems.
   - Identifying trail access points to the management preserve consistent with resource protection goals.
   - Establishing appropriate daily and seasonal limits on trail use.
   - Assuring that the kind and intensity of trail uses is consistent with protection of resource areas being traversed.
   - Within the RMP Management Preserve, permitted recreational uses shall be consistent with long-term

protection and management of sensitive natural and man-made resources. A maximum of 400 acres within the Preserve may be designated for active recreational purposes. A range of public access and regional recreational uses shall be provided; permitted recreational uses shall include the following, so long as they are designed in an environmentally-sensitive manner:

" Walking and hiking trails

" Limited wilderness-type camping and picnic facilities, equestrian trails, bicycle trails, link-style golf courses in non-sensitive areas

" Native plant nursery and botanical garden.

2. The Project shall provide 15 acres of regional park and open space per 1,000 Otay Ranch residents, a minimum of 3 acres of neighborhood and community park land per 1,000 Otay Ranch residents, and 12 acres of other active or passive recreation and open space per 1,000 Otay Ranch residents.

3. Recreational facilities and open space shall be provided in accordance with the Subregional Plan and the General Plan Amendments.

4. The Specific Plans shall further define the location, acreage, and boundaries of neighborhood and community parks and open space in a form and manner acceptable to the City of Chula Vista and the County of San Diego.

5. A Recreation Access Master Plan shall be developed in accordance with the required parkland acreage standards of the appropriate jurisdiction(s). The Master Plan shall be consistent with the Subregional Plan and shall address facilities requirements, site selection criteria, specific park site locations and funding mechanisms and provide a bicycle and trails plan.

6. The SPA Plan shall not be approved unless the Recreation Access Master Plan is accepted/approved by the appropriate jurisdiction.

7. Specific Plans shall include a Public Facilities Financing and Phasing Plan.

8. The funding source for local parks shall be the Park Lands Dedication Ordinance (PLDO) or similar exaction authority. If the PLDO is satisfied through the payment of fees, the park improvements shall be made by the jurisdiction or park district. If the PLDO is satisfied by land dedication, the developer shall provide turnkey facilities.

9. The reconstruction of the State Department of Recreation's California Riding and Hiking Trail shall be implemented along with the attendant roadway improvements. If

necessary, easement relocation within Otay Ranch shall occur at the Applicant's expense.

Electricity and Gas

1. The project Applicant shall work with SDG&E during all stages of electrical and gas facilities planning to minimize disturbance to sensitive resources.
2. Land uses adjacent to the SDG&E transmission lines shall be subject to review and comment by SDG&E.

Health and Medical Facilities (cf. Section 3.13.11.3)

1. Governmental agencies and development planners shall work directly with service providers to identify the need for, and location of, medical and health facilities.
2. Siting and design criteria shall be developed to address public and private health and medical care facilities. Criteria should include, but not be limited to, consideration for impact of facility concentration on neighborhoods, access to transportation, and co-location of compatible programs where feasible.

Senior and Social Service Facilities (cf. Section 3.13.12.3)

1. Governmental agencies and development planners shall work directly with service providers to identify the need for, and location of, senior and social service facilities.
2. Specific Plans shall be circulated to the Commission on Aging, Department of Social Services, Area Agency on Aging, Human Services Council, and Chula Vista 21 for their review and input.
3. Planning for social services shall incorporate the following considerations:
   - The elderly have special needs for affordable housing, transportation, and health care. The number of persons 65 years of age and older requiring long-term care will continue to increase significantly, and as family size also decreases, there will be less family-based support and increased reliance on outside services for the elderly.
   - The public sector and community-based organizations will need to deliver services in more culturally sensitive ways. Close collaboration with ethnic and cultural groups will be essential.

Child Care Facilities (cf. Section 3.13.13.2)

1. A Child Care Master Plan shall be prepared to address site-selection criteria and acreage requirements based on the child-care demand of the project; location shall be next to public and private schools, religious assembly uses, village center employment areas, transit centers or other locations deemed appropriate.

2. The SPA Plan shall not be approved unless the Child Care Master Plan is accepted/approved by the appropriate jurisdiction.

Animal Control (cf. Section 3.13.13.3)

1. The Project shall participate in programs to equitably share the funding of animal control facilities and designate animal control facilities sufficient to provide adequate square footage of shelter space per Otay Ranch dwelling unit to the satisfaction of the appropriate jurisdiction.

Risk of Upset (FEIR Section 4.9.15.2; cf. Section 3.14.3)

1. Soil and ground water testing shall occur in the Ranch operations center area potentially affected by the previous disposal of hazardous waste or historic pesticide use. The purpose of the testing shall be to identify areas of contamination in excess of Federal and State standards. Should areas of excess contamination be identified, remediation shall occur prior to residential development.
2. Prospective buyers and the California Department of Health Services (DHS) shall be notified of the intention to develop the area adjacent to the Otay Landfill and the Appropriate Technologies II hazardous waste facility.
3. The U.S. Army or other appropriate entity shall conduct a survey of the Brown Field Bombing Range to identify the presence of any unexploded ammunition. If any unexploded ordnance is located on the property, appropriate measures shall be taken for removal of the material.
4. The transport of hazardous waste on existing and future roadways shall be conducted in accordance with the California Code of Regulations (CCR) and the Code of Federal Regulations (CFR).
5. The need for emergency evacuation routes and other emergency facilities shall be determined at the Specific Plan level, if necessary, based on the presence of on-site industrial uses as well as the presence of off-site industrial uses.

Cumulative Impacts

Land Use (FEIR Section 6.3.3)

1. The Specific Plans developed for the areas of the Otay Valley Parcel adjacent to any of the alternate County landfill sites shall contain landscaping and buffering guidelines designed to prevent land use interface impacts such as health hazards, noise, lighting and loss of privacy between Otay Ranch and these adjacent land uses.

Landform Alteration/Aesthetics (FEIR Section 6.4.3)

1a. No mitigation other than those measures already listed for project-specific impacts and the enforcement of existing regulations are necessary.

1b. Compliance with San Diego County Code Sections 59.101-115 (the County Dark Sky Ordinance). Compliance will be required even if a SPA is being developed under the jurisdiction of the City.

Biological Resources (FEIR Section 6.5.3)

1. The cumulative effects shall be mitigated through a combination of measures which ultimately concentrate on protecting the key resource areas and tying these areas together on-site and with adjacent off-site areas to create a viable regional open space preserve (see Section VIII of the EIR). The key component of this mitigation is the Resource Management Plan (RMP), which establishes minimum standards to be achieved with the development of the Project.

2. Sensitive habitats on Otay Ranch shall be restored or preserved to provide mitigation for both the loss of habitat and sensitive species due to development of the property. Restoration of disturbed habitats will increase the resource value of the habitat, as well as potentially provide links to key resource areas on both local and regional levels. Habitat restoration in areas that connect two or more otherwise isolated key resource areas will allow migration between subpopulations resulting in more viable populations.

3. Restoration of habitat in highly bio-diverse areas can play an important role min effectively increasing the population size of sensitive species. Disturbed portions of the Otay River Valley will be restored back to an intact riparian habitat, which will allow for an increase in the number of Least Bell's Vireo breeding pairs that will utilize the expanded habitat. Restoration of Diegan coastal sage scrub habitats will potentially contribute to the maintenance of the California gnatcatcher population on Otay Ranch, and disturbed coastal sage scrub habitat adjacent to areas currently utilized by cactus wren could be restored with maritime succulent scrub in order for the cactus wren population to expand.

Cultural Resources (FEIR Section 6.6.3)

1. A regional preservation plan with specific cultural resource preservation goals shall be established to determine what kind of database the managing agencies desire to retain after the region as a whole has been developed. Once a plan and goals have been established, a specific resource preservation plan can be established and implemented specifically for the Otay Ranch project. This plan shall

conform to regional preservation goals, establish realistic preservation measures that address secondary impacts, and long-term preservation and access to the database.

2. A regional repository shall be established and cultural material from the Project and the region shall be preserved in this repository. Furthermore, funding for its long-term preservation shall be secured to ensure preservation of the resources. The Applicant shall pay a fair share.

Geology and Soils (FEIR Section 6.7.3)

1. Cumulative impacts related to seismic ground shaking shall be avoided by designing and constructing proposed projects in accordance with the Uniform Building Code (UBC), state-of-the-art seismic design parameters of the Structural Engineering Association of California (SEAOC), and applicable local building codes as required by local agencies. No additional measures are necessary for seismic effects.

2. All significant geologic and soil impacts shall be mitigated through appropriate site-specific investigations and implementation of standard construction and design methods as described in Section VIII of the FPEIR.

Paleontology (FEIR Section 6.8.3)

No mitigation other than those measures already listed for project-specific impacts are necessary.

Agricultural Resources (FEIR Section 6.9.3)

No mitigation other than those measures already listed for project-specific impacts are available.

Mineral Resources (FEIR Section 6.10.3)

1. Project phasing in the San Ysidro Mountains and Proctor Valley Parcels shall allow for mineral extraction before conflicting development occurs, if feasible.

2. Compatible land uses shall be developed in areas where mineral extraction would likely occur.

Water Resources and Water Quality (FEIR Section 6.11.3)

1. Additional surface water modeling by a qualified hydrologist shall be conducted upon preparation of a final design plan at the Specific Plan level to indicate:

   - Location and number of detention basins to control the peak discharge at an acceptable level;
   - Peak discharge values of specific locations important to the structural design of bridges, etc.; and
   - Total volume of surface water discharge during a design storm.

Transportation, Circulation and Access (FEIR Section 6.12.3)

1. Each of the projects in the region will be required to construct appropriate improvements and contribute their proportionate share toward the construction of regional facilities.

Air Quality (FEIR Section 6.13.3)

1. The cumulatively significant degradation of regional air quality can be mitigated but not below a level of significance by implementing public transit and trip reduction programs on-site and by requiring housing and building designs that minimize air pollutant emissions. The Lead Agency has required Applicants within the Otay Parcel to contribute their fair share to LRT.
2. Project-specific and regional measures as discussed in Section VII of the FPEIR are required.

Noise (FEIR Section 6.14.3)

1. Future acoustical studies shall be required for residences and other noise sensitive land uses exposed to exterior noise levels of 60 CNEL or greater for all projects within the jurisdiction of the agency.
2. Future acoustical studies shall be required for Least Bell's Vireo habitat and California Gnatcatcher habitat exposed to noise levels of 60 DBA L_{eq} or greater for all projects within the jurisdiction of the agency.
3. Noise attenuation techniques, such as construction of walls and/or earthen berms between sensitive uses and significant noise sources shall be required to achieve standards as discussed in Section VIII of the FPEIR.

Public Services (FEIR Sections 6.15.1.5 through 6.15.9.5, et seq.)

1. Water facilities studies, sewer basin studies, solid waste facilities studies, police protection, fire protection and emergency service facilities studies, schools facilities studies, library facilities studies, and park, recreation and open space studies, as required under project-specific mitigation, shall include financing plans and an analysis of cumulative demand within each serve zone or area. Each developer shall be required to construct, or contribute toward the cost of constructing, any required regional facilities.

Risk of Upset (FEIR Section 6.16.3)

No mitigation other than those measures already listed for project-specific impacts and the enforcement of existing regulations are necessary.

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Exhibit A Summary of Biological Mitigation Measures

Diegan Coastal Sage Scrub (CSS)

- ☐ The Project shall be designed to preserve at least 74% of the coastal sage scrub on-site including significant portions of CSS in the key areas identified below:
  - Salt Creek
  - Poggi and Wolf Canyons
  - Rock Mountain and existing CSS on north side of Otay River Valley
  - Patches of CSS south of Lower Otay Lake and the San Diego Air Sports Center.
- ☐ 1,300 acres of identified high priority CSS areas on the Project site shall be restored (see Figure 3.3-8 in the FPEIR). This restoration shall include a minimum of 56 acres of maritime succulent scrub. The restoration shall follow the conceptual coastal sage scrub revegetation plan in the RMP (p. 130-138, Section 4.3.1).
- ☐ Coastal sage scrub restoration activities shall commence prior to or concurrent with approval of the first Specific Plan within Otay Ranch and shall have achieved success, based on performance standards described below and in future detailed restoration plans, prior to or concurrent with any project approval for development resulting in significant impacts to coastal sage scrub habitat occupied by California gnatcatchers.

  The success of a specific coastal sage scrub restoration effort will be measured by its ability to replace the habitat values lost, and by its ability to support native plant and wildlife species typical of coastal sage scrub. The following are success criteria that shall be achieved:
  - The shrub layer within each revegetated patch will consist of at least four site-typical native shrub species found on Table 3 (p. 142 of the RMP), or 60% of the species determined to occur in the target patch of the preferred habitat type, whichever is greater. The herb layer will consist of at least four native grass or herb species, or 60% of the native grass or herb species found in the target patch, whichever is greater.
  - The percent cover composition of the shrub and herb layers will be determined by qualitative analysis of a target patch of vegetation. The target patch may be a different subtype of coastal sage scrub than that being disturbed; the availability of the mitigation site will determine which subtype is most appropriate for restoration. Factors as

described herein regarding current habitat quality of the to-be-disturbed site will be measured, including total species number, number and prevalence of exotic species, and shrub and herb density. Additionally, factors contained in Chapter 4, specifically Table 4 of the RMP, shall be achieved.

Wildlife use will be measured using birds. In a patch greater than 25 acres. There will be use by at least 80% of the bird species found to be present in the target patch of the preferred habitat type (greater than 25 acres) or five scrub-requiring bird species from the following list of resident species, whichever is greater.

" Bewick's wren
" Cactus wren
" California gnatcatcher
" California quail
" California thrasher
" California towhee
" Rufous-crowned sparrow
" Rufous-sided towhee
" Sage sparrow
" Scrub jay
" Wrentit

- ☐ Potential indirect impacts shall be mitigated by providing a minimum 100-foot buffer area around all preserved coastal sage scrub. No development, landscaping or in wholesale clearing for fire management shall be allowed within the buffer area. Selective thinning for fire management shall be allowed within the buffer.

Maritime Succulent Scrub (MSS)

- ☐ The Project shall be designed to preserve at least 80% of the maritime succulent scrub on-site.
- ☐ Disjunctive stands shall be protected, especially where they support cactus thickets and can logically be tied to a larger open space network.
- ☐ A minimum of 56 acres of maritime succulent shall be restored in conjunction with the CSS restoration of 1,300 acres.

Floodplain scrub, Southern Willow Scrub, and Aquatic/ Freshwater Marsh

- ☐ The Project shall be designed to retain at least 95% of the floodplain scrub, southern willow scrub, and aquatic/ freshwater marsh habitats. Restoration/enhancement of disturbed wetland habitat shall occur in the Otay River Valley within tamarisk/mulefat scrub habitat (see Figure 3.3.8 in the FPEIR) to mitigate the remaining impacts.

- Impacts shall be avoided through placement and design features (i.e., road location and infrastructure design) and the application of restoration ratios as defined by the appropriate public agencies. Development shall not occur until compensation has been approved by the California Department of Fish & Game through the Streambed Alteration Agreement and/or the Corps of Engineers 404 permit process, as required in accordance with their no net loss standard.

Non-native Grassland (NNG)

- The provision of a large open space system with open habitats and native grasslands will substantially lessen this impact; however, not to a level below significance.

Valley Needlegrass Grassland/Perennial Grassland (PG)

- The Project shall be designed to preserve at least 25% of the valley needlegrass grassland.
- High priority areas for preservation and restoration shall include the disturbed perennial grassland contiguous within the K6 vernal pool complex and large San Diego thorn-mint population north of Lower Otay Lake, and in selected areas in the Otay Valley Parcel to be determined by subsequent field transect studies.
- Restoration at a ration of between 1:1 and 3:1 (restored to impacted habitat) shall be required. A mitigation program including an experimental phase and a maintenance and monitoring program is required.

Alkali Meadow

- The Project shall be designed to preserve at least 72% of alkali meadow.
- Impacts shall be substantially lessened through placement of development and design features (i.e., road location and infrastructure design) and application of a ratio as defined by the appropriate public agency; however, no less than 1:1 based on habitat type and quality and whether pre-establishment of in-kind habitat has occurred. Development shall not occur until compensation has been approved by the California Department of Fish & Game through the Streambed Alteration Agreement and/or the Corps of Engineers 404 permit process, as required in accordance with their no net loss standard.
- Potential indirect impacts shall be mitigated by providing a minimum 100-foot width buffer area on either side of all alkali meadow habitat. No development or landscaping shall be allowed within the buffer areas. Impacts to alkali meadow from hydrological alterations (including potential displacement of native habitat with exotic and wetland species) shall be mitigated as described herein. The water runoff from surrounding development shall be diverted and controlled to retain the same amount and seasonality of water input existing before development. A study shall be required at the Specific

Plan level of analysis to determine existing hydrological conditions of streams containing alkali meadow and what hydrological changes will occur to these streams after development. The results of these studies shall be used to engineer the storm drain system to achieve pre-impact hydrological conditions.

Vernal Pools

- ☐ The Project is designed to preserve 95% of large or high value vernal pool complexes and preservation of 95% of all other vernal pools. The vernal pool complexes on Otay Ranch that are large or of high value and which require 100% preservation include J23-24, J25 and J30 on Otay Mesa; K1 and K15+ in Otay River Valley; and R3 in Proctor Valley. K6, K8 and K12 are in a special study area to determine whether they should be preserved.
- ☐ The Project is designed to preserve that portion of vernal pool J29 (including J31+) containing sensitive species, including a minimum 100-foot width buffer.
- ☐ The allowed 5% impact to any of the lower quality vernal pool complexes shall be substantially lessened by restoration/ enhancement of damaged vernal pool habitat within disturbed areas of the preserved vernal pool complexes so that no net loss of vernal pool habitat value or area occurs. Mitigation shall be consistent with the requirements of Section 404 of the Clean Water Act. Restoration shall include de-compaction, sculpting and re-contouring, and seeding of basins disturbed by dirt roads, trails, or scraped areas. Vernal pools shall also be enhanced through removal of exotic plant species. Re-introduction of declining vernal pool species to suitable areas for re-colonization shall also be required. Impacts to vernal pool habitat will occur only after successful completion of the restoration program. The vernal pool restoration/enhancement plan shall include an experimental phase and maintenance and monitoring program. Success criteria shall be based on established standards relative to undisturbed (i.e., least disturbed) vernal pools within the same vernal pool complex. Attributes to be used include water retention, percent cover of native vernal pool species, and diversity of native vernal pool and associated species. Restoration and enhancement methodologies shall be developed during the experimental phase and shall follow the strategies outlined in the RMP. Vernal pool restoration shall achieve the following:
  - Restore the biota of individual, badly degraded vernal pools;
  - Increase diversity and frequency of native biota in all disturbed vernal pools;
  - Preserve and enhance vernal pools on K6 where little mousetail occurs;
  - Reduce the effect of alien plants;

- Enhance the populations of sensitive species;
- Stabilize soils on mounds and in watershed areas;
- Provide research and educational opportunities.

☐ Potential indirect impacts shall be mitigated by providing a minimum 100-foot width buffer area around the vernal pools and their watershed. A larger buffer area and implementation of other measures (e.g., fencing, educational signage, diversion of urban runoff) shall be required as necessary to eliminate adverse effects of drainage, trampling, vehicles, dumping, and collecting and to provide sufficient resources to support appropriate pollinators and dispersal agents.

Woodlands (*Coast Live Oak Woodland, Southern Live Oak Riparian Forest, Southern Interior Cypress Forest, and Sycamore Alluvial Woodland)*

☐ The Project is designed to preserve 100% of the southern interior cypress forest, coast live oak woodland, and southern live oak riparian forest and sycamore alluvial woodland.

☐ Potential indirect impacts shall be mitigated by providing a minimum 100-foot width buffer area around the sensitive habitat, within which no development or landscaping shall be allowed. Impacts to these woodlands from hydrological alterations (including potential displacement of native woodland habitats with exotic and wetland species) shall be avoided. The storm drain system shall be engineered to achieve the pre-impact hydrology for each of the woodland habitat types.

Sensitive Plants

☐ Updated sensitive plant surveys shall be conducted to quantify acreage of occupied habitat and plant densities or population sizes for each Specific Plan.

☐ The Project shall be designed to attain the species-specific preservation standards defined below.

☐ Indirect impacts to preserved populations of all sensitive plant species shall be avoided or minimized by implementing the following measures:

- Buffers (i.e., setbacks from developed, landscaped, or other use areas) shall be provided around the occupied and/or critical habitat (e.g., watershed for vernal pools, floodplain or drainage for willowy monardella) for all preserved populations. Buffers shall be of adequate size and configuration to eliminate adverse effects of trampling, vehicles, dumping, collecting, and adjacent construction, and, in conjunction with the preserved habitat, shall include sufficient resources to support appropriate pollinators. Buffer widths shall be a minimum of 50 feet. Buffer widths shall be determined on a species-specific basis and will be dependent on the sensitivity of the

species, the susceptibility/tolerance of the species and/or its habitat to disturbance, and the adjacent land use.

- Significant impacts to State listed endangered plant species shall require a mitigation plan at the Specific Plan level of analysis. Such a plan shall include an experimental phase and a maintenance and monitoring program; however, the length of the experimental and mitigation phases shall be governed by success criteria specified in the mitigation plans rather than by a set number of years.
- For sensitive species occurring within seasonal streams, the water runoff from surrounding development shall be diverted and controlled to retain the same amount and seasonality of water input existing before development. A study to determine existing hydrological conditions and a hydrological analysis of the streams within the proposed development that contain sensitive plant species shall be required at the Specific Plan level of analysis. The results of these studies shall be used to engineer the storm drain system to reflect pre-impact hydrological conditions over the long-term. Species occurring in intermittent streams for which the above mitigation shall apply include willowy monardella, Otay manzanita, Orcutt's brodiaea, summer-holly, Tecate cypress, San Diego sagewort, Orcutt's bird-beak, San Diego marsh-elder, spiny rush, Campo clarkia, San Miguel savory, and Engelmann oak.
- A Fire Management Plan shall be developed in accordance with the RMP to protect and appropriately manage populations of sensitive plant species.

San Diego Thorn-mint *(Acanthomintha ilicifolia)*

- ☐ The Project shall be designed to preserve the largest San Diego thorn-mint population and 95% of the overall species on-site, including watershed, any associated critical habitat and a minimum of a 100-foot width buffer zone.
- ☐ Thorn-mint shall be introduced on appropriate soils on the Project site. The creation of artificial populations shall require seed salvage of impacted populations, nursery propagation to increase seed and sowing of seed.
- ☐ A clay soil lens suitable for San Diego thorn-mint that is not presently occupied by this species shall be used for the mitigation areas. If no such area is available as determined by a plant ecologist and a soil scientist during the experimental phase of the mitigation program, acquisition and long-term protection of an off-site population shall be required.

San Diego Button-celery *(Eryngium aristulatum var. parishii)*

- ☐ The Project shall be designed to preserve at least 95% of species on-site and to preserve 100% of species where occurring with other vernal pool indicator species.
- ☐ Vernal pools shall be restored and the species shall be re-introduced into disturbed or historical vernal pools.

Otay Tarplant *(Hemizonia conjugens)*

- ☐ The Project shall be designed to preserve at least 80% of the species.
- ☐ The species shall be introduced in areas with appropriate soils, including seed salvage and nursery propagation to increase seed sowing.

Willowy Monardella *(Monardella liniodes ssp. viminea)*

- ☐ The Project shall be designed to preserve 100% of the species on-site.
- ☐ Water input shall be regulated to prevent significant indirect impacts from decreased or increased water flow from the development.
- ☐ The intact population shall be monitored for five years to assure that indirect impacts (trampling, dumping and hydrological alterations) of the development do not jeopardize the intact population. Remedial measures (restoration, trash removal and fencing repair) must be implemented to assure preservation of the intact population.

Otay Manzanita *(Arctostaphylos otayensis)*

- ☐ The Project shall be designed to preserve at least 80% of the species on-site, including populations in northern Jamul Mountains.
- ☐ Impacted plants shall be propagated and re-established to suitable slopes.

Orcutt's Brodiaea *(Brodiaea orcuttii)*

- ☐ The Project shall be designed to preserve at least 75% of the species on-site.
- ☐ Water input shall be regulated to prevent significant indirect impacts from increased or decreased water flow from development.
- ☐ A 5-year monitoring of intact population shall be required to:
  - Identify significant indirect impacts of development (e.g., trampling, dumping, hydrological alterations); and
  - Implement remedial measures (e.g., restoration, trash removal, repair fencing, etc.).

Variegated Hasseanthus *(Dudleya variegata)*

- ☐ The Project shall be designed to preserve at least 75% of the species on-site, including representative population(s) from each of the three parcels; and
- ☐ Impacted plants shall be transplanted to appropriate habitat and clay soils within same parcel.

San Diego Coast Barrel Cactus *(Ferocactus viridescens)*

- ☐ The Project shall be designed to preserve at least 75% of the species on-site, including representative populations from each of the three parcels; and
- ☐ Impacted plants shall be transplanted to appropriate habitat within same parcel.

San Diego Goldenstar *(Muilla clevelandii)*

- ☐ The Project shall be designed to preserve at least 54% of known point occurrences for the species on-site, including representative populations from each of the three parcels; and
- ☐ Corms and soil shall be salvaged and species shall be introduced in appropriate soils and habitat in protected open space within the same parcel.

San Diego Navarretia *(Navarretia fossalis)*

- ☐ The Project shall be designed to preserve 100% of the presently known locations of the species and retaining all of the J29 pools complex with *Navarretia*.

Snake Cholla *(Opuntia parryi var. serpentina)*

- ☐ The Project shall be designed to preserve at least 80% of the species on-site; and
- ☐ Impacted plants shall be transplanted to restored coastal sage scrub In protected open space.

Narrow-leaved Nightshade *(Solanum tenuilobatum)*

- ☐ The Project shall be designed to preserve at least 75% of the species on-site; and
- ☐ The species shall be re-established in disturbed areas with suitable soils or introduced in suitable open space.

Delicate Clarkia *(Clarkia delicata)*

- ☐ The Project shall be designed to preserve at least 75% of the species on-site and to avoid all impacts to the population in the canyon in northeastern Jamul Mountains.

Orcutt's Bird-peak *(Cordylanthus orcuttianus)*

- ☐ The Project shall be designed to preserve at least 75% of the species on-site and to avoid all impacts to population in the canyon south of the San Diego Air Sport Center. To avoid indirect impacts in the canyon south of the San Diego Air Sports Center all canyon slopes shall also be included in open space.

San Diego Marsh-elder *(Iva hayesiana)*

- ☐ The Project shall be designed to retain at least 75% of the species on-site; and
- ☐ The species shall be revegetated at a 2:1 ratio (restored in impacted habitat) in intermittent drainages that have been disturbed;
- ☐ Container plants shall be propagated with seed collected from the Project site;
- ☐ The species shall be included in restoration of alkali meadow habitat.

Munz's Sage *(Salvia munzii)*

- ☐ The Project shall be designed to preserve at least 61% of point occurrences on-site for the species.
- ☐ Munz's sage-dominated coastal sage scrub shall be restored on the Project site at a 2:1 ratio (restored to impacted habitat) using seed and container plants.

Greene's Ground Cherry *(Physalis greenei)*

- ☐ Additional survey work shall be conducted to verify presence of this species; and

- ☐ If present, the Project shall be designed to preserve at least 50% of the species; and
- ☐ The species shall be re-established or introduced into suitable habitat, using seed salvage and nursery propagation to increase seed source.

San Diego County Stipa *(Stipa diegoensis)*

- ☐ The Project shall be designed to preserve at least 75% of the species on-site; and
- ☐ The species shall be re-established in disturbed areas or introduced in suitable open space; the re-establishment shall include seed salvage, propagation of nursery plugs, and planting of plugs and seed.

San Diego Sunflower *(Viguiera laciniata)*

- ☐ The Project shall be designed to retain at least 75% of the species on-site; and
- ☐ Viguiera-dominated coastal sage scrub shall be restored at a 2:1 ratio (restored to impacted habitat) using seed from the Ranch.

California Adder's-tongue Fern *(Ophioglossum lusitanicum ssp. californicum)*

- ☐ The Project shall be designed to preserve at least 50% of the species on-site.

Coulter's Matilija Poppy *(Romneya coulteri)*

- ☐ The Project shall be designed to preserve at least 50% of the species on-site.

Least Bell's Vireo *(Vireo bellii pusillus)* and Southwestern Willow Flycatcher *(Empidonax trailli extimus)*

- ☐ 100% (or approved Habitat Conservation Plan/San Diego Multiple Species Conservation Program (HCP/MSCP) standards) of occupied habitat for these species shall be preserved.
- ☐ Prior to the first Specific Plan containing Least Bell's habitat, the Applicant shall conduct a focused study of Least Bell's Vireo distribution and abundance along Otay River and Dulzura Creek adjacent to the San Ysidro Mountains Parcel. Prior to the first Specific Plan containing Southwestern Willow Flycatcher's habitat, the Applicant shall conduct a focused study of Southwestern Willow Flycatcher's distribution and abundance along Otay River and Dulzura Creek adjacent to the San Ysidro Mountains Parcel. Direct impacts from construction or expansion of the following roads to both species shall be assessed:
  - Otay Valley Road in Otay River Valley
  - Heritage Road crossing of Otay River
  - La Media Road crossing of Otay River

- SR-125 crossing of Otay River
- Otay Lakes Road at Dulzura Creek
- Alta Road crossing of Otay River (County Final Plan, only)
- Any additional roads that cross or run adjacent to Otay River or Dulzura Creek that have the potential to significantly impact Least Bell's Vireo.

☐ A mitigation plan shall be prepared and implemented for any direct impacts from road construction. Measures in the plan shall include one or more of the following as required to reduce the impact below a level of significance:

- The Project's roadways shall be designed to avoid all direct impacts to occupied Vireo habitat. Potential re-alignments may include:
  - " Otay Valley Parkway
  - " La Media Road - Design to avoid occupied habitat.
  - " Alta Road
  - " Otay Lakes Road
- Riparian habitat shall be restored or enhanced along the Otay River Valley in exchange for impacting unoccupied potential Vireo habitat.

☐ Prior to approval of the first Specific Plan containing Least Bell's Vireo, the Applicant shall conduct a study of indirect impacts (see below) on this species from proposed development and roads. The focus of this study shall be effects of a village center and residential housing on the Dulzura Creek Least Bell's Vireo population, the effects of the proposed Otay Valley Regional Park on the Otay River population, and the effects of roads on both populations. Evaluation of impacts shall be based on the baseline data in the Final Program EIR and from current distribution and abundance data obtained from surveys conducted at the Specific Plan level. A partial listing of potential indirect development and road impacts, which shall be considered are:

- Human activity and disturbance.
- Noise impacts from roads and adjacent development. A noise study shall be conducted to determine noise impacts from roads adjacent to, within, or near Vireo habitat, and from development adjacent to Vireo habitat (e.g., at Dulzura Creek).
- Introduced predators such as cats.
- Increased potential for brown-headed cowbird parasitism.
- Construction noise, dust, and disturbance.
- Invasion of non-native vegetation (i.e., *Eucalyptus* species, *Arundo* species, etc.)
- Artificial lighting from developed areas.

- Recreation related impacts.
- Habitat degradation and fragmentation.
- Changes in existing water quality and quantity, which could negatively affect riparian habitat.

☐ Prior to approval of the first Specific Plan containing Southwestern Willow Flycatcher, the Applicant shall conduct a study of indirect impacts (see below) on this species from proposed development and roads. The focus of this study shall be effects of a village center and residential housing on the Dulzura Creek Southwestern Willow Flycatcher population, the effects of the proposed Otay Valley Regional Park on the Otay River population, and the effects of roads on both populations. Evaluation of impacts shall be based on the baseline data in the Final Program EIR and from current distribution and abundance data obtained from surveys conducted at the Specific Plan level. A partial listing of potential indirect development and road impacts, which shall be considered are:

- Human activity and disturbance
- Noise impacts from roads and adjacent development. A noise study shall be conducted to determine noise impacts from roads adjacent to, within, or near Vireo habitat, and from development adjacent to Vireo habitat (e.g., at Dulzura Creek).
- Introduced predators such as cats.
- Construction noise, dust and disturbance.
- Invasion of non-native vegetation (i.e., *Eucalyptus* species, *Arundo* species, etc.)
- Artificial lighting from developed areas.
- Recreation related impacts.
- Habitat degradation and fragmentation.
- Changes in existing water quality and quantity, which could negatively affect riparian habitat.

☐ If it is determined during the environmental review for Specific Plans that indirect impacts to the Least Bell's Vireo or Willow Flycatcher from development or roads are significant, a mitigation plan shall be prepared and implemented at the Specific Plan level. This mitigation shall be incorporated into the general mitigation plan. Mitigation measures shall be based on approved standards by the appropriate public agency(ies) in effect at the time of the Specific Plan development. Mitigation shall parallel the recommendations in the Resource Management Plan (e.g., in regards to lighting, plantings allowed in landscaping adjacent to occupied habitat, etc.). At a minimum, the following measures shall be incorporated into the mitigation plan:

- Restrict human access to occupied habitat in the breeding season (March 15 to August 31).
- Require a minimum of a 100-foot biological and an adjoining 100-foot planting buffer along the edges of occupied, potential, and restored habitats.
- As necessary, increase open space easements to buffer noise impacts pending recommendations of the noise study.
- Implement an introduced predator management program.
- Implement a brown-headed cowbird management program.
- Employ measures to reduce construction impacts, including avoiding construction adjacent to or within occupied habitat during the breeding season (March 15 to August 31).
- Limit landscaping adjacent to occupied habitat (within the buffer zones) to native vegetation.
- Restrict the use of invasive, introduced plantings in landscaping adjacent to the buffer zones.
- Restrict lighting close to occupied habitat.
- Maintain and enhance where appropriate the existing water quality and quantity in occupied, potential, and restored habitats for this species.

☐ Prior to approval of the first Specific Plan, a management plan in conjunction with the RMP shall be prepared and implemented for this species. The species management plan shall include provisions for periodic monitoring of populations within the Preserve as well as any significant on-site populations not included within the Management Preserve. The species management plan shall include appropriate management techniques approved by the resource agencies to maintain and, where feasible, to enhance existing on-site population(s).

Tri-colored Blackbird *(Agelaius tricolor)*

☐ The Project shall be designed to preserve 100% (or approved HCP/MSCP standards) of nesting habitat for this species.

☐ At the Specific Plan level, the Applicant shall conduct focused breeding surveys for this species in appropriate habitat.

☐ Direct and indirect impacts shall be assessed to breeding habitat from proposed development and roads. This includes assessing noise impacts from any proposed road alignments adjacent to preserved habitat.

☐ Preserve natural open space all occupied and restored breeding habitat, and where feasible, potential breeding habitat.

☐ Include within the Management Preserve all preserved habitat.

☐ To mitigate for impacts to potential habitat, restore or enhance suitable breeding marsh habitat along the Otay River.

- ☐ Avoid construction of roads and other development during the breeding season (March 1 to August 31).
- ☐ Preserve open space buffer zones around occupied, potential, and restored habitats. The minimum width of the buffer zone shall be determined at the Specific Plan level in conjunction with, and upon the approval of, the resource agencies.
- ☐ Mitigation for foraging habitat loss shall be done in conjunction with mitigation for raptor grassland foraging habitat.
- ☐ Prepare and implement a management plan for this species.

Cactus Wren *(Campylorhynchus brunneicapillus)*

- ☐ The Project is designed to achieve the following standards:
  - No loss of viable Cactus Wren populations;
  - Preserve adequate habitat within the Preserve to maintain no loss of viable Cactus Wren populations.
- ☐ At the Specific Plan level, the Applicant shall reassess impacts to this species using detailed development plans, baseline data from the Final Program EIR, and updated distribution and abundance data from Specific Plan level surveys.
  - The Applicant shall conduct focused surveys of appropriate habitat at the Specific Plan level to determine abundance and distribution of this species prior to development. Territories shall be delineated for those individuals/pairs, which occur or could occur within or adjacent to proposed development and roads.
  - The Applicant shall evaluate direct impacts to territories of individuals and pairs from proposed development. Impacts to locations of pairs/individuals for which habitat has been eliminated since the start of the environmental documentation process shall also be evaluated.
  - Areas of CSS/MSS habitats that shall be enhanced or restored include:
    - " Agricultural lands on the mesa and in ravines bordering the west side of Salt Creek Canyon.
    - " Agricultural lands, non-native grassland (NNG), and disturbed CSS habitats along the north slope of the Otay River Valley and as appropriate along the bottom of the valley.
    - " Agricultural lands and NNG bordering and within Wolf Canyon, bordering and within Poggi Canyon, and along the shallow ravine identified as a gnatcatcher and cactus wren corridor linking the two canyons.
    - " NNG within a adjacent to Johnson Canyon.
  - Unavoidable impacts to occupied habitat shall be mitigated through habitat creation, restoration, or enhancement of disturbed habitats. Impacts to high quality potential habitat and to sighting locations for which habitat has been

eliminated since the start of the environmental documentation process for the Final Program EIR shall also be mitigated through habitat creation, restoration, or enhancement. Mitigation ratios for occupied and potential habitat shall be based on accepted standards of the appropriate public agency at the time Specific Plan development occurs, and shall be set through consultation with, and approval from, the resource agencies.

- Creation, restoration, and enhancement of disturbed habitat as mitigation for occupied habitat, shall occur prior to impacting the occupied habitat. A focused study shall document occupancy and breeding of the impacted species in the created, restored, or enhanced habitat before the occupied habitat can be impacted.
- Prepare and implement a long-term management plan for this species.

☐ Direct impacts shall be assessed from proposed road construction at the Specific Plan level. Road alignments to be considered include:

- Otay Valley Road along the northern slope of the Otay River Valley
- Hunte Parkway along the west side of Salt Creek Canyon
- Paseo Ranchero Road across Poggi Canyon
- East Orange Avenue through Poggi Canyon
- SR-125 alignment on the north slope of the Otay River Valley and through Johnson Canyon
- Alta Road through lower Salt Creek
- Palomar Street north of Poggi Canyon
- La Media Road at the north slope of the Otay River Valley
- Any other proposed roads with potential to impact occupied or potential habitat.

☐ A mitigation plan shall be prepared and implemented for significant direct impacts to the species from road construction.

- Alignments shall be redesigned to achieve Project standards. Potential re-alignments may include:
  - Otay Valley Road
  - Hunte Parkway
  - Paseo Ranchero Road
  - East Orange Avenue
- All roads crossing gnatcatcher and cactus wren corridors shall conform to the recommendations of the otay Ranch Wildlife Corridor Study.

California Gnatcatcher *(Polioptila californica)*

- ☐ The Project is designed to preserve 70% of California Gnatcatcher habitat on-site, to restore an additional 15% of California Gnatcatcher habitat and to preserve 59% of documented pairs and individuals.
- ☐ Impacts in the following areas shall be assessed and Project standards achieved:
  - Otay Lakes Road through the Jamul Mountains
  - Proctor Valley Road through the disjunct L-shaped parcel.

Riverside Fairy Shrimp *(Streptocephalus woottoni)*

- ☐ 100% (or approved HCP/MSCP standards) of occupied habitat for this species shall be preserved.
- ☐ At the Specific Plan level, the Applicant shall conduct a focused study of the distribution and abundance of these species within vernal pool habitat on Otay Ranch.
- ☐ The Applicant shall assess direct and indirect impacts to occupied and potential habitat (including vernal pools and associated watersheds) from proposed development and roads. The following is a partial listing of impacts, which shall be considered:
  - Direct impacts to occupied and potential habitat (including vernal pools and associated watersheds).
  - Modifications of the watershed from development or roads, which could change the water availability and water quality (e.g., pool chemistry) in vernal pools. Any changes to the watershed or vernal pools themselves could affect this species in an adverse way.
  - The introduction of harmful chemicals into vernal pools through runoff from adjacent development, roads, and other land uses.
  - Habitat degradation and fragmentation from adjacent development and roads.
  - The introduction and proliferation into potential or occupied habitat of sensitive fairy shrimp, competitor species, such as *Branchinecta lindahli*. Harmful competitors could be introduced through the habitat restoration and enhancement process or through improper fairy shrimp re-introduction techniques.
  - Any adverse impacts from increased human activity and presence (e.g., off-road vehicle activity, trampling of pools, illegal dumping, etc.).
- ☐ A mitigation plan shall be prepared and implemented for significant direct and indirect impacts from proposed development or roads. The following shall be incorporated into the mitigation plan:
  - Preserve vernal pool complexes and associated watersheds where this species occurs or has the potential to occur.

The Project shall be designed to avoid impacts to all occupied habitat. Additionally, the Project is designed to avoid all impacts to the greatest extent feasible, impacts to potential habitat.

- Include within the Preserve all occupied, restored, vernal pool habitat and associated watersheds.
- Provide a 100-foot buffer around all preserved vernal pool complexes and associated watersheds.
- Restore or enhance disturbed vernal pool habitat to mitigate for unavoidable direct impacts to potential habitat or for indirect impacts to occupied habitat. Mitigation ratios for potential vernal pool habitat shall be based on accepted standards at the time that Specific Plan development occurs, and shall be established through consultation with, and approval from, the resource agencies.
- Restore or enhance already disturbed habitat prior to impacting potential vernal pool habitat.
- As mitigation for impacts to potential habitat, conduct a study at the Specific Plan level concerning the feasibility of re-introducing this species into restored or enhanced vernal pool habitat. If feasible, use approved methodologies for introduction and monitoring of re-introduced populations.
- Maintain connectivity, to the extent feasible, within preserved vernal pool complexes and between adjacent or nearby vernal pool groups.
- Develop and implement a plan to eliminate harmful runoff from development and roads while still maintaining sufficient water supply for maintaining and where appropriate enhancing occupied, potential, and restored vernal pool habitat.

☐ A management plan shall be prepared and implemented for these species.

San Diego Vernal Pool Fairy Shrimp *(Branchinecta sandiegensis)*

☐ The Project is designed to preserve 95% of occupied habitat for the species where co-occurring with vernal pool habitat.

☐ At the Specific Plan level, the Applicant shall conduct a focused study of the distribution and abundance of these species within vernal pool habitat on Otay Ranch.

☐ The Applicant shall assess direct and indirect impacts to occupied and potential habitat (including vernal pools and associated watersheds) from proposed development and roads. The following is a partial listing of impacts, which shall be considered:

- Direct impacts to occupied and potential habitat (including vernal pools and associated watersheds).

- Modifications of the watershed from development or roads, which could change the water availability and water quality (e.g., pool chemistry) in vernal pools. Any changes to the watershed or vernal pools themselves could affect this species in an adverse way.
- The introduction of harmful chemicals into vernal pools through runoff from adjacent development, roads, and other land uses.
- Habitat degradation and fragmentation from adjacent development and roads.
- The introduction and proliferation into potential or occupied habitat of sensitive fairy shrimp, competitor species, such as *Branchinecta lindahli*. Harmful competitors could be introduced through the habitat restoration and enhancement process or through improper fairy shrimp re-introduction techniques.
- Any adverse impacts from increased human activity and presence (e.g., off-road vehicle activity, trampling of pools, illegal dumping, etc.).

☐ A mitigation plan shall be prepared and implemented for significant direct and indirect impacts from proposed development or roads. The following shall be incorporated into the mitigation plan:

- Preserve vernal pool complexes and associated watersheds where this species occurs or has the potential to occur.
- Include within the Preserve all occupied, restored vernal pool habitat and associated watersheds.
- Provide a 100-foot buffer around all preserved vernal pool complexes and associated watersheds.
- Restore or enhance disturbed vernal pool habitat to mitigate for unavoidable direct impacts to potential habitat or for indirect impacts to occupied habitat. Mitigation ratios for potential vernal pool habitat shall be based on accepted standards at the time that Specific Plan development occurs, and shall be established through consultation with, and approval from, the resource agencies.
- Restore or enhance already disturbed habitat prior to impacting potential vernal pool habitat.
- As mitigation for impacts to potential habitat, conduct a study at the Specific Plan level concerning the feasibility of re-introducing this species into restored or enhanced vernal pool habitat. If feasible, use approved methodologies for introduction and monitoring of re-introduced populations.
- Maintain connectivity within vernal pool complexes and between adjacent or nearby vernal pool groups.

- Develop and implement a plan to eliminate harmful runoff from development and roads while still maintaining sufficient water supply for maintaining and where appropriate enhancing occupied, potential, and restored vernal pool habitat.

☐ A management plan shall be prepared and implemented for these species.

Harbison's Dun Skipper *(Euphyes vestris harbisoni)*

☐ 100% (or based on approved HCP/MSCP standards) of occupied habitat shall be preserved.

☐ The Applicant shall assess direct and indirect impacts from proposed development and roads.

☐ A mitigation plan shall be prepared and implemented for significant impacts. The following measures shall be incorporated into the mitigation plan:

- The Project shall be designed to avoid impacts to occupied habitat.
- Preserve in natural open space all occupied habitat. Preserve in natural open space, high quality potential habitat (including all southern live oak riparian forest), and locations where the host plant, San Diego sedge *(Carex spissa)* occurs.
- Enhance as appropriate, unoccupied southern live oak riparian habitat in Preserve areas through the introduction of San Diego sedge.
- Incorporate a minimum of 75% of preserved habitat for this species Into the Management Preserve.
- Maintain, and enhance as appropriate, the existing water quality and quantity in habitat preserved for this species.

☐ A management plan for this species shall be developed and implemented.

Hermes Copper *(Lycaena hermes)*

☐ 100% (or approved HCP/MSCP standards) of occupied habitat for this species shall be preserved.

- At the Specific Plan level, the Applicant shall conduct focused surveys for this species in appropriate habitat.
- The Applicant shall assess direct and indirect impacts from proposed development and roads.
- A mitigation plan for significant impacts shall be prepared and implemented. The following measures shall be incorporated into the mitigation plan:
  - The Project is designed to avoid impacts to occupied habitat.
  - Where appropriate, implement mitigation for this species in conjunction with mitigation for other species.

- A management plan for this species shall be developed and implemented.

Thorne's Hairstreak *(Mitouri thornei)*

☐ 100% (or approved HCP/MSCP standards) of occupied habitat shall be preserved.

- At the Specific Plan level, the Applicant shall conduct focused surveys for this species in appropriate habitat.
- The Applicant shall assess direct and indirect impacts from proposed development and roads.
- A mitigation plan for significant impacts shall be prepared and implemented. The following measures shall be incorporated into the mitigation plan:
  - " The Project is designed to avoid impacts to occupied habitat.
  - " Preserve in natural open space all occupied habitat and potential habitat in Tecate cypress *(Cupressus forbesii)* stands.
- A Fire Management Plan shall be prepared and implemented to prevent catastrophic wildfire destruction of the larval host, Tecate cypress. The fire control measures should include, as a minimum, the following measures:
  - " Prohibition of recreational off-road vehicle activity in the San Ysidro Mountains Parcel.
  - " Restriction of camp fires to designated areas.
  - " Banning of gun shooting in the San Ysidro Mountains Parcel.
  - " Development of a public wildfire education and prevention program.
  - " Development and implementation of a program for conducting controlled burns.
- A management plan for this species shall be developed and implemented.

Quino Checkerspot *(Euphydryas editha quino)*

☐ 100% (or approved HCP/MSCP standards) of occupied habitat required for this species shall be preserved.

- At the Specific Plan level, the Applicant shall conduct focused surveys for this species in appropriate habitat.
- The Applicant shall assess direct and indirect impacts from proposed development and roads.
- A mitigation plan for significant impacts shall be prepared and implemented. The following measures shall be incorporated into the mitigation plan:
  - " The Project is designed to avoid impacts to occupied habitat.

" Preserve in natural open space all occupied habitat.

" Preserve historical habitat in conjunction with mitigation for other species (e.g., *Streptocephalus woottoni*).

" Introduce into vernal pools where appropriate, native *Plantago* species, the larval hosts for Quino checkerspot.

California Red-legged Frog *(Rana aurora draytoni)* and Southwestern Pond Turtle *(Clemmys marmorata pallida)*

☐ 100% (or approved HCP/MSCP standards) of occupied habitat required for this species shall be preserved.

- At the Specific Plan level (affecting occupied habitat for these species) the Applicant shall conduct focused surveys for this species in appropriate habitat.
- The Applicant shall assess direct and indirect impacts from proposed development and roads.
- A mitigation plan shall be prepared and implemented for significant impacts. The following measures shall be incorporated into the mitigation plan:

  " Preserve in natural open space all occupied habitat. Preserve in open space, as feasible, potential aquatic habitat.

  " Enhance or restore as appropriate, disturbed wetlands adjacent to occupied habitat and in the Otay River, to mitigate for indirect impacts to occupied habitat and impacts to potential habitat.

  " Preserve in open space, buffer zones around occupied, potential, and restored habitats. The minimum width of the buffer zone shall be determined at the Specific Plan level in conjunction with, and upon the approval of, the resource agencies. Retain connectivity between upland habitats, identified as essential at the Specific Plan level for this species, and adjacent occupied, potential, and restored aquatic habitats.

  " Preserve occupied and potential upland nesting habitat for Southwestern Pond Turtles, which is adjacent to occupied, potential, or restored aquatic habitat.

- A management plan shall be developed and implemented for these species. Provisions shall be made for controlling introduced predators of these species (e.g., bullfrog and large-mouthed bass).

Forty-nine (49) Other Sensitive Wildlife Species

☐ Detailed studies shall be required at the Specific Plan level to determine distribution and abundance. Assessment of impacts, preparation and implementation of mitigation for significant

impacts shall also be required for those species found to occur on-site.

- Preserve habitat in open space (see p. 3.3-108).
- Incorporate open space into the Management Preserve (see p. 3.3-108).
- Restore/enhance disturbed habitat (see p. 3.3-108).

☐ See Table 6 (from FPEIR) which follows. It should be noted that the reference to the MSCP/HCP in the minimum preservation also includes other appropriate regional standards. Species discussed previously in this document have been removed from this table.

Regional Raptor Populations

☐ Key raptor resource areas in proposed open space shall be preserved in accordance with the Otay Ranch Raptor Management Study (Ogden 1992a).

☐ The restoration/enhancement of nesting and foraging habitat shall be required. Standards for preservation are defined in Table 3.3.7 of the FPEIR, the pertinent portion of which is attached.

Regional and Local Wildlife Corridors

☐ The Project is designed to maintain connectivity of the parcels and adjacent blocks of off-site open space.

☐ Specific mitigation for all corridors shall follow detailed recommendations from the Otay Ranch Wildlife Corridor Study (Ogden 1992b). The following general recommendations apply to all regional and important local wildlife corridors.

- Preserved wildlife corridors shall be retained as natural open space, contain native vegetation, and be used for only passive recreation.
- All road underpasses and bridges crossing wildlife corridors shall have natural vegetation underneath and be sufficiently wide to encourage wildlife use.
- Wildlife corridors through development shall be sufficiently wide to encompass the natural rim-to-rim topography and allow undisturbed wildlife movement.
- Incompatible land uses (e.g., high density residential development and roads) shall not be sited adjacent to wildlife corridors, or within the buffer.

☐ The following measures shall be implemented for the Otay Valley Parcel:

- Impacts from road construction to the four regional corridors in the Otay Valley Parcel shall be mitigated by road design and re-alignment following the Wildlife Corridor Study recommendations.

- Poggi to Wolf Canyon: The potential California gnatcatcher and cactus wren corridor between Poggi and Wolf Canyons shall be restored to native coastal sage scrub vegetation. A natural open space easement through the northeastern corner of the landfill shall be secured. This easement would need to encompass the off-site portion of the corridor and any buffer zones recommended in the corridor study. The Paseo Ranchero Road crossing of this corridor shall be designed according to the Wildlife Corridor Study recommendations.
- Wolf Canyon to Salt Creek: Otay Valley Road shall be fitted with a 12-foot drainage culvert at Wolf Canyon to allow bobcats to pass underneath. The Rock Mountain Road crossing of the Wolf Canyon to Salt Creek corridor for gnatcatcher and wren near the northwest end of the quarry shall follow recommendations of the corridor study. Heritage Road, La Media Road, SR-125, and Alta Road crossings of this corridor along the north slope of the Otay River Valley shall follow the recommendations of the Wildlife Corridor Study.
- Otay Valley: Heritage Road, La Media Road, SR-125, and Alta Road shall be elevated at Otay River Valley crossings of the Otay River Valley in accordance with the Wildlife Corridor Study recommendations. Major ravines and drainages shall also be bridged to allow for movement of wildlife along the Otay River Valley.
- O'Neal Canyon: The new Alta Road alignment crossing of Salt Creek shall be bridged to retain a corridor to the Otay River Valley. This alignment shall be shifted west out of O'Neal Canyon and west of the mouth of Salt Creek. If the existing Alta Road crossing of O'Neal Canyon is widened, it shall be fitted with a large underpass and bridges over major ravines to allow movement into the Otay River Valley.

☐ The following measures shall be implemented in the Proctor Valley Parcel:

- Corridor R1 (see Figure 3.3.7 in the FPEIR): In the disjunct L-shaped parcel, low density development shall be pulled west out of the ravine and well back on the ridge so that animals may access the ravine, which leads them northwest over the saddle and into the Sweetwater Reservoir. The corridor shall be 1,600 feet wide at the mouth of this ravine, with at least 500 feet of open space along the southwest side of the mouth of this ravine.
- In Proctor Valley, the corridor shall widen from 1,300 feet at the northwest end to 2,200 feet at the southeast end. Development east of Proctor Valley Road shall be pulled back on the south side of the corridor. The K-6 elementary school may be within the buffer if the playing fields are adjacent to the corridor, there is no lighting or activity at

night, and appropriate fencing is maintained. Low-density development west of Proctor Valley Road shall be moved north out of the corridor. Re-vegetation and screening from development shall be required in the Proctor Valley portion of the corridor. The Proctor Valley Road crossing shall be bridged (see Wildlife Corridor Study).

- The corridor follows the deep canyon east of Proctor Valley and shall include rim-to-rim topography. It is approximately 1,600 feet wide. Low density development extending into the canyon on the north side of the corridor shall be pulled back onto the ridge tops. Where delineation of rim-to-rim topography is not obvious, there shall be 800 feet of width in open space extending up each side of the ravine.
- Local Corridor 4: To eliminate impacts by Proctor Valley Road to Local Corridor 4, Proctor Valley Road shall be elevated across ravines along its alignment to allow for wildlife movement underneath and into the alternate corridor in the creek bed to the north of Proctor Valley Road.
- Corridor R2: Low density and LMV development along the western site of this corridor shall be pulled back to retain rim-to-rim topography in open space. The corridor is approximately 1,600 feet wide throughout the canyon. Low-density development on a knoll on the east side of the corridor shall be eliminated as it encroaches into the corridor. At the south end of Corridor R2 near Otay Lakes Road, LMV and MH development shall be pulled back to the east and west respectively, to maintain a minimum width of 1,600 feet. At the Otay Lakes Road crossing, the corridor may narrow following Wildlife Corridor Study recommendation. The proposed park at the south end of the corridor shall be designed at the Specific Plan level so as not to impact the corridor. It shall be sited within the buffer zone (moved east or west) and not relocated within the ravine. The two Otay Lake Road crossings of this corridor shall be bridged as recommended in the Otay Ranch Wildlife Corridor Study.

☐ The following measures shall be implemented in the San Ysidro Mountains Parcel:

- Local Corridor 8: At the north end of Corridor 8 in the San Ysidro Mountains Parcel, development shall be eliminated from the canyon southeast of the San Diego Air Sports Center to retain this major local wildlife corridor.
- Corridor 11: Development along the western portion of Little Cedar Canyon shall be pulled back to avoid constraining wildlife movement in Corridor 11. Expansion of Otay Lakes Road shall require a bridge at the Corridor 11

road crossing. Such bridge shall meet the design recommendations of the Wildlife Corridor Study.

- Corridor 10: Very low-density development along the northern edge of Cedar Canyon in Corridor 10 shall be restricted to the ridge top.
- Regional Corridor 5: At the Specific Plan level, there shall be no new road alignments or development in natural open space and Special Resource Study Areas within Corridor 5.
- Local Corridor 9 should include rim-to-rim topography through development areas. Development should be screened from the view of animals within these corridors.
- Within the San Ysidro Mountains Parcel, development should be pulled back from Dulzura Creek at the Otay Lakes Road crossing and away from the east end of Lower Otay Lakes to allow wildlife movement along Dulzura Creek to Otay Lake via Corridor 5.