Otay Ranch Village Eleven

II.2 Sectional Planning Area (SPA) Plan

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SECTION II.2 SECTIONAL PLANNING AREA (SPA) PLAN

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II.2.1 INTRODUCTION

II.2.1.1 Background, Scope, and Purpose of the Plan

Background

The Otay Ranch General Development Plan/Subregional Plan (GDP) was adopted by the Chula Vista City Council and the San Diego County Board of Supervisors on October 28, 1993, following an extensive planning process spanning more than five years. The plan governs the 23,000+ acre Otay Ranch properties. The Otay Ranch GDP is based upon, and directly implements the City of Chula Vista General Plan. The Otay Ranch GDP includes plans for nine urban villages, a golf course community, a resort village, the Eastern Urban Center, two industrial areas, two rural estate planning areas, and a university. The university site has two urban villages as secondary land uses. The Otay Ranch open space system, consisting of 13,000+ acres, facilitates completion of the Chula Vista Greenbelt System and the Chula Vista Multi-Species Habitat Conservation Plan (MSCP) Subarea Plan.

Scope and Purpose

The Otay Ranch GDP permits urban levels of development for Village Eleven implemented through the Otay Ranch "Village" planning concept. The village concept was developed with input from the City of Chula Vista (City), County of San Diego (County), the San Diego Association of Governments (SANDAG) and the Metropolitan Transit Development Board (MTDB). These agencies have also participated in ongoing planning for subsequent "Village" SPA Plans in Otay Ranch. In general, the concept provides for urban villages that are approximately one mile square, with distinct features that are defined by an open space system and major arterial streets. The village planning concept is intended to promote pedestrian-oriented villages and reduce reliance on automobile travel. The concept provides for essential facilities and services: elementary schools, shops, civic facilities, child care centers, and local parks to be located in a village core. The highest density residential is located in the core and residential densities decrease towards the village perimeter.

This Sectional Planning Area (SPA) Plan for Village Eleven in Otay Ranch refines and implements the land use goals, objectives and policies of the Otay Ranch General Development Plan (GDP)/County of San Diego Sub-Regional Plan (SRP) adopted in 1993 and the City of Chula Vista General Plan as amended in 2001. This plan is provided as required by the Otay Ranch GDP and pursuant to Title 19, Zoning, of the Chula Vista Municipal Code.

The SPA Plan defines in more detail the development parameters for Village Eleven, including the land uses, design criteria, primary transportation pattern, open space and recreation concept, and infrastructure requirements. Additionally, the character and form of the project will be implemented through a series of guidelines and development standards prescribed in the Village Eleven Planned Community (PC) District Regulations, Village Eleven Design Plan and other associated SPA supporting documents. The objectives of the Village Eleven SPA are to:

- Establish a pedestrian-oriented village with an intense urban core to reduce reliance on the automobile and promote walking and the use of bicycles, buses and regional transit.
- Promote synergistic uses between Village Eleven, the neighborhoods of Eastlake and adjacent Otay Ranch Villages to balance activities, services, and facilities.
- Implement the goals, objectives and policies of the Chula Vista General Plan, particularly the Otay Ranch General Development Plan, the Otay Ranch Phase 1 and Phase 2 Resource Management Plan, the Otay Ranch Facility Implementation Plan, the Otay Ranch Village Phasing Plan and the Otay Ranch Service/Revenue Plan.
- Implement the City of Chula Vista's Growth Management Program to ensure that public facilities are provided in a timely manner and financed by the parties creating the demand for, and benefiting from, the improvements.

- Foster development patterns that promote orderly growth and prevent urban sprawl.
- Develop, maintain and enhance a sense of community identity.
- Accentuate the relationship of the land use plan with its natural setting and the physical character of the region, and promote effective management of natural resources by concentrating development into less sensitive areas while preserving large contiguous open space areas with sensitive resources.
- Add to the creation of a unique Otay Ranch image and identity which differentiates Otay Ranch from other communities.
- Wisely manage limited natural resources.
- Establish a land use and facility plan that assures the viability of Village Eleven in consideration of existing and anticipated economic conditions.

This SPA Plan and supporting PC District Regulations serve as a supplement to other City regulations and function as the zoning ordinance for Village Eleven. Where in conflict, the SPA Plan shall apply; and where a topic is not addressed by this SPA Plan, appropriate City regulations shall apply. The Village Eleven SPA Plan is the implementation tool of the Otay Ranch General Development Plan for Village Eleven. It establishes design criteria for the site and defines the type and maximum amount of development permitted. It establishes the City's standards for that development including open space provisions and major improvements to be constructed by the developer.

II.2.1.2 Document Organization

The Village Eleven SPA Plan is divided into documents or components: the SPA Plan; Planned Community District Regulations; Village Eleven Design Plan; Public Facilities Finance Plan; Affordable Housing Program; Air Quality Improvement Plan; Water Conservation Plan; Non-Renewable Energy Conservation Plan; Parks, Recreation, Open Space and Trails Plan; and supporting Technical Studies and Plans. The purposes of these documents are as follows:

SPA Plan

The purpose of the SPA Plan is to define, in more detail than the City's General Plan and Otay Ranch General Development Plan, the development parameters for Village Eleven, including the land uses, urban design criteria, circulation pattern, open space and recreation concept, and infrastructure requirements to support the community.

Planned Community District Regulations

The Planned Community (PC) District Regulations are adopted by Ordinance pursuant to Title 19 of the Chula Vista Zoning Code. The Village Eleven PC District Regulations are the applicable zoning regulation for the village. The regulations are intended to implement the goals and policies of the Chula Vista General Plan, Otay Ranch General Development Plan, and the Village Eleven SPA by establishing land use districts and standards to classify, regulate, restrict and separate the uses of land, buildings and structures, and regulate and limit the type, height and bulk of buildings and structures in the various land use districts. These standards are established to protect the public health, safety and general welfare of the citizens of Chula Vista; to safeguard and enhance the appearance and quality of development of Village Eleven, and to provide the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources. The regulations provide the basis by which the City will review and evaluate the preliminary and final drawings for subsequent development applications, and provide guidance at the design review level. In the event of conflict, these regulations supersede other City regulations.

Village Eleven Design Plan

This document guides the site, building and landscape design within Village Eleven to ensure that the quality of the adopted urban design and architectural concepts established for the overall Otay Ranch community are maintained. The Design Plan identifies a theme for the village and delineates that identity through streetscape and landscape design, signage programs and architectural and lighting guidelines. The Design Plan also identifies the village core design concepts that will implement Otay Ranch's planned pedestrian orientation. General concepts, as anticipated by the GDP, are more precisely defined to address Village Eleven. In addition to the Village Eleven Design Plan, a subsequent Master Precise Plan will be prepared for the Village Core. The Master Precise Plan serves as a link between the approved SPA/Village Design Plan and future development. The primary purpose of the Master Precise Plan is to establish guidelines by which future "Individual Precise Plans" for each village core land use will be evaluated.

Public Facilities Finance Plan

The Public Facilities Finance Plan (PFFP) implements the City of Chula Vista Growth Management Program and Ordinance. The intent of the document is to ensure that the phased development of the project is consistent with the overall goals and policies of the City's General Plan, Growth Management Program, and the Otay Ranch General Development Plan. The PFFP ensures that development of the project will not adversely impact the City's Quality of Life Standards. The PFFP also contains a fiscal analysis identifying capital budget impacts on the City as well as maintenance and operation costs for each proposed phase of development.

The PFFP components include an analysis of infrastructure facilities, such as water and sewer, and the provision of community services and facilities including fire protection and emergency services, law enforcement, libraries, schools, parks and animal control facilities. The analysis and provisions of the PFFP fulfill the GDP requirements for SPA-level Master Facility Plans for most facilities associated with the development of Village Eleven. Where additional project-specific study and planning is needed, separate technical studies and plans for Village Eleven have been prepared and included as a component of the SPA Plan or the Village Eleven Environmental Impact Report (EIR).

Affordable Housing Program

The City of Chula Vista Housing Element requires that residential development with fifty (50) or more dwelling units provide a minimum of 10% of the total dwelling units for low and moderate income households. Of these units, one-half (5% of the total project) are to be designated available to low income households and the remaining five percent (5%) to moderate income households. In order to guarantee the provision of Affordable Housing opportunities, the City requires that a specific Affordable Housing Program ("AHP"), consistent with the Housing Element of the Chula Vista General Plan, be prepared by the Developer. The Affordable Housing Program is implemented through an Affordable Housing Agreement between the City and the Developer.

Air Quality Improvement Plan

The purpose of the Air Quality Improvement Plan for the Village Eleven SPA is to respond to the Growth Management policies of the City of Chula Vista and those policies and regulations established at the broadest geographic level (State and Federal) in order to minimize air quality impacts during and after construction of projects within Village Eleven. The Plan also demonstrates compliance with the air quality standards and policies of the San Diego County Air Pollution Control District (APCD).

Water Conservation Plan

The purpose of this to respond to the Growth Management policies of the City of Chula Vista, which are intended to address the long term need to conserve water in new developments, to address short term emergency measures, and to establish standards for water conservation.

Non-Renewable Energy Conservation Plan

The Otay Ranch GDP requires that all SPA Plans prepare a Non-Renewable Energy Conservation Plan. This Plan identifies measures to reduce the use of non-renewable energy resources through, but not limited to: transportation; building design and use; lighting; recycling and alternative energy sources.

Park, Recreation, Open Space and Trails Plan

The Otay Ranch GDP requires that all SPA Plans prepare a Parks, Recreation, Open Space and Trails Plan. This Plan identifies locations, potential facilities, ownership, maintenance and phasing of park, recreation and trails facilities to be provided in the village.

Technical Studies and Plans

The Otay Ranch GDP identified Project-wide Implementation Tasks that included preparation of an Overall Design Plan, Master Facility Plans and Phase II of the Resource Management Plan for Otay Ranch. These project-wide implementation tasks have been completed and serve as the basis for subsequent SPA Planning. The GDP also identified SPA Implementation Tasks that included preparation of SPA Plans, PFFPs, Regional Facilities Reports, Master Facilities Plans, and others. The full list of GDP and SPA Implementation tasks are located in Part III, Implementation, of the 1993 GDP (pages 403-412).

In the preparation of SPA One, a number of Master Facility Plans were prepared to address the provision of certain facilities on a Ranch-wide basis. For this reason, subsequent SPA Plans are required only to prepare Technical Studies and Master Facility Plans specific to their development. The studies and plans for Village Eleven have been prepared as part of the Environmental Impact Report (EIR) for the development of Village Eleven, the PFFP, or as part of this SPA Plan. These plans and studies, in conjunction with mitigation measures identified by the Village Eleven EIR, fulfill the Otay Ranch GDP requirements for individual Village SPA Plan implementation. The Village Eleven Technical Studies and Plans include:

- Biological Resources Report, California Gnatcatcher Survey and 45-Day Report for the Quino Checkerspot Butterfly Flight Survey
- Evaluation of Cultural Resources for the Otay Ranch Village Eleven Project
- Geologic/Geotechnical Feasibility Study
- Traffic Study
- Master Drainage Plan
- Master Sewer Plan
- Master Water Plan

II.2.1.3 Location and Regional Setting

The 489-acre Village Eleven SPA project area is located at the eastern edge of the Otay Valley Parcel of Otay Ranch. Exhibit II.2.1.-1 illustrates the regional location of Village Eleven and its proximity to existing development. The location of Village Eleven within the overall Otay Ranch development is depicted in the vicinity map, Exhibit II.2.1.-2.

The Village Eleven Plan Area is defined by three major circulation routes: Olympic Parkway on the north, Hunte Parkway on the south and east and Eastlake Parkway on the west. The existing residential neighborhood of Eastlake Greens is located to the north. Otay Ranch Planning Area Twelve, comprised of the proposed Eastern Urban Center (EUC) and Freeway Commercial (FC) developments, is located on the west side of Eastlake Parkway. Future phases of the Otay Ranch community, in particular a university site, are planned for the adjacent vacant property to the south. The vacant land to the east is the Salt Creek open space to be incorporated in the regional open space preserve.

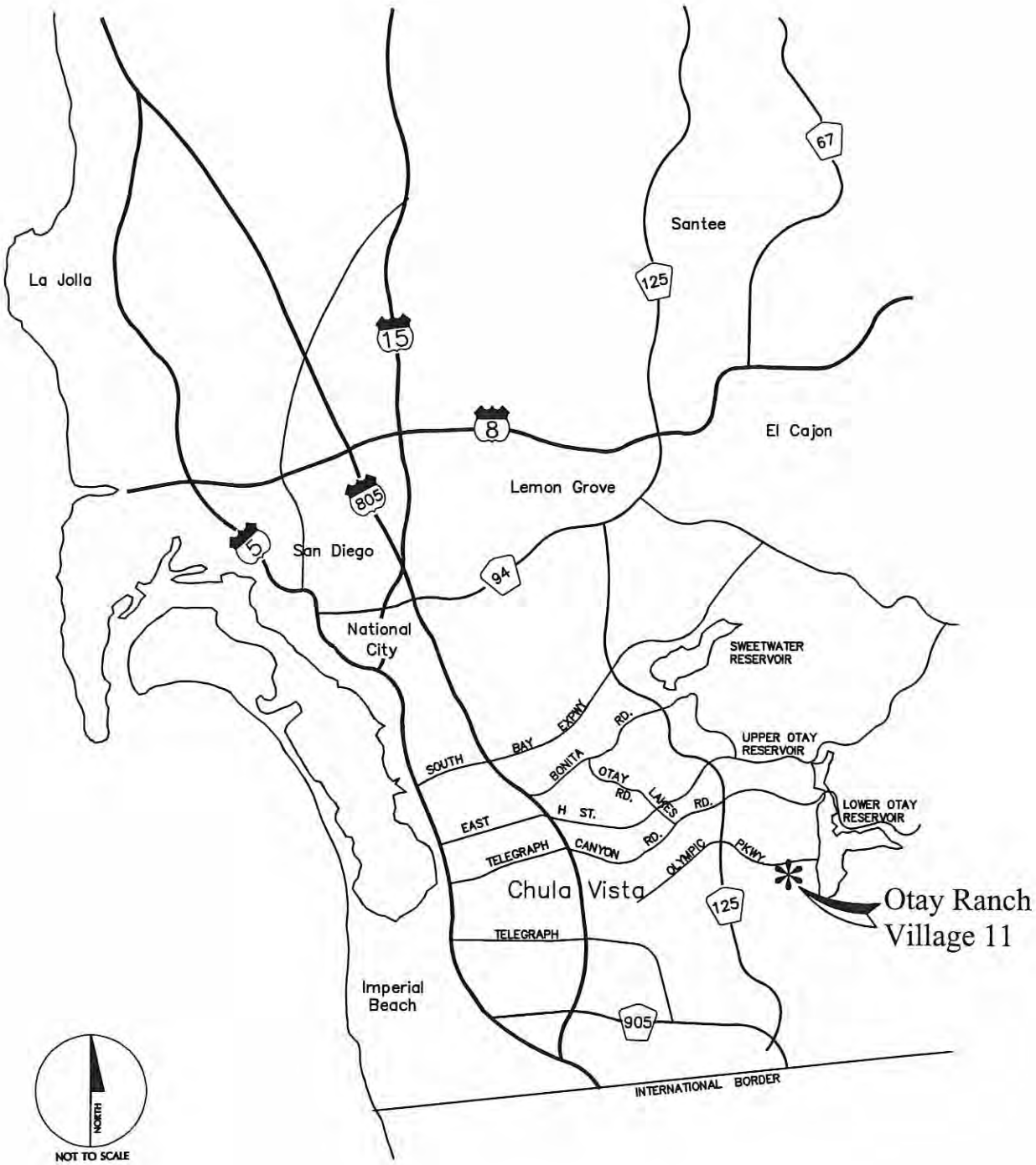
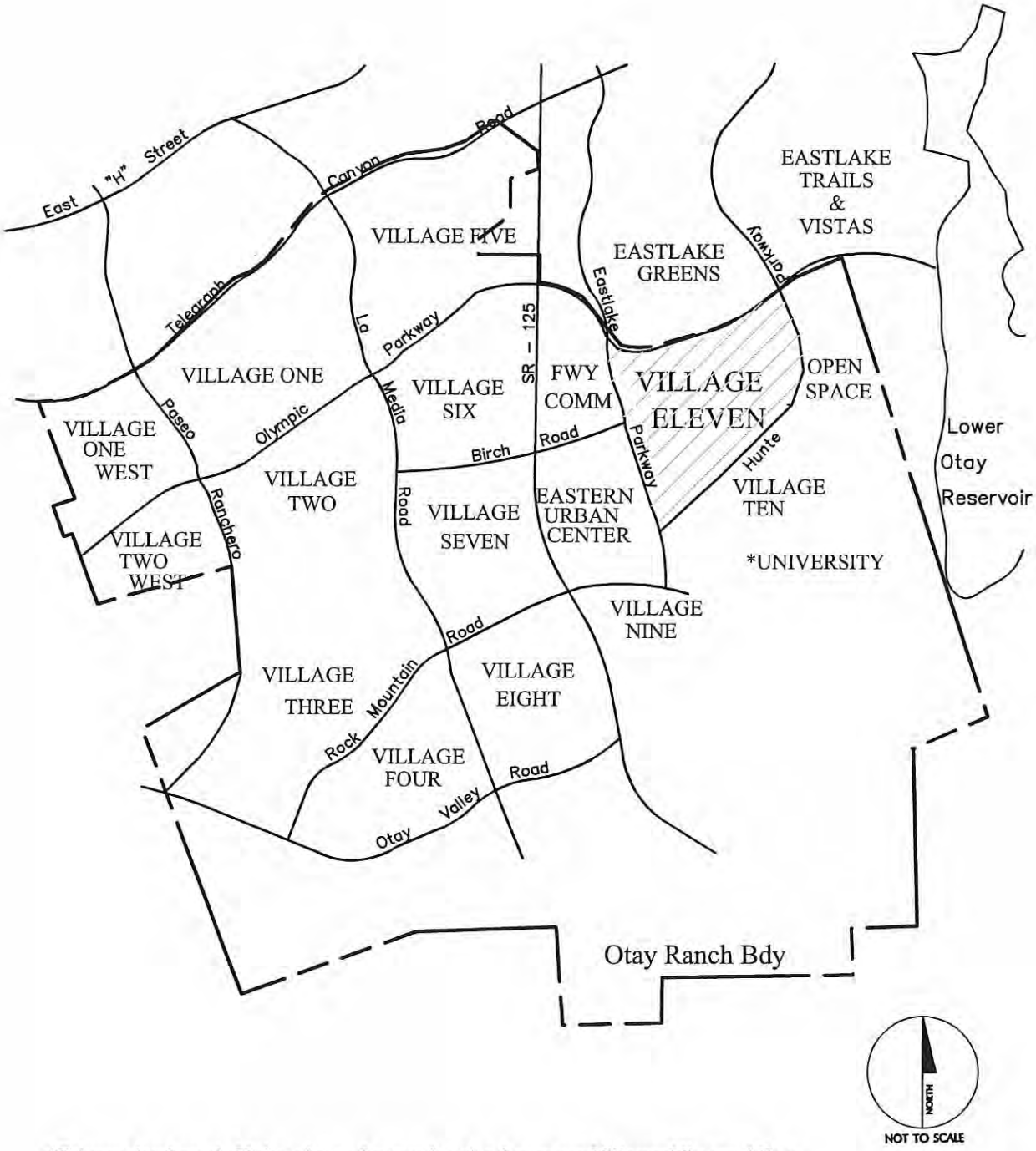


Exhibit II.2.1-1
Regional Location Map



*Primary land use is University and secondary land uses are Villages Nine and Ten.

Exhibit II.2.1-2
Vicinity Map

II.2.1.4 Community Structure

Village Eleven is designed as a unique village within Otay Ranch. The design will adhere to the goals of the Otay Ranch GDP to create a distinct, residential community surrounding a village core. A community will be created by attracting village residents to the core for social, public service, shopping, recreation and commuting activities. A variety of residential neighborhoods will surround the village core and be connected by a circulation system that emphasizes pedestrian comfort and safety.

The Village design also relates to the surrounding land uses: the Freeway Commercial (FC) and EUC to the west, residential neighborhoods to the north, a university to the south and open space preserve to the east. Village land uses are proposed to be compatible with the surrounding land uses, with more intense uses located in the western portion of the village and less intensive uses located to the east.

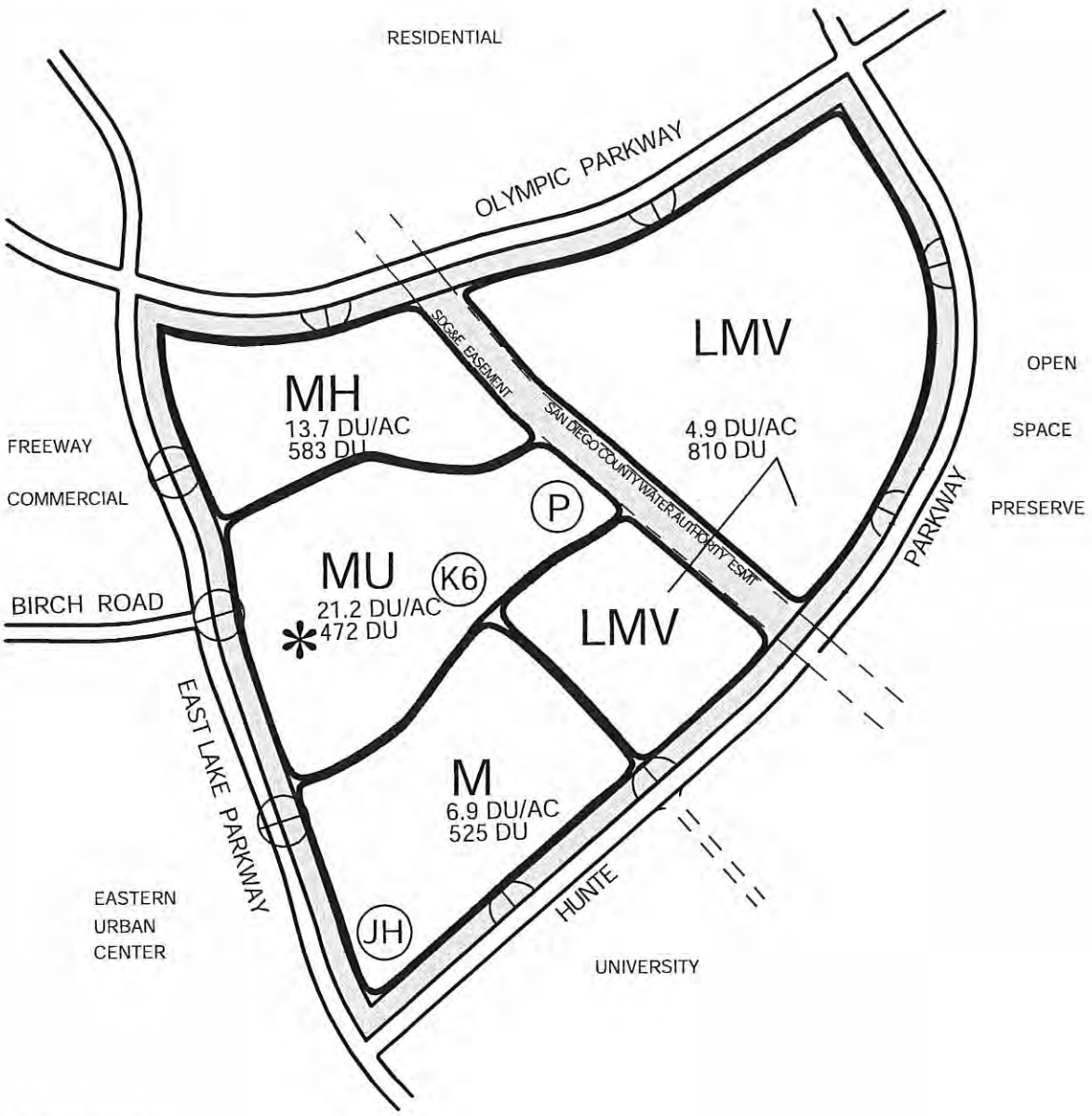
II.2.1.5 Legal Significance/EIR

The project is subject to the requirements of the California Environmental Quality Act (CEQA). The provisions of CEQA will be implemented by the City as part of the approval process for this SPA Plan. All mitigation measures and monitoring activities identified and incorporated into the project as a part of the CEQA process shall be implemented through this SPA Plan or other appropriate components of the SPA Plan. All future discretionary permits will need to be consistent with the Village Eleven SPA Plan.

II.2.1.6 SPA Plan Consistency with Approved Otay Ranch GDP and PC Zone District

The Village Eleven SPA plan is designed in conformance with the Otay Ranch GDP Land Use Plan and the GDP Village Eleven Land Use Plan, as amended in 2001, illustrated in Exhibits II.2.1.-3 and II.2.1.-4.

Exhibit II.2.1.-3
Otay Ranch GDP Amended Land Use Plan
Otay Valley Parcel



LEGEND

- LMV — Low Medium Village Density Residential
- M — Medium Density Residential
- MH — Medium High Density Residential
- MU — Mixed Use
- K6 — Kindergarten–Grade 6 Elementary
- JH — Junior High School
- P — Park
- Open Space
- * — Village Core

Exhibit II.2.1-4
Otay Ranch GDP Village Eleven Land Use Plan

Land Use Consistency

This SPA plan contains all the requisite land uses comprising a village as described by the GDP: a variety of single and multi-family residential housing densities, mixed-use development, community purpose facility, elementary school, junior high school and parks and open space. Table II.2.1-1 compares the adopted GDP and Village Eleven SPA plan allocated acreages for each land use and the number and type of residential units.

Table II.2.1.-1 Village Eleven GDP/SPA Land Use Comparison

	Use	SF Units	MF Units	Total Units	Res. Ac.	Den. (ave)	Park Ac.[1]	CPF Ac.[2]	Sch. Ac.	C'ml. Ac.	OS. Ac.	Art. Ac.	Total Ac.	Aprx Pop.[4]
GDP	LMV	810	0	810	166.0	4.9	0.0						166.0	2,438
SPA	LMV	810	0	810	166.0	4.9	3.8[3]						169.8	2,438
GDP	M	195	330	525	75.7	6.9			25.0				100.7	1,580
SPA	M	186	315	501	72.4	6.9			25.0				97.4	1,508
GDP	MH	0	583	583	42.7	13.7	0.0						42.7	1,755
SPA	MH	0	678	678	46.6	14.5	3.0[3]						49.6	2,041
GDP	MU	0	472	472	22.3	21.2	10.0	5.5	10.0	10.0			22.3	1,420
SPA	MU	0	315	315	13.0	24.2	8.0[5]	5.5	10.0	10.0			13.0	948
GDP	Other										54.3	66.5		
SPA	Other										59.2	66.5		
GDP	Total	1,005	1,385	2,390	306.7	7.8	10.0	5.5	35.0	10.0	54.3	66.5	486.0	7,194
SPA	Total	996	1,308	2,304	298.0	7.7	14.8[3]	5.5	35.0	10.0	59.2	66.5	489.0	6,935

1 – The GDP requirement for Village Eleven is based on the Quimby Act. Consistent with the GDP (pgs. 106 and 171), neighborhood park acreage is provided in Village Eleven, and the balance of the park acreage requirement will be provided by a contribution to community parks elsewhere in Otay Ranch. Chapter 17.10 of the Chula Vista Municipal Code, Parklands and Public Facilities, establishes the method by which required park acreage is to be calculated based on actual dwelling units. In accordance with Chapter 17.10, each single family dwelling unit generates a need for 423 square feet of developed parkland. Each attached, cluster housing, or planned unit development (either condominium or subdivided ownership) generates a need for 366 square feet of developed parkland. Each multi-family dwelling unit generates a need for 288 square feet of developed parkland. Based on 996 single family, 824 attached, condominium, etc., and 484 multi-family units, the Code requirement is approximately 19.3 acres of parkland. Actual acreage will be based on units approved on the Final Map.

2 – The GDP requires 1.39 acres of net usable land per 1,000 persons for CPF uses. The GDP also allows for a reduction in the total acreage requirement at the SPA level if adequate facilities are provided (GDP pgs. 118 and 298-301). Based on the approximate population of 6,935, the CPF land acreage requirement for Village Eleven is 9.6 acres. The CPF requirement is met through the provision of a 5.5-acre CPF site located in the village core and additional CPF facilities located elsewhere in Village Eleven per City policy.

3 – The plan provides for a 7-acre City-owned and operated neighborhood park and a one-acre privately owned and maintained town square for public use. The 3.8 and 3.0-acre private recreation facilities are proposed to be credited for CPF and common open space for multi-family residential development.

4 – The population is based on 3.01 persons per residential unit.

5 – The GDP provides for actual park size to be determined by the Parks Master Plan at the SPA level. It has been determined that 8 acres of public park is appropriate for Village Eleven.

Parks and Open Space Consistency

The Otay Ranch GDP requires designation of park land based on the Quimby Act standard. In compliance with the GDP, the SPA Plan park obligations are met through the provision of parks within the village, and a contribution to community parks elsewhere in Otay Ranch.

The City of Chula Vista Municipal Code, Chapter 17.10, Parklands and Public Facilities (12/94), establishes the method by which actual required park acreage is to be calculated, based on the number and type of residential units determined at the Final Map level. In accordance with Chapter 17.10, each single family dwelling unit generates a need for 423 square feet of developed parkland. Each attached, cluster housing, or planned unit development (either condominium or subdivided ownership) generates a need for 366 square feet of developed parkland. Each multi-family dwelling unit generates a need for 288 square feet of developed parkland. Based on 996 single family, 824 attached, and 484 multi-family units, the Code requires a parkland obligation of approximately 19.3 acres for Village Eleven.

The Village Eleven plan provides a one-acre Town Square and 7-acre Neighborhood Park, for a total of 8 acres of credited parks and an additional 6.8 acres of private recreational facilities within the village. The 6.8 acres of private recreational facilities are proposed to be credited towards CPF and multi-family common open space requirements. The remaining 11.3 acres of park obligation will be fulfilled through a contribution to community parks elsewhere in Otay Ranch. Park acreage requirements will be based on the actual number of residential units (and projected population) approved on the subsequent Final Map for Village Eleven. Section II.2.5, Parks, Recreation, Open Space and Trails, provides additional information on park allocations in the village.

Community Purpose and Public Facilities Consistency

The Otay Ranch General Development Plan requires designation of Community Purpose Facility (CPF) land area at a ratio of 1.39 acres per 1000 residents. The proposed 2,304 units in Village Eleven generate a population of approximately 6,935 persons, requiring an estimated 9.6 acres of CPF land in Village Eleven. The Otay Ranch GDP provides options for meeting the CPF obligation, such as providing building square footage instead of land. The Village Eleven obligation is met through provision of both land and facilities. This obligation will be partially met through the provision of a 5.5-acre CPF site located in the village core. This site is appropriately sized to accommodate a church or similar CPF use. The private recreation facilities in Village Eleven contain community buildings and facilities that will be made available to public and private organizations for CPF use. Building square footage within the mixed use/commercial site also provides opportunities for additional CPF uses, if required. The added value of usable facilities combined with land acreage complete the CPF obligation for the village.

Other public facilities needed to serve the project are identified and evaluated in the Village Eleven Public Facilities Finance Plan (PFFP).

Housing Element Consistency

The Otay Ranch General Development Plan is required to provide 5% low income housing and 5% moderate income housing consistent with the Chula Vista General Plan and HUD Guidelines based on size and family incomes. The GDP lays out a plan for satisfying this requirement in the Ranch-wide Affordable Housing Program. The Village Eleven Affordable Housing Program, a component of this SPA Plan, and a subsequent agreement between the City and the developer of Village Eleven will guarantee the construction of the required low and moderate income units consistent with the phasing schedule for development of the Village Eleven SPA Plan.

Planned Community Zone District Consistency

The General Development Plan is implemented through the Planned Community Zone District (PC Zone). The purpose of the PC Zone is to:

- Provide for the orderly pre-planning and long-term development of large tracts of land which may contain a variety of land uses, but are under unified ownership or development control so that the entire tract will provide an environment of stable and desirable character;
- Give the developer reasonable assurances that sectional development plans prepared in accordance with an approved general development plan will be acceptable to the City. Sectional development plans may include subdivision plans and/or planned unit development plans;
- Enable the City to adopt measures providing for the development of the surrounding area compatible with the Planned Community Zone.

II.2.1.7 Related Documents

The Chula Vista General Plan and Otay Ranch General Development Plan establish the broad policy level standards and requirements for planning the Village Eleven SPA. The GDP also quantifies the development intended within the SPA and establishes the PC Zoning implementation process.

All of the other documents that are components of the SPA Plan package (Village Design Plan, Public Facility Finance Plan, etc.) are prepared concurrently and based on this SPA Plan.

Subsequent to the approval of all the SPA level documents, subdivision maps and improvement plans will be prepared. These will provide the necessary details to actually construct the project described by the SPA level documents. These plans, the construction process and ultimate uses/activities within the SPA are required to be consistent with the applicable provisions of this SPA Plan and related documents. Other related documents that are being processed concurrently, but not as part of this SPA are the Otay Ranch General Development Plan Amendment, Multi-Species Conservation Plan (MSCP) Subarea Plan and the City of Chula Vista Parks and Recreation, Open Space and Trails Master Plan.

II.2.2 DEVELOPMENT CONCEPT

II.2.2.1 Design Influences

A number of factors influence the design of the Otay Ranch Village Eleven SPA Plan. The primary design influences are the planning documents (Chula Vista General Plan, the Otay Ranch General Development Plan, Overall Design Plan, and other SPA plans for Otay Ranch), existing and proposed adjacent development and the natural landform characteristics of the site. The pedestrian- oriented village concept described in the Otay Ranch General Development Plan provides additional focus. The pedestrian-oriented village concept reduces automotive dependency, consolidates open space, promotes social interaction, and creates a strong sense of community and identity within Otay Ranch. Other design influences reflect on-site conditions and characteristics, such as landforms, aesthetics, land use relationships and circulation patterns.

Chula Vista General Plan policies governing adjoining undeveloped land also influence the design of Village Eleven, including the regional open space system, off-site circulation, public facility connections and the planned land uses for adjacent properties. While Village Eleven design influences are described below, design features and development requirements are addressed in the Village Eleven Design Plan, one of the documents that comprise this SPA Plan.

Site Characteristics and Visual Context

The landform in Village Eleven generally slopes from the northwest to the southeast. The highest elevation is 677.2 feet in the northeast and the lowest elevation is 440 feet along the southern boundary. This topography provides views from the site towards the mountains to the northeast, east and south, and Salt Creek canyon to the east. The undulating topography consists of a series of ridges and valleys extending from the northwest to the southeast. The flattest areas of the site are the mesas in the north and some ridgetops. The majority of the site is sloped with gradients of 10 to 20 percent. The site has been farmed historically and is devoid of natural vegetation in the development area. A dominant feature of the site is an existing 120-foot wide San Diego Gas and Electric (SDG&E) power line easement and an adjacent 120-foot wide San Diego County Water Authority (SDCWA) aqueduct easement. This 240-foot wide linear easement occupies approximately 19 acres and extends northwest to southeast through the center of the site.

Surrounding Land Uses

The southeastern region of the City of Chula Vista is planned for the development of new communities. Village Eleven is located at the eastern limit of the Otay Valley Parcel portion of the Otay Ranch. The planned communities surrounding Otay Valley and Village Eleven are depicted on Exhibit II.2.2.-1, Regional Concept Map.

Immediately surrounding Village Eleven are existing and planned development areas and an open space preserve. The residential community of Eastlake Greens is located to the north. The existing land uses in the portion of Eastlake abutting Village Eleven are residential. Olympic Parkway will be located between Eastlake Greens and Village Eleven. Olympic Parkway is planned as a six-lane prime arterial street and is designated a Scenic Corridor. A 75-foot (average) landscaped buffer will be located on each side of the street and a regional trail will be located on the north side. The northern portion of Village Eleven is designed for residential development that is compatible with the adjacent residential land uses to the north.

The area south of the project site is agricultural land and natural open space. The proposed primary land use is a university campus site. In the event that a university is not developed on the site, the GDP policies provide for the development of secondary uses, Villages Nine and Ten. These villages would include village core, residential, community facility, school and park development. The boundary between Village Eleven and the university site is Hunte Parkway, a prime arterial and designated Scenic Corridor. The southwest portion of Village Eleven is designed for a junior high school and residential development that is compatible with the proposed adjacent land uses to the south.

Salt Creek is located to the east of the project site. The Salt Creek hillsides, valley and watercourse are designated as open space preserve areas within the Otay Ranch Resource Management Plan ("RMP"), the South County Multi-Species Conservation Program (MSCP) and the City of Chula Vista MSCP Subarea Plan. Hunte Parkway will provide separation between the Salt Creek preserve area and development in the project site. The 75-foot average landscape area on the village side of Hunte Parkway will provide additional buffer between the preserve and development. The lowest intensity development, single-family residential, will be located in this area as the most compatible development adjacent to the preserve.

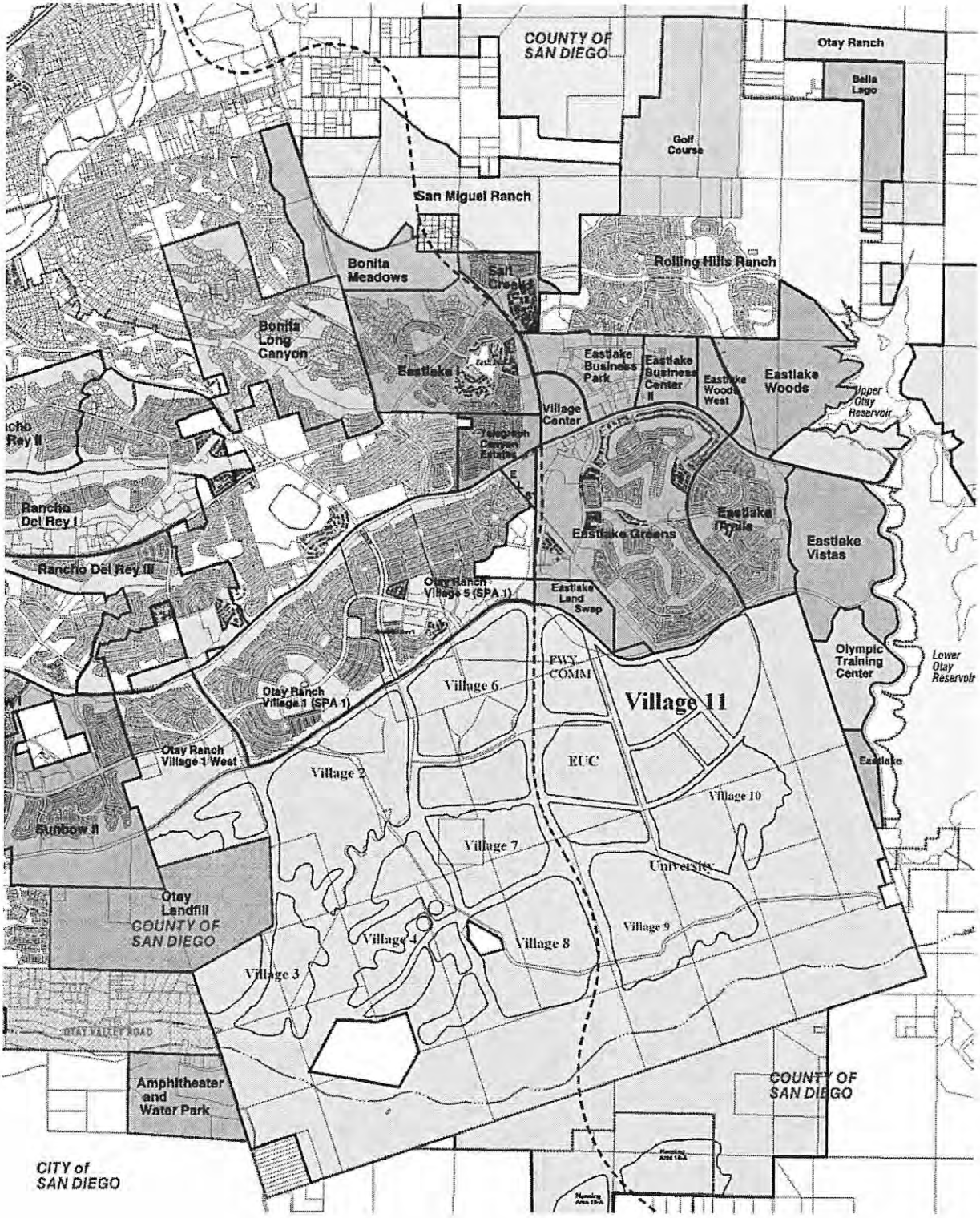


Exhibit II.2.2.-1
Regional Context Map

The area west of the project site is agricultural land proposed for development as Otay Ranch Planning Area Twelve. The northern portion of Planning Area Twelve is designated as Freeway Commercial (FC) development and the southern portion is designated as the Eastern Urban Center (EUC). The Freeway Commercial site will accommodate large-scale retail businesses. The EUC is envisioned as a high-intensity urban development comprised primarily of commercial, office and high-density residential land uses. The proposed regional transit-way will run in a north-south direction through the center of these developments and transit stations are proposed in each planning area. Eastlake Parkway is designed as a six-lane major street located between Planning Area Twelve and Village Eleven.

II.2.2.2 Land Use Pattern

The Otay Ranch General Development Plan designates Village Eleven as 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 town centers or village cores. The land use pattern required by the Otay Ranch GDP emphasizes balanced and diverse land uses, environmentally sensitive development, and transit and pedestrian orientation, creating a "sense of place" for Village Eleven residents. The development pattern strives to maintain compatibility with surrounding land uses. The most intensive development occurs in the west, adjacent to the Freeway Commercial and EUC. The development intensity decreases towards the east to transition to the Salt Creek open space preserve. This land use pattern also responds to the physical characteristics of the site. The site can be graded to create a relatively flat village core area in the northeast of the property. The remaining steeper areas of the property can be graded into terraces to create distinctive residential neighborhoods.

The Village Eleven SPA Land Use Plan is provided in Exhibit II.2.2.-2. The land use plan strives to create an Urban Village, as described by the GDP. The focal point of the village is located in the center of the western, high-intensity development area. The village core includes a town square, neighborhood park, elementary school, community purpose facility, and a mixed-use area, (MU-1), composed of commercial/retail and multi-family housing. The residential component of the mixed-use area could serve as affordable housing, such as a senior/assisted living development.

The Village Eleven Site Utilization Plan and Table are provided in Exhibit II.2.2.-3. The illustration and table show the locations and acreages of the land uses and the residential densities.

Medium, and medium-high residential uses surround the village core. These residential neighborhoods will consist of condominiums, townhouses and small-lot single-family housing. The highest residential densities, consisting of condominiums and apartments, occur in the village core and densities decrease in neighborhoods to the south and east. Residential neighborhoods throughout the village will include a mix of lot sizes and designs. The plan proposes 195.8 acres for 996 single-family residences and 109.1 acres for 1,308 multi-family residences, including "small lot" single-family homes.

The village core is designed to include 10 acres of mixed use/commercial development that may include high density residential units. Approximately 115 residential units are envisioned in upper levels above ground floor retail or residential units may be in located in separate buildings within the site. The mixed-use site is designed to accommodate neighborhood-serving commercial development which may include uses such as a grocery store, drug store, shops and restaurants. A 5.5-acre community purpose facility is also provided in the village core.

Two school sites are provided: a net 10-acre elementary school and a net 25-acre junior high school. The elementary school site is located in the village core in conformance with the GDP. A junior high school site is provided in the village as requested by the Sweetwater High School District. The junior high school is located in the southwest corner of the village so it can be readily accessed from surrounding major streets and public transportation.

Parks within the village consist of a net 7-acre public neighborhood park and a privately owned and maintained 1-acre town square. A 3-acre private recreation facility in the village core and 3.8-acre private recreation facility in the eastern portion of the village are also provided. Open spaces within the village include school play fields, the SDG&E/SDCWA utility easement, paseos, parkways adjacent to streets and graded slopes between neighborhoods. Open spaces within the village provide opportunities for views and for the location of off-street pedestrian and bicycle paths to connect neighborhoods to the village core.

The organization of land uses is an important component in creating the Otay Ranch village concept. The village core design is particularly significant since it must combine a variety of land uses. Exhibit II.2.2.-4, Village Core Concept Plan, illustrates the vision for the Village Eleven core. The Village Eleven Design Plan more fully discusses the village and neighborhood identity and character by defining architectural style, landscape theme, and design and detailing of site improvements such as walls, fences, lights, and signage. A subsequent Village Core Master Precise Plan will be prepared to provide additional guidance in the design of each land use site within the village core.

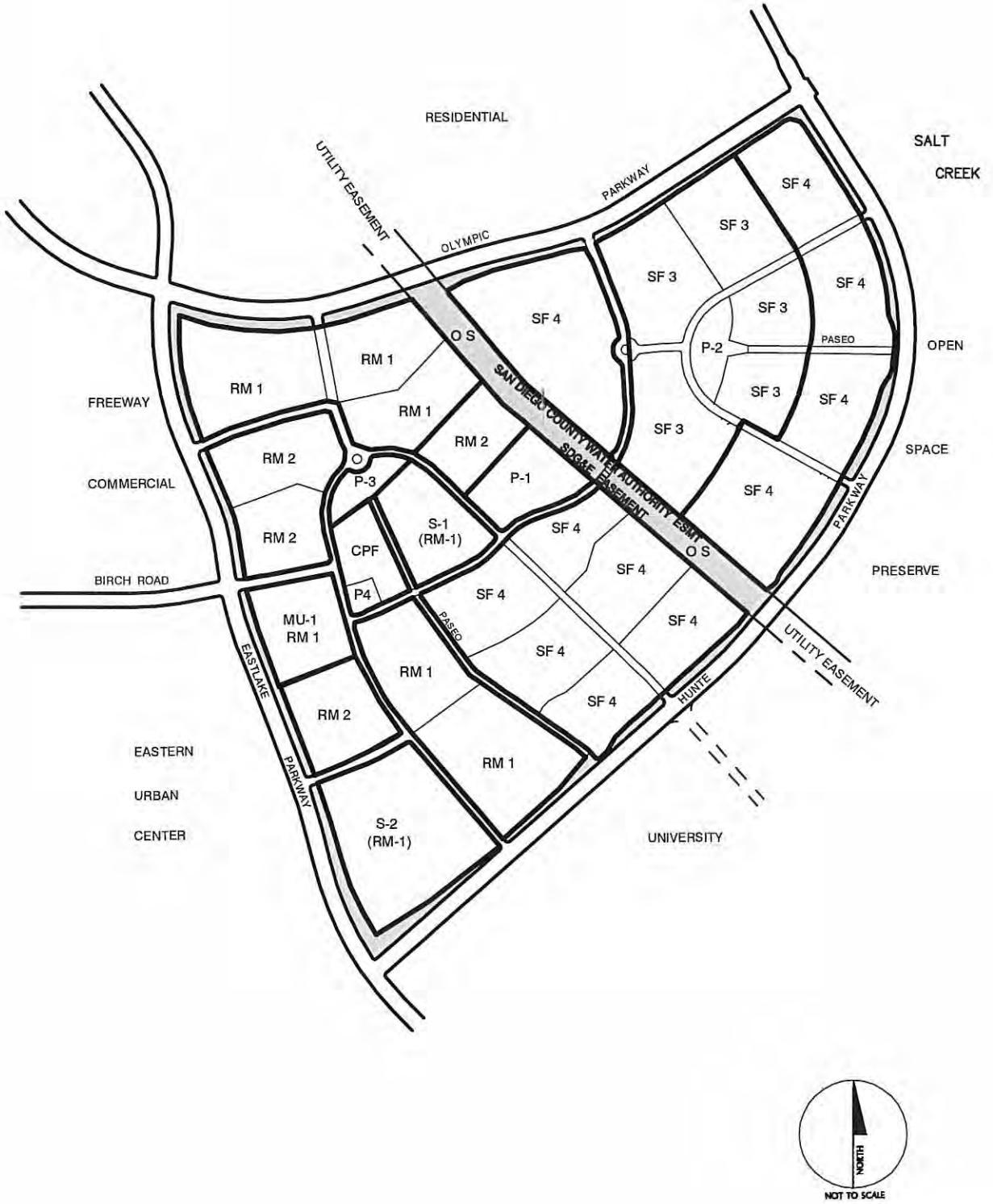
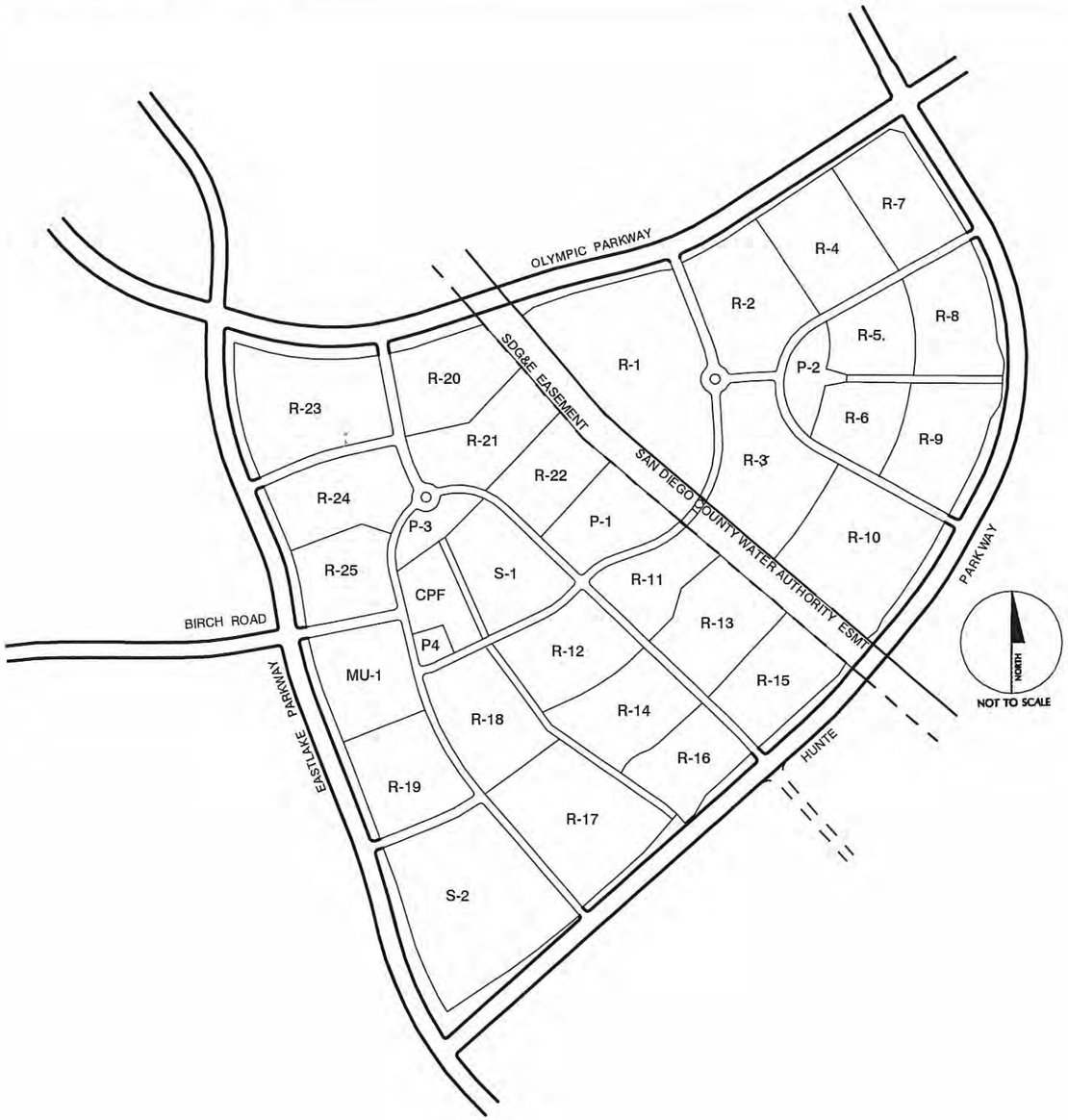


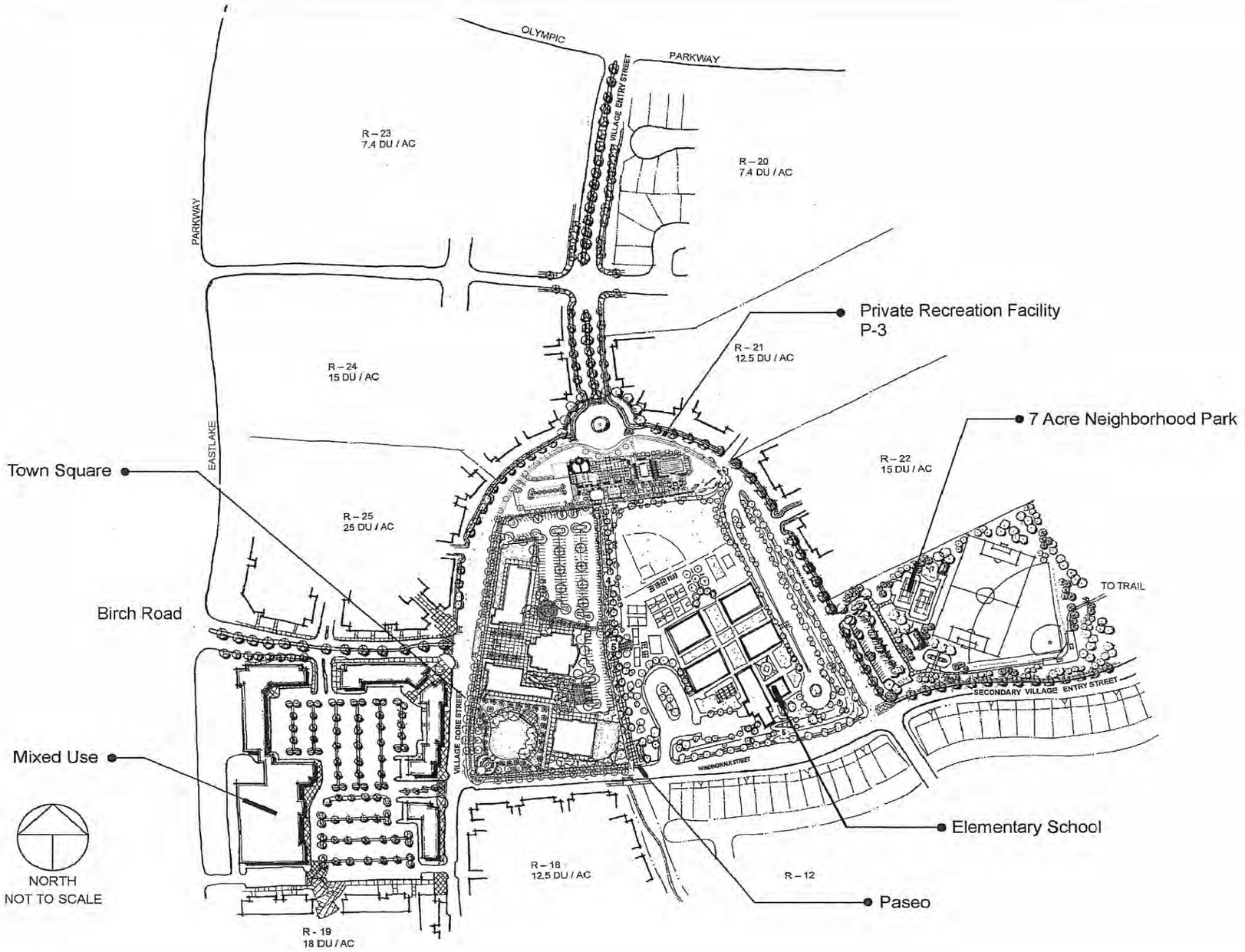
Exhibit II.2.2-2
Village Eleven Land Use Plan



NEIGHBORHOOD AREA	LAND USE	APPROX. GROSS ACREAGE	TARGET DU'S/AC	DWELLING UNITS
R-1	SF	26.7	6.1	163
R-2	SF	14.2	3.3	47
R-3	SF	15.3	3.0	46
R-4	SF	12.4	4.4	55
R-5	SF	7.5	4.6	34
R-6	SF	7.5	5.1	38
R-7	SF	11.4	5.9	67
R-8	SF	11.2	5.2	58
R-9	SF	11.6	5.2	60
R-10	SF	18.0	4.9	89
R-11	SF	7.7	4.4	34
R-12	SF	11.1	5.1	57
R-13	SF	11.4	4.7	54
R-14	SF	11.0	4.9	54
R-15	SF	10.3	6.5	67
R-16	SF	8.5	6.9	59
SUBTOTAL	**SF**	**195.8**	**5.0**	**982**
R-17	MF	18.5	8.0	180
R-18	MF	12.5	12.5	112
R-19	MF	11.6	18.0	167
R-20	MF	10.6	8.0	78
R-21	MF	10.5	12.5	102
R-22	MF	8.4	15.0	90
R-23	MF	16.8	8.0	119
R-24	MF	10.2	15.0	169
R-25	MF	10.0	25.0	190
SUBTOTAL	**MF**	**109.1**	**11.1**	**1,207**
MU	MU	10.0	11.5	115
SUBTOTAL	**RES.**	**314.9**		**2,304**
MU-1	COMM.	10.0		
SUBTOTAL	**COMM.**	**10.0**		
CPF	CPF	5.5		
SUBTOTAL	**CPF**	**5.5**		
P-1	PARK	8.9		
P-2	PARK	3.8		
P-3	PARK	3.0		
P-4	PARK	1.0		
SUBTOTAL	**PARK**	**16.7**		
S-1 / K-6	SCHOOL	11.0		
S-2 / Jr. H S	SCHOOL	25.6		
SUBTOTAL	**SCHOOL**	**36.6**		
Hunte Parkway	ROAD	24.2		
Olympic Parkway	ROAD	9.3		
Eastlake Parkway	ROAD	7.2		
W[n] Circulation Sts	ROAD	17.4		
E[n] Circulation Sts	ROAD	8.1		
SUBTOTAL	**ROAD**	**66.2**		
Green Buffer	O.S.	27.6		
Easemt thru Property	O.S.	18.8		
Paseo Area in West	O.S.	1.5		
Paseo Area in East	O.S.	1.3		
SUBTOTAL	**O.S.**	**49.2**		
TOTAL		**489**		**2,304**

* PROPOSED DENSITY TRANSFER

Exhibit II.2.2-3
Village Eleven SPA Site Utilization Plan



NOTE: Village Core Concept Plan is an illustrative example only. The design of the village core will be developed through the Village Eleven Design Plan, Village Core Master Precise Plan and Individual Precise Plans for each site.

Figure II.2.2-4
Village Core Concept Plan

II.2.2.3 Mapping Refinements and Density Transfers

The Village Eleven SPA Plan provides guidance for future development at the subdivision and improvement plan level, and is the basic reference for determining permitted land uses, densities, total unit and required public facilities. The SPA Plan is not intended to be used in a manner that predetermines the development solution for each and every parcel. It is intended to reflect the City's intent for determining the intensity, design and desired character of use for the property.

The development pattern and interior circulation arrangement indicated on the Site Utilization Plan is based on preliminary design concepts developed at large scale (1" = 200') and measured to the nearest one-tenth acre based on planimeter readings. Later design refinements will be accomplished at 100-scale (1" = 100'). Modifications resulting from technical refinements such as land surveys performed during the development permit and subdivision process will not require an amendment to this document, provided the overall intent of the SPA plan is maintained. Mapping refinements to the SPA Plan exhibits and text which are needed to reflect adjustments based on an approved Tentative Map will not require a formal SPA Plan amendment. Mapping refinements may result in changes to the number of dwelling units permitted within various districts as shown on the Land Use Plan and Land Use Summary, provided that the total number of dwelling units in Village Eleven does not exceed 2,304.

In order to promote density flexibility and residential diversity, the transfer of dwelling units from one Neighborhood Area to another Neighborhood Area as defined by the Village Eleven SPA Land Use Plan may be approved as part of this SPA approval or subsequent Tentative Map approval. Future density transfers which do not require amendment to this Village Eleven SPA Plan must meet the following criteria:

- The total number of units within the village may not exceed 2,304.
- The maximum density for the particular zoning category must not be exceeded.
- The planned identity of the village must be preserved, including the creation of a pedestrian friendly and transit oriented environment.
- An increase in the number of dwelling units in one Residential Neighborhood Area must be accompanied by a corresponding decrease in dwellings within another area.

All such transfers are permitted subject to the approval of the Director of Planning and Building through an administrative approval. Proposed changes outside the scope of these provisions may be allowed, subject to a SPA Plan amendment. An exhibit showing the locations of the density changes shall accompany such requests as the Director of Planning and Building might deem necessary.

The school sites have been designated for planning purposes, however, if a school district determines that a site will not be used for school purposes, the developer may initiate SPA Plan amendment proceeding for other appropriate land uses. The underlying land use of the school sites is residential, as depicted in the GDP.

II.2.2.4 Housing Programs

The predominant land use in the Otay Ranch Village Eleven SPA Plan is residential, intended to provide housing in response to local market demands. This SPA Plan permits a variety of housing types in response to these demands, ranging from apartments to single family housing on lots over 6,000 square feet. The Village Eleven SPA Plan establishes the housing mix in four residential categories: Low-Medium Village; Medium; Medium-High and High.

The City of Chula Vista, along with all other cities in California, is required by state law to have a Housing Element as a component of its General Plan. The Housing Element describes the housing needs of the community and the responses necessary to fulfill them.

The Chula Vista Housing Element contains numerous objectives, policies and related action programs to accomplish these objectives. Key among these policies is the affordable housing policy which requires that residential development with fifty (50) or more dwelling units provide a minimum of 10% of the total dwelling units for low and moderate income households, one-half of these units (5% of the total project) being designated to low income and the remaining five percent (5%) to moderate income households.

In order to guarantee the provision of Affordable Housing opportunities, the City requires that a specific Affordable Housing Program ("AHP") and agreement, consistent with the Housing Element, be prepared and signed by the Developer and the City. The AHP delineates how, when and where affordable housing units are to be provided, intended subsidies, income and/or rent restrictions, and methods to verify compliance. These programs and policies shall be applied to the Otay Ranch Village Eleven SPA development, as detailed in the Village Eleven Affordable Housing Program included as a component of this SPA Plan. The Tentative Tract Map for Village Eleven will be conditioned upon implementation of the Affordable Housing Program, by requiring that an Affordable Housing Agreement be entered into between the applicant and the City prior to Final Map recordation. The Affordable Housing Agreement will be executed at the time of approval of the first Final Map.

II.2.3 CIRCULATION

II.2.3.1 Introduction

The Village Eleven circulation plan provides for a system that extends existing transportation routes and constructs planned facilities. The circulation plan incorporates vehicular and non-vehicular modes of transportation.

The plan arranges roads into a hierarchy, organized by function, to facilitate access within and around the village. These facilities are designed to create an integrated system of roads, cart paths, bike lanes, trails and pedestrian walkways. The circulation plan implements access to the community as established by the Otay Ranch General Development Plan (GDP) and in accordance with the City of Chula Vista General Plan. Road classifications within the village have been refined to reflect the specific opportunities and constraints of the Village Eleven SPA area. Village Eleven street design standards will be established at the Tentative Map level. The plan also considers non-vehicular transportation systems by making provisions to connect to local and regional trails systems that provide access between the village core, neighborhood park, open space areas and residential areas.

The Village Eleven SPA Plan Public Facilities Finance Plan (PFFP) establishes a circulation phasing plan which identifies the timing of specific improvements necessary to maintain the levels of service established in the City's Threshold Standards in the Growth Management Element of the Chula Vista General Plan. The PFFP also describes the obligations of Village Eleven for the construction, or contributions toward construction, for specific street segments that provide access to the village.

Village Eleven is designated by the Otay Ranch GDP as an urban village to be served by public transit. In order to make mass transit viable, higher density residential development is concentrated within the village core, generally within a 2000-foot radius of a transit stop in the village core. A regional transit-way is proposed to be located in the EUC and the Freeway Commercial with stations located approximately 1/2 mile from the core of Village Eleven. Bus lines will also serve Village Eleven and bus stops can be located within proximity to all neighborhoods within the village. Specific project access points, and internal circulation, including bicycle, pedestrian, and road crossings will be determined by the City Engineer, Director of Planning and Building, and Park and Recreation Director during the Tentative Tract Map process. Variations to these concepts may occur where safety or efficiency can be enhanced.

II.2.3.2 Regional Circulation Network

Regional access to Village Eleven is currently provided by I-805, which is located approximately five miles west of the project site. Future construction of State Route 125 will provide additional north-south access for the traffic generated with buildout of the Eastern Territories. Secondary north-south access is available on I-5, along the Bayfront, eight miles west of the SPA project area. State Route 54 provides regional east-west circulation northwest of the project area, approximately 5 miles from the project site.

The Otay Ranch GDP provides for the expansion of the regional transit-way system into Otay Ranch. A north-south transit line is planned to be located west of Village Eleven in the Freeway Commercial and EUC developments. Each of those development areas would have a transit station approximately one-half mile from the Village Eleven core. The easternmost residential areas of Village Eleven would be approximately one mile from the transit stations. Bus lines would also provide public transit service to the village.

II.2.3.3 Project Circulation Network

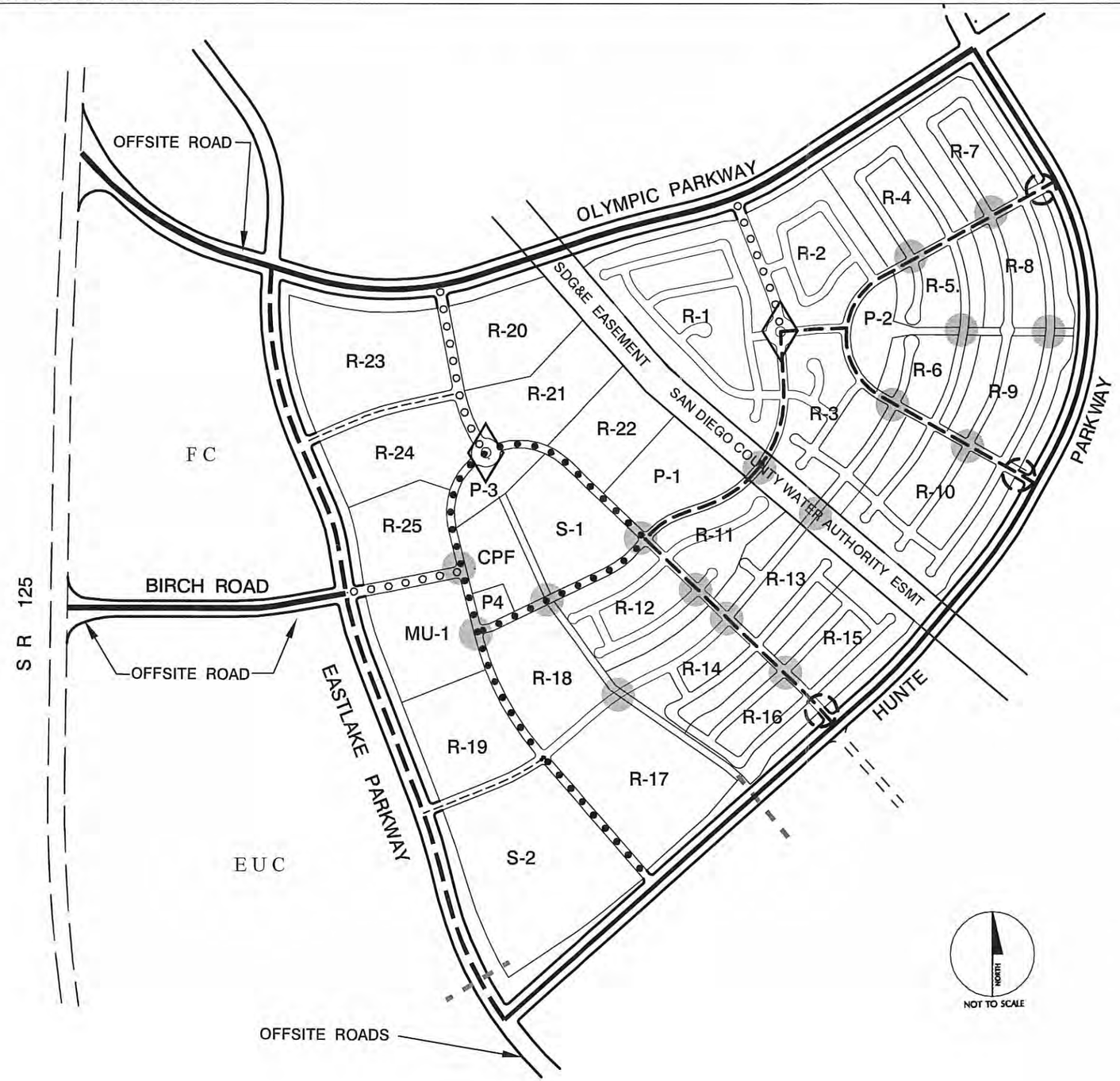
Primary access to Village Eleven from the west will be provided by Olympic Parkway and Birch Road which are six-lane Prime Arterials. Each of these streets connects to future interchanges with SR-125 to the west. The primary north-south access will be provided by Eastlake Parkway, a six-lane Major Street. A secondary access street from the north to Village Eleven is Hunte Parkway, a four-lane Major Street that widens to a six lane Prime Arterial at Olympic Parkway and continues south and west to a future interchange at SR-125.

Access streets into Village Eleven from Olympic, Eastlake and Hunte Parkways are located approximately ¼ mile apart, to allow for signalized intersections. Primary village entries will be full-movement and secondary entries may be full-movement or right-turn movements only, as determined by the City Engineer. The plan provides for two primary Village Entry Streets from Olympic Parkway and one primary Village Entry Street from Eastlake Parkway, aligned to Birch Road. Secondary access from Eastlake Parkway is provided by two Village Core Streets located to the north and south of Birch Road. Four Secondary Village Entry Streets are located at regular intervals along Hunte Parkway. These secondary entries will provide access with calmer traffic flows through residential neighborhoods.

The internal circulation concept is to provide adequate vehicular access throughout the village, encourage access to the village core, provide alternate routes through the village to disperse traffic, and avoid "through" routes that increase traffic speeds. The internal circulation streets include Village Entry Streets, Secondary Village Entry Streets with medians, Village Core Promenade Streets, Village Core Streets, Residential Promenade Streets, and Residential Streets for both public and private use. Traffic roundabouts are proposed as focal points at the terminuses of both the east and west village entry streets.

Traffic calming features, such as traffic circles and curb extensions may also be located in the circulation system at appropriate locations. Traffic roundabouts and traffic calming features shall be approved by the City Engineer and Director of Planning and Building prior to approval of the Tentative Map.

All streets within Village Eleven are proposed for a maximum travel speed of 25 miles per hour. This reduced speed will allow bicycles and carts to travel on village streets without designated travel lanes. The circulation network is conceptually shown in Exhibit II.2.3.-1.



LEGEND

- SR125
- 6 LANE PRIME ARTERIAL
- 6 LANE MAJOR STREET
- VILLAGE ENTRY STREET
- ROUNDABOUT LOCATION
- SECONDARY VILLAGE ENTRY STREET W/ MEDIANS
- PROPOSED NECKDOWN LOCATION
- RESIDENTIAL PROMENADE STREET
- VILLAGE CORE PROMENADE STREET
- VILLAGE CORE STREET
- PROPOSED PEDESTRIAN BRIDGE
- RESIDENTIAL STREET

Exhibit II.2.3-1
Circulation Plan

II.2.3.4 Street Standards

Street standards for the arterial roads at the periphery of the SPA have been established in the Mobility Chapter of the GDP and previous project development approvals. Internal streets will be constructed to meet City engineering standards and to conform to the policies of the GDP. The Mobility chapter of the GDP also allows modifications of standard street designs to be specific to each village. Final improvement designs will be determined as part of the subdivision approval process. The maximum allowable traffic speed on all village streets is 25 miles per hour.

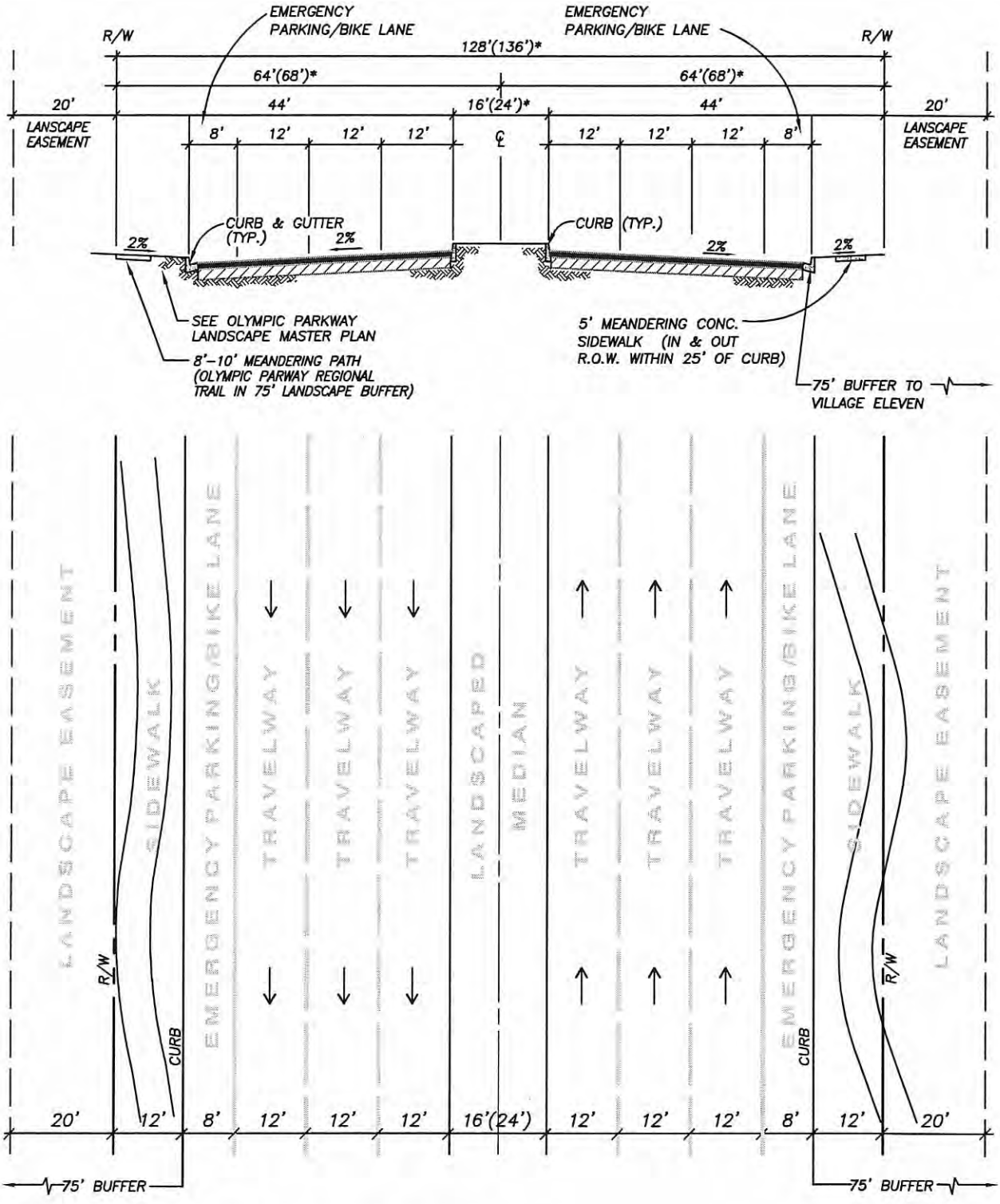
In some moderate density areas, the use of public alleys may be appropriate. Alleys can provide rear entrances for vehicles, decreasing intrusions into fronting residential streets. Any alleys proposed through a site design or subdivision application process must be approved by the City Engineer.

The GDP describes the automobile oriented improvements as only one component of an integrated mobility system, which includes bicycles, carts, trails, pedestrian trails and public transit systems. For this reason, all circulation streets in and around Village Eleven have been designed to minimize steep gradients wherever possible, to accommodate bicycles, carts and pedestrians. All circulation street right-of-way designs provide sidewalks or trails appropriate to the street classification.

Prime Arterials and Major Streets

Prime Arterials and Major Streets provide for the completion of the regional circulation system. They are designed to operate at maximum efficiency and provide for automobile and bus access to regional destinations including freeways. Prime Arterials and Major Roads cross each other at intervals of three-quarter miles or greater. Olympic Parkway and Hunte Parkway are six-lane Prime Arterials and Eastlake Parkway and Birch Road (west of Eastlake Parkway) are six-lane Major Streets. All the surrounding streets are designed with 75-foot (average) landscape buffers as specified in the GDP.

Olympic and Hunte Parkways are also Scenic Corridors. A Scenic Corridor is a major road located within an open space corridor. Treatment of these facilities is an especially important design and aesthetic consideration because they provide the identity for the Otay Ranch property and the Eastern Territories. The landscape treatment and design elements of scenic corridors are addressed more fully in the Village Design Plan. Cross sections of Olympic, Hunte and Eastlake Parkways are illustrated in the following exhibits.



* WIDER RIGHT OF WAY TO ACCOMODATE WIDER MEDIAN EAST OF SDCWA EASEMENT

Exhibit II.2.3-2
Olympic Parkway - 6 Lane Prime Arterial

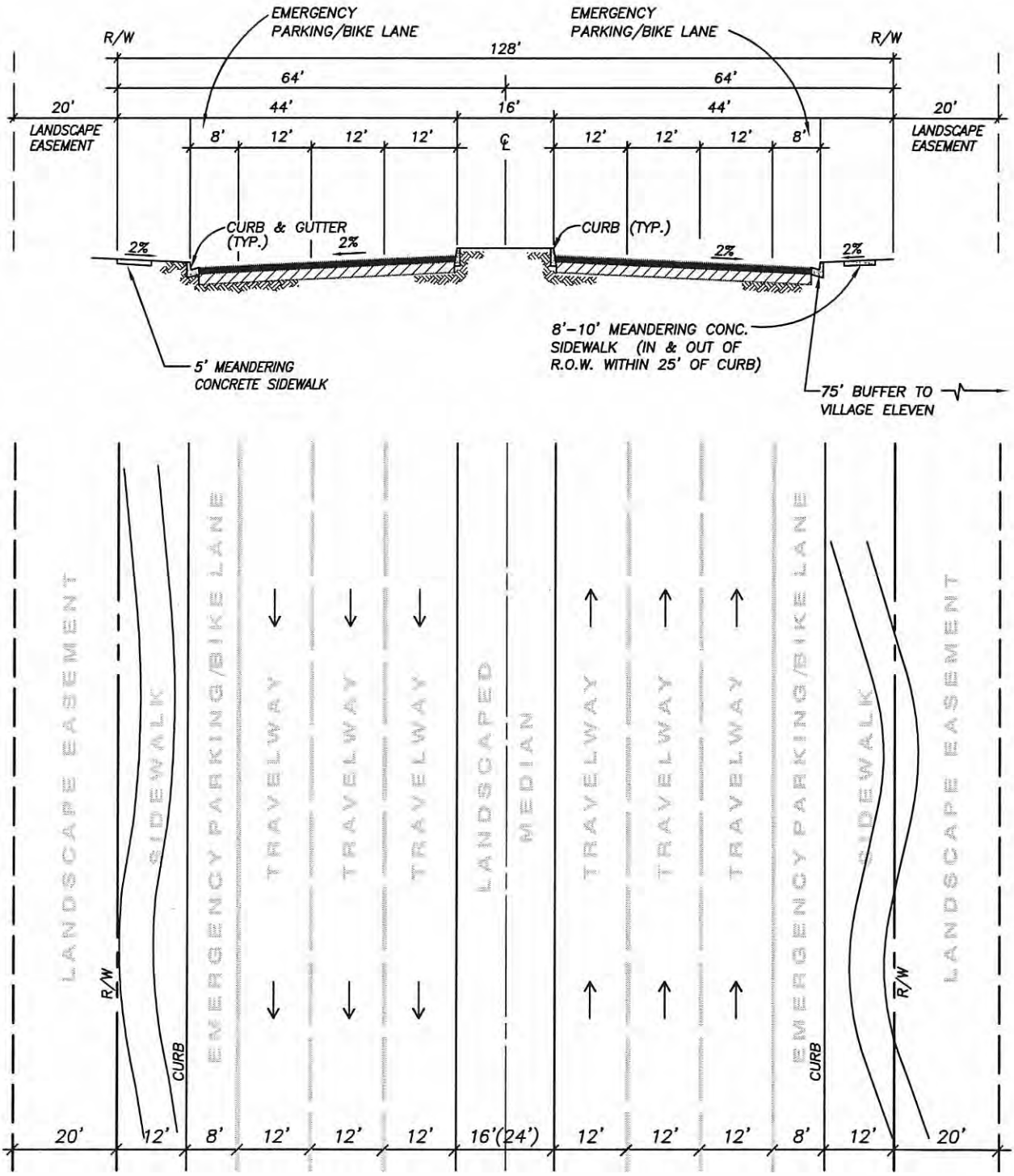


Exhibit II.2.3-3
Eastlake Parkway - 6 Lane Major Street

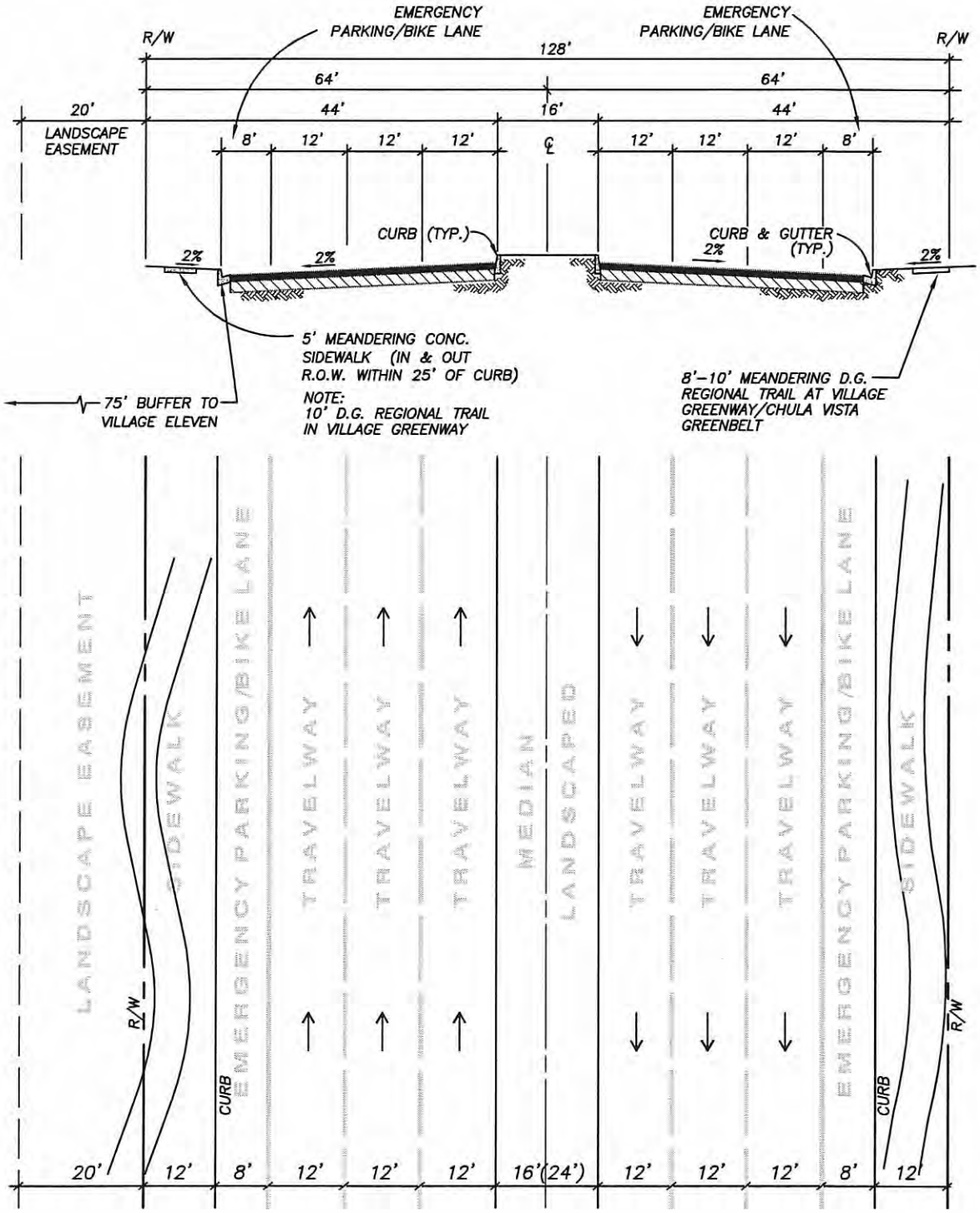


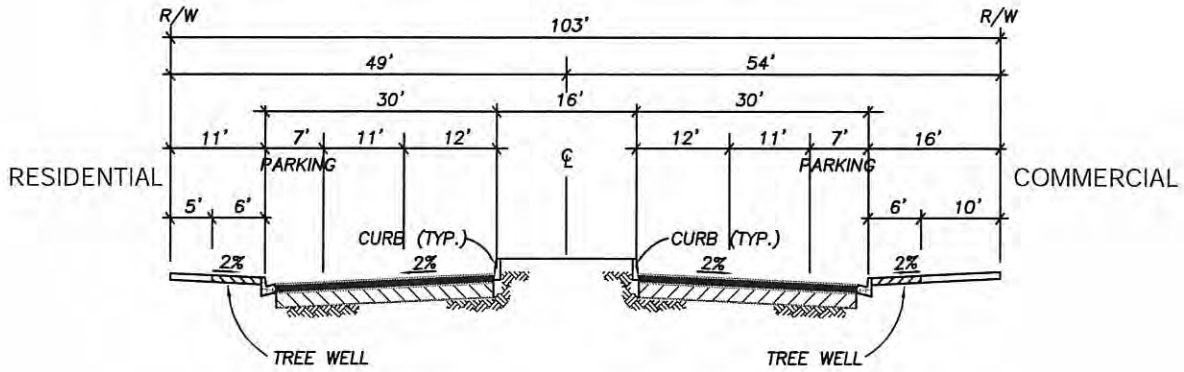
Exhibit II.2.3-4
Hunte Parkway - 6 Lane Prime Arterial

Village Entry Streets

Village Entry Streets provide a formal gateway into a village and introduce the village theme, identity and character. Entry Streets provide a transition from the prime arterials/major streets to the calmer village atmosphere. In Village Eleven, primary Village Entry Streets lead from Olympic and Eastlake Parkways to the village core in the western portion of the village and from Olympic into the heart of the eastern portion of the village. The Village Entry Streets have a unique design specific to the land uses and circulation needs of the village area it serves. Otay Ranch primary Entry Streets typically consist of two lanes each direction divided by a wide landscaped median. Village Eleven primary Entry Streets utilize a similar design, but the low traffic volumes in the village allow a reduction in the number of travel lanes. Fewer travel lanes slow traffic and make the village more pedestrian-friendly.

The Village Entry Street from Eastlake Parkway (the easterly extension of Birch Road) has the highest traffic volumes due to the mixed-use/commercial site located on the south side of the street. Exhibit II.2.3.-5 illustrates the design of Birch Road. If complete commercial development of the MU site is not viable, the Village Eleven Planned Community District Regulations allow expanded residential development within the MU. Expanded residential development in this site would reduce the traffic volumes considerably, so the street may be designed with one travel lane in each direction, a landscaped median, and parking and turning lanes, if supported by traffic studies.

The Village Entry Streets from Olympic Parkway are proposed for one travel lane in each direction separated by a landscaped median. Widened lanes are provided near the intersections with Olympic to facilitate turn movements. Parking is allowed along the southern segment of the western Olympic Parkway Village Entry Street. The Olympic Parkway Village Entry Streets are illustrated in Exhibit II.2.3.-6.



VILLAGE ENTRY STREET
BIRCH ROAD - COMMERCIAL CONDITION

NOT TO SCALE

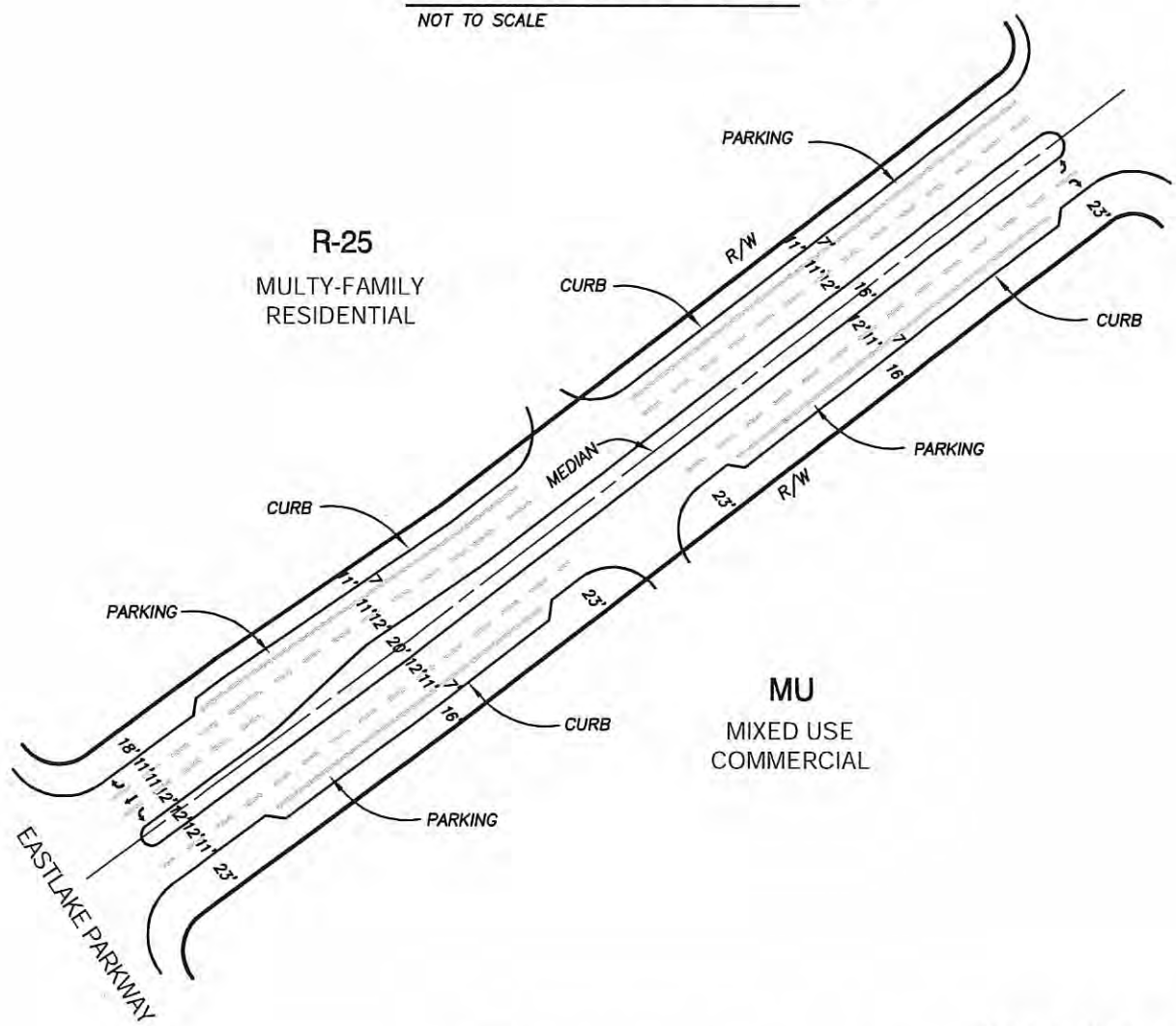
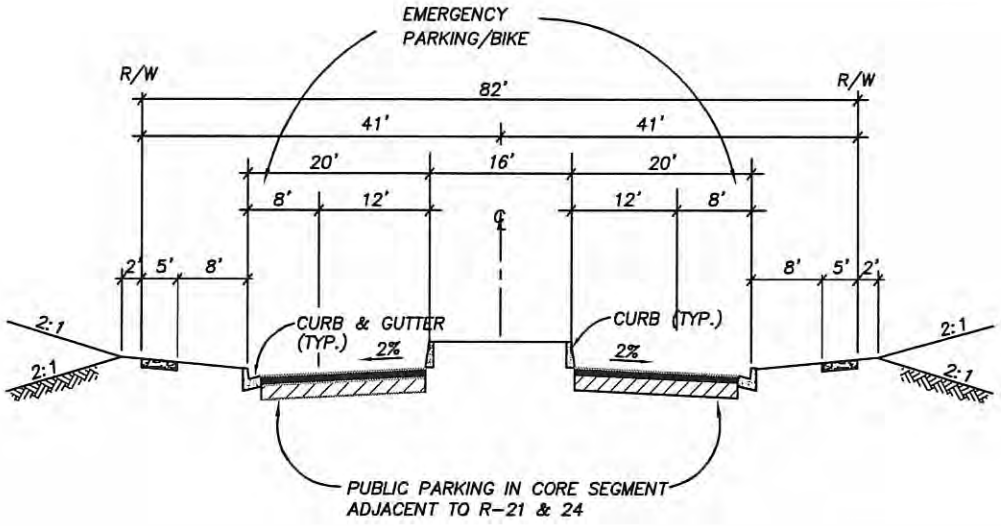


Exhibit II.2.3-5
Birch Road Village Entry Street - Commercial Condition



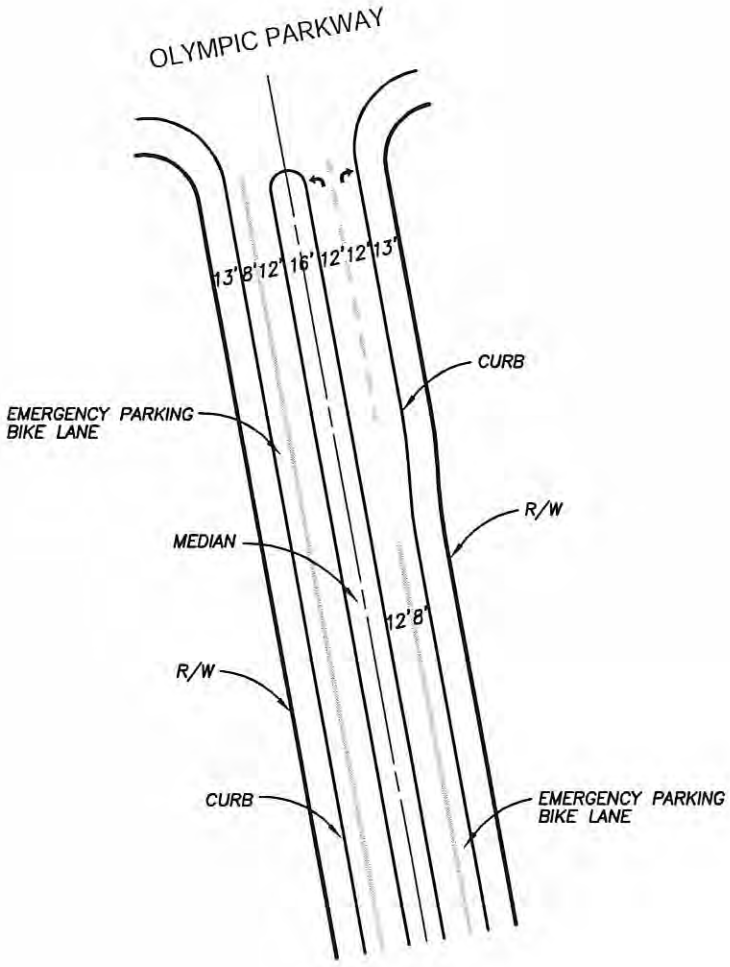


Exhibit II.2.3-6
Olympic Parkway Village Entry Streets

Secondary Village Entry Streets With Medians

In Village Eleven, Secondary Entry Streets are designed as 2-lane formal entries leading into the village. Secondary Village Entry Streets with Medians will be located at the three eastern secondary access points from Hunte parkway. These streets will transition to Village Core Promenade Streets. Exhibit II.2.3-7 illustrate these entries.

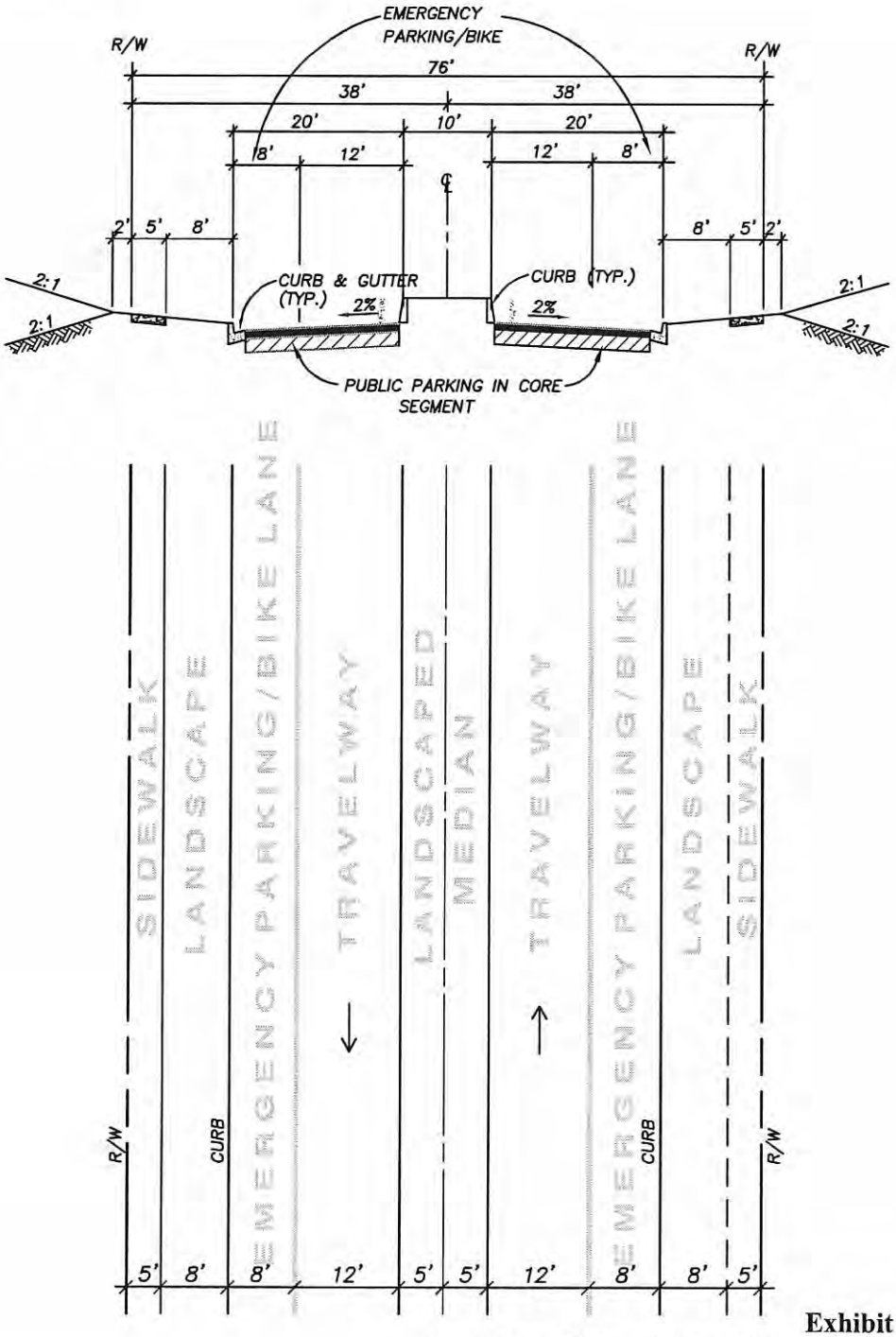


Exhibit II.2.3-7
Secondary Village Entry Streets with Medians

Residential Promenade Streets

The residential Promenade Streets serve as collector streets in the village. These streets provide two travel lanes and parking is allowed on one, "Promenade", side of the street. Promenade Streets are also a primary pedestrian link through the village and will be land scaped with trees on each side of the Promenade sidewalk. Residential Promenade Streets are illustrated in Exhibit II.3-8.

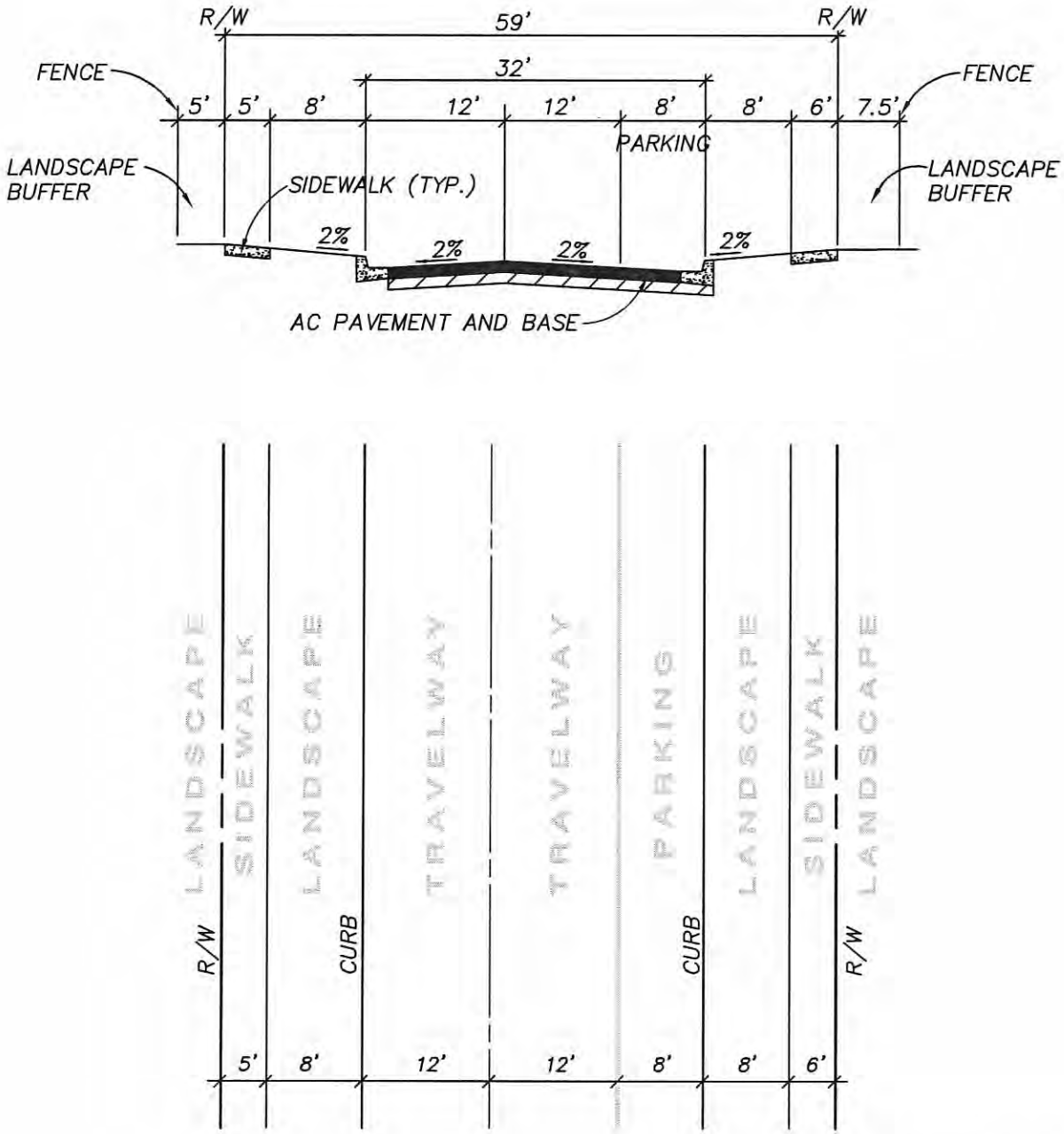
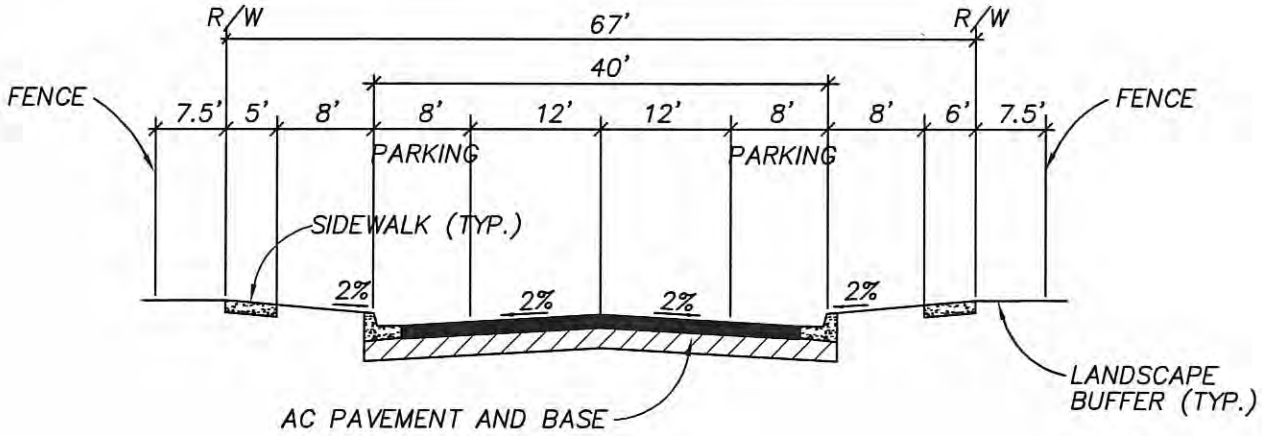


Exhibit II.2.3-8
Residential Promenade Streets

Village Core Promenade Streets

Village Core Promenade Streets are located in the heart of the village and are designed to promote an urban village and pedestrian orientation. Parking is permitted on both sides of the street. Village Core Promenade Streets illustrated in Exhibit II.2.3-9, create an urban atmosphere with an active and colorful ambiance. Where restaurants and stores front these streets, the landscape parkway is designed as an "urban promenade", a 16-foot wide curb to building sidewalk areathat accommodates window shopping, outdoor dining, opportunities and similar activities as illustrated in Exhibit II.2.3-10.



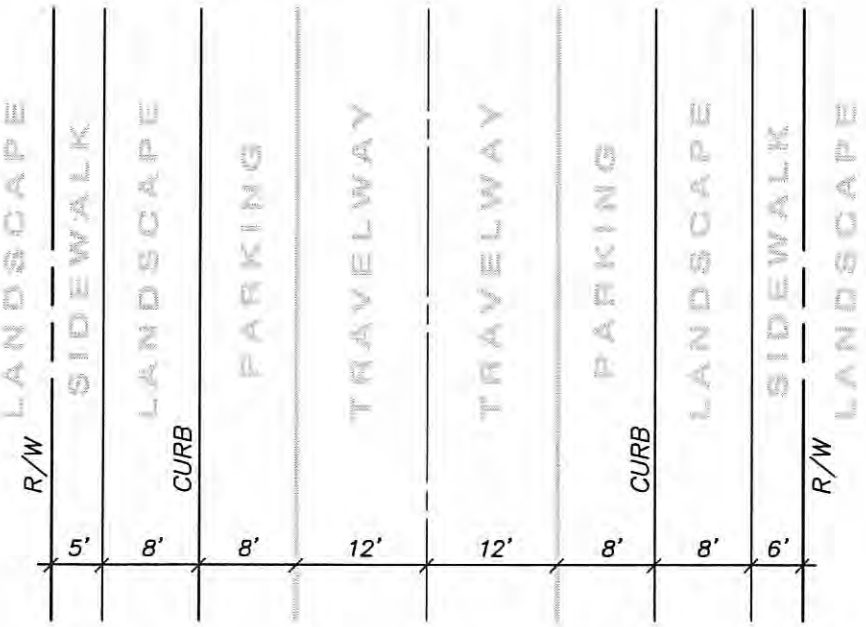


Exhibit II.2.3-9
Village Core Promenade Streets

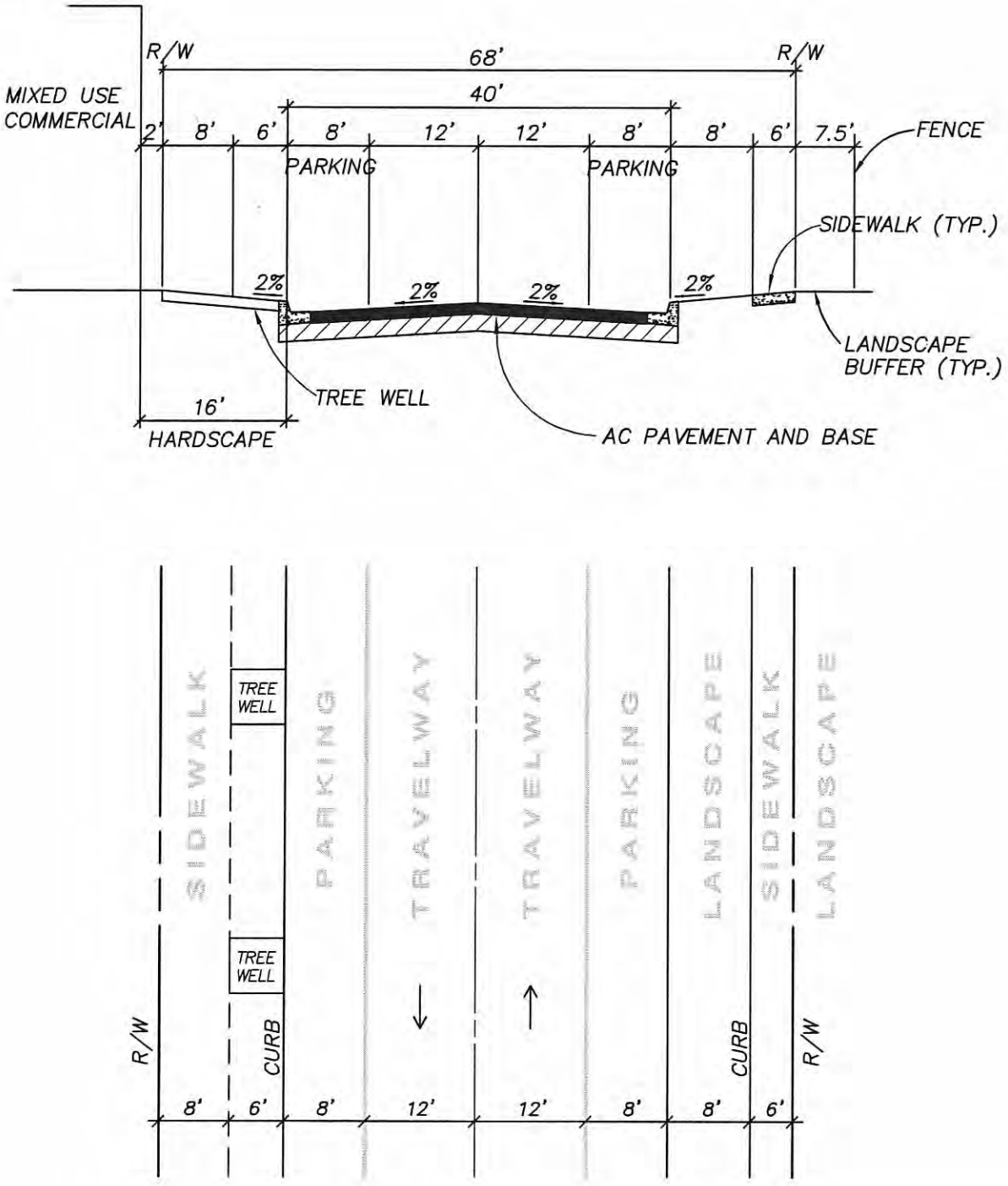
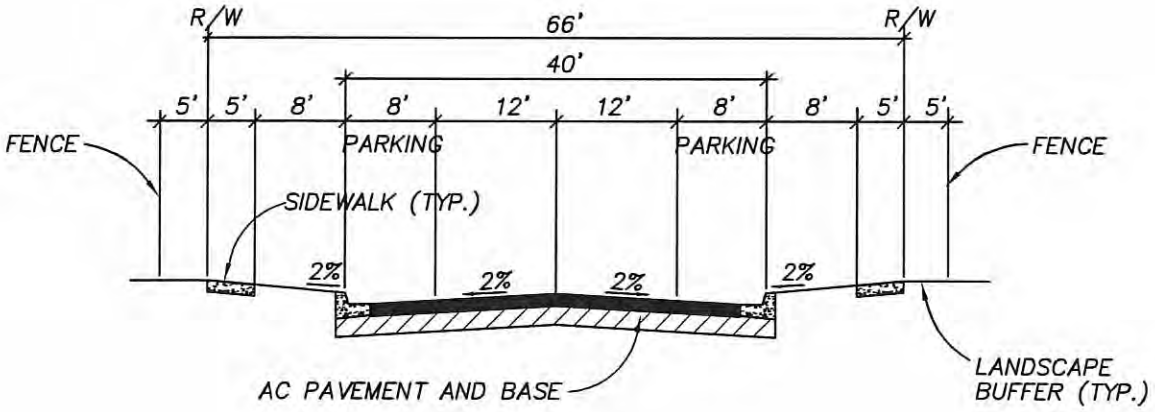


Exhibit II.2.3-10
Village Core Promenade Streets - Commercial Condition

Village Core Streets

Village Core Streets continue the urban street design from Eastlake Parkway into the village core. Because these streets are adjacent to multi-family residential developments and the Junior High School,parking is allowed on both sides of the street. Village Core Streets are illustrated in Exhibit II.2.3-11.



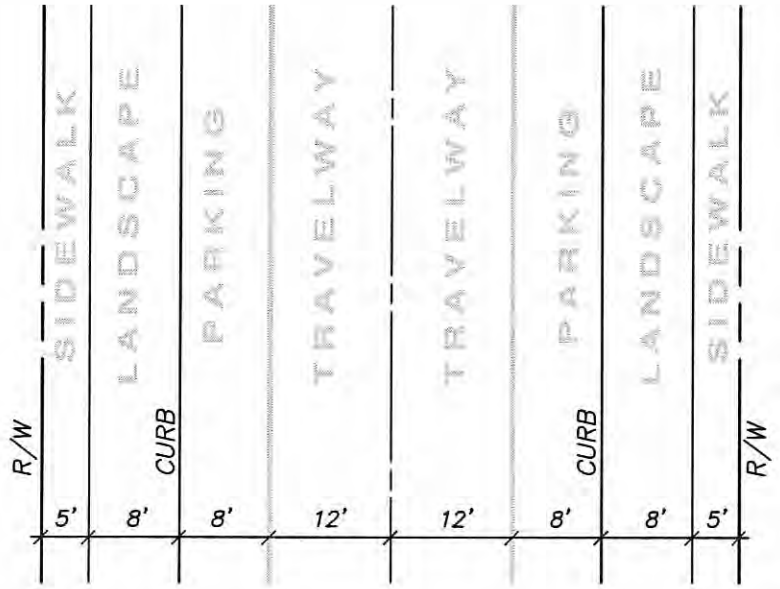


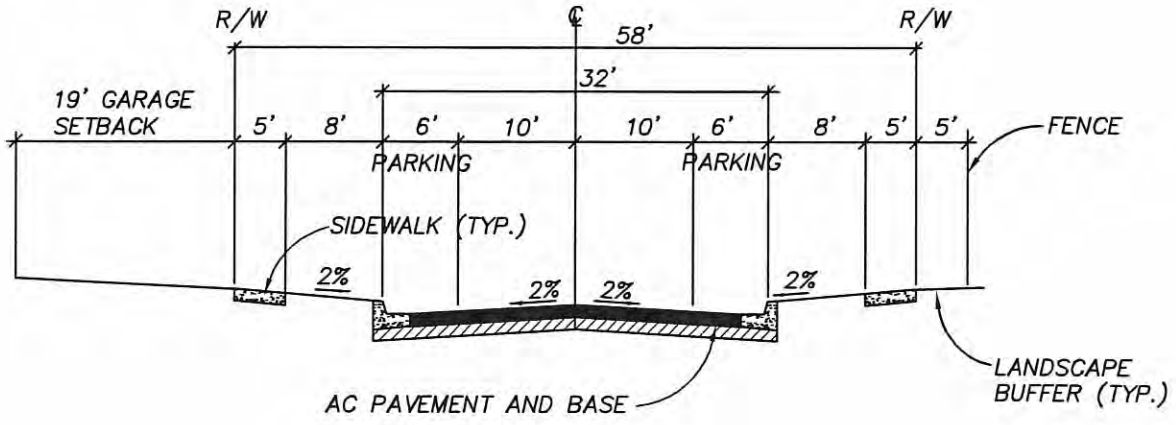
Exhibit II.2.3-11
Village Core Streets

Residential Streets

Residential Streets are narrow, two-lane streets designed to emphasize the pedestrian-orientation of the village. They reflect individual neighborhood character depending upon the nature of the adjacent residential development. Homes may occur on one or both sides of the street and parking is generally provided along both sides.

The Village Eleven SPA contains two types of Residential Streets as illustrated in Exhibit II.2.3.-12. The 'Parkway Residential Street' is the preferred design as it establishes a residential streetscape with a landscaped parkway adjacent to the curb and a sidewalk at the property line. The 'Private Residential Street,' which occurs in multi-family developments, provides a sidewalk adjacent to the street and a parkway at the property line. This design may be used where special conditions occur (i.e., alley and small lot single-family products). One application of this design is at "modified cul-de-sacs," cul-de-sacs of 150 feet length or less.

The Otay Ranch General Development Plan permits cul-de-sacs and open cul-de-sac design is described in the Otay Ranch Village Design Plan. The Village Design Plan states, "The open cul-de-sac can provide direct access to the Promenade Street, paseo, and open space, or merely visual access to an area beyond the street. Which ever way it is used, open cul-de-sacs improve the design and function of the neighborhood both internally and as perceived from the outside through the "windows" created through the open cul-de-sacs. Open cul-de-sacs should be encouraged where non-automobile circulation could be enhanced and at development edges where physical or visual access beyond the project is desirable." In Village Eleven, residential cul-de-sac streets have been provided for pedestrian and bike access to the paseos. The natural site topography requires a terraced grading plan, which lends itself to cul-de-sacs rather than steep connecting streets. The cul-de-sac streets have less traffic so they are quieter and more pedestrian-friendly than through streets.



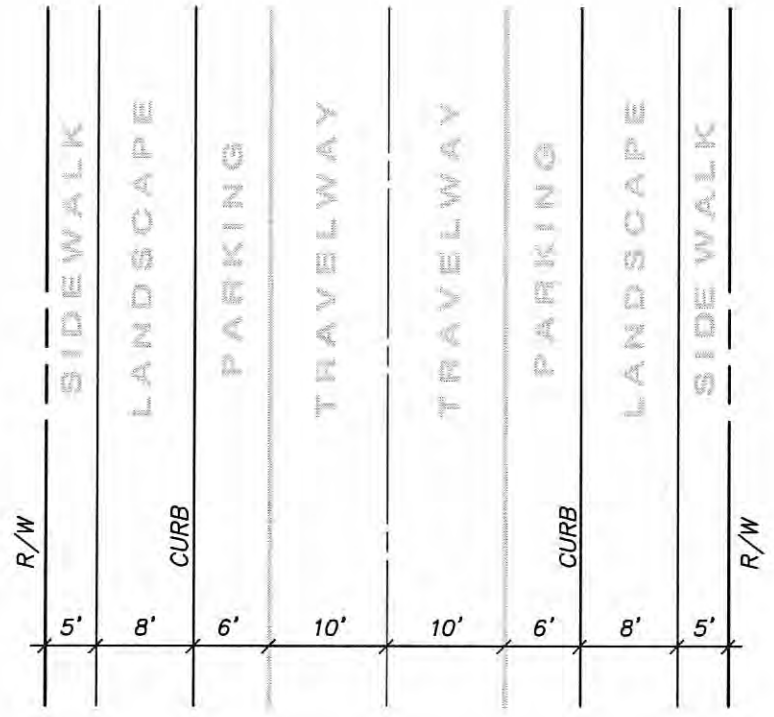
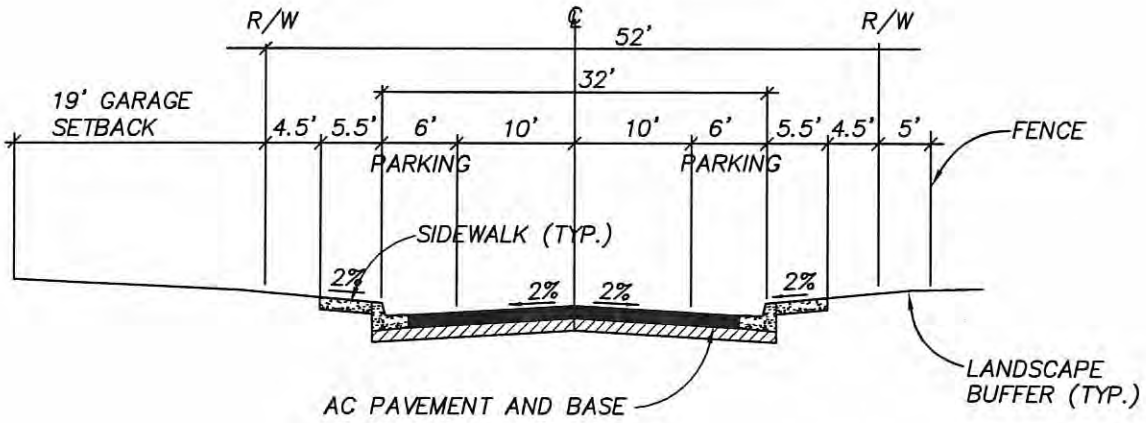


Exhibit II.2.3-12
Residential Streets

Private Residential Streets

Private residential streets may be located within certain residential developments, such as townhouse or condominium neighborhoods. These streets typically have narrower roadways than city streets and may require multiple points of access, grid streets patterns or other measures to assure adequate emergency access, private residential streets are illustrated in Exhibit II.2.3-13



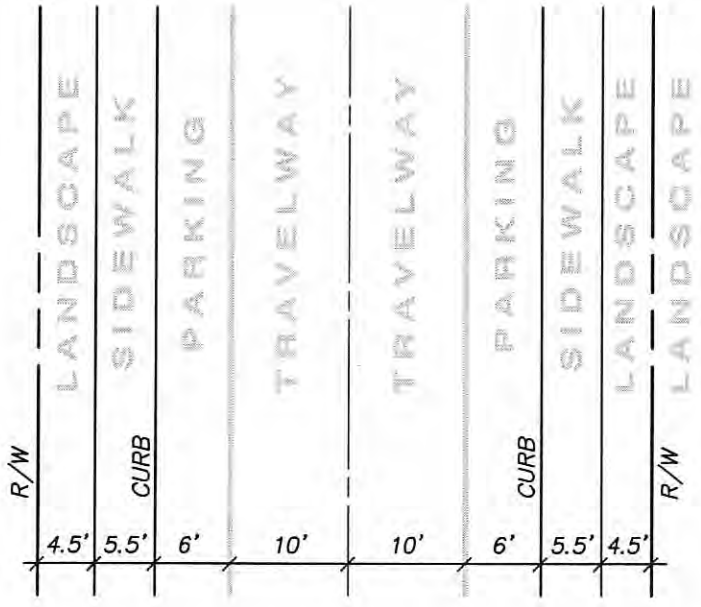
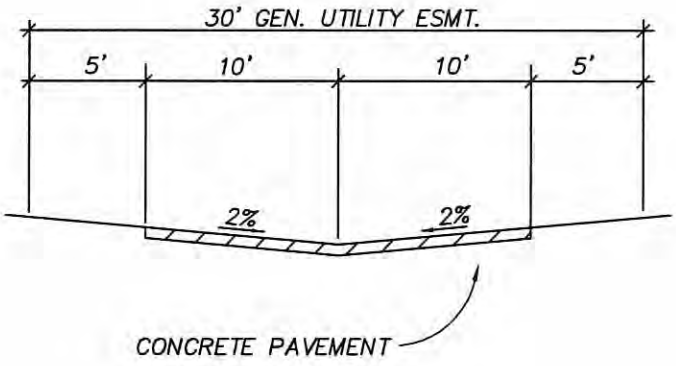


Exhibit II.2.3-13
Private Residential Streets

Alleys

In small lot single-family and mixed-use areas, public alleys may be appropriate. Alleys can provide rear entrances for vehicles, decrease traffic on residential streets, minimize the utilitarian appearance of street-facing garages and enable homes to be more open and inviting to the street, creating a pedestrian-friendly environment. Alleys may also provide an alternative location for utilities. Alleys are illustrated in Exhibit II-2.3-14.



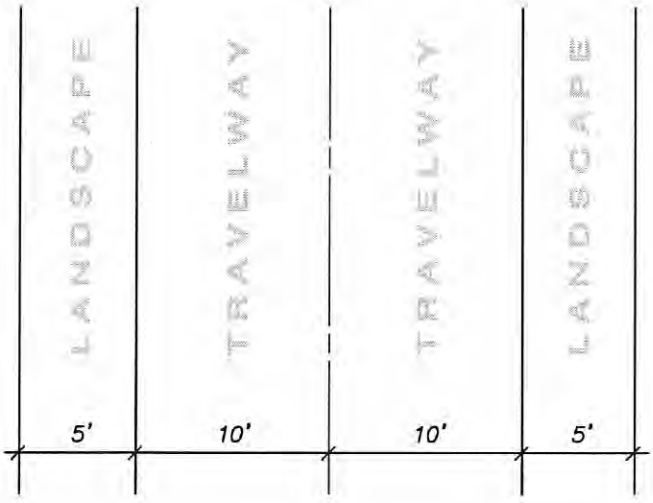


Exhibit II.2.3-14
Alleys

Roundabouts

Roundabouts are proposed to create focal points in the village and allow continuous, calmed traffic flow at primary intersections. The roundabouts will accommodate 1 or 2 travel lanes encompassing a 70-foot diameter landscaped area. Roundabouts are proposed at the terminuses of the primary entry streets in the east and western portions of the village. Roundabouts are illustrated in Exhibit II.2.3.-15.

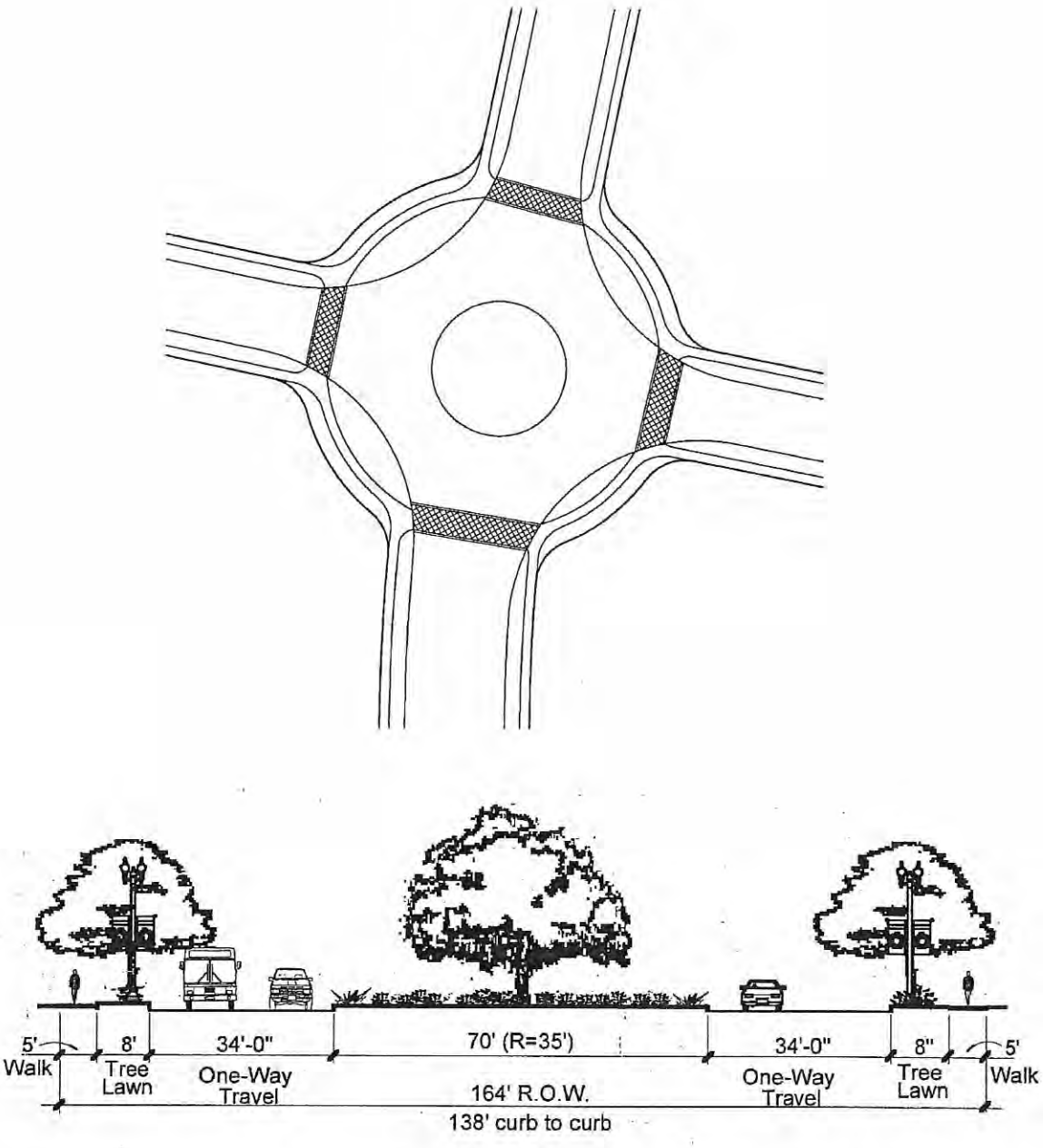


Exhibit II.2.3.-15
Roundabouts

Traffic Calming Elements

Traffic calming elements may be used throughout Village Eleven where appropriate. The primary use of such elements will be to enhance the major pedestrian routes, for example, where the paseos cross village streets.

Traffic calming circles may be used as focal points and traffic calming elements within village residential neighborhoods. These 70-foot wide traffic calming circles will accommodate a single lane of traffic surrounding a 18-foot wide landscaped circle. The locations of the traffic calming circles would be at regularly distanced intersections, creating a rhythm in both traffic flow and neighborhood aesthetics. The traffic calming circles provide sites for creating neighborhood identity through landscaping, trees, seasonal flowering plants, ornamental street lighting, monument signs and public art.

Curb extensions project out to the edge of the travel lane, creating a sense of side friction or roadway narrowing which slows traffic. Curb extensions at intersections provide pedestrians with a safety island and shorten the roadway crossing distance. "Neckdowns" are curb extensions located mid-block that can also be used at pedestrian crossings or simply to slow traffic in long, unobstructed road sections where traffic speed tends to increase. Protected parking is created when curb extensions project to the travel lane. Parking islands are created that not only tend to slow traffic, but also provide opportunities for reducing expanses of pavement and enhancing landscaping. Traffic calming elements are illustrated in Exhibits II.2.3.-16 and 17.

Traffic calming elements require thoughtful design to provide adequate sight distances, and other safety-promoting features. The design and location of traffic calming features require the approval of the City Engineer and the Director of Planning and Building prior to the approval of the tentative map.

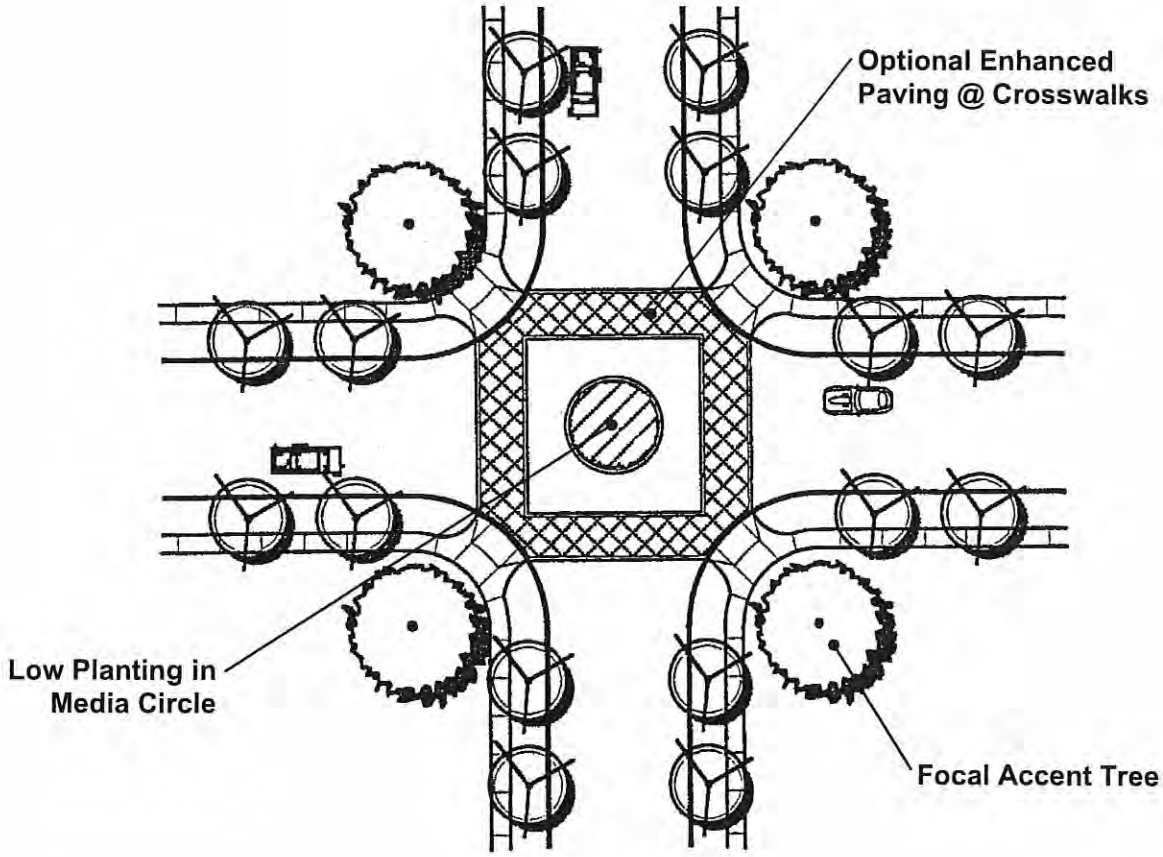


Exhibit II.2.1.-16
Traffic Circles

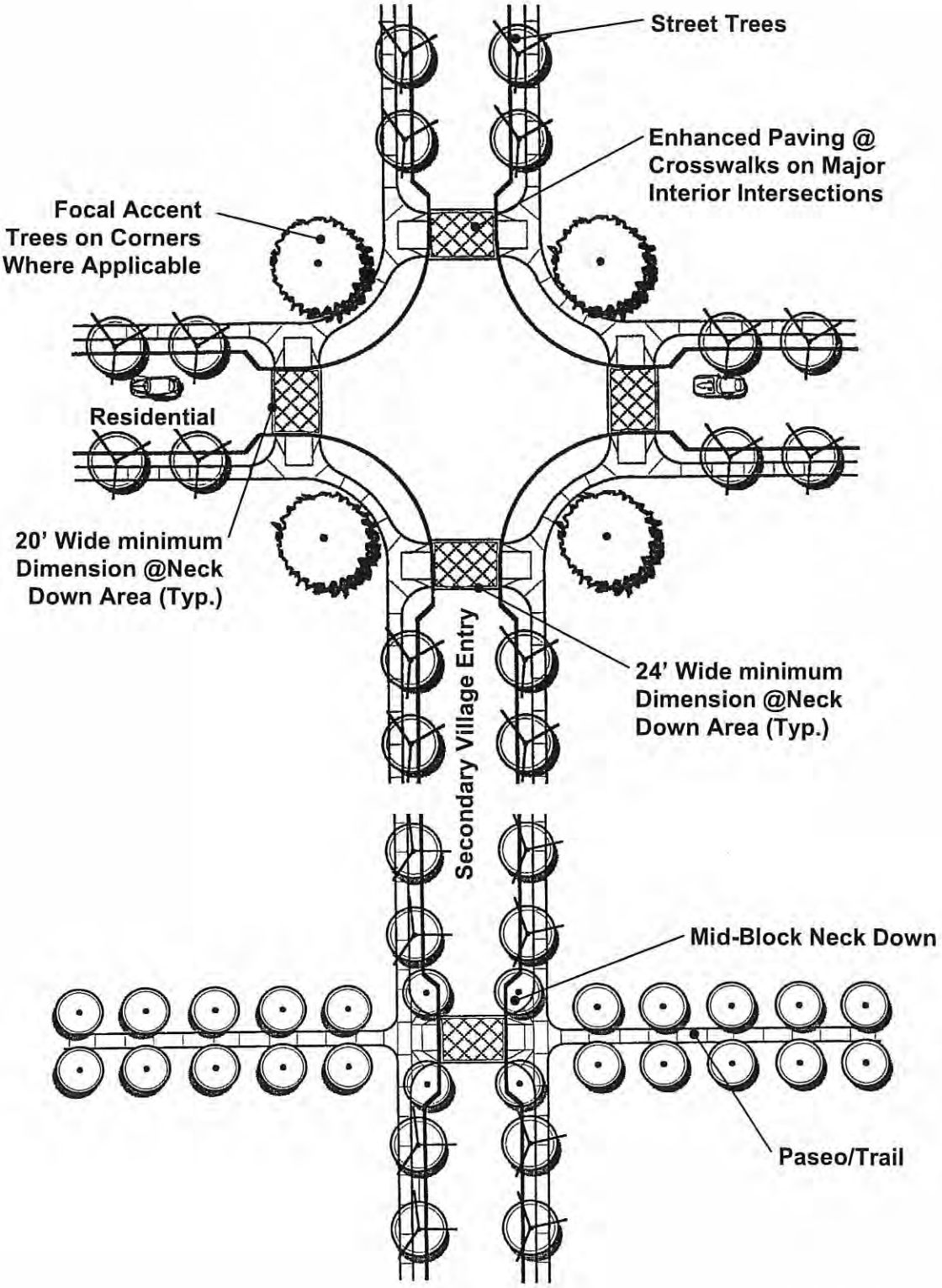


Exhibit II.2.1.-17
Neckdowns

II.2.3.5 Phasing of Road Improvements

The phasing of community development concurrent with the provision of adequate road capacity and access improvements is fully described in the Village Eleven Public Facilities and Finance Plan (PFFP). These improvements have been phased and designed to maintain an adequate level of service in the circulation system serving the Village Eleven SPA throughout the development process. The provision of adequate internal circulation improvements will be controlled via subdivision map conditions.

II.2.3.6 Transit Planning Principles

Bus service for Village Eleven and the other villages of Otay Ranch will be provided by Chula Vista Transit (CVT). Currently, CVT provides bus service through the Eastern Territories, including the Eastlake Business Center and nearby Southwestern College. Expansion of CVT service to the Village Eleven SPA Project Area is shown in Exhibit II.2.3.-18, Public Transportation Concept Plan. This plan shows a conceptual bus route through Village Eleven. Interior stops may be at the center of the eastern village, village core and junior high school. Additional bus routes along major arterials will be determined in conjunction with planning efforts for the FC and EUC uses in Planning Area 12. The locations are based on the following principles, which may be used in determining their final locations:

- Locate transit stops where there are a number of major pedestrian generators.
- Locate transit stops and pedestrian walkways to provide access while respecting the privacy of residential areas.
- At the intersection of two or more transit routes, locate bus stops to minimize walking distance between transfer stations.
- Locate bus turn-outs at the far side of the intersections to avoid conflicts between transit vehicles and automobile traffic, permitting right-turning vehicles to continue turning movements.
- Transit stops should be provided with adequate walkway lighting and well-designed shelters.
- Walkway ramps should be provided at transit stops to ensure accessibility.

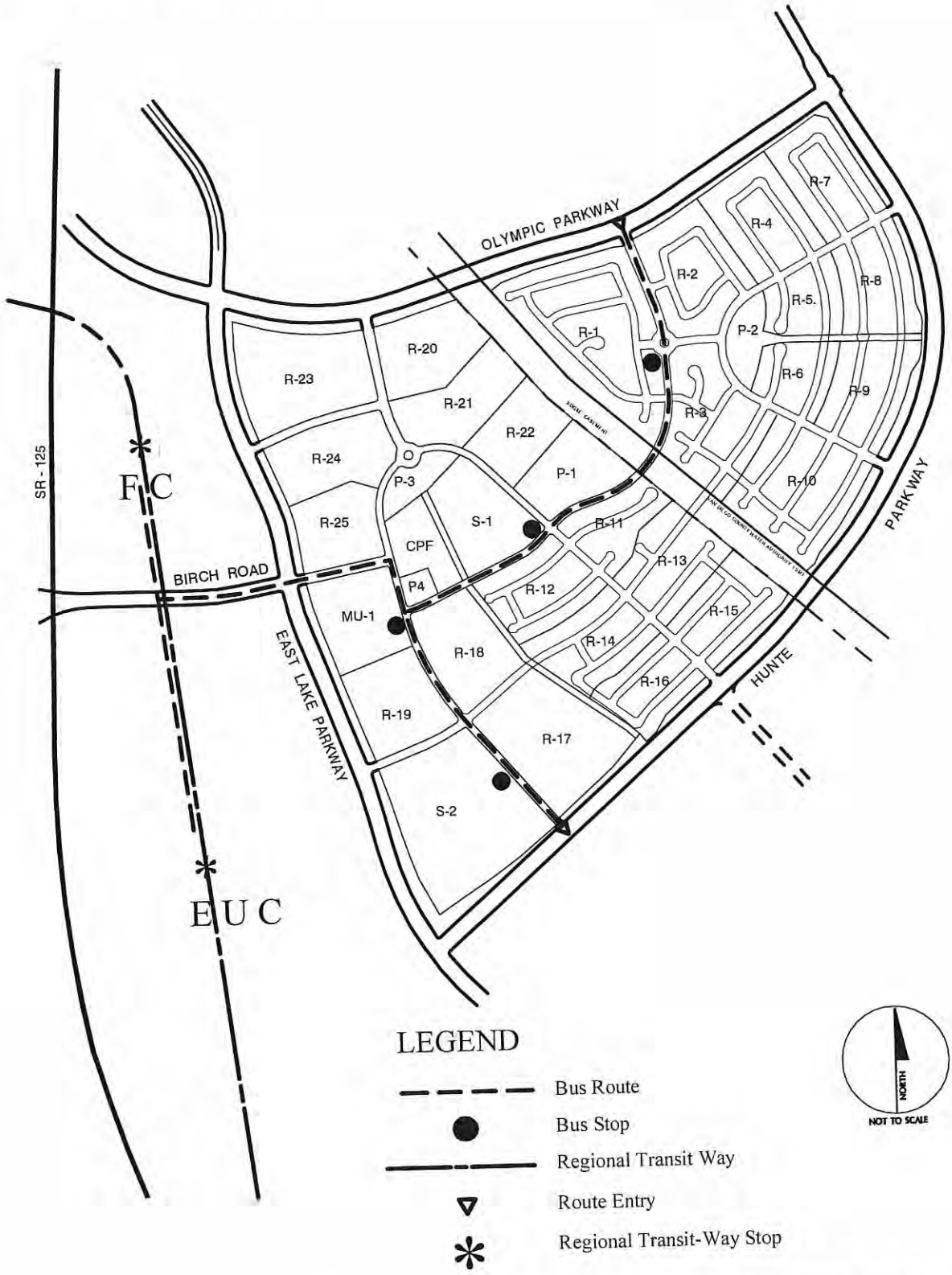


Exhibit II.2.3-18
Public Transportation Plan

II.2.3.7 Bicycle Routes and Pedestrian Trails

Village Eleven has been designed to accommodate the trails program described by the Otay Ranch GDP and Overall Village Design Plan. The plan recognizes that provision of bicycle, cart and pedestrian circulation is fundamental to creating a pedestrian-oriented village. Convenient pedestrian and bicycle circulation within Village Eleven is somewhat constrained by sloping topography and the 240-foot wide SDG&E/SDCWA easement that divides the village. All circulation elements within the village have been located and designed to be as accessible as possible, however, the paseos and off-street trails contain steep topography that may limit bicycle and cart travel. All village streets and sidewalks have been designed at gradients of 8 percent or less to facilitate pedestrian, bicycle and cart travel. The plan proposes 25 mile per hour travel speeds on all village streets to allow bicycles and carts to travel on village streets without designated travel lanes.

The trails program is described below and the Trails Plan is depicted on Exhibit II.2.3.-19. The street cross-sections illustrate regional and village trails and pathways adjacent to streets. Exhibit II.2.3-20 provides cross-sections of paseos and trails. The Village Eleven Design Plan and the Village Eleven SPA Parks, Recreation, Open Space, and Trails Master Plan provide additional detailed discussion of the Village Eleven SPA trail system.

Regional Trails

Two segments of the Chula Vista Regional Trail system occur within and adjacent to Village Eleven. One segment is located along the north side of Olympic Parkway and a second segment is located on the south and east sides of Hunte Parkway. The segment of regional trail adjacent to the Salt Creek habitat preserve (between Olympic Parkway and the SDG&E/SDCWA easement) is also within the Chula Vista Greenbelt, a citywide open space system. The remaining regional trail on Hunte Parkway is within the Village Greenway.

Otay Ranch Village Greenway

The GDP provides for a Village Greenway to be located through Otay Ranch, specifically through Village Eleven to connect the EUC and Salt Creek. In Village Eleven, the Greenway will be located along the southern boundary adjacent to the junior high school and residential neighborhoods. The Village Eleven core will be connected to the Greenway by the Village Pathway.

The Otay Ranch Overall Village Design Plan suggests pedestrian bridges may be used in special circumstances to provide crossings over arterial streets. Pedestrian bridges are a component of the regional, community and village trail system in Otay Ranch. Proposed locations for pedestrian bridges crossing Hunte and Eastlake Parkways are illustrated in the Trails Plan. These locations would connect the EUC, Village Eleven and the future University and link the Village Pathway, Village Greenway and City regional trails.

Village Pathway

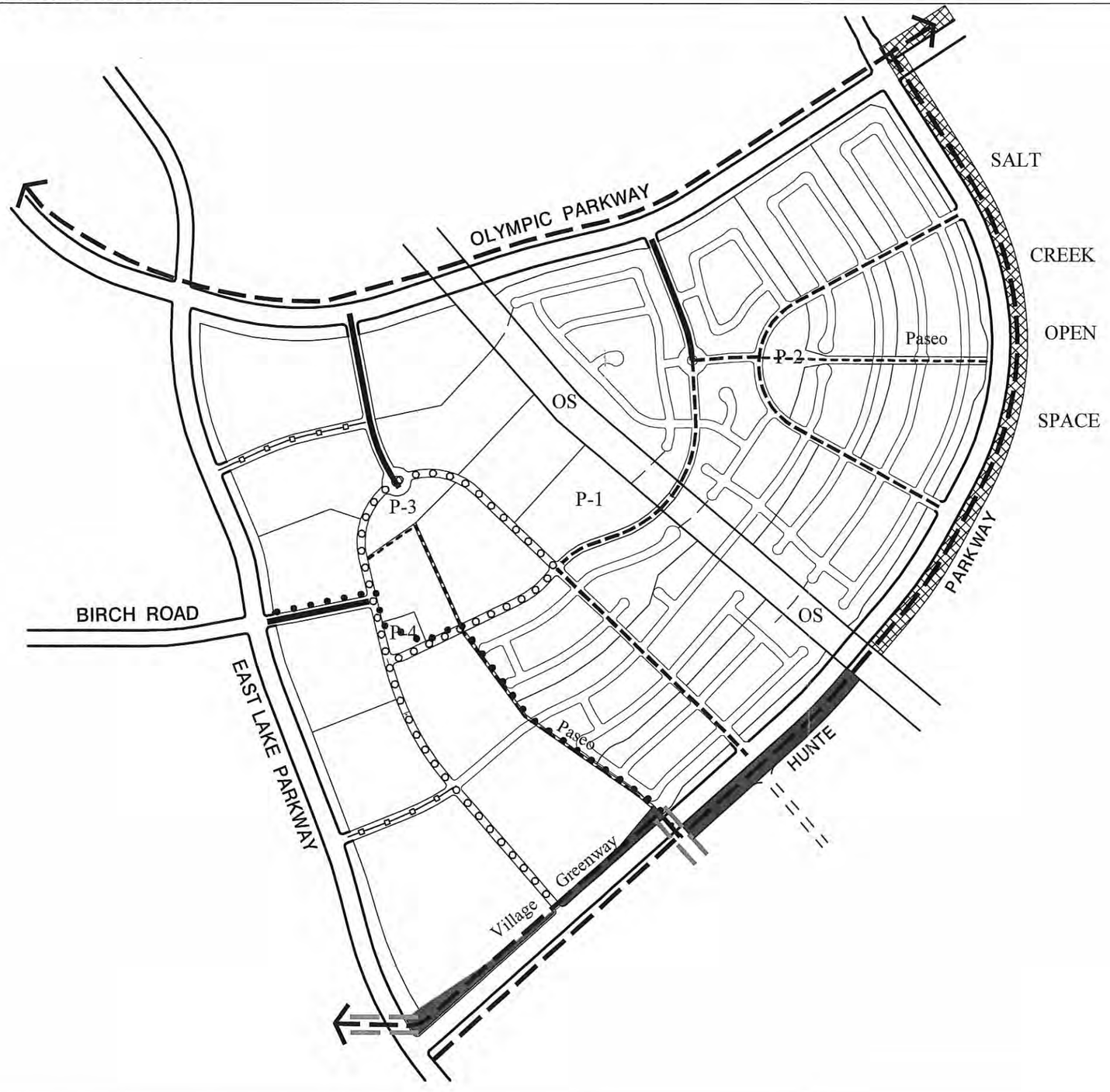
Village pathways are inter-village cart and pedestrian paths that link all of the Otay Valley Parcel villages and particularly provide access to the regional transit-way stations. In Village Eleven, a Village Pathway is proposed to be located from the Eastlake/Birch intersection (equidistant to both the EUC and freeway commercial transit stations), through the village core and as a paseo through residential neighborhoods to the Village Greenway at Hunte Parkway.

Paseos and Trails

Paseos are unique off-street paths providing alternative circulation routes for pedestrians and bicycles. Centrally located north-south paseos provide linear greenbelts with trails in both the eastern and western portions of the village. East-west trails are proposed to cross the SDG&E/SDCWA easement in the future. Paseos and off-street trails have been designed to be accessible, however, the steep topography necessitates some ramps and stairs may be required where slopes cannot be avoided. The landscape treatment and design elements of Paseos are addressed more fully in the Village Design Plan.

Village Streets

The travel speed of the village streets is 25 mph to allow carts and bicycles to travel throughout the village. Sidewalks are provided on all village streets. The preferred design for all village streets provides for five-foot wide sidewalks separated from the roadway by landscaped parkways. In the village core commercial areas, wider sidewalks are provided to allow for window shopping and amenities such as seating and outdoor dining. The street cross sections illustrate sidewalks and the Village Design Plan will provide more design details.



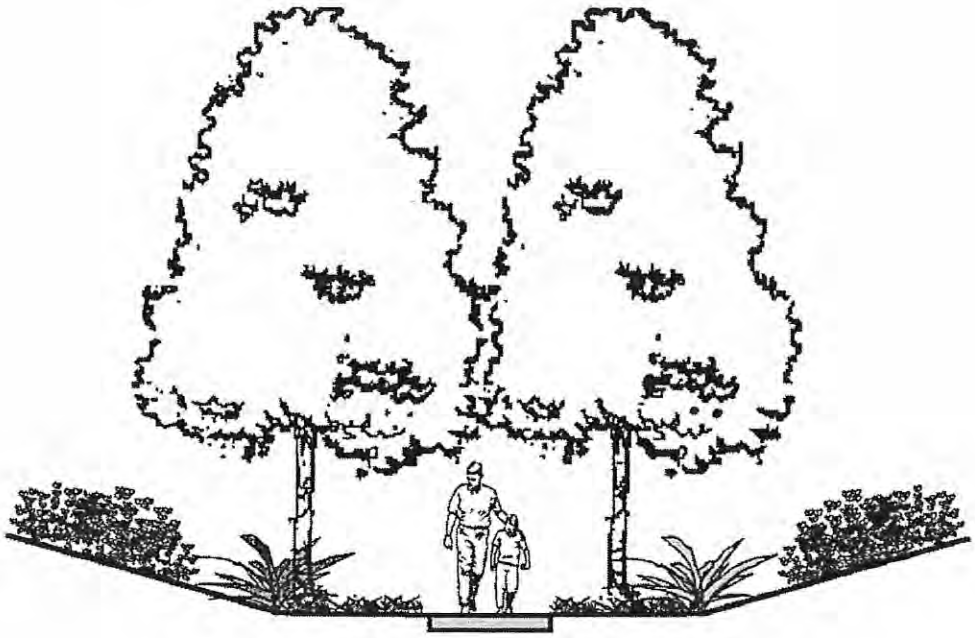
LEGEND

- Regional Trail
- Village Entry Street
- Paseos
- Potential Trails
- Village Pathway
- Village Core Promenade Street
- Village Core Street
- Residential Promenade Street
- Village Residential Street
- Village Greenway
- Chula Vista Greenbelt
- P — Park / Recreation facility
- OS — Open Space
- Proposed Pedestrian Bridge

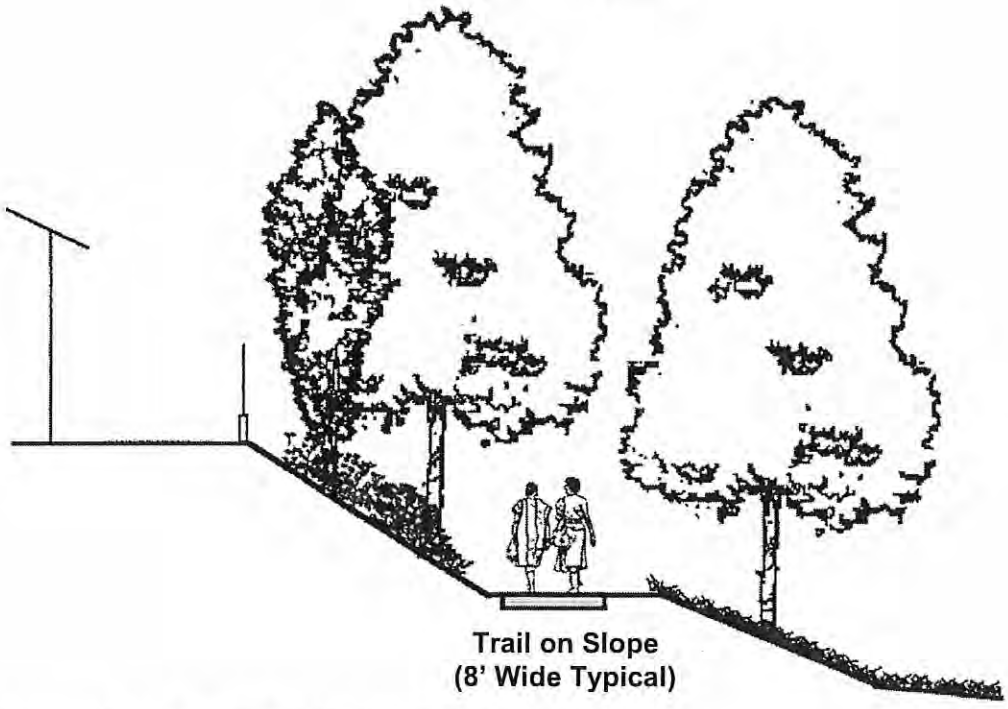
NORTH

NOT TO SCALE

Exhibit II.2.3-19
Trails Plan



Meandering Paseo Trail
(8' Wide Typical)



Trail on Slope
(8' Wide Typical)

Note: 10' wide where vehicular access is required.

Exhibit II.2.3.-20
Trail Cross-Sections

II.2.4 GRADING

II.2.4.1 Introduction

The Land Use Element of the Chula Vista General Plan states that the mesas, hilltops, and gently rolling topography in the Chula Vista area offer the best conditions for development. Steeply sloped hills and valleys can serve as resources, linking the developed regions and the important natural features in the area. The goal of the Otay Ranch General Development Plan is to concentrate urban development on the flatter areas and retain the sensitive natural topographic features. Therefore, grading associated with the development of Village Eleven would result in undulating slopes of variable horizontal and vertical gradients, to reflect and enhance the appearance of the surrounding terrain. Development sites within the remainder of Village Eleven will be graded to blend with and create an aesthetically pleasing setting. This chapter of the Village Eleven SPA describes the guiding policies and requirements for grading and their application to the topographic characteristics of the Village Eleven site.

II.2.4.2 Grading Requirements

In order to ensure that subsequent grading plans manifest the intent of the City's policies regarding landform grading and hillside development, final grading design to implement the Village Eleven SPA Plan shall be consistent with the grading design concepts of SPA Conceptual Grading Plan, and shall adhere to the grading standards and policies described below.

City of Chula Vista General Plan

Chula Vista General Plan Land Use Element Section 7.7, Land Development, contains specific criteria to guide landform grading policies within the City:

- Create artificial slopes with curves and varying slope ratios designed to simulate the appearance of surrounding natural terrain.
- Incorporate created ravine and ridge shapes with protective drainage control systems and integrated landscaping design.
- Conventional grading shall mean the standard 2-to-1 slope and other uniform slope faces.
- Conventional grading should be restricted to those cases where adherence to landform grading principles would not produce any significant contribution to the high quality site planning goals established overall by the General Plan.
- Conventional grading is only appropriate where landform grading is demonstrated to be impractical or the location of the slope is in a very low visibility situation.
- The fact that landform grading may not produce the maximum size of building pad or development area is not sufficient justification for determining that landform grading is impractical.

Otay Ranch General Development Plan

The Otay Ranch General Development Plan also contains specific criteria to guide grading in the overall ranch area. Final grading designs implementing the SPA grading concept are required to incorporate the following:

- Grading within Otay Ranch Village Eleven shall be subject to Chapter 15.04 - Excavation, Grading and Fills of the Municipal Code.
- Ranch-wide, there shall be preservation of 83 percent of the existing steep slopes (property that possesses gradients of 25 percent or greater).
- Contour grading shall be required adjacent to Salt Creek.
- Geotechnical investigations shall be provided with each SPA plan.
- Grading within each village is intended to minimize earthmoving distances and to facilitate phased grading.
- Naturalized buffering shall be provided as a transition between development and significant existing landforms.
- Manufactured slope faces over 25 feet shall be varied to avoid excessive "flat planed" surfaces.
- Variable slope ratios not exceeding 2:1 should be utilized when developing grading plans.
- To complement landform grading, land form planting techniques will be utilized. As in a natural setting, major elements of the landscape are concentrated largely in the concave "drainages," while convex portions are planted primarily with ground cover and minor materials.

Otay Ranch Overall Design Plan

The Otay Ranch Overall Design Plan provides additional guidelines for grading within the project area:

- When grading in any of the defined scenic corridors, contours shall be carefully modulated and softened to blend with existing natural slopes to create a more natural and irregular appearance.
- Excessively long, uniform slopes shall be avoided.
- Contours should be rounded and blended without sharp or unnatural corners where cut or fill slopes intersect a natural canyon or slope.
- Transitions between new cut and fill slopes and natural slopes should be made by rolling the top or bottom of the new slope to integrate the two conditions.
- When grading for development or where roadways intersect a natural slope without cut or fill slopes (daylight condition), a rounded top or bottom of the slope should be retained to blend the natural slope with the building or road pad.
- Create road alignments to meet the natural contours with minimal grading and blending of cut/fill slopes with natural topography is required.
- When feasible, divided roads may be split vertically to soften the impact of grading and to maximize potential scenic views.

- Landscape graded slopes with native and indigenous plant materials to blend with existing planting when adjacent to new landscaping.

The approved Otay Ranch land plan anticipates that approximately 984 acres of steep slopes will be developed within the entire Otay Ranch property. This falls within the 83% standard ranch-wide. The Phase 2 Resource Management Plan (RMP) provides that SPA level analysis of the impacts to steep slopes needs to be completed only when a SPA proposes development outside of the GDP approved development areas. The Otay Ranch Biota Monitoring Program of the Phase II RMP (Appendix F.11) establishes a system to ensure that this standard is achieved ranch-wide. According to the Phase II Resource Management Plan, application of the 83 percent preservation standard for existing steep slopes means that 6,350 acres of steep slopes must be preserved ranch-wide and 1,301 acres of steep slopes may be developed.

There are 18 acres of steep slopes within the Village Eleven project development area, as shown in Exhibit II.2.4.-1, Steep Slopes. These slopes are within the developable areas depicted on the approved GDP land use plan and within the development allowance provided by the RMP. Manufactured internal slopes within Village Eleven are typically 2:1 maximum gradient. If however, at the tentative map stage, slopes of 25 feet in height or greater in highly visible locations are proposed, landform grading techniques may be considered on a case-by-case basis as/and approved by the Directory of Planning and Building. In Village Eleven, the most visible slope locations are along major arterial streets. It is anticipated that landform grading techniques will be used for slopes 25 feet in height or greater where they occur along major arterial streets, provided impacts to adjacent sensitive habitat areas can be avoided.

II.2.4.3 Village Eleven Grading Concept

The SPA level grading plan for Village Eleven provides a preliminary grading concept identifying major slope locations. The preliminary grading design is as indicated on the Exhibit II.2.4.-2, Conceptual Grading Plan. The Village Eleven grading concept is based on the following objectives:

- Create efficient man-made landforms that visually respond to natural terrain characteristics where practical.
- Create and maintain on- and off-site views.
- When significant land forms are modified for project implementation, round the land form as much as possible to blend into the natural grade.
- With approval of the City Engineer, round the tops and toes of slopes. When slopes cannot be rounded, utilize vegetation to alleviate sharp angular appearances.
- Balance earthwork, utilizing an equal amount of cut for an equal amount of fill.
- Create, where possible, barriers or physical separation from traffic noise sources.
- Utilize elevation changes to separate potential land use conflicts.
- Create a fairly level area for a village core that will accommodate mixed-use, community purpose facility, elementary school, neighborhood park and multi-family residential development.
- Create useable areas that provide for a variety of residential housing types.
- Design grading within the physical constraints created by the SDG&E/SDCWA easement.
- Limit grading in the SDG&E/SDCWA easement to avoid impacts to existing utility lines and structures.
- Minimize, where feasible, impacts to sensitive areas adjacent to Salt Creek resulting from grading for Hunte Parkway.

Preliminary soils and geotechnical reports have been prepared for Village Eleven and have identified the site as being suitable for development. The proposed raw grading quantity for Village Eleven is approximately 10 million cubic yards of balanced cut and fill material. This raw quantity is exclusive of remedial measures that may be required by the soils engineer. Actual quantities will be based on more detailed engineering at the tentative map, grading plan and final map stages. Grading limits extend beyond the boundary of Village Eleven for the construction of roads and infrastructure. Exhibit II.2.4.-3 illustrates the locations of cut and fill.

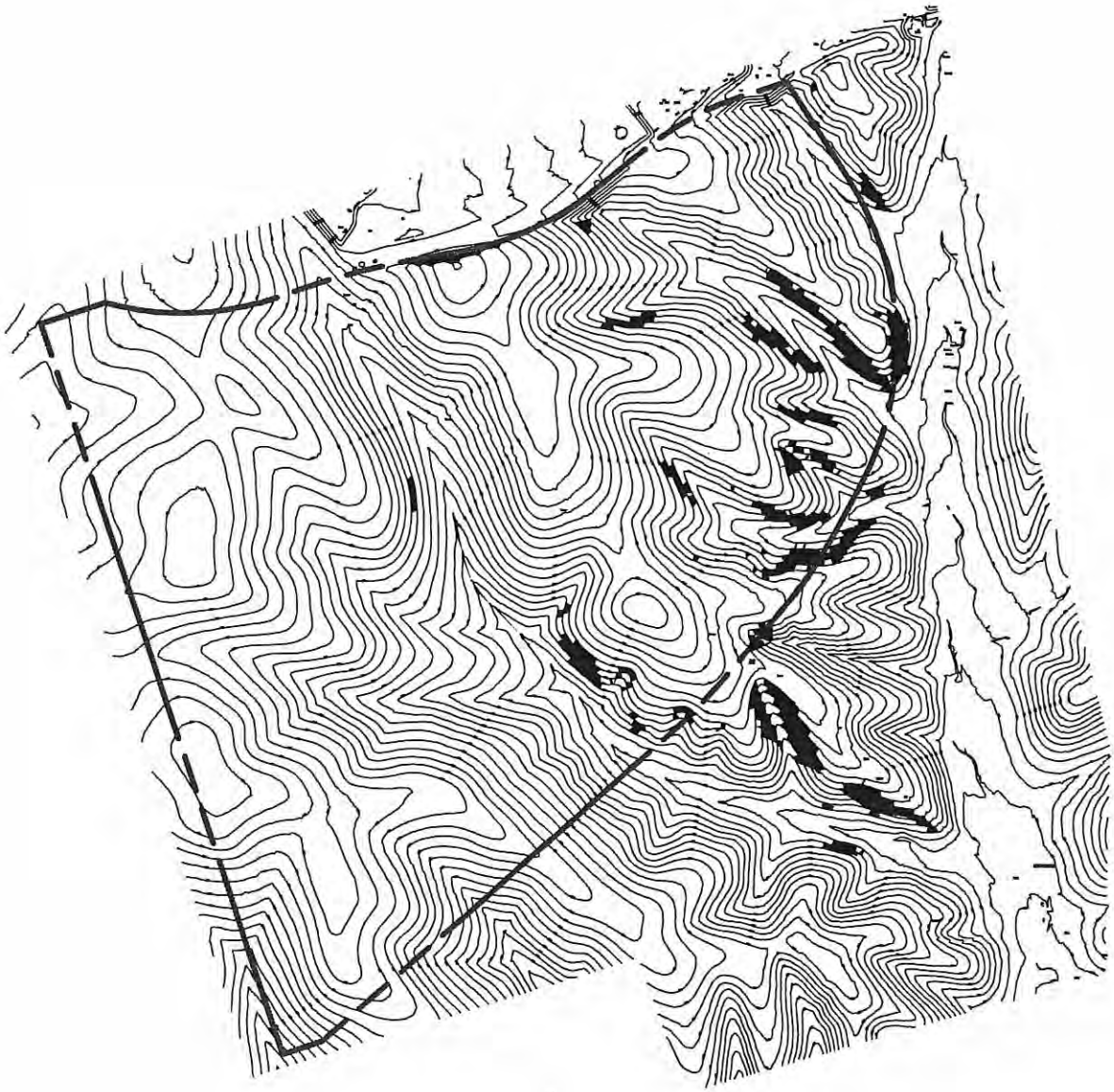
Based on actual field conditions, the erosion potential of slopes will be reduced with control measures such as berms at the tops of all slopes, paved interceptor ditches, and vegetation. Erosion control will be consistent with best management practices.

Project grading permits will provide assurances acceptable to the City Engineer that landscaped slopes will have adequate maintenance to ensure continued viability of landscaping. Generally, except for private lots, slopes which exceed ten feet in height will be maintained by a homeowners' or property owners' association or a landscape maintenance Community Facilities District (CFD).

Grading Review

Tentative Maps and grading plans will require conformance to the grading concepts and requirements contained in this SPA, and to all applicable City policies and ordinances.

Prior to grading plan approval by the City Engineer, all grading will be subject to the requirements of the Chula Vista Municipal Code (Grading Ordinance #1797, the City of Chula Vista Subdivision Manual, Design and Construction Standards of the City of Chula Vista, San Diego Area Regional Standard Drawings, and Standard Specifications for Public Works Construction.



Ehxibit II.2.4-1
Steep Slopes

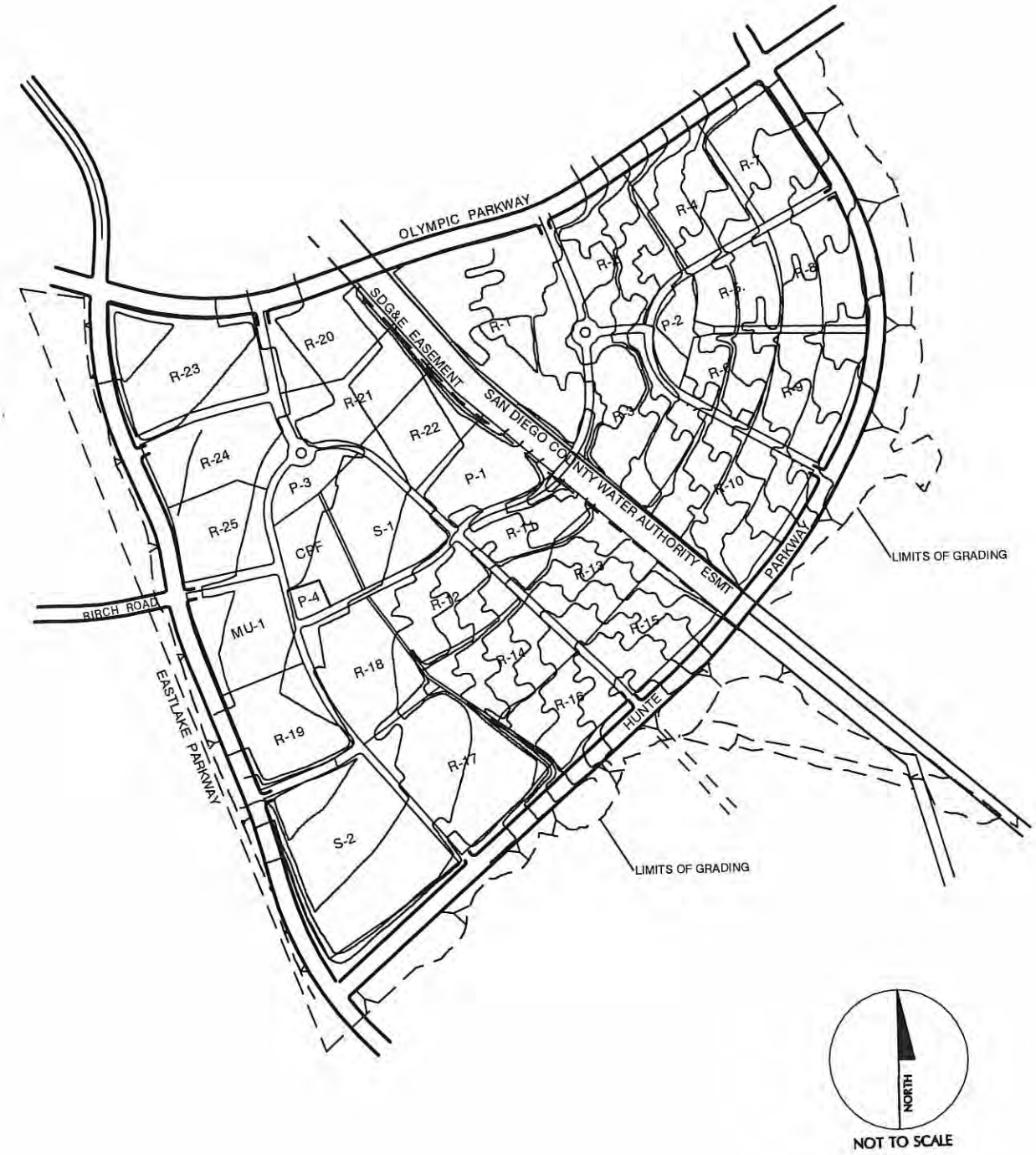


Exhibit II.2.4-2
Conceptual Grading Plan

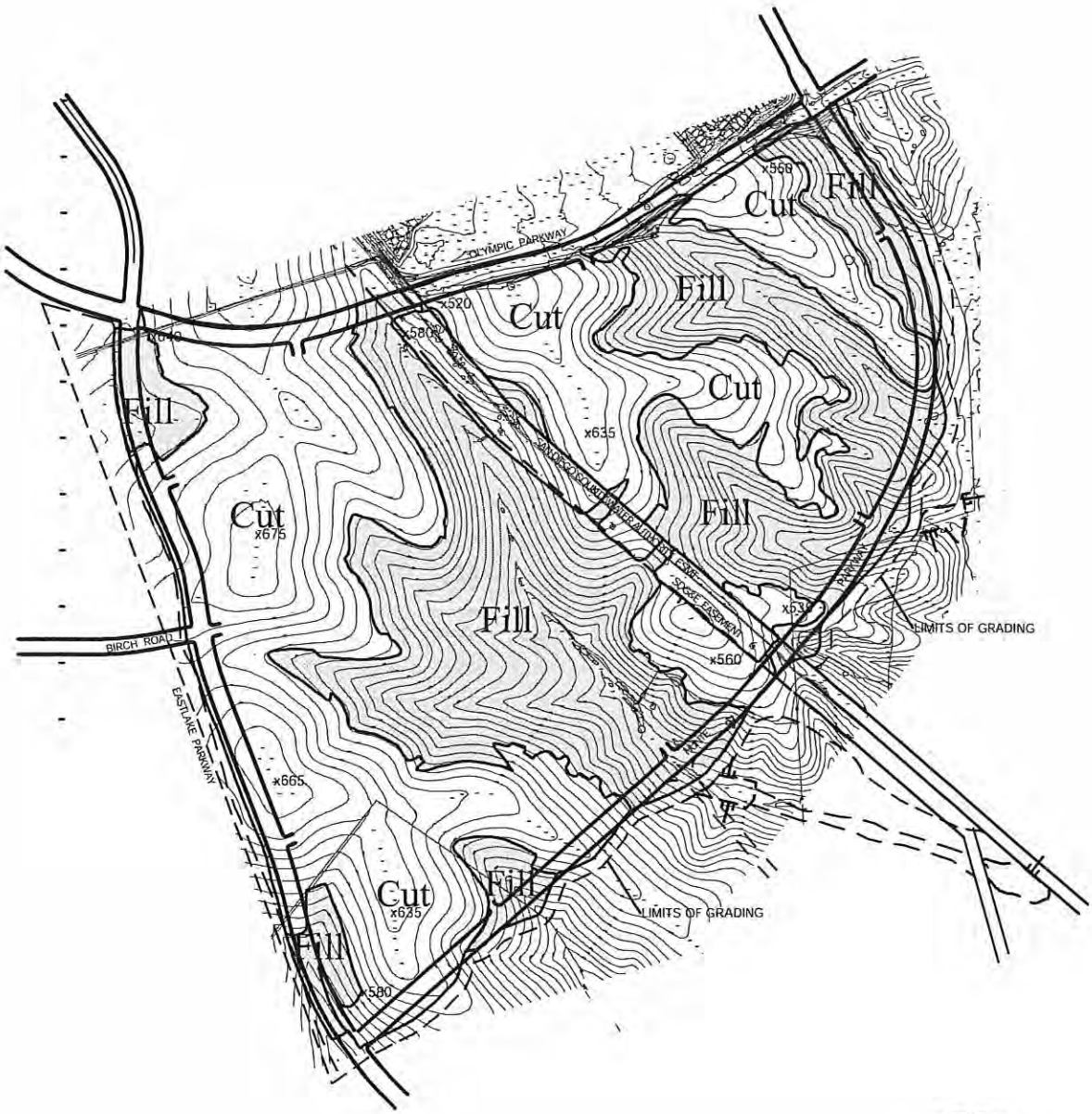


Exhibit II.2.4-3
Cut and Fill Plan

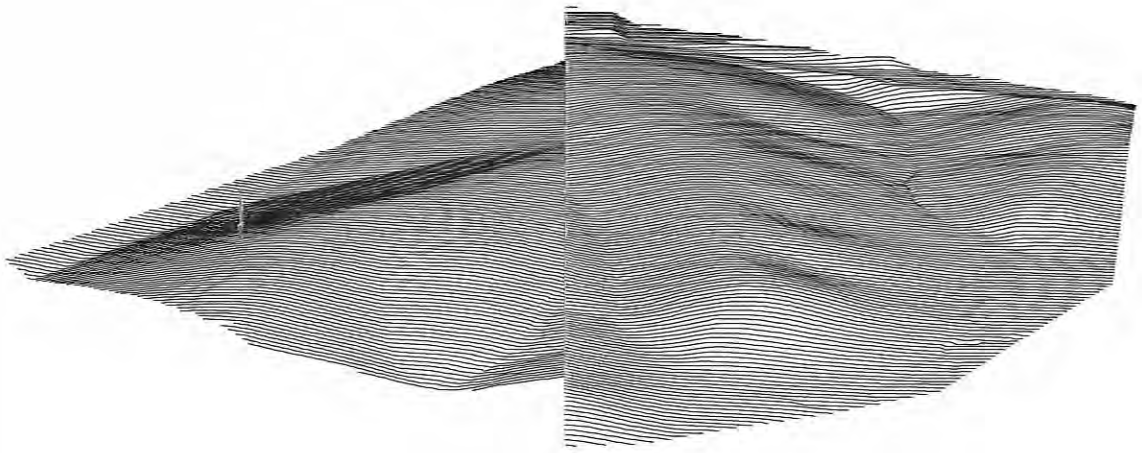
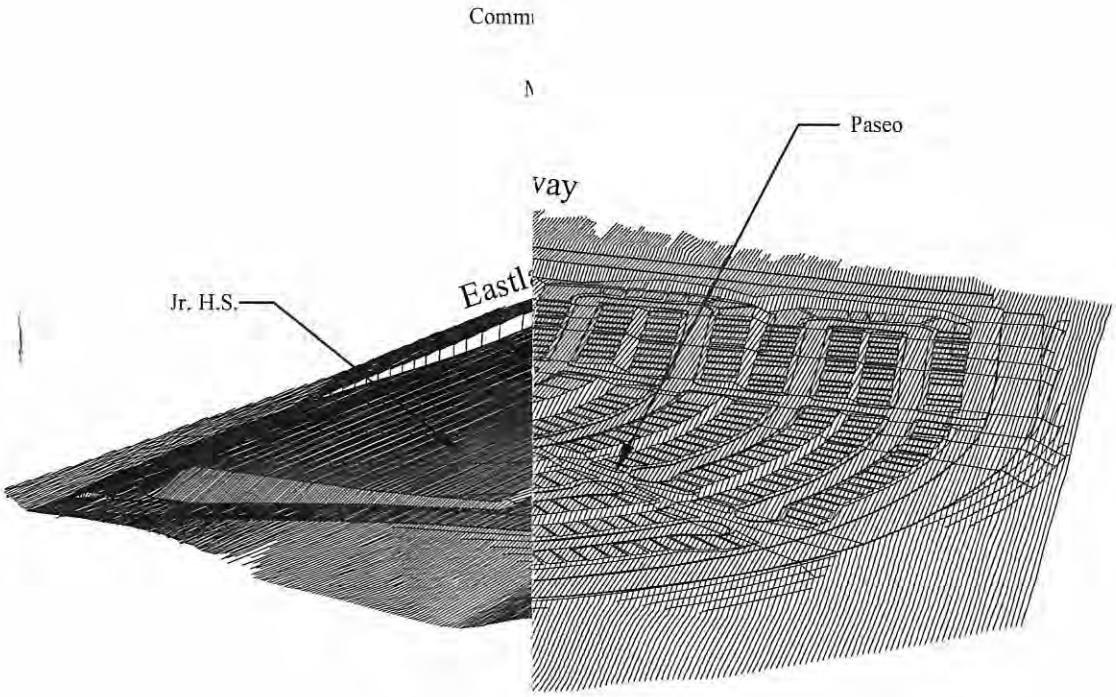


Exhibit II.2.4-4
Oblique View of Existing Topography



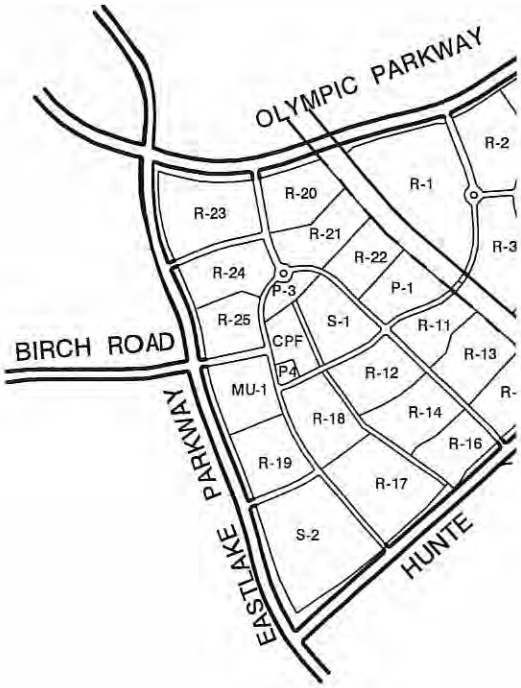


Figure II.2.4.-5
Oblique View of Proposed Grading Plan

II.2.5 PARKS, RECREATION, OPEN SPACE AND TRAILS

II.2.5.1 Introduction

The Otay Ranch Village Eleven SPA Plan provides for parks and recreational opportunities throughout the village. Open spaces in the village include a public neighborhood park, a town square, two private recreation facilities, school play fields, paseos, landscaped parkways and the SDG&E/SDCWA easement. The parks and open spaces are located within walking distance of all neighborhoods in the village. As shown in Exhibit II.2.5.-1, the parks, schools and town square are connected by landscaped parkways and paseos to create a system of interconnected open space for active and passive recreational opportunities within the village.

II.2.5.2 Park Land and Improvements

Village Eleven Park Requirements

In order to serve the recreational needs of Otay Ranch residents, the Quimby Act standard of 3 acres of park land per 1000 residents shall be provided. The GDP specifies that a minimum of 7 acres of public neighborhood park and a 1-acre town square be provided in the village and that the remaining acreage requirement be satisfied through contributions toward community parks in Otay Ranch. The final park acreage requirement for Village Eleven shall be determined in accordance with the Chula Vista Municipal Code, Chapter 17.10, which calculates the requirement based on the actual number and type of dwelling units approved on the Final Map.

Village Eleven provides a net 7-acre public neighborhood park and a net 1-acre privately owned and maintained town square in compliance with the GDP. The remaining city parks obligation will be met through equitable contribution to community parks in Otay Ranch. To enhance the pedestrian oriented village concept and to supplement uses not provided in the city parks, a 3-acre private recreation facility in the village core and a 3.8-acre private recreation facility in the eastern portion of the village will also be provided. The private recreation facilities are proposed to be credited towards CPF and multi-family common open space requirements.

Neighborhood Park

In conformance with the GDP, the net 7-acre neighborhood park is located in the village core. This location provides several benefits to the Village: it is within walking distance of the most densely populated portion of the village, its proximity to the community purpose facility and elementary school provide opportunities for shared facilities and programs, and its adjacency to the SDG&E/SDCWA easement optimizes vistas and spaciousness in the Village. This location also minimizes the negative affects of play field lights, noise and traffic on nearby residential neighborhoods. Park amenities will be

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Town Square

The one-acre, privately owned and maintained town square is centrally located in the village core ~~at the terminus of a primary entry street~~. The town square serves as ~~the~~ a village ~~focal point~~ gathering place and reflects the pedestrian design and urban character of the village. Envisioned as a traditional, formally designed park or plaza, it will provide opportunities for passive recreation, community events, and a setting for public art. The mixed-use commercial, community purpose facility and multi-family residential developments will face towards the town square. A conceptual plan for the town square is illustrated in Exhibit II.2.5.-3.

Private Recreation Facilities

In addition to the neighborhood park and town square, the Village Eleven plan provides two private recreation facilities: a 3-acre park in the village core and a 3.8-acre facility in the eastern portion of the village. These private recreation facilities are centrally located at the terminuses of the village entry streets and paseos to create focal points in the village. The central location of these private facilities provides a variety of recreational opportunities within walking distance of residences. Recreational facilities in the village core site will augment the limited size and passive nature of recreational spaces within multi-family residential development and, as such, are proposed to be credited towards multi-family common open space requirements. The eastern facility will provide family-oriented recreational opportunities in close proximity to neighborhoods. The building, swimming pool and other facilities will be dedicated to the Community/Homeowners Association and made available for group meetings and programs and, as such, are proposed for CPF credit. Both private recreation facilities will provide open lawn, seating and picnic areas, and tot lots. Some facilities, such as community buildings and swimming pools, will be gated and available to members of the homeowners association and their guests. Conceptual plans illustrating potential amenities are illustrated in Exhibits II.2.5.-4 and 5.

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Park Ownership and Maintenance

The 7-acre public neighborhood park will be dedicated to and maintained by the City of Chula Vista and the town square will be maintained by a private entity, such as a Community/Homeowners Association. The private recreation facilities will be maintained by a Community/Homeowners Association. Park guidelines regarding size, location, facilities and operations are provided in the Village Eleven SPA Parks, Recreation, Open Space and Trails Master Plan.

Schools

An elementary school and a junior high school located in Village Eleven provide active recreational opportunities. The elementary school is located in the village core adjacent to the neighborhood park. There is an opportunity for shared recreational use and parking between the park, community purpose facility and elementary school. The junior high school is located in proximity, but outside the village core to minimize potential traffic, lighting and noise conflicts with adjacent development. The junior high school will provide play courts and ball fields or other recreational facilities that may be accessible to village residents in off-school hours. School buildings may also provide opportunities for city-sponsored recreation programs.

Community Gardens

The City and the developer will facilitate a public forum and/or communicate with Village Eleven residents to determine community interest in a community garden program. If interest is expressed, the City and the developer will facilitate a Community Garden Committee made up of one representative from the City and the developer and three homeowners to determine its location and operation. Community garden guidelines regarding size, location, facilities and operations are provided in the Village Eleven SPA Parks, Recreation, Open Space and Trails Master Plan. Community Gardens are not credited towards the City park acreage requirements.

II.2.5.3 Park and Open Space Implementation

Park and open space sites will be implemented incrementally with development phasing of the village. It is anticipated that the eastern private recreation facility and the public neighborhood park site will be constructed in the first phase of development. Park amenities may be phased over time to meet the needs of the community. Park and open space implementation will be consistent with the direction of the City Parks and Recreation Department.

The provisions and timing of adequate park land and improvements is described in the Public Facilities Finance Plan (PFFP). The schedule of improvements has been developed to maintain an adequate level of service for Village Eleven residents. The mechanism to provide actual dedication and improvement of public park areas will be part of the Tentative Subdivision Map conditions of approval.

II.2.5.4 Open Space and Trails

Open Space

The largest component of open space in the Otay Ranch is the Otay Ranch Preserve, described in the Resource Management Plan (RMP) Preserve. As prescribed by the RMP, the development of each Otay Ranch Village requires a contribution to the Otay Ranch preserve. The required contribution is 1.188 acres of open space conveyance per one acre of development less the acreage of "common use lands," (local parks, schools, arterial roads and other land designated as public use areas). The 489-acre Village Eleven less 106 acres of common use land requires a conveyance of 455 acres to the Preserve. The developers of Village Eleven will convey the natural open space acreage in the adjacent Salt Creek to the preserve. This conveyance property contains high quality native habitat and is a key component of the preserve.

Open space within Village Eleven is comprised of the SDG&E/SDCWA easement, the 75-foot (average) parkways adjacent to surrounding major streets, paseos and manufactured slopes. These open spaces provide pedestrian connections within the village, passive recreational opportunities and view opportunities.

Open space lands indicated on the Village Eleven SPA Land Use Plan (Exhibit II.2.2.-2) will be preserved through the dedication of open space easements and/or lots to the City or other appropriate agency, or to a Master Community Association. Uses will be strictly controlled through the PC District Regulations. This SPA Plan adheres to the following adopted GDP policies that guide the design of open space in Village Eleven:

- 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.
- Setbacks and landscaping shall be provided along Hunte Parkway and Olympic Parkway in conformance with open space scenic corridor guidelines in the Overall Ranch Design Plan, Olympic Parkway and Hunte Parkway Landscape Master Plans.
- The environmental resources contained in Salt Creek Canyon shall be protected through careful buffering, landscaping and grading techniques.
- The SDG&E/SDCWA easement shall 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. The school will be located at a distance in conformance with the following state standards:
    - 100 feet for 100-110 kv
    - 150 feet for 220-230 kv
    - 250 feet for 345 kv
- Open space will be controlled through open space easements and/or dedication to the City. Open Space and/or Community Facilities Districts (CFD) will be established to ensure proper management and operation of public right-of-way improvements.
- Common open space areas and major slopes within "common interest" residential projects will be designated common areas and maintained by homeowners'

associations. For detached residential projects, major open space slopes will be a single lot or lots, with open space easements protecting the slopes from development.

Trails

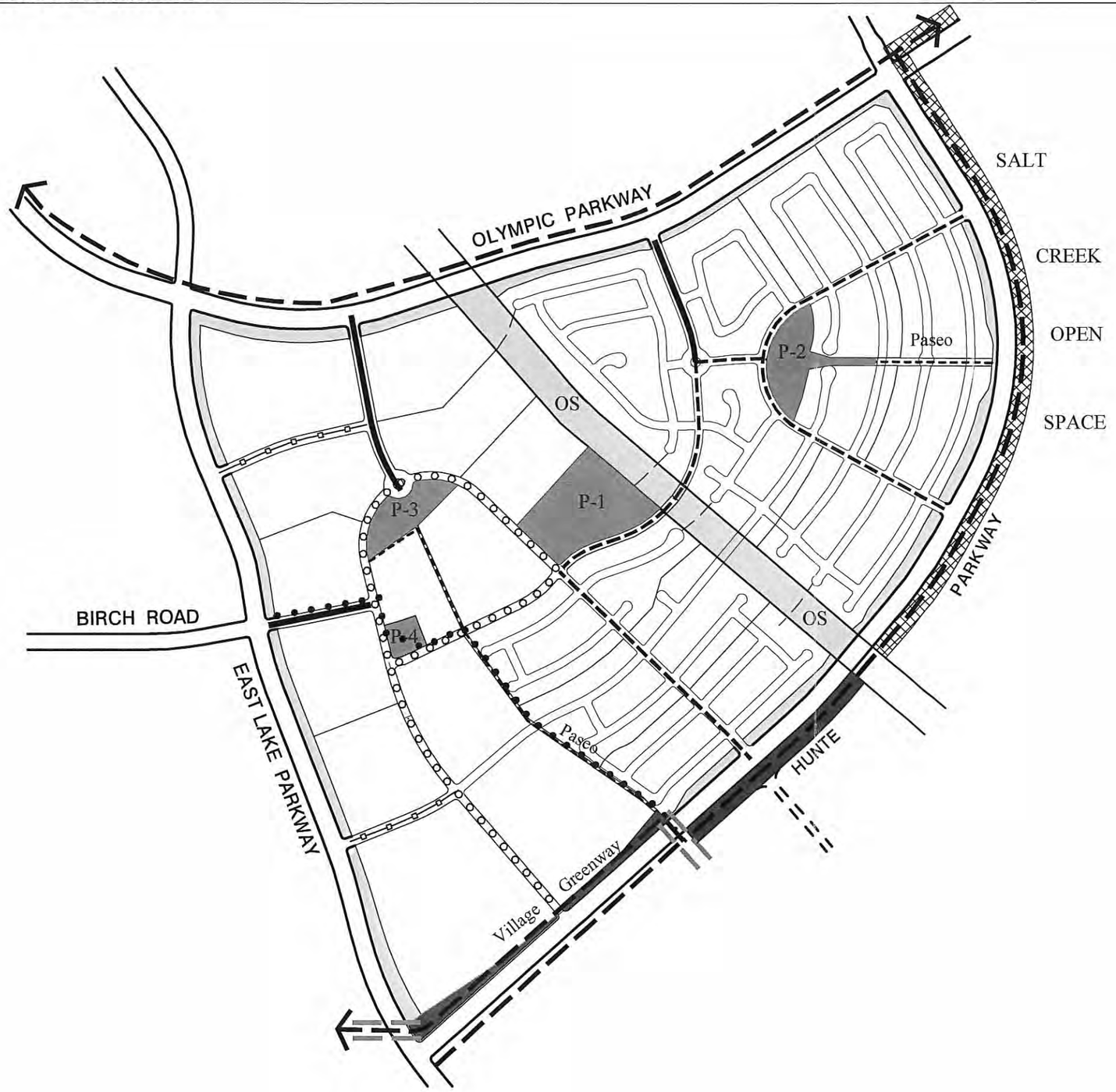
A trail system is incorporated as mobility and recreation components of Village Eleven. The trail system provides linkages within the village and connections to regional trails to provide access to neighboring villages and the Otay Valley Regional Park, as shown in Exhibit II.2.51.

The internal street system of Village Eleven provides walkways along all village streets. The preferred street design provides a parkway buffer between the roadway and sidewalk to enhance pedestrian comfort and promote safety. Paseos are provided as an alternative to pedestrian and bicycle trails sharing the public right-of-way street system. Paseos are internal village pedestrian trails linking neighborhoods to the village core, schools and parks. The paseos are generally accessed from cul-de-sac streets and have minimal road crossings to enhance their passive recreational quality. Paseos will be maintained through a Community/Homeowners Association.

The Village Eleven SPA Parks, Recreation, Open Space and Trails Master Plan provides a more detailed discussion of the Village's open space and trail system. Trail design shall conform to the standards contained in the Chula Vista Landscape Manual, Otay Ranch GDP and any other applicable adopted, City-wide Master Plans. The phasing and financing of these facilities are addressed in the Village Eleven SPA PFFP.

II.2.5.5 Habitat Enhancement

The land to be developed as Village Eleven has been used for agriculture and encroachment into sensitive habitat has been avoided. Minor drainage channels within the development area are considered Waters of the United States by the Army Corps of Engineers and may require mitigation through habitat enhancement in Salt Creek or elsewhere in the preserve. Construction of Hunte Parkway and adjacent public facilities will require manufactured slopes adjacent to Salt Creek. Construction practices will avoid impacts to sensitive areas to the extent feasible and manufactured slopes will be vegetated with appropriate, compatible native plant materials to enhance the preserve area habitat.



LEGEND

- Regional Trail
- Village Entry Street
- Paseos
- Potential Trails
- Village Pathway
- Village Core Promenade Street
- Village Core Street
- Residential Promenade Street
- Village Residential Street
- Village Greenway
- Chula Vista Greenbelt
- P — Park / Recreation facility
- OS — Open Space
- Proposed Pedestrian Bridge

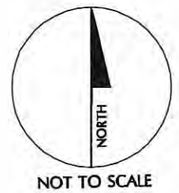
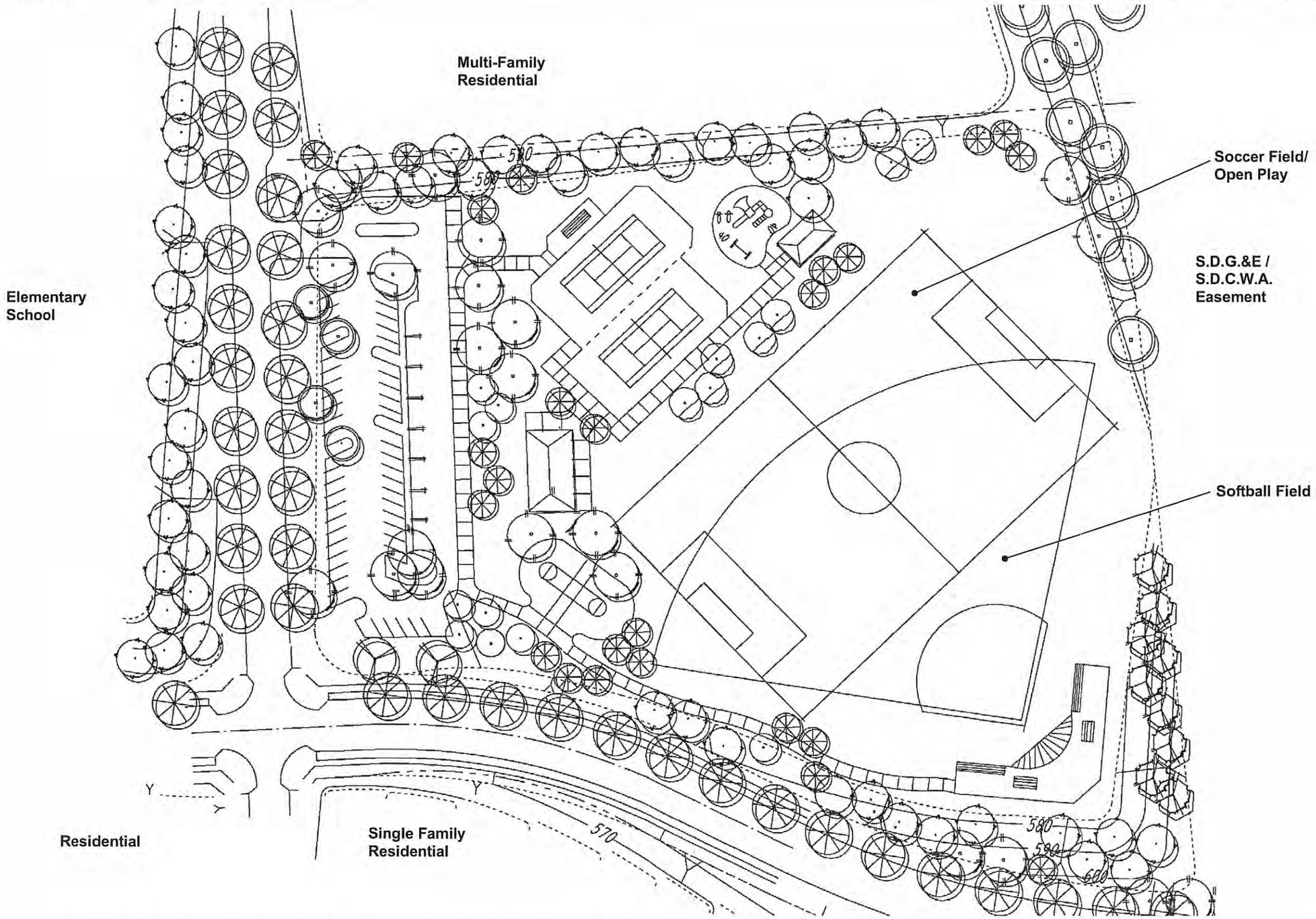


Exhibit II.2.5-1
Parks, Recreation, Open Space & Trails Plan



This concept plan is an illustrative example of the neighborhood park. Development of the park is subject to further discretionary review and approval of a specific Park Master Plan. Actual site development may vary from concepts depicted in this exhibit.

Figure II.2.5-2
Public Neighborhood Park (P-1) Concept Plan

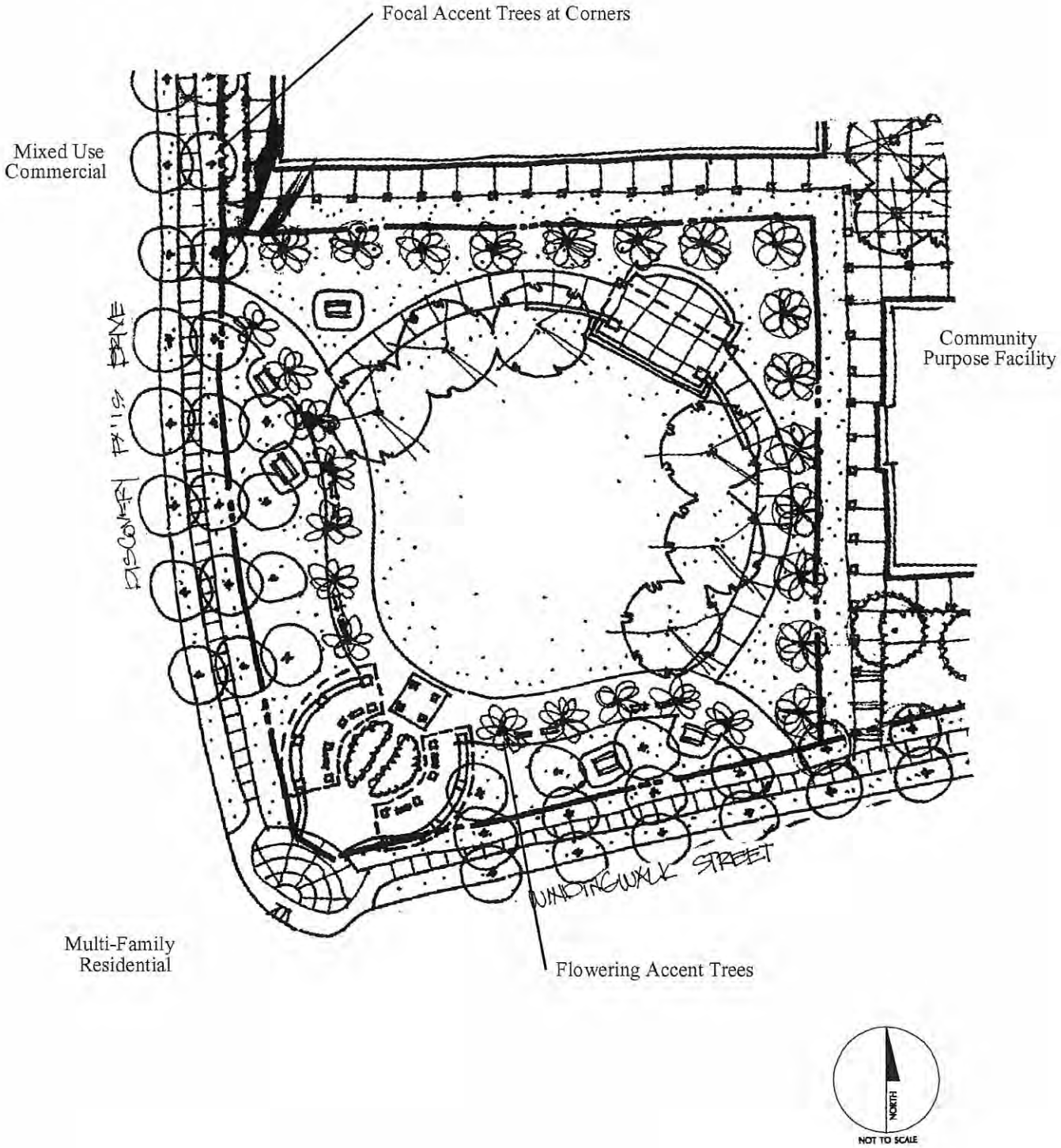
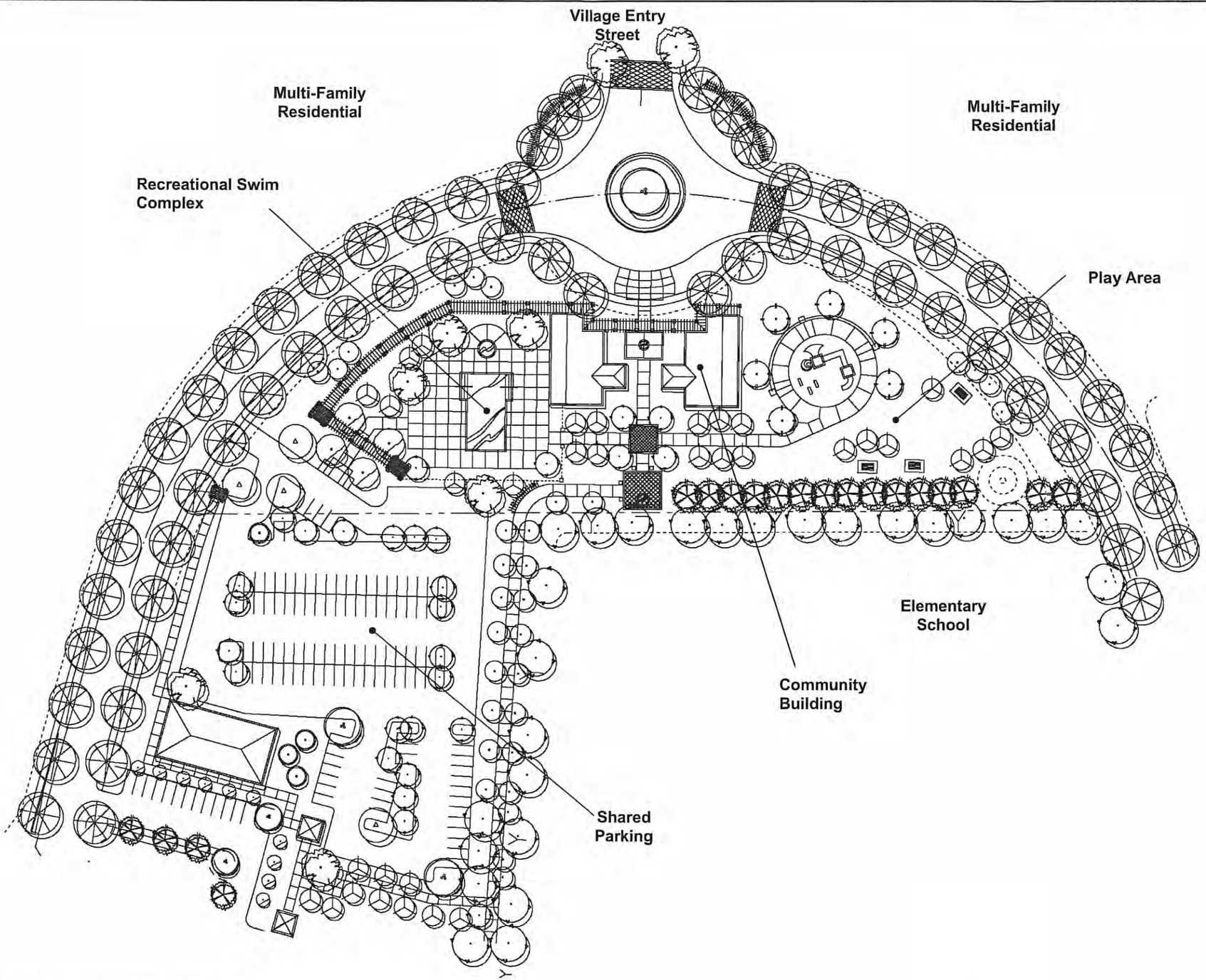
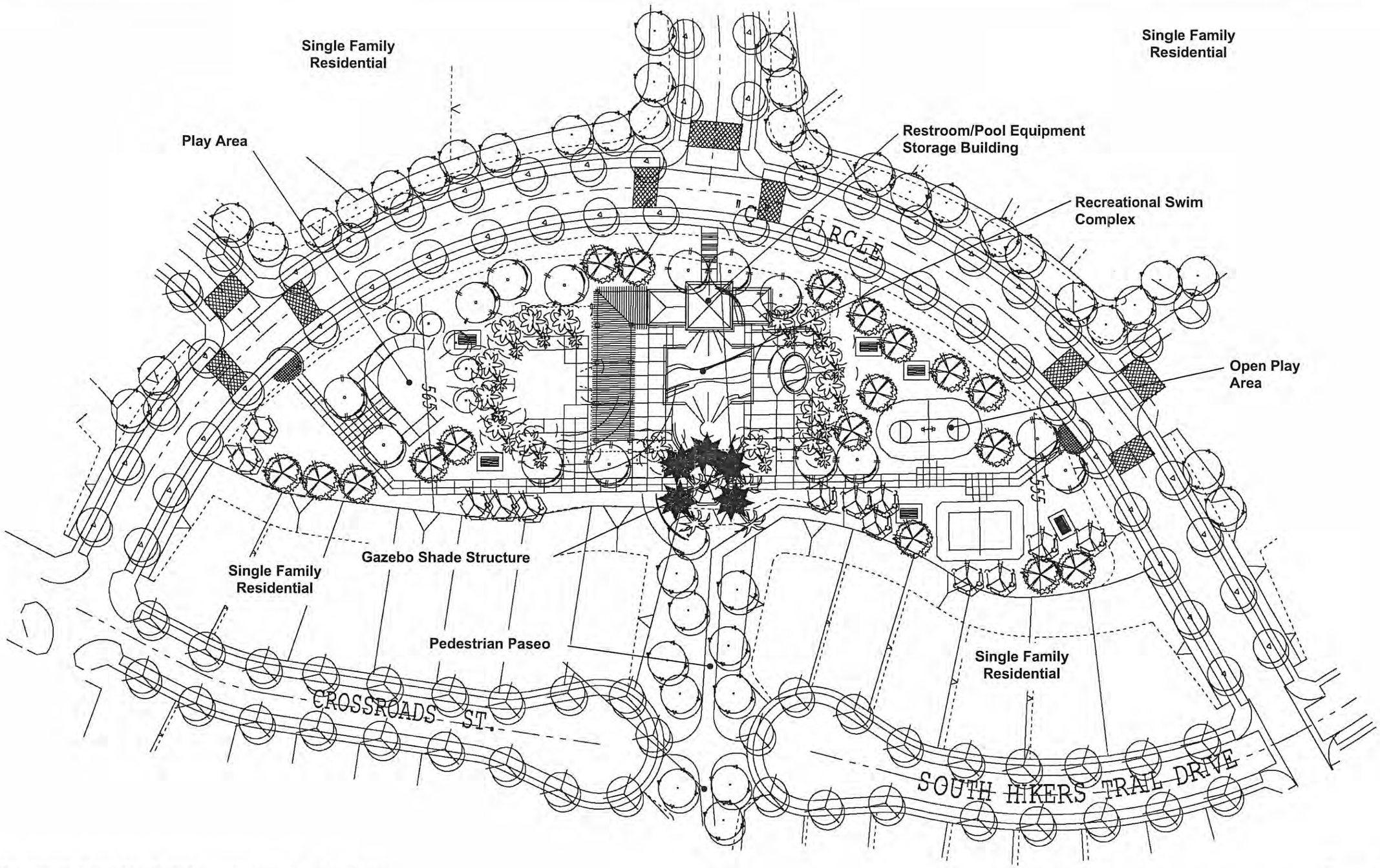


Exhibit II.2.5-3
Town Square (P-4) Concept Plan



This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

Figure II.2.5-4
Village Core Private Recreation Facility (P-3) Concept Plan



This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

Figure II.2.5-5
Eastern Village Private Recreation Facility (P-2) Concept Plan

II.2.6 DEVELOPMENT PHASING

II.2.6.1 Introduction

The Public Facilities Finance Plan implements the City of Chula Vista Growth Management Program and Ordinance. The intent of the document is to ensure that the phased development of the project is consistent with the overall goals and policies of the City's General Plan, Growth Management Program, and the Otay Ranch GDP. The proposed phasing and actual construction timing of Village Eleven may be modified subject to compliance with provisions of the PFFP.

Development of the Village Eleven SPA Plan will be completed in several phases to ensure construction of necessary infrastructure and amenities for each phase as the project progresses. The phasing of the village is largely dependent upon the site topography that requires incremental grading. The high elevations in the northwest area of the site will be lowered and the cut materials will be used to fill canyons and create developable building areas to the south and east. The grading operation, creation of development sites and the construction of neighborhoods form the basis for the phasing plan.

Three phases of development are envisioned for Village Eleven that reflect the anticipated market demand for a variety of housing types and commercial development. The Conceptual Phasing Plan is illustrated in Exhibit II.2.6.-1.

The purpose of this plan is to demonstrate one way to phase development in order to satisfy anticipated market, facility and amenity demands. However, it is understood that changes in the marketplace or the need for facilities may result in the need for changes in project phasing. In order to maintain earthwork balance, grading may extend beyond the boundaries of the conceptual phasing plan. The unit counts described below are approximate.

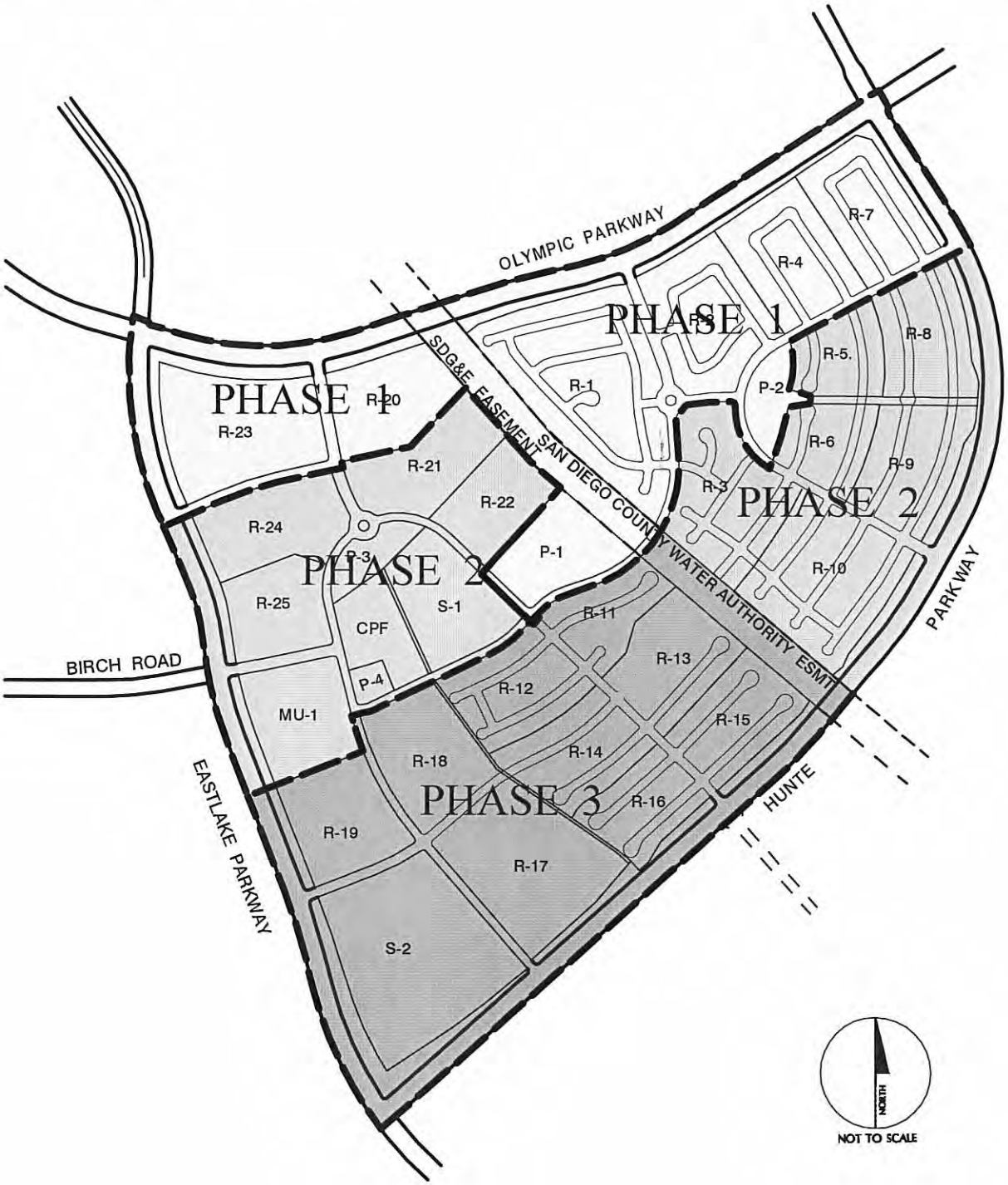


Exhibit II.2.6-1
Conceptual Phasing Plan

II.2.6.2 Phase 1

Phase 1 will commence in the northern area of the village with development of 532 single family units. A minimum of four distinct housing types of medium and low medium village densities will be developed in the first phase. Phase I development will include the completion of Olympic Parkway between Eastlake and Hunte Parkways, interior streets within the neighborhood developments, the private recreation facility in the eastern area of the village, and the public neighborhood park site in the village core. Table II.2.6-1 summarizes the development in Phase 1.

Table II.2.6-1 - Phase 1

Area	Land Use	Gross Acres	Dwelling Units	Target du/ac	Housing Type
R-1	SF	26.7	164	6.1	SF detached
R-2	SF	14.2	46	3.2	SF detached
R-4	SF	12.4	55	4.4	SF detached
R-7	SF	11.4	70	6.1	SF detached
R-20	MF	10.6	78	8.0	SF detached
R-23	MF	16.8	119	8.0	SF detached
Subtotal		**92.1**	**532**		**SF detached**
P-2	Private Recreation Facility	3.8			
P-1	Neigh. Park	8.9			
	Open Space	22.3			
	Streets[1]	22.2			
Phase 1 Total		**149.3**	**532**		

[1]Calculation of street area does not include additional required street improvements outside the BSO, LLC property boundary.

II.2.6.3 Phase 2

Phase 2 will complete the residential development (including streets and paseos) east of the SDG&E/SDCWA easement and encompass the village core area and nearby residential development in the eastern area of the village. Phase 2 residential development will provide 328 single family detached units with medium and low medium village densities, 386 single family attached units with medium high densities and 315 multi-family units with medium high and high densities. Sites R-21 and R-22 will be graded with Phase 1 to enable early delivery of the Neighborhood Park site (P-1), and will likely be the first residential sites developed in Phase 2. Sites for the village core land uses, including the mixed use, community purpose, private recreation facility and elementary school will be provided in this phase.

Table II.2.6-2 – Phase 2

Area	Land Use	Gross Acres	Dwelling Units	Target du/ac	Housing Type
R-3	SF	15.3	46	3.0	SF detached
R-5	SF	7.5	37	5.0	SF detached
R-6	SF	7.5	35	4.7	SF detached
R-8	SF	11.2	64	5.7	SF detached
R-9	SF	11.6	60	5.2	SF detached
R-10	SF	18.0	86	4.8	SF detached
Subtotal		**71.1**	**328**		**SF detached**
R-21	MF	10.5	112	12.5	SF attached
R-22	MF	8.4	105	15.0	SF attached
R-24	MF	10.2	169	15.0	SF attached
Subtotal		**29.1**	**386**		**SF attached**
R-25	MF	10.0	200	25.0	MF
MU	Mixed-Use	10.0	115	11.5	MF
Subtotal		**20.0**	**315**		**MF**
CPF	Comm. Purpose	5.5			
S-1	Elem. School	11.0			
P-3	Private Rec. Facility	3.0			
P-4	Town Square	1.0			
	Open Space	9.0			
	Streets[1]	20.5			
Phase 2 Total		**170.2**	**1029**		

[1]Calculation of street area does not include additional required street improvements outside the BSO, LLC property boundary.

II.2.6.4 Phase 3

Phase 3 will complete the southwestern portion of the village with the addition of 451 single family detached units of low medium density and 292 multi-family units of medium high and high densities. The junior high school site will also be made available for development. The following table summarizes Phase 3

Table II.2.6-3 – Phase 3

Area	Land Use	Gross Acres	Dwelling Units	Target du/ac	Housing Type
R-11	SF	7.7	36	4.7	SF detached
R-12	SF	11.1	58	5.2	SF detached
R-13	SF	11.4	53	4.6	SF detached
R-14	SF	11.0	56	5.1	SF detached
R-15	SF	10.3	68	6.6	SF detached
R-16	SF	8.5	62	7.3	SF detached
R-17	MF	18.5	118	8.0	SF detached
Subtotal		**78.5**	**451**		**SF detached**
R-18	MF	12.5	125	12.5	SF attached
R-19	MF	11.6	167	18.0	SF attached
Subtotal		**24.1**	**292**		**SF attached**
S-2	J.H. School	25.6			
	Open Space	17.9			
	Streets[1]	23.5			
Phase 3 Total		**169.6**	**743**		

[1]Calculation of street area does not include additional required street improvements outside the BSO, LLC property boundary.

II.2.6.5 Phasing Summary

The following Table II.2.6.-4 summarizes the development acres of specific land uses and the number of residential units proposed in all phases of Village Eleven's development.

Table II.2.6-4 – Phasing Plan Summary

Phase	Land Use	Gross Acres	Dwelling Units
1	Single family Detached Residential	92.1	532
	Private Recreation Facility (P-2)	3.8	-
	Public Neighborhood Park (P-1)	8.9	-
	Open Space	22.3	-
	Streets	22.2	-
	Subtotal	**149.3**	**532**
2	Single family Detached Residential	71.1	328
	Single family Attached Residential	29.1	386
	Multi-family Residential	10.0	200
	Private Recreation Facility (P-3)	3.0	-
	Town Square Park (P4)	1.0	-
	Elementary School (S-1)	11.0	-
	Mixed Use/Commercial (MU)	10.0	115
	Community Purpose (CPF)	5.5	-
	Open Space	9.0	-
	Streets	20.5	-
	Subtotal	**170.2**	**1,029**
3	Single family Detached Residential	78.5	451
	Single family Attached Residential	24.1	292
	Junior High School (S-2)	25.6	-
	Open Space	17.9	-
	Streets	23.5	-
	Subtotal	**169.6**	**743**
Total		**489.0**	**2,304**

Note: Acres are indicated as gross numbers. Calculation of street areas do not include additional required street improvements outside of property boundary.

II.2.7 PUBLIC FACILITIES

II.2.7.1 Introduction

This section identifies the public facilities required for Village Eleven in compliance with the City's goals that new developments provide all necessary support services. In addition, this section describes the major infrastructure improvements and the financing needed for the project. As part of the City's requirements, a Public Facilities Financing Plan (PFFP), Section II.5, has been prepared for Village Eleven in conjunction with this SPA Plan. The PFFP describes the backbone facilities in more detail and assigns the responsibility for construction and financing of all required facilities.

The public facilities outlined in this section have been determined based upon projected land uses and their distribution as shown on the Village Eleven SPA Plan (Exhibit II.2.2.-2). Facilities will be sized in accordance to the projected demands and necessary distribution for these land uses. Facilities needs and delivery schedule may be modified, subject to City approval, during the Tentative Map review and approval process.

II.2.7.2 Water Supply and Master Plan

Water service and facilities are addressed in the Overview of Water Service for Otay Ranch Village Eleven ('Master Water Plan') prepared by Wilson Engineering. The phasing and financing of water facilities is more thoroughly addressed in the Otay Ranch Village Eleven SPA PFFP.

The Otay Ranch Planned Community, including the Village Eleven SPA, is located within the boundaries of the Otay Water District (OWD), which is responsible for providing local water service. OWD is a member of the County Water Authority and the Metropolitan Water District of Southern California.

Potable water for the development will be supplied from two pressure zones; the 711 Zone and the 980 Zone. The southeastern portion of Village Eleven will be served by the 711 Zone with connections to a proposed 20-inch line in Hunte Parkway. The northwestern portion of Village Eleven will be served by the 980 Zone with connections to proposed a 16-inch transmission line in Olympic Parkway and a proposed 20-inch line in Eastlake Parkway.

The Otay Water District has approximately 5 million gallons of reservoir storage capacity in the 711 Zone and is expected to construct a new 16-million gallon reservoir within the next two years. This reservoir storage capacity is for operation and fire protection storage only, and does not include an emergency storage capacity. Distribution pipelines will be constructed as required to provide adequate service based on the land use within the 711 Zone.

II.2.7.3 Potable Water Demand

Domestic water demand for Village Eleven will be estimated as a part of the subarea master plan to be approved by the OWD. An analysis of available water supply will also be completed to assure that sufficient supplies are planned to be available as demand is generated by the project. Water "will serve" acknowledgments from the Water District will be required by the City during the subdivision map process.

Village Eleven is within the Otay Water District 711 and 980 Pressure Zones. Water facilities required for the Village Eleven project area consist of those needed to deliver water from the 711 and 980 Zones. Exhibit II.2.7.-1 depicts the recommended distribution system required for the Village Eleven project area.

II.2.7.4 Recycled Water Supply and Master Plan

As described in the Overview of Water Service for Otay Ranch Village Eleven ('Master Water Plan') prepared by Wilson Engineering, based on current Otay Water District (OWD) policies regarding new subdivision development, landscaped areas for parks, schools, greenbelts, road medians and multi-family residential are required to utilize recycled water where available. Consistent with the Otay Ranch GDP, it is anticipated that recycled water will irrigate street parkway landscaping, parks and manufactured slopes along open space areas.

The project is located in the OWD Central Service Area which currently receives recycled water from the District's 1.3 million gallons per day (mgd) capacity Ralph W. Chapman Recycling Facility. The ultimate source of recycled water for Otay Ranch will be the planned Otay Valley Water Reclamation Plant. The recycled water system consists of a series of pump stations, transmission piping and storage reservoirs that will provide recycled water to portions of Otay Ranch, including the Village Eleven SPA project area.

In the Otay Ranch area, the existing recycled water distribution system serves Villages One and Five and connections to the system to serve Village Eleven are planned. Otay Ranch may eventually be required to oversize some of these facilities to meet recycled water demand outside of the project. A plan to distribute recycled water within the project is depicted on the Recycled Water Plan (Exhibit II.2.7.-2).

The recycled water duty factor for all irrigation areas is estimated to be 2,230 gallons per day (gpd)/acre. If expanded use of recycled water occurs as a result of the City Water Conservation pilot study currently being conducted, the recycled water duty factor will increase. Potential demand within Village Eleven is estimated in the draft Recycled Water Master Plan for the Village Eleven SPA to be approved by the OWD and the City of Chula Vista. Recycled water requirements for the project will be coordinated by the Water District and the City. Phased construction of recycled water facilities, based on the District approved master plan, will be incorporated into the PFFP and/or subdivision map conditions to assure timely provision of required facilities.

The Otay Ranch GDP and the Chula Vista Growth Management Program require the approval of a water conservation master plan concurrent with SPA approval. The City is in the process of developing guidelines for the preparation and implementation of Water Conservation Plans. This effort involves a pilot study to evaluate the relative effectiveness, costs and other issues associated with the implementation of additional water conservation measures beyond those currently mandated, in three new development projects, including Village Eleven. The pilot study will evaluate additional technical water saving devices, as well as the potential expanded use of recycled water, and possible gray water use. The pilot study will provide information to be used in finalizing a Water Conservation Plan for Village Eleven to be considered in conjunction with actions on the project's Tentative Subdivision Map.

II.2.7.5 Sewer Service

Sewer service to the project site is provided by the City of Chula Vista. Chula Vista operates and maintains its own sanitary sewer collection system that connects to the City of San Diego's Metropolitan Sewer System. Although the northwestern portion of Village Eleven was located in the Poggi Canyon drainage basin, site grading will divert this area into the Salt Creek drainage basin along with the remainder of the village. Existing and planned sewer facilities are illustrated on Exhibit II.2.7.-3. The Otay Ranch Master Plan of Sewerage prepared in October 1993 by Wilson Engineering, documents the feasibility of providing sewer service to the project area.

Sewerage service and facilities are addressed in the Overview of Sewer Service for Village Eleven SPA ('Sewer Master Plan"), March 2001, prepared by Wilson Engineering. The phasing and financing of sewerage facilities is more thoroughly addressed in the Otay Ranch Village Eleven SPA PFFP. In addition to the requirements of the Otay Ranch GDP, the provision of sewerage facilities within Village Eleven is guided by the Otay Ranch Sewerage Master Plan, Wilson Engineering, October 19, 1993.

The City of Chula Vista's Subdivision Manual establishes sewage generation factors based on population multipliers used to project sewage flows. The average daily flow into the Salt Creek basin from Village Eleven is estimated at 611,332 gpd. This flow can be accommodated, provided that required facilities are designed, financed, and implemented in a timely manner. Sewer facility improvements required to serve the Village Eleven project include 8-inch and 10-inch onsite gravity sewer lines and contributions for the construction of the Salt Creek Interceptor Sewer. The Village Eleven SPA PFFP details the phasing and financing.

Extension of trunk sewer facilities to serve the Salt Creek basin by gravity flow is planned as a part of the Otay Ranch project. At the present time, only Reach 4 of the Salt Creek Interceptor Sewer has been constructed in the vicinity of the project. Although design studies and environmental review of the remainder of the Salt Creek Interceptor Sewer are underway, it is possible that this facility may not be operational in time to serve Village

Eleven. Accordingly, interim pumping of project flows northwest to the Poggi Canyon Interceptor may be required. The temporary diversion of flows to Poggi Canyon will require the expansion or acceleration of planned facilities to increase capacity in that portion of the system. A description of the facilities needed to accommodate pumped flows in Poggi Canyon is contained in the Overview of Sewer Service for Village Eleven. If pumping is necessary, Village Eleven will construct the temporary facilities such as pump stations and force mains which serve Village Eleven, as well as participate in a mechanism approved by the City to finance construction of enhancements or upgrades to the Poggi Canyon Interceptor which accommodate the pumped flows. In addition, Village Eleven will contribute its share of the Salt Creek Gravity Basin Sewer DIF established by the City.

Sewer facilities required to serve Village Eleven will be constructed in phases, as identified in the Overview of Sewer Service for Village Eleven prepared by Dexter Wilson Engineering and approved by the City. The phasing requirements will be incorporated into the Village Eleven SPA PFFP and/or subdivision map conditions to assure timely provision of required facilities.

II.2.7.6 Storm and Drainage System

The natural drainage for Village Eleven trends from the north and west toward Salt Creek on the south and east of the property. Storm drain system improvements for Village Eleven are designed to slow the velocity of runoff from the property, control erosion and trap sediment before it reaches the Salt Creek channel and to ensure that the water discharged into the natural drainage course meets the requirements of the Regional Water Quality Control Board. Conceptually, the on-site runoff from developed areas in the Village Eleven will be collected by an on-site system and discharged through a series of drainage facilities into the natural drainage course.

The eastern portion of the property will discharge runoff through a first-flush basin and energy dissipater located adjacent to Hunte Parkway. The western portion of the property will discharge runoff through a temporary first-flush basin and energy dissipater located southeast of Hunte Parkway into the existing natural drainage channel. A series of drop structures to be located within the natural drainage channel will slow velocities to minimize erosion potential. A permanent basin located between the SDG&E and SDCWA easements will be constructed by Village Eleven to trap sediment prior to discharge of storm water into Salt Creek. Appropriate erosion control measures, including construction of temporary onsite desiltation basins, will be identified on the grading plans and implemented by Village Eleven during the course of construction.

Drainage facilities are addressed in the Village Eleven SPA Master Drainage Plan prepared by Hunsaker and Associates. The phased construction of storm drain facilities, based on this city-approved master plan, will be incorporated into the PFFP and/or subdivision map conditions to assure timely provision of required facilities. The responsibility and funding mechanism for maintenance of the drainage channels and basins

are addressed in the PFFP. A Storm Drainage Plan for the project is depicted on Exhibit II.2.7.-4.

II.2.7.7 Urban Runoff

The Upper and Lower Otay Lakes are operated by the City of San Diego as domestic water reservoirs. These reservoirs must be protected from urban runoff to maintain water quality for domestic use. The Village Eleven SPA does not drain into the watersheds for these reservoirs, thus there is no requirement for additional Otay Reservoir urban runoff planning as a condition of this SPA Plan.

Salt Creek is a USGS blue line stream, which makes it a water of the United States under the Clean Water Act (CWA). All development in excess of five acres must incorporate urban runoff planning, which will be detailed at the Tentative Tract Map level. The conceptual grading and storm water control plan for Village Eleven provides for water quality control facilities to be located on the east and southern boundaries of the village to ensure protection for Salt Creek.

II.2.7.8 Roads

Roads included in this SPA proposal are addressed in Chapter 3, Circulation, of this SPA plan. The PFFP details their phasing and financing.

II.2.7.9 Schools

The Otay Ranch GDP requires preparation of a School Master Plan for each SPA. This section addresses and satisfies the requirements for such a plan. Additionally, the phasing and funding of school facilities is addressed in the Otay Ranch Village Eleven SPA PFFP.

The construction of up to 2,304 dwelling units is planned for the Village Eleven SPA Plan. Village Eleven could generate approximately 1,361 students at full build out according to Chula Vista Elementary School District and Sweetwater Union High School District student generation factors. This would translate into approximately 692 elementary students, 231 middle school students, and 438 high school students.

The Otay Ranch General Development Plan (GDP) provides for the siting of one elementary school in each village on the Otay Valley Parcel, except Village Three. The Otay Ranch GDP also plans for the location of two middle schools and two high schools in the Otay Valley Parcel. The Sweetwater High School District has determined that a middle school should be located in Village Eleven.

Elementary Schools

As discussed above, the build out of Village Eleven would generate the need to accommodate approximately 692 elementary students. The Village Eleven SPA reserves a 10.0-acre elementary school site, Parcel S-1, adjacent to the community purpose facility and the neighborhood park to facilitate joint use opportunities. The site will be reserved for acquisition by the school district, as provided in the PFFP.

Middle Schools

It is anticipated that the 231 middle school students generated by the Village Eleven SPA will be served at facilities elsewhere in the vicinity until the Village Eleven middle school is constructed. The Village Eleven School Facility Implementation Plan is based on the premise that schools will be constructed when half of the school's projected students reside in the community. The maximum middle school capacity is 1,500 students. The 25.0-acre middle school site within Village Eleven is located in the southern portion of the Village Core at the corner of Eastlake Parkway and Hunte Parkway.

High Schools

Based on the maximum high school capacity of 2,400 students, it is anticipated that the 438 students generated by Village Eleven will be served by an existing high school in Eastlake and/or the proposed high schools in other Otay Ranch Villages.

Adult Schools

Demand for adult school facilities will be satisfied within existing facilities in the Sweetwater Union High School District, until a new facility can be constructed in the Eastern Urban Center on a site reserved pursuant to the Otay Ranch GDP.

II.2.7.10 Child Care Facilities

The city adopted the Child Care Element of the Chula Vista General Plan in March 1995. The purpose of the Child Care Element is "to provide comprehensive policy direction for the provision of adequate child care facilities necessary to serve existing and future developed areas in the City in a coordinated and effective manner."

Village Eleven, and the Otay Ranch Planned Community as a whole, may have a mix of child care providers, such as school, church, non-profit or commercial facilities. Childcare facilities may be located within private homes, commercial centers, offices, government and industrial complexes and/or adjacent to public and private schools when appropriate. It is estimated that Village Eleven will generate demand for 160 child care facility spaces for preschool children, and 139 child care facility spaces for school-age children. The

Village Eleven land use plan provides opportunities to locate and phase facilities to meet the needs of the community.

Family Day Care Homes

Home-based child care includes small family day care homes (SFDCH) that serve 6 children and large family day care homes (LFDCH) that serve 7-12 children. The Chula Vista Municipal Code allows the establishment of SFDCHs and LFDCHs within the R-1 Zone as well as the RE and RS land use districts of the PC Zone. A conditional use permit may be required for all family day care homes within R-2 and R-3 Zones. Consistent with Chula Vista zoning, SFDCHs could potentially be located within all residential zones in the Village Eleven SPA.

The California Code of Regulations, Title 22, Division 12, Chapter 3, Section 102417 includes regulations related to the operation of family day care homes and all family day care homes within the Village Eleven SPA would be required to comply with both state and local regulations.

Facility-Based Child Care

Facility–based childcare may be non-profit or commercial facilities located in non-residential land use areas of the village. Village Eleven includes a CPF site and Mixed Use zoned land. These land use designations can accommodate facility-based childcare. Non-profit childcare facilities are considered an accessory land use to CPF land and are permitted within the Mixed-Use zone. Commercial childcare facilities are also permitted within the village core commercial areas.

Facility-based childcare could be sited on mixed-use parcels. Elsewhere in the Otay Ranch community, such as the Eastern Urban Center, day care facilities could easily be sited. Having child care facilities located near other compatible services and activities is consistent with efficient land use planning, as well as the goals and objectives of the City's Child Care Element. Locating child care facilities near many other services is consistent with the neo-traditional principles established for Otay Ranch, as well as the goals and objectives of the Child Care Element subject to subsequent City approvals.

The State has adopted regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements and the physical environment for child day care and day care centers. All child care facilities within Village Eleven will need to comply with state, as well as local regulations.

II.2.7.11 Police, Fire and Emergency Services

Police Protection

The Chula Vista Police Department (CVPD) currently provides police services within the City of Chula Vista. Village Eleven will increase the demand for police service in the project area. According to the demand methodology identified in the Otay Ranch GDP, the projected population increase generated by Village Eleven will require an additional 9 officers at build out to maintain current levels of police service. Approximately 2,000 square feet of police facilities will be required to house the additional officers. According to the Chula Vista Civic Center Master Plan (May 1989), the existing and proposed police facilities have the capacity to accommodate anticipated law enforcement services generated by this project.

Fire Protection

Fire protection services are provided by the City of Chula Vista Fire Department (CVFD). The Otay Ranch GDP plans for the location of fire stations in Villages Two and Nine of the Otay Valley Parcel and Village Thirteen of the Proctor Valley Parcel. The fire station planned for Village Two (Fire Station #7) is scheduled to be built by 2003. The demand for fire protection equipment and facilities to serve Village Eleven will be satisfied by the payment of fees as discussed in the Village Eleven SPA PFFP.

Two existing fire stations are in close proximity to the project site. One, a temporary facility, is located in the Eastlake business center, approximately 2.5 mile(s) from the project site. This station (Fire Station #8) will be relocated to a new permanent site in Rolling Hills Ranch as the City's Fire Master Plan is implemented. The second station is located on Otay Lakes Road, south of East "H" Street. This station is to be relocated to the Rancho del Rey community to the west of Otay Ranch.

The Otay Ranch GDP requires that as a condition of SPA plan approval, the Fire Department review fuel modification plans. *The Draft Brush Management Program*, an Addendum to the City of Chula Vista's Landscape Manual, prepared by the Chula Vista Fire Department, was the basis for the information included in the Fuel Modification and Brush Management section of the Village Eleven Parks, Recreation, Open Space and Trails Master Plan.

Emergency Medical Services

American Medical Response provides contract emergency medical services for the City of Chula Vista, National City, and Imperial Beach. There are five American Medical Response South County paramedic units. Two are located in Chula Vista, two in National City, and one in Imperial Beach. The Village Eleven project area will be served through a contract arrangement by the City of Chula Vista.

Emergency Disaster Plan

The San Diego Region is exposed to a number of hazards that have the potential for disrupting communities, causing damage and creating casualties. Possible natural disasters include earthquakes, floods, fires, landslides and tropical storms. There is also the threat of man-made incidents such as war, nuclear disasters, hazardous materials spills, major transportation accidents, crime, fuel shortages, terrorism or civil disorder.

The foundation of California's emergency planning and response is the California Disaster and Civil Defense Master Mutual Aid Agreement, a statewide mutual aid system that is designed to ensure that adequate resources, facilities and other support is provided to jurisdictions whenever their own resources prove to be inadequate to cope with a given situation. San Diego County is in Mutual Aide Region 6 of the State system. The Unified San Diego County Emergency Services Organization consists of the County and cities within the County, and provides for preparing mutual emergency plans. The City of Chula Vista participates in the County Organization.

II.2.7.12 Library Services

Library services are provided by the City of Chula Vista. The City operates a central library, which is located at Fourth Avenue and "F" Street in central Chula Vista, to serve the entire community. Using the threshold of 600 square feet of adequately equipped and staffed regional library facilities per 1,000 residents, the population of Village Eleven generates a demand for approximately 4,100 square feet of library facilities. The Otay Ranch GDP plans for the location of a main library and/or one or more village libraries within the Otay Valley Parcel. The demand for library facilities generated by the build-out of Village Eleven will be satisfied through a contribution to libraries in Otay Ranch as identified in the Village Eleven SPA PFFP.

II.2.7.13 Parks, Recreation, Open Space and Trails Facilities

Parks, recreation, open space and trails are addressed in Chapter 5 of this SPA Plan, the Village Eleven Design Plan, Parks, Recreation, Open Space and Trails Master Plan and the PFFP. A synopsis of these facilities is provided below.

Neighborhood Parks

In conformance with the Otay Ranch GDP, a 7-acre neighborhood park and a one-acre town square park are provided in Village Eleven. Facilities within these parks may include ball fields, tot lots, picnic areas and other amenities as determined by the City Parks and Recreation Department.

Private Recreation Facilities

Two private recreation facilites are located at focal points within the village and in proximity to residential neighborhoods. These facilities may be credited towards the Village Eleven community purpose facilty and multi-family common open space obligations.

Community Parks

The Village Eleven City parks obligation includes a contribution towards community parks in Otay Ranch. The contribution is described in the Village Eleven PFFP.

Compliance with Regional Park Standard

The Otay Ranch regional park standard is met through identification of the +3000 acres for the Otay Ranch Regional Park.

Local Open Space

The Open space buffers and areas within the village contribute to the Otay Ranch 12 acres/1000 residents local open space requirement.

Trails

The Village Eleven trails system provides for paseos, trails and street parkway/sidewalks within the village. Village trails connect to the community trails located along the three surrounding major streets.

Community Gardens

The City and the developer will facilitate a public forum to determine community interest in a community garden program. If interest is expressed, a site and program will be developed. Guidelines for community gardens are provided in the Village Eleven Parks, Recreation, Open Space and Trails Master Plan.

Edge Plan

The Otay Ranch GDP and Resource Management Plan (RMP) require preparation of an Edge Plan for areas with development adjacent to the preserve. The Edge Plan for Village Eleven is provided in the Village Eleven SPA Appendices.

II.2.7.14 Civic Facilities

The City of Chula Vista is currently served by the Chula Vista Civic Center. A master plan for the expansion of the Civic Center provides for the needs of the Village Eleven residents. Village Eleven is subject to the City's Development Impact Fee (DIF) Program, which generates revenue that can be used for civic facilities.

II.2.7.15 Animal Control Facilities

The City of Chula Vista provides animal health and regulatory services. Currently, no impact fees are imposed to fund expansion of animal control facilities.

II.2.7.16 Regional Facilities

A Regional Facilities Report was completed as part of the SPA One planning process. Generally, the Otay Ranch GDP requires that the demand generated for regional facilities be satisfied through participation in a regional impact fee program (if such a program is implemented) and/or, reserve land or facilities for regional service programs in the Eastern Urban Center. The Regional Facilities Report is updated with SPA applications to ensure adequate provision for regional facilities. The following is a review of the Otay Ranch regional facilities needs.

Integrated Solid Waste Management

The City of Chula Vista contracts with a private company to provide weekly solid waste collection within the City that is disposed at the Otay Landfill. The City has also mandated source separation of recyclables for residential, commercial and industrial generators. The City provides curbside collection of commingled recyclables and yard waster for residential neighborhoods. Within Village Eleven, neighborhood recycling/buy-back centers will be provided in the village core commercial area.

Arts and Cultural

The Otay Ranch GDP provides for a multi-use cultural complex in the EUC. Within villages, arts and cultural facilities are provided in public and civic space. In Village Eleven, public spaces that may accommodate art and performances include the town square and neighborhood park. The traffic roundabouts are also potential locations for public art. The community purpose facility, private pedestrian parks/community buildings and the mixed use commercial area provide opportunities for art display and performance.

Health and Medical

Health and medical facilities that serve Village Eleven include Scripps Chula Vista Memorial Hospital, Sharp Chula Vista Medical Center, and Paradise Valley Hospital. The mixed use commercial and community purpose facility sites within the Otay Ranch villages provide opportunities for both public and private nursing, health education, screening research and medical offices.

Community and Regional Purpose Facilities

A 5.5-acre Community Purpose Facility is provided in Village Eleven. Community-serving uses may also be accommodated in the private pedestrian parks and mixed use commercial site.

Social and Senior Services

The County of San Diego has the primary responsibility to provide social services to County residents. There are numerous non-profit health and social service organizations located in the Chula Vista/Otay Subregion. The City of Chula Vista provides an adult literacy program, a Youth Action Program and the Police Activities League program.

The County' Area Agency on Aging provides social and nutrition programs, legal services, ombudsman programs and services to prevent or postpone institutionalization. The City of Chula Vista provides senior services and the Parks and Recreation Department coordinates activities and programs at the Norman Park Senior Center. The CPF site and private pedestrian parks provide opportunities for social and senior services within Village Eleven.

Correctional

The increased population in Village Eleven will contribute to the need for correctional facilities. Should the regional impact fees be enacted to assist in funding such facilities, Village Eleven development would be obligated to equitable participate.

Transit

Transit facilities are intended to reduce the public's dependence upon the automobile to help alleviate traffic congestion. The provision of transit facilities is also an action measure of the City's CO_2 Reduction Plan. Currently, two percent of trips are conducted on public transit in the region. An increase in transit use can be fostered through the location of higher-density housing near transit, site design with transit orientation and enhanced pedestrian access to transit. The land use and circulation plan for Village Eleven incorporates transit-oriented design. Additional discussion of transit facilities is provided in the PFFP.

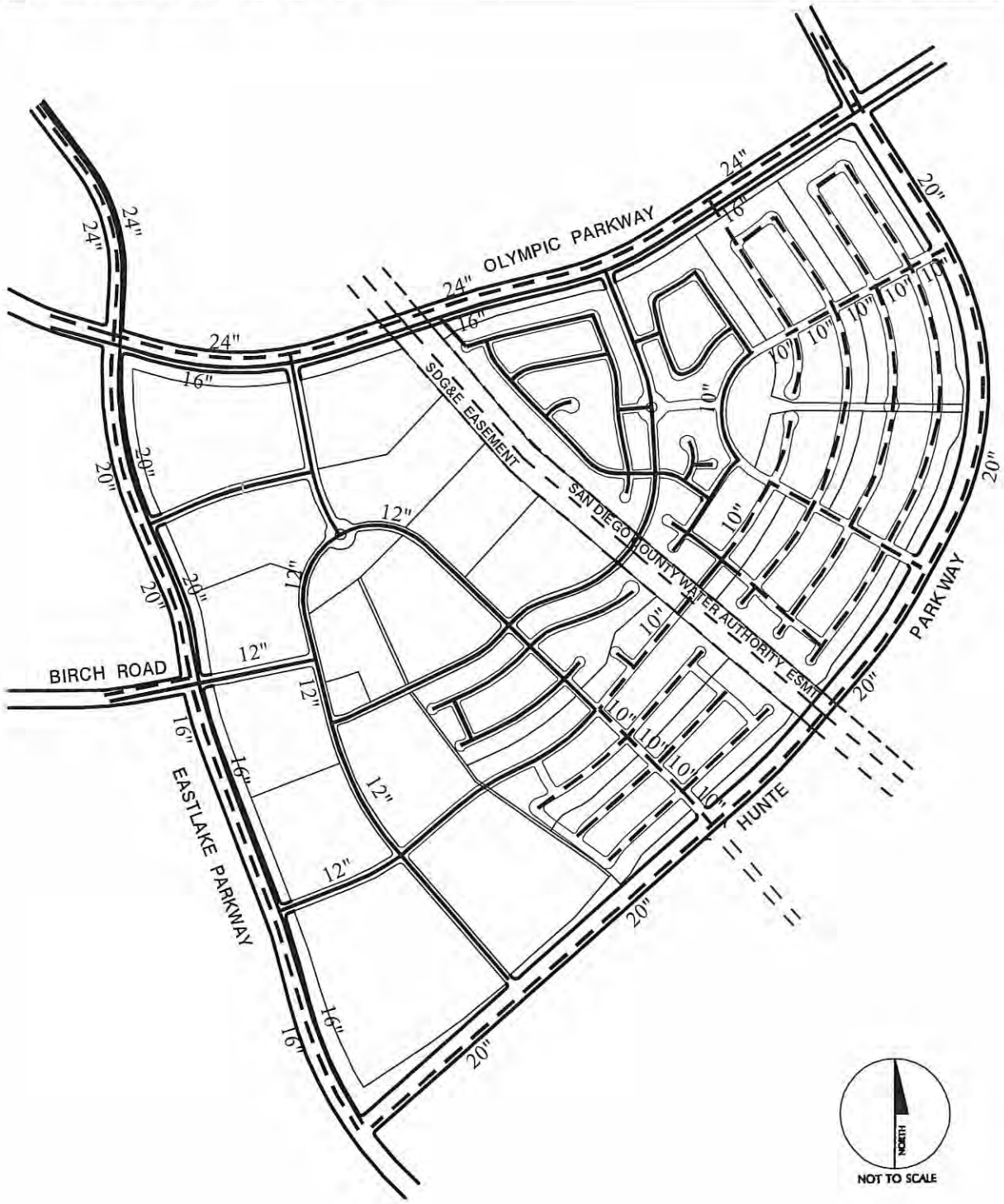


Exhibit II.2.7-1
Potable Water

Exhibit II.2.7-2
Recycled Water

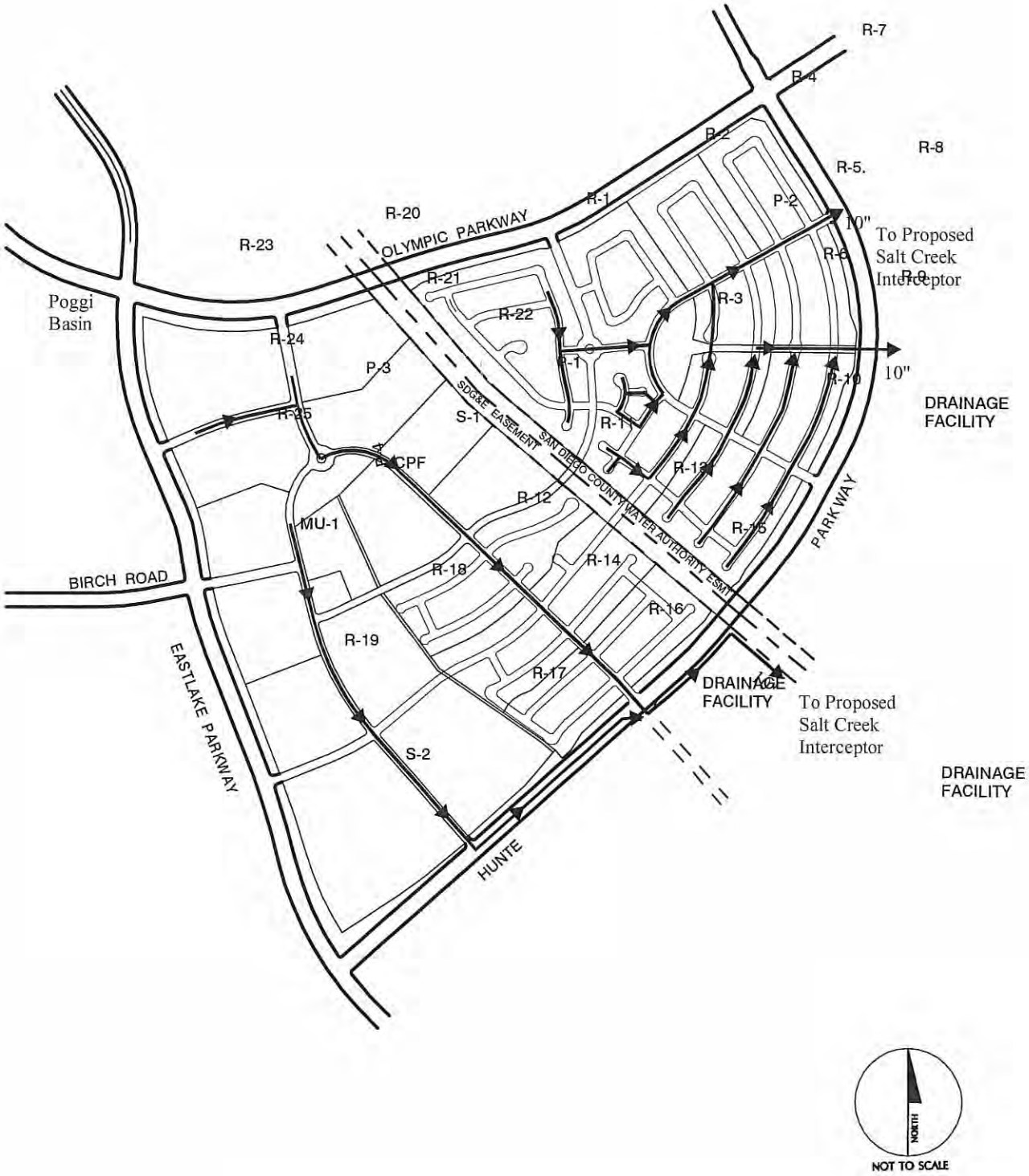


Exhibit II.2.7-3
Sewer

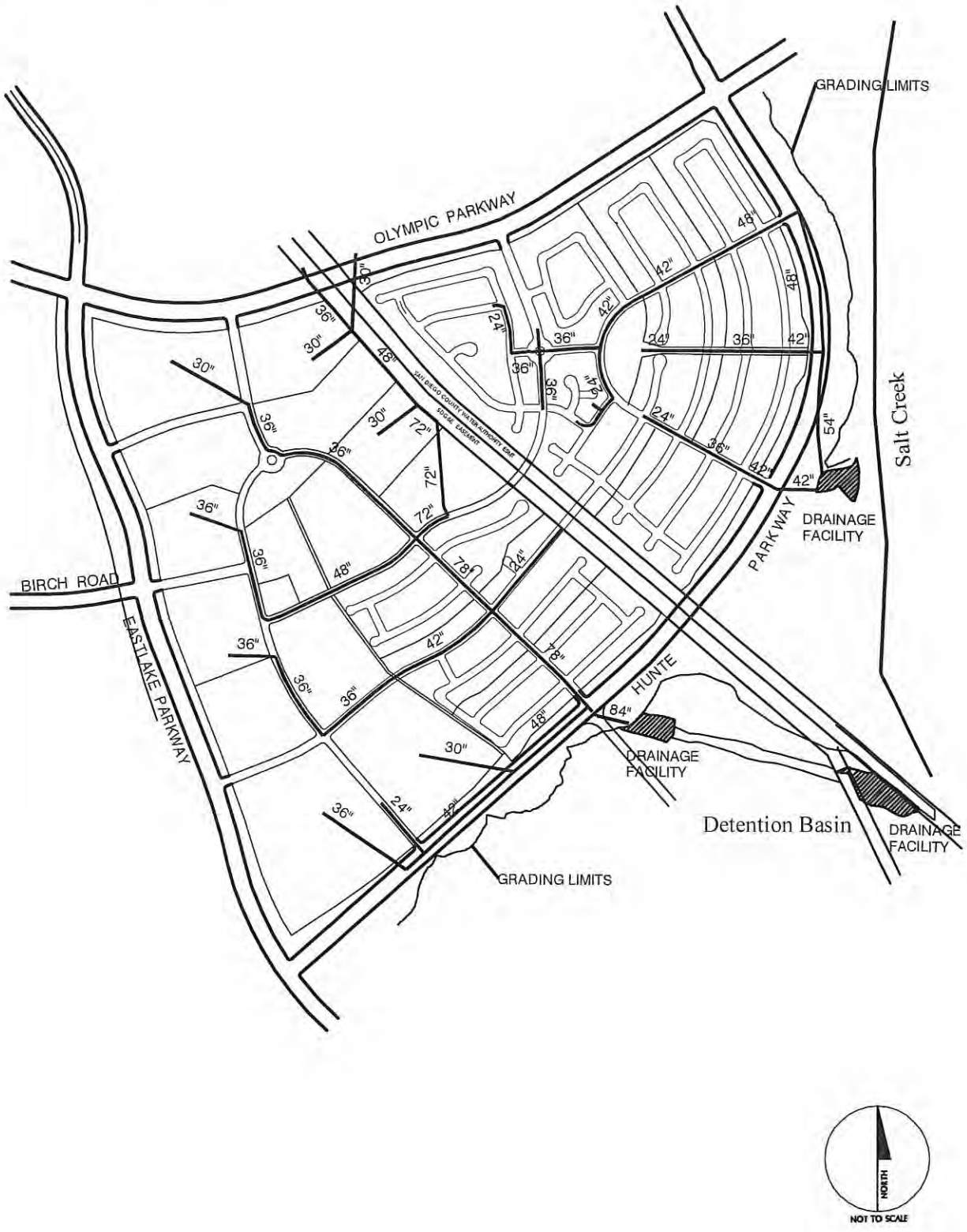


Exhibit II.2.7-4
Drainage Plan

II.2.8 GDP COMPLIANCE

The adopted Otay Ranch General Development Plan establishes goals and objectives for land use; mobility; housing; parks, recreation, open space; public facilities; safety; phasing; and resource protection, conservation and management. This chapter provides a re-statement of the GDP goals and objectives followed by an explanation of how they are implemented by the plan for Village Eleven.

II.2.8.1 Land Use

GOAL: DEVELOP COMPREHENSIVE, WELL INTEGRATED AND BALANCED LAND USES WHICH ARE COMPATIBLE WITH THE SURROUNDINGS. (Page 64)

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.

Implementation:

The land use plan for Village Eleven supports these GDP goals and objectives by providing a range of housing and employment opportunities. The plan adheres to the GDP specific directives for Village Eleven that create a village core (composed of commercial, community purpose, elementary school, neighborhood park, town square and residential land uses) and residential neighborhoods that offer a variety of housing styles and densities.

The organization of the land uses within Village Eleven meets the objectives of integration and compatibility of land uses within the village and with adjacent communities. Adjacent land uses are existing residential to the north, proposed Freeway Commercial (FC) and Eastern Urban Center (EUC) uses to the west, proposed university to the south and the Salt Creek preserve to the east. The land uses within Village Eleven transition from the village core mixed use and higher density residential uses on the west (compatible with adjacent FC and EUC) to lower density residential uses to the east (compatible with the Salt Creek preserve).

The Village Eleven plan supports the objective of enhancing the unique environmental and visual qualities of Otay Ranch. The village conforms to the natural topography of the site and maintains views towards open spaces and distant mountains.

GOAL: ENVIRONMENTALLY SENSITIVE DEVELOPMENT SHOULD PRESERVE AND PROTECT SIGNIFICANT RESOURCES AND LARGE OPEN SPACE AREAS. (Page 64)

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

Implementation:

These goals and objectives will be met through the conveyance of approximately 422.2 acres of land, encompassing Salt Creek and surrounding natural hillsides, to the Preserve Owner Manager, the City of Chula Vista and County of San Diego in accordance with the requirements of the RMP. Village Eleven is sited within land area designated for development and the plan provides for protection of the adjacent environmentally sensitive areas through appropriate design of landscaping, drainage and other features.

GOAL: REDUCE RELIANCE ON THE AUTOMOBILE AND PROMOTE ALTERNATIVE MODES OF TRANSPORTATION. (Page 64)

Objective: Develop villages which integrate residential and commercial uses with a mobility system that accommodates alternative modes of transportation, including pedestrian, bicycle, bus, light rail, and other modes of transportation.

Objective: Develop residential land uses which encourages the use of alternative modes of transportation through the provision of bus and light rail right-of-way, and the inclusion of a bicycle and pedestrian network.

Objective: Commercial uses should be sized to meet the needs of the immediate and adjacent villages. Village commercial land uses preempt large regional commercial opportunities within villages 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 light rail right-of-way and the incorporation of multi-modal access from residential neighborhoods and villages.

Implementation:

Land uses within Village Eleven, including commercial, office, park and school uses, are designed to provide for the daily needs of the residents.

Provision of land uses that minimize the need for automobile travel coupled with the pedestrian-oriented design of the village are two ways the plan meets the GDP goals and objectives. The village core is located in the western portion of the village to provide synergism between neighborhood commercial uses in the village with community-serving commercial uses in the EUC and FC. This area of the village is also designed with the greatest residential density in closest proximity to the regional transit-way in the EUC and FC. Throughout the village, a system of paseos and landscaped streets link residential neighborhoods, the village core, parks and schools to encourage walking, rather than driving. These paths are designed with parkway separations between walkways and streets, landscaping, lighting and furnishings to make the pedestrian experience pleasant and promote safety. The maximum speed for village streets is 25 miles per hour to allow carts and bicycles to travel on village streets. Convenient support features, such as bus stops, bicycle racks and cart parking spaces are also provided. A bus route can be accommodated around and through the village with strategically located stops. The village trail system also connects to the surrounding community trail system. Village Eleven will be developed with an advanced wiring telecommunications and information technology system. Availability of these facilities will encourage telecommuting and accommodate home-based businesses.

GOAL: PROMOTE VILLAGE LAND USES WHICH OFFER A SENSE OF PLACE TO RESIDENTS AND PROMOTES SOCIAL INTERACTION. (Page 65)

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

Objective: The design of the Otay Ranch should promote variety and diversity at the village 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.

Implementation:

Village Eleven meets these goals and objectives by providing a village core surrounding a town square. Land uses within the village core include commercial/mixed use, community purpose facilities, elementary school, park and a variety of residential housing types. The land uses, coupled with a village design theme create the village identity and sense of place. The village incorporates Ranch-wide design elements such as signage and landscaping to connect it with the other villages of Otay Ranch.

GOAL: DIVERSIFY THE ECONOMIC BASE WITHIN OTAY RANCH. (Page 65)

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 employment opportunities for area residents which complements, rather than substitutes for industrial development on the Otay Mesa.

Implementation:

The village core mixed use development contributes to the economic base with neighborhood-serving uses that will complement the viability of the FC and the EUC. The advanced system wiring will provide telecommunications support to businesses within the village.

GOAL: PROMOTE SYNERGISTIC USES BETWEEN THE VILLAGES OF THE OTAY RANCH TO PROVIDE A BALANCE OF ACTIVITIES, SERVICES AND FACILITIES. (Page 65)

Objective: Develop individual villages to complement surrounding villages.

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

Implementation:

Village Eleven provides neighborhood-serving commercial uses that complement the community and regional-serving commercial uses of the FC and EUC. Village Eleven's core will provide an intimate-scale village that can serve the needs of University and Eastlake residents. Village Eleven was selected by the school district as an appropriate, central location for the junior high school which will serve the surrounding community.

GOAL: ORGANIZE LAND USES BASED UPON A VILLAGE CONCEPT TO PRODUCE A COHESIVE, PEDESTRIAN FRIENDLY COMMUNITY, ENCOURAGE NON-VEHICULAR TRIPS, AND FOSTER INTERACTION AMONGST RESIDENTS. (Page 95)

Implementation:

All areas of Village Eleven are connected by an extensive trail and pathway system. These trails and pathways reinforce a pedestrian friendly concept as well as promote the use of alternative modes of transportation. By reducing the need for an automobile, people will have opportunities to interact with their neighbors and other residents of the village as they walk or ride to their destinations. The location of medium and high-density residential, elementary school and neighborhood park uses near the village core will also encourage non-vehicular trips.

II.2.8.2 Mobility

GOAL: PROVIDE A SAFE AND EFFICIENT TRANSPORTATION SYSTEM WITHIN OTAY RANCH WITH CONVENIENT LINKAGES TO REGIONAL TRANSPORTATION ELEMENTS ABUTTING THE OTAY RANCH. (Page 217)

Objective: Ensure timely provision of adequate local circulation system capacity to respond 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. 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.

Objective: Provide an efficient circulation system that minimizes impacts on residential neighborhoods and environmentally sensitive areas.

Implementation:

Streets surrounding and internal to Village Eleven are designed in compliance with the goals and objectives of the GDP. Street design and phasing strives to provide efficient and appropriate level of service. The village circulation system provides for connections to the regional transit-way to the east. Internal streets have been designed to accommodate bicycles and carts, and a series of pedestrian paths are provided throughout the village to provide alternatives to automobile travel.

GOAL: ACHIEVE A BALANCED TRANSPORTATION SYSTEM WHICH EMPHASIZES ALTERNATIVES TO AUTOMOBILE USE AND IS RESPONSIVE TO THE NEEDS OF RESIDENTS. (Page 218)

Objective: Study, identify, and designate corridors, if appropriate, for light rail and transit facilities.

Objective: Promote alternative forms of transportation, such as bicycle and car paths, riding and hiking trails, and pedestrian walkways as an integral part of the circulation system.

Implementation:

A wide variety of alternative forms of transportation, including trails, paths and paseos, are provided within Village Eleven. This alternative transportation network addresses the needs of residents by offering different routes to uses within and outside of the village, including connections to the regional transit-way to the west.

II.2.8.3 Housing

GOAL: CREATE A BALANCED COMMUNITY EXEMPLIFIED BY THE PROVISION OF A DIVERSE RANGE OF HOUSING STYLES, TENANCY TYPES AND PRICES. (Page 239)

Objective: Provide a variety of housing opportunities sufficient to meet a proportionate share of the Regional Share allocation of housing.

Objective: Each Otay Ranch Village will proportionately assist the appropriate land use jurisdiction to meet or exceed Otay Ranch's share of the five-year Regional Share allocation as provided by each jurisdiction's Housing Element.

Implementation:

The Village Eleven plan meets these goals and objectives by providing a wide variety of housing types, including affordable housing. Proposed housing includes apartments, townhouses, condominiums, attached housing (duplexes and/or triplexes), small lot single-family and average lot single family residential.

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 AND THE HOMELESS. (Page 244)

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.

Implementation:

Village Eleven will contain a wide variety of housing types ranging in density from low-medium to high. The variety of housing types will accommodate families, singles and those with special housing needs, including the handicapped and the elderly. Fair housing practices will be employed in the sale, rental and advertising of all units.

II.2.8.4 Parks, Recreation, Open Space

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. (Page 247)

Objective: Identify park, recreational and open space opportunities, where appropriate, to serve the South County region and San Diego County as a whole.

Objective: Maximize conservation, joint uses and access and consider safety in the design of recreational facilities.

Objective: Provide neighborhood and community park and recreational facilities to serve the recreational needs of local residents.

Implementation:

One neighborhood park, a town square and two private recreational facilities, will provide residents of all ages and physical abilities with both active and passive recreational opportunities. The location of the neighborhood park adjacent to the elementary school provides an opportunity for shared use. Within the SDG&E/SDCWA easement, east/west trails provide connections within the village. Village 11 will contribute its share of the cost of community and/or regional park facilities.

II.2.8.5 Capital Facilities

GOAL: ASSURE THE EFFICIENT AND TIMELY PROVISION OF PUBLIC SERVICES AND FACILITIES OF DEVELOPABLE AREAS OF OTAY RANCH CONCURRENT WITH NEED. (Page 262)

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.

Objective: Permit development only through a process that phases construction with the provision of necessary infrastructure prior to or concurrent with need.

Objective: Development projects shall be required to provide or fund their fair share of all public facilities needed by the 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.

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.

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 2.00 percent of the assessed value of the property.

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.

Implementation:

Village Eleven meets these goals and objectives through a plan that phases development with infrastructure improvements. The developer will participate in fair-share funding of facilities.

Drainage Facilities

GOAL: PROVIDE PROTECTION TO THE OTAY RANCH PROJECT AREA AND SURROUNDING COMMUNITIES FROM FIRE, FLOODING AND GEOLOGIC HAZARDS. (Page 267)

Objective: Individual projects will provide necessary improvements consistent with the National Flood Insurance Program, Drainage Master Plan(s) and Engineering Standards.

Objective: 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.

Objective: Require onsite detention of storm water flows such that existing downstream structures will not be overloaded.

Implementation:

The grading and drainage plans for Village Eleven meet these goals and objectives by providing several alternatives controlling and detaining run-off. The plans provide for protection of adjacent, lower elevation sensitive habitats

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. (Page 270)

Objective: The ongoing planning, management and development of sewerage conveyance, treatment and disposal facilities to adequately meet future demands.

Objective: Assure that wastewater treatment plants are consistent with sewerage master plans.

Objective: Sewage disposal systems should maximize the provision and utilization of reclaimed water.

Implementation:

The sewerage system for Village Eleven is designed in compliance with the Otay Ranch master plans for sewer and reclaimed water.

Integrated Solid Waste Management 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. (Page 274)

Objective: Reduce the volume of waste to be landfilled by 30% by 1995 and by 50% by 2000.

Implementation:

During construction, solid waste disposal and recycling of materials will adhere to best management practices and City standards. A recycling/drop-off center will be located within the mixed-use area of the village core. This central location will encourage residents and businesses in the village to participate in recycling programs.

Urban Runoff Facilities

GOAL: ENSURE THAT WATER QUALITY WITHIN THE OTAY RANCH PROJECT AREA IS NOT COMPROMISED. (Page 277)

GOAL: ENSURE THAT THE CITY OF SAN DIEGO'S WATER RIGHTS WITHIN THE OTAY RIVER WATERSHED SHALL NOT DIMINISH. (Page 277)

Implementation:

The drainage plan for Village Eleven provides for management and containment of urban runoff in conformance with City and regional environmental protection standards.

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. (Page 280)

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

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.

Implementation:

Water facilities will be phased in conformance with street improvements and sewer facilities. A water conservation plan will be finalized and incorporated as part of the SPA Plan and Tentative Map approval process.

Water Reclamation 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. (Page 283)

Objective: Encourage development of public and private open space and recreational uses that could utilize reclaimed water.

Implementation:

A reclaimed water plan has been prepared and is incorporated as part of the SPA approval process. A SAMP will be prepared which will include reclaimed water facilities.

Arts and Cultural Facilities

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. (Page 283)

Implementation:

Village Eleven provides a town square, neighborhood park, private recreation facilities, elementary school, community purpose facility, and mixed use center which could accommodate arts and cultural facilities. Paseos and landscaped traffic circles at strategic street intersections provide opportunities for sculpture display.

Cemetery Facilities

Objective: Identify and preserve adequate cemetery sites to serve the Otay Ranch Project Area (Page 289).

Implementation:

A cemetery site is not proposed in Village Eleven.

Child Care Facilities

GOAL: PROVIDE ADEQUATE CHILD CARE FACILITIES AND SERVICES TO SERVE THE OTAY RANCH PROJECT AREA. (Page 290)

Objective: Identify sites for child care and pre-school facilities adjacent to or part of public and private schools, religious assembly uses, employment areas, and other locations deemed appropriate.

Implementation:

Child care facilities can be accommodated in the mixed use, community purpose facility, elementary school, and neighborhood park land use areas. Small family day care is also an allowable use within residential areas, provided adequate outdoor play area and other design guideline and development regulations criteria can be met.

Health and Medical Facilities

GOAL: ENSURE PROVISION OF AND ACCESS TO FACILITIES WHICH MEET THE HEALTH CARE NEEDS OF OTAY RANCH RESIDENTS. (Page 294)

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:

Senior congregate care and health care offices and clinics are allowable uses within the mixed use area of Village Eleven. The community purpose facility land use also allows health care uses.

Community and Regional Purpose Facilities

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. (Page 299)

Implementation:

A specific site has been designated within the village core for community purpose facilities which will meet this goal. The mixed use area can also accommodate community purpose facilities. The elementary school, junior high school and parks may also be available to share facilities with community-serving organizations.

Social and Senior Services Facilities

GOAL: ENSURE THAT OTAY RANCH PROJECT AREA RESIDENTS HAVE ADEQUATE ACCESS TO SOURCES OF GOVERNMENTAL AND PRIVATE SOCIAL AND SENIOR SERVICE PROGRAMS. (Page 302)

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.

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.

Implementation:

Social and senior service needs can be met within allowable use areas including the mixed use, community purpose facility and park land uses. Shared use may be available with the schools.

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. (Page 306)

Objective: Participate in programs to provide animal control facilities sufficient to provide adequate shelter space per Otay Ranch dwelling unit.

Implementation:

Village Eleven will participate in City programs for provision of animal control.

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. (Page 308)

Implementation:

This goal will be met through implementation of the Village Eleven Public Facilities Finance Plan.

Correctional Facilities

GOAL: PREVENT INJURY, LOSS OF LIFE AND DAMAGE TO PROPERTY RESULTING FROM CRIME OCCURRENCE THROUGH THE PROVISION OF JUSTICE FACILITIES. (Page 310)

Objective: Make provisions for justice facilities, including jails, courts, and police facilities adequate to serve the Otay Ranch Project Area.

Implementation:

Village Eleven will not contain justice facilities. The goal can be met through implementation of the Pubic Facilities Finance Plan.

Fire Protection and Emergency Services Facilities

GOALS: PROVIDE PROTECTION TO THE OTAY RANCH PROJECT AREA AND SURROUNDING COMMUNITIES FROM THE LOSS OF LIFE AND PROPERTY DUE TO FIRES AND MEDICAL EMERGENCIES. (Page 312)

Objective: Provide sufficient fire and emergency service facilities to respond to calls within the Otay Ranch urban communities within a 7-minute response time in 85% of the cases.

Implementation:

This goal will be met through implementation of the Public Facilities Finance Plan. Additionally, the circulation design of Village Eleven facilitates emergency vehicle access to all areas of the village.

Justice Facilities

GOAL: PREVENT INJURY, LOSS OF LIFE AND DAMAGE TO PROPERTY BY HAVING ADEQUATE CRIMINAL JUSTICE FACILITIES TO SERVE OTAY RANCH RESIDENTS. (Page 316)

Objective: Cooperate with the County to identify an equitable funding method for the development of 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.

Objective: Enhance public safety by utilizing land use and site design techniques to deter criminal activity.

Implementation:

Village Eleven will not contain justice facilities. The design of Village Eleven fosters community interaction and awareness which deters criminal activity. Design techniques include "eyes on the street' orientation of commercial and residential uses towards the street and placement of parks and paseos as focal points in the community. These techniques minimize hidden locations where criminal activity can occur. The Village Design Plan provides landscape techniques such as open view fencing and barrier plantings to foster safety in an aesthetic manner.

Law Enforcement Facilities

GOAL: PROTECTION OF LIFE AND PROPERTY AND PREVENTION OF CRIME OCCURRENCE. (Page 319)

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 to appropriate locations in order to serve the population.

Implementation:

Village Eleven will not contain justice facilities. Village Eleven utilizes design techniques to deter criminal activity and promote law enforcement.

Library Facilities

GOAL: SUFFICIENT LIBRARIES TO MEET THE INFORMATION AND EDUCATION NEEDS OF OTAY RANCH RESIDENTS. (Page 322)

Objective: Provide high quality and contemporary library facilities and services which meet the needs of the entire Otay Ranch Project Area.

Objective: Five hundred square feet (gross) of adequately equipped and staffed library facilities per 1,000 population.

Objective: Otay Ranch libraries will be equitably financed by all new development that will benefit from the facilities.

Implementation:

Village Eleven will contribute an equitable financial share to the Otay Ranch library facilities.

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. (Page 325)

GOAL: COORDINATE THE PLANNING OF ADULT EDUCATIONAL FACILITIES WITH APPROPRIATE DISTRICT. (Page 325)

Objective: School facilities shall be provided concurrently with need and integrated with related facility needs, such as child care, health care, parks, and libraries, where practical.

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:

An elementary school and a junior high school site are provided within Village Eleven. Adult education facilities could be accommodated in the mixed use and community purpose facility sites or as a shared use with the public schools.

II.2.8.6 Air Quality

GOAL: MINIMIZE THE ADVERSE IMPACTS OF DEVELOPMENT ON AIR QUALITY. (Page 332)

Implementation:

The Village Eleven Air Quality Improvement Plan provides measures to meet this goal. The plan addresses improvement measures including job/housing balance, transit access, alternative travel modes, building construction methods and educational programs. Village Eleven has been designed to offer residents numerous alternative methods of transportation, including public transit and pedestrian trails which connect to the village core as well as to other areas outside of the village.

Commuter Trip Management

GOAL: CREATE A SAFE AND EFFICIENT MULTI-MODAL TRANSPORTATION NETWORK WHICH MINIMIZES THE NUMBER AND LENGTH OF SINGLE PASSENGER VEHICLE TRIPS. (Page 332)

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.

Implementation:

Village Eleven is located in proximity to planned regional transit-way, accommodates a bus line and stops, provides an extensive pedestrian path system and has been designed to accommodate bicycles and carts on all internal village streets. Employment and commercial centers are located within the village and in the adjacent EUC.

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 (Page 333).

Implementation:

Village Eleven will contribute to highway and transit improvements through the Public Facilities Finance Plan.

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 (Page 334).

Implementation:

The Village Eleven design provides for bicycle access to all internal village streets. A network of bicycle lanes along major perimeter roads offer routes to destinations outside of the village such as the university, Eastern Urban Center, and the Freeway Commercial area.

Road Design

Objective: Design arterial and major roads and their traffic signals to minimize travel time, stops and delays (Page 334).

Implementation:

The major roads surrounding Village Eleven have been designed in accordance with City standards. Traffic signals have been located to facilitate traffic flow and to provide access to Village Eleven and neighboring land uses.

Planning and Land Development

GOAL: LAND DEVELOPMENT PATTERNS WHICH MINIMIZE THE ADVERSE IMPACTS OF DEVELOPMENT ON AIR QUALITY. (Page 335)

Objective: Encourage mixed use development to promote linking of trips, reduce trip length and encourage alternative mode usage.

Implementation:

Village Eleven has been designed with a mixed use core to encourage availability of goods and services within the village. The village is in proximity to the EUC, FC and transit rail line, which will encourage linked trips and reduced trip length. The convenient village pedestrian path system and internal streets designed to accommodate carts and bicycles will encourage alternate modes of travel.

Transit Route and Facility Design

Objective: Facilitate access to public transit (Page 336).

Implementation:

Pedestrian and bicycle paths link Village Eleven to the regional transit-way to the west. Bus stops will be provided around and/or within Village Eleven to offer residents an alternative mode of transportation.

Pedestrian Design

Objective: Encourage pedestrian traffic as an alternative to single vehicle passenger travel (Page 336).

Implementation:

The extensive system of trails and pathways throughout the village to destinations such as the village core, schools and parks, the neighboring land uses, will encourage residents to walk rather than drive.

Building Design

Objective: Locate and design buildings within village cores to facilitate transit and pedestrian access (Page 337).

Implementation:

Buildings within the Village Eleven core are clustered to minimize walking distances and oriented to the street to encourage pedestrian access. Paths within the core link to public transit stations.

Parking Management

Objective: Manage parking facilities to facilitate transit, ridesharing and pedestrian access (Page 337).

Objective: Manage parking facilities to encourage a reduction in the number of single vehicle trips (Page 337).

Implementation:

Parking areas within the village core are located at the rear and sides of buildings to maintain a pedestrian-oriented village streetscape. Joint parking use is proposed in the village core.

Street Configuration

Objective: Configure internal village streets to give pedestrian traffic a priority (Page 337).

Implementation:

Multiple routes, including pedestrian paths and paseos are provided to the village core. Cul-de-sacs connect to paseos to provide pedestrian connections throughout the village. Village streets are designed for pedestrian comfort with sidewalks, landscaping and furnishings.

Particulate Emissions

Objective: Minimize particulate emissions, which are the result of the construction process (Page 338).

Implementation:

This objective will be met through construction practices that control fugitive dust, minimize simultaneous operation of construction vehicles and equipment, and use low-polluting equipment.

Energy Conservation

Objective: Minimize fossil fuel emission by conserving energy (Page 338). [See Energy Chapter 10. Section E.]

Implementation:

The village is designed to provide alternate modes of travel and reduce vehicle trips to reduce fossil fuel emissions.

II.2.8.7 Noise

GOAL: PROMOTE A QUIET COMMUNITY WHERE RESIDENTS LIVE WITHOUT NOISE WHICH IS DETRIMENTAL TO HEALTH AND ENJOYMENT OF PROPERTY. (Page 340)

GOAL: ENSURE RESIDENTS ARE NOT ADVERSELY AFFECTED BY NOISE. (Page 340)

Objective: Otay Ranch shall have a noise abatement program to enforce regulations to control noise.

Implementation:

The design of Village Eleven separates higher noise generating land uses from more sensitive residential land uses. Sound abating features, such as masonry walls and dual-glazed windows, will be provided as needed. City standards for noise regulation and abatement shall be enforced.

II.2.8.8 Safety

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 Tranquility. (Page 341)

General Public Safety

Objective: Provide for the continuity of government and public order (Page 342).

Objective: Maintain public services and ensure the rapid resolution of emergencies (Page 342).

Objective: Minimize social and economic dislocations resulting from injuries, loss of life and property damage (Page 342).

Implementation:

The Village Eleven design has utilized the recommendations of technical studies, City codes and ordinances, and other policies and regulations to plan for development that will promote the protection of life and property.

Seismic Disturbances

Objective: Provide public protection from earthquakes, rockslides, and liquefaction in order to minimize loss of life, injury, property damage and disruption of community social and economic activity (Page 343).

Implementation:

Site grading and construction shall be in accordance with the Uniform Building Code and the Association of Structural Engineers of California to reduce the effects of seismic shaking to the extent possible.

Floods

Objective: Prevent property damage and loss of life due to seiches, dam failure and heavy rains (Page 343).

Objective: Preservation of the floodplain environment from adverse impacts due to development (Page 343).

Implementation:

Village Eleven is not located within a floodplain. Storm water flows shall be controlled and conveyed in accordance with the Master Drainage Plan for the village.

Geologic Phenomena

Objective: Prevent property damage and loss of life due to landslides, rock falls, and erosion (Page 344).

Implementation:

Village Eleven development shall utilize grading practices that are consistent with this objective.

Fire, Crime, Health Emergency, and Hazardous Substances

Objective: Prevent property damage and loss of life due to fire, crime or hazardous substances (Page 344).

Implementation:

Village Eleven is planned to reduce potential affects of fire through adequate water supply, street design that facilitates emergency vehicle access, and fuel-modification landscape techniques. Crime prevention is addressed through optimization of community interaction and street activity and a minimization of secluded areas that could foster crime. City codes and policies will be implemented and enforced to minimize potential affects of hazardous substances.

II.2.8.9 Growth Management

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. (Page 349)

Objectives: 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.

Implementation:

Village Eleven will be developed in phases that balance market forces with implementation of the facilities, as identified by the Public Facilities Finance Plan.

II.2.8.10 Resource Protection, Conservation & Management

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 (ARCHAEO-LOGICAL 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). (Page 359)

Objective: Identify sensitive and significant biological, cultural, paleontological, agricultural, and scenic resources within Otay Ranch that require protection and/or management (Page 359).

Objective: Preserve sensitive and significant biological, cultural, paleontological, flood plain, visual, and agricultural resources (Page 361).

Implementation:

These goals and objectives will be met through compliance with the Otay Ranch RMP and RMP 2, by conveyance of property within the preserve to the Preserve Owner Manager.

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 (Page 368).

Implementation:

Disturbed areas within Salt Creek may be enhanced and restored if required as mitigation by State and Federal resource agencies.

Wildlife Corridors

Objective: Establish functional connections for onsite resources and integrate the Preserve into a larger regional system (Page 371).

Implementation:

The preservation of property within Salt Creek will provide a significant wildlife corridor connection to the large Otay Valley Preserve.

Preserve Management and Maintenance

Objective: Effectively manage the Preserve to protect, maintain, and enhance resources in perpetuity (Page 372).

Implementation:

Village Eleven will participate in the Preserve Management program.

Resource Preserve Land Uses

Objective: Identify permitted land uses within the Preserve (Page 380).

Implementation:

The Otay Ranch RMP, as incorporated into the proposed City of Chula Vista MSCP Subarea Plan identifies permitted land uses within the preserve.

Resource Preserve - Adjacent Land Uses

Objective: Identify allowable uses within appropriate land use designations for areas adjacent to the Preserve (Page 383).

Implementation:

Village Eleven proposes low density residential uses in areas nearest the Preserve. Residential uses will be separated from the Preserve by Hunte Parkway.

Regulatory Framework for Future Uses

Objective: Provide a regulatory framework for future permitting by resource agencies and amendments to the RMP (Page 385).

Implementation:

Village Eleven will adhere to the regulatory framework established in the RMP and MSCP Subarea Plan.

Physical Resources

Mineral Resources

GOAL: ENCOURAGE THE COMPLETION OF THE EXTRACTION OF MINERAL RESOURCES BEFORE CONFLICTS WITH PLANNED DEVELOPMENT COULD OCCUR. (Page 389)

Objective: Extract mineral resources so as not to impair other conservation efforts.

Implementation:

Mineral extraction does not occur in Village Eleven.

Soils

GOAL: MINIMIZE SOIL LOSS DUE TO DEVELOPMENT. (Page 389)

Objective: Identify development activities which present a large potential to create excessive runoff or erosion.

Implementation:

Land form grading, slope stabilization, vegetation protection, revegetation and other techniques will be employed to meet these goals and objectives.

Steep Slopes

GOAL: REDUCE IMPACTS TO ENVIRONMENTALLY SENSITIVE AND POTENTIAL GEOLOGICALLY HAZARDOUS AREAS ASSOCIATED WITH STEEP SLOPES. (Page 389)

Objective: Research existing slope conditions prior to land development activities.

Implementation:

The grading plan for Village Eleven is based on a geotechnical study. The site grading terraces the property to follow the natural grade elevation change. Manufactured slope heights and forms are in conformance with City ordinances and policies.

Floodways

GOAL: PRESERVE FLOODWAYS AND UNDISTURBED FLOOD PLAIN FRINGE AREAS. (Page 390)

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.

Implementation:

The Salt Creek floodplain and floodway will be preserved and enhanced if needed.

Visual Resources

GOAL: PREVENT DEGRADATION OF THE VISUAL RESOURCES. (Page 391)

Objective: Blend development harmoniously with significant natural features of the land.

Implementation:

The manufactured slopes on the west side of Salt Creek will be contoured and vegetated to minimize visual impacts. The landscape plan for Village Eleven provides a transition between the natural landscape and the development area.

Energy Conservation

GOAL: ESTABLISH OTAY RANCH AS A "SHOWCASE" FOR THE EFFICIENT UTILIZATION OF ENERGY RESOURCES AND THE USE OF RENEWABLE ENERGY RESOURCES. (Page 391)

Objective: Reduce the use of non-renewable energy resources within Otay Ranch below per capita non-renewable energy consumption in San Diego County.

Implementation:

The design of Village Eleven encourages walking, bicycling, cart and public transit use to lower energy consumption.

Land Use

Objective: Provide land use patterns and project features which result in the conservation of non-renewable energy resources (Page 393).

Implementation:

The village land use pattern and relationship to surrounding land uses promotes walking and cycling as alternatives to more energy consumptive automobile use. The terraced design of neighborhoods provides opportunities for solar management to lessen heating and cooling fuel consumption. The water conservation plan and landscape design promote efficient water use.

Water Conservation

GOAL: CONSERVE WATER DURING AND AFTER CONSTRUCTION OF OTAY RANCH. (Page 394)

Objective: Reduce CWA water use within Otay Ranch to a level that is 75% of County-wide, 1989 per capita levels.

Objective: Create a comprehensive framework for the design implementation and maintenance of water conserving measures, both indoor and outdoor.

Objective: Develop an extensive water restoration and recycling system throughout the developed areas of Otay Ranch.

Objective: Investigate traditional and non-traditional uses for reclaimed water and identify potential restraints for reclaimed water use.

Objective: Comply with the water conservation standards and policies of all applicable jurisdictions.

Implementation:

Village Eleven will adhere to the provisions of the Water Conservation Plan prepared for the project.

Astronomical Dark Skies

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. (Page 397)

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.

Implementation:

Lighting within Village Eleven will adhere to City and County ordinances and standards.

Agriculture

GOAL: RECOGNIZE THE PRESENCE OF IMPORTANT AGRICULTURAL SOILS BOTH IN AREAS SUBJECT TO DEVELOPMENT AND WITHIN THE PRESERVE. (Page 398)

Objective: Encourage effective utilization of agricultural soils located within the Preserve.

Implementation:

The property will continue as agricultural use until development commences. A site for a community garden will be identified and provided within the village in accordance with the GDP policies for implementing these goals and objectives.