Village of Montecito & Otay Ranch Business Park

Sectional Planning Area (SPA) Plan

VILLAGE TWO, VILLAGE THREE, AND A PORTION OF FOUR
OAY RANCH GDP

NOTE: VILLAGE THREE IS NO LONGER A PART OF THIS SPA PLAN.
FOR VILLAGE THREE REFER TO UNIVERSITY VILLAGES SPA



ADOPTED MAY 23, 2006
BY RESOLUTION NO. 2006-155

AMENDED JAN 24, 2012 by Resolution No. 2012-009
AMENDED APRIL 3, 2012 by Resolution No. 2012-056
AMENDED NOV 18, 2014 by Resolution No. 2014-208
AMENDED SEPTEMBER 28, 2016 by Resolution No. PCS16-0006

OTAY RANCH
A BALDWIN AND SONS COMMUNITY

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i. Introduction

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I. INTRODUCTION

A. BACKGROUND, SCOPE, AND PURPOSE OF THE PLAN

1. Background

The Otay Ranch General Development Plan/Subregional Plan (GDP) was originally 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 urban villages, a resort community, the Eastern Urban Center, industrial areas, 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. Since its original adoption in 1993, the GDP was amended in 1996, 1998, 2001, 2005, 2006, 2012, and most recently in 2014, to address Village-Specific Planning issues. This project includes GDP amendments necessary to implement the Montecito and Otay Ranch Business Park SPA Plan. Proposed amendments include but are not limited to, increasing units, village boundary adjustments, and other land use refinements.

2. Scope and Purpose

The Otay Ranch GDP permits urban levels of development 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), 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 the automobile. The concept provides for essential facilities and services: elementary schools, shops, civic facilities, childcare 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. Otay Ranch villages that are served by regional transit area are intended to have the highest residential densities and commercial uses to enhance transit ridership. A "red line" regional bus rapid transit (BRT) stop is planned to serve Village Two. The location of this regional transit service provides the impetus for designing a transit-oriented village within the SPA planning area. "Montecito," the Otay Ranch Village Two portion of the SPA planning area, is planned as a transit-oriented Village.

The "Otay Ranch Business Park" (Villages Two and Three) is designated as industrial lands in the GDP. The industrial land use category establishes light industrial uses in a business park setting. These uses

generate an employment base within the Otay Ranch Community as well as the South San Diego County region. This category authorizes such uses as research and development, light manufacturing, warehouse and distribution facilities, office/showroom and supporting uses.

This Sectional Planning Area (SPA) Plan for Montecito and the Otay Ranch Business Park refines and implements the land use goals, objectives and policies of the Otay Ranch General Development Plan (GDP) adopted in 1993 and amended in 1998, 2006, 2012, 2013, and 2014 and the City of Chula Vista General Plan as amended in 2005. This plan is provided as required by the Otay Ranch GDP and pursuant to Title 19, Zoning, of the Chula Vista Municipal Code.

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

- Establish a pedestrian and transit-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 the SPA area and the neighborhoods of 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 Ordinance 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 the SPA Plan area 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 Montecito and the Otay Ranch Business Park. 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 SPA Plan is the implementation tool of the Otay Ranch General Development Plan for the villages. It establishes design criteria for the villages 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.

B. DOCUMENT ORGANIZATION

This SPA Plan is divided into documents or components: the SPA Plan; Planned Community District Regulations; Montecito Design Plan; Otay Ranch Business Park Design Guidelines; Public Facilities Finance Plan; Affordable Housing Plan; Air Quality Improvement Plan; Water Conservation Plan; Non-Renewable Energy Conservation Plan; Parks, Recreation, Open Space and Trails Plan; Community Purpose Facility Master Plan, Preserve Edge Plan and supporting Technical Studies and Plans. The purposes of these documents are as follows:

1. 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 Montecito and the Otay Ranch Business Park, including the land uses, urban design criteria, circulation pattern, open space and recreation concept, and infrastructure requirements to support the community.

2. 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 PC District Regulations are the applicable zoning regulation for the villages. The regulations are intended to implement the goals and policies of the Chula Vista General Plan, Otay Ranch General Development Plan, and the SPA Plan 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 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 zoning regulations supersede other City zoning regulations.

3. Montecito Design Plan & Otay Ranch Business Park Design Guidelines

These documents guide the site, building and landscape design within the SPA Plan area to ensure that the quality of the adopted urban design and architectural concepts established for the overall Otay Ranch community are maintained. The Montecito Design Plan identifies a theme for the village and delineates that identity through streetscape and landscape design, architectural signage programs and lighting guidelines. The Montecito Design Plan also identifies the village core design concepts that will implement Otay Ranch's planned pedestrian and transit orientation. In addition to the Montecito Design Plan, a subsequent

Master Precise Plan(s) will be prepared for the Montecito Core Area. The Master Precise Plan(s) serves as a link between the approved SPA/Montecito Design Plan and future development. The primary purpose of the Master Precise Plan(s) is to establish guidelines by which future "Individual Precise Plans" for each village core land use will be evaluated.

The Otay Ranch Business Park Design Guidelines will ensure that the quality of the industrial business park design and architectural concepts support the overall Otay Ranch community. The Design Guidelines will address streetscape, landscape, architecture, parking, loading and storage, signage and lighting.

4. 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 and parks. 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 the villages. Where additional project-specific study and planning is needed, separate technical studies and plans for the villages have been prepared and included as a component of the SPA Plan or the Environmental Impact Report (EIR).

5. Affordable Housing Plan

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 Plan ("AHP"), consistent with the Housing Element of the Chula Vista General Plan, be prepared by the Developer. The Affordable Housing Plan is implemented through an Affordable Housing Agreement between the City and the Developer.

6. Air Quality Improvement Plan (AQIP)

The purpose of the Air Quality Improvement Plan (AQIP) 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 the villages. The Plan also demonstrates compliance with the air quality standards and policies of the San Diego County Air Pollution Control District (APCD).

7. Water Conservation Plan (WCP)

The purpose of the Water Conservation Plan (WCP) is 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.

8. 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.

9. 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 SPA Plan area. The Park, Recreation, Open Space and Trails Plan is provided as Chapter V of this SPA Plan document.

10. Community Purpose Facility Master Plan

The City of Chula Vista Municipal Code requires the preparation of a Community Purpose Facility Master Plan as a component of a SPA Plan. This Plan identifies the location of sites, acreages and facilities to be provided in the village. The Community Purpose Facility Master Plan is provided as Chapter VI of this SPA Plan document.

11. Agriculture Plan

The 1993 Otay Ranch Program EIR requires the preparation of an Agriculture Plan concurrent with the approval of any SPA affecting onsite agricultural resources. This Plan describes the type of agriculture activities being allowed as an interim use including buffering guidelines designed to prevent potential land use interface impacts related to noise, odors, dust, insects, rodents and chemicals that may accompany agricultural activities and operations.

12. Preserve Edge Plan

In accordance with the Otay Ranch Resource Management Plan, a Preserve Edge Plan is to be developed for all SPAs that contain areas adjacent to the Preserve. The purpose of the Preserve Edge Plan is to identify allowable uses within appropriate land use designations for areas adjacent to the Preserve.

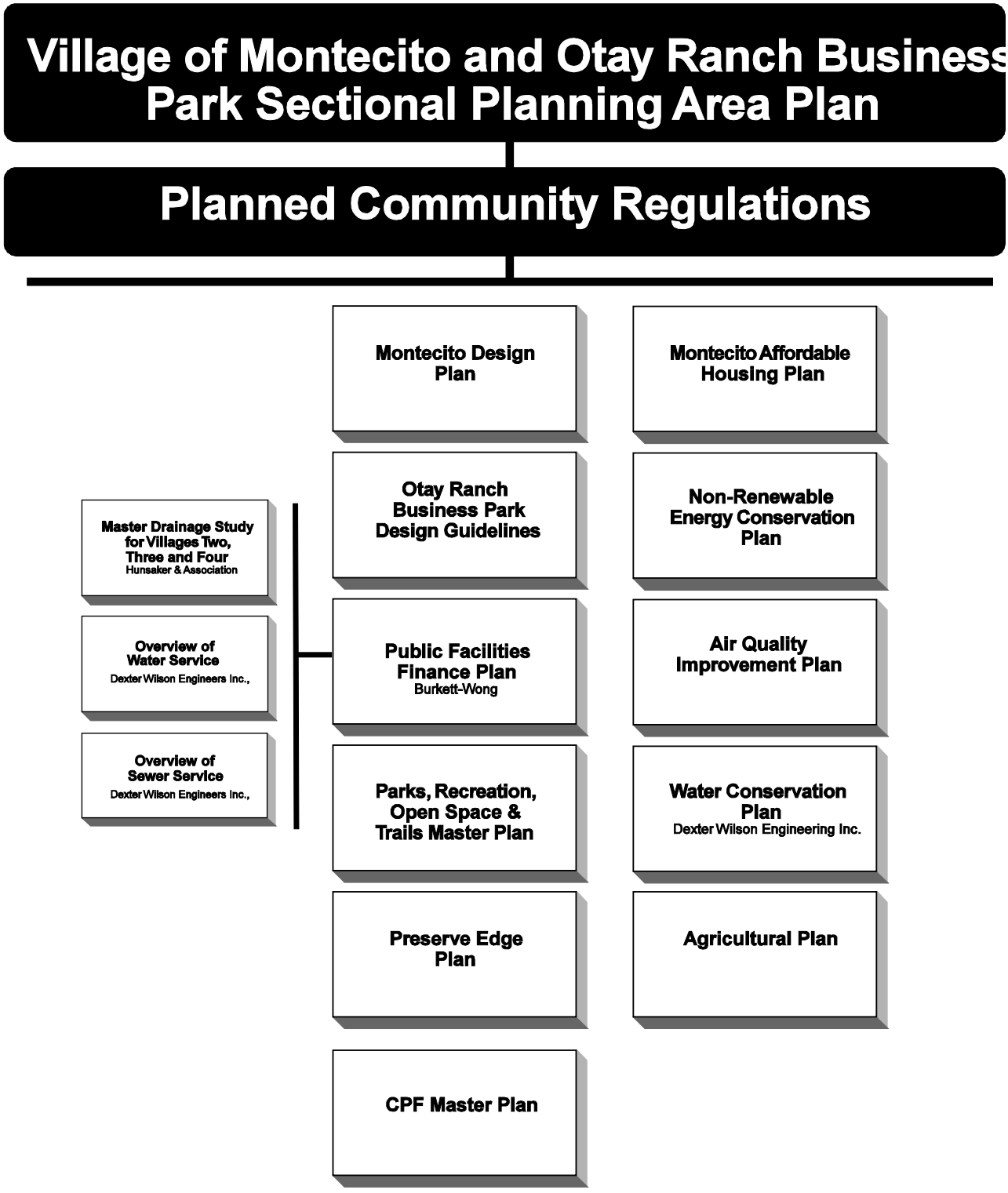
13. Technical Studies and Plans

The Otay Ranch GDP identified Project-wide Implementation Tasks that included preparation of an Overall Design Plan, Master Facility Plans and the Resource Management Plan (Phase 2) 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). During 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 Plans and Technical Studies specific to their development. The Plans for the villages are listed and described above.

Technical studies for the SPA planning area have been prepared as part of the Environmental Impact Report (EIR) for the development of the villages, the PFFP, or as part of this SPA Plan. These plans and studies, in conjunction with mitigation measures identified by the EIR, fulfill the Otay Ranch GDP requirements for individual Village SPA Plan implementation. The technical studies and plans include:

- Summary of Existing Biological Resources Data for Otay Ranch Village Three, Prepared by Dudek & Associates, January 2006
- Otay Land Company Parcel A, Village 3 Biological Resource Report prepared by URS, January 2006
- Archaeological Investigations and Cultural Resources Evaluations for the Otay Ranch Company's Village Three of Otay Ranch, prepared by Brian Smith and Associates, August 19, 2003
- A Report of An Archaeological Evaluation of Cultural Resources at the Otay Ranch Village Two SPA, prepared by Brian Smith and Associates, August 19, 2003.
- Archaeological Investigations and Cultural Resource Evaluation for the Otay Land Company's Ownership within Village 3 of Otay Ranch prepared by Brian Smith and Associates, August 19, 2003
- Preliminary Investigation, Otay Ranch Village Two, prepared by Geocon, Inc., August 18, 2003

- Preliminary Geotechnical Investigation Otay Ranch Village 3, prepared by Geocon Inc., September 3, 2003
- Phase I Environmental Assessment, Otay Ranch Village Two East, prepared by Geocon, Inc., June 30, 2004.
- Phase I Environmental Site Assessment Update 19 Acre NE Portion APN 644-066-110 Otay Valley Ranch, Chula Vista, CA 91913
- Phase I Environmental Site Assessment Otay Ranch Village 7 and Village 4 Community Park, prepared by Geocon, Inc., May 17, 2004
- Soil and Geologic Reconnaissance, Otay Ranch Village Three, prepared by Geocon, Inc., January 13, 2003
- Phase I Environmental Site Assessment for Otay Ranch Village 3, prepared by Geocon, Inc., December 11, 2003
- Preliminary Geotechnical Investigation Parcel "A" Portion of Otay Ranch Village 3, prepared by Pacific Soils Engineering, Inc., October 24, 2003
- Master Drainage Study for Otay Ranch Villages 2, 3 and 4 Hunsaker & Associates, July 14, 2005
- Overview of Sewer Service for Otay Ranch Villages Two, Three, a portion of 4 and Planning Area 18b, prepared by Wilson Engineering, February 2006
- Overview of Water Service for Otay Ranch Villages 2 and 3, prepared by Wilson Engineering, November 2005

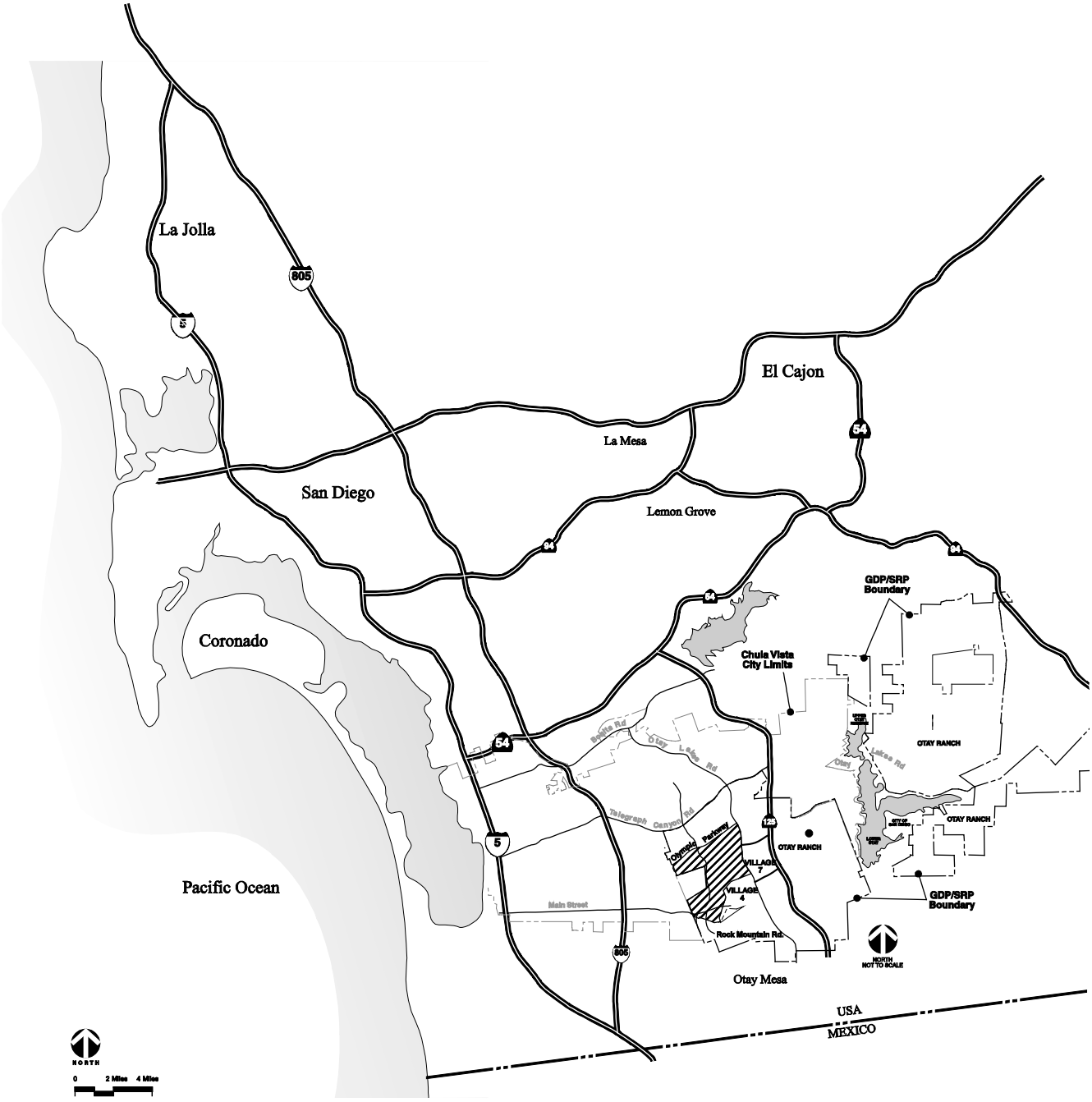

Village of Montecito and Otay Ranch Business Park Sectional Planning Area Plan
Planned Community Regulations
Montecito Design Plan
Montecito Affordable Housing Plan
Otay Ranch Business Park Design Guidelines
Non-Renewable Energy Conservation Plan
Master Drainage Study for Villages Two, Three and Four
Hunsaker & Association
Public Facilities Finance Plan
Burkett-Wong
Air Quality Improvement Plan
Overview of Water Service
Dexter Wilson Engineers Inc.,
Parks, Recreation, Open Space & Trails Master Plan
Water Conservation Plan
Dexter Wilson Engineering Inc.
Overview of Sewer Service
Dexter Wilson Engineers Inc.,
Preserve Edge Plan
Agricultural Plan
CPF Master Plan

C. LOCATION AND REGIONAL SETTING

The SPA Plan project area is located at the western edge of the Otay Valley Parcel of Otay Ranch. Exhibit 2 illustrates the regional location of the SPA Plan area and Exhibit 3 illustrates its location within the Otay Valley Parcel of Otay Ranch.

Montecito occupies the northern portion of the SPA Plan area located south of Olympic Parkway, west of La Media Road and to the east and west of Heritage Road. A portion of an Otay Ranch community park is located on the eastern edge of the Plan area adjacent to La Media Road (the remaining community park area is located in the adjacent Village Four). The Otay Ranch Business Park is located in the southern portion of the SPA Plan area on the east and west sides of Heritage Road.

Existing development in the area includes Otay Ranch Villages One and Five located to the north of Olympic Parkway. The Otay Landfill is located south and west of Montecito and the Otay Ranch Business Park. Planned development in the area includes Otay Ranch Villages Six and Seven located to the east, Village Four to the south and Sunbow to the west.



Otay Ranch SPA Two, Three and PA 18b

Exhibit 2 - Regional Location Map

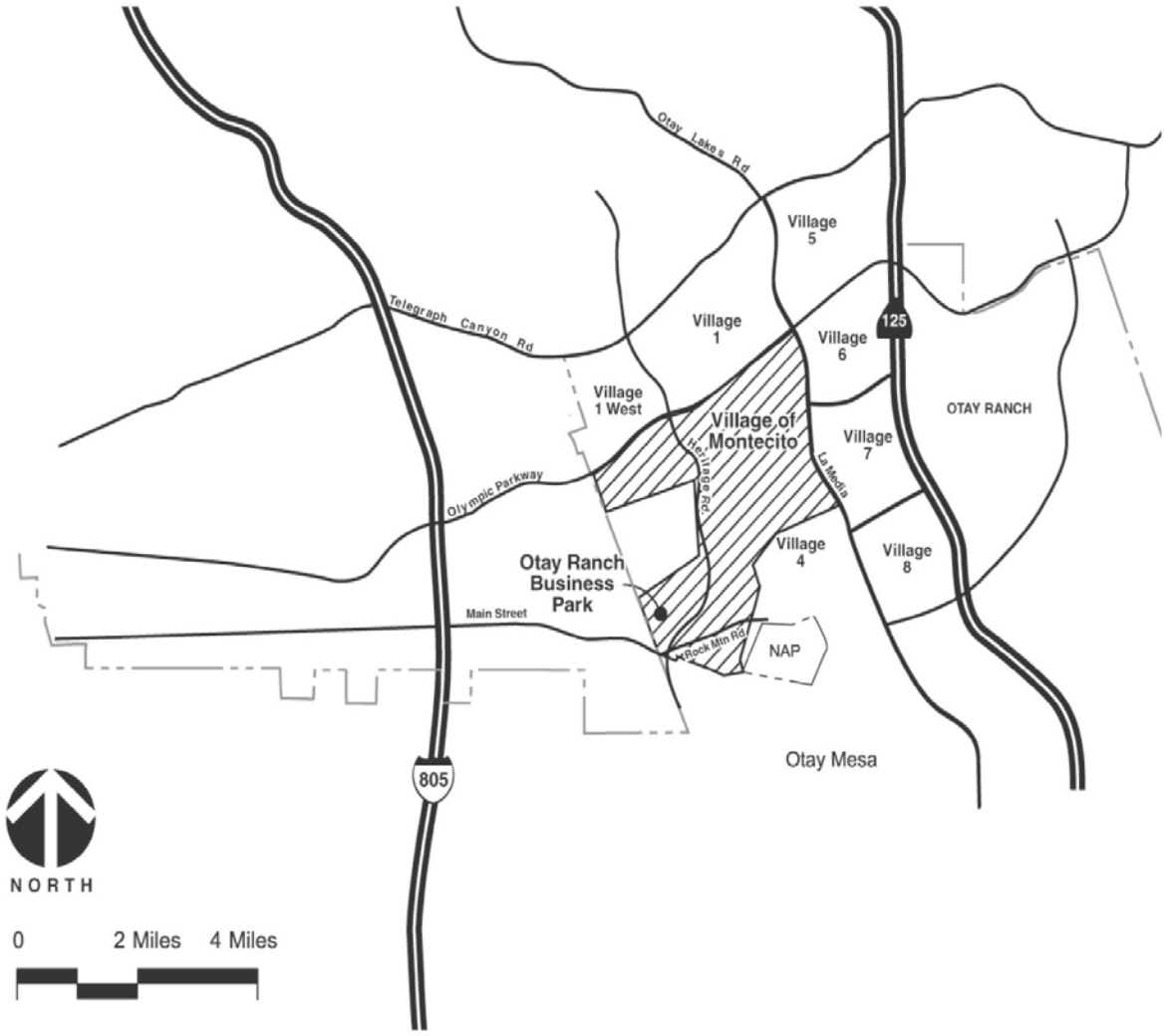


Exhibit 3 - Vicinity Map



Exhibit 4 - Aerial Map

D. COMMUNITY STRUCTURE

Montecito is designed as a unique, transit-oriented 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 Otay Ranch Business Park will be designed as an industrial/research and development business park and will generate an employment base within the Otay Ranch Community.

E. 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 this SPA Plan.

F. MONTECITO SPA PLAN CONSISTENCY WITH APPROVED OTAY RANCH GDP AND PC ZONE DISTRICT

This SPA Plan is designed in conformance with the Otay Ranch GDP Land Use Plan and the GDP Villages Two, Three, and a portion of Four SPA Plan, as amended, illustrated in Exhibits 6 and 7. A brief description of the SPA Plan major land use components consistency with the GDP and PC Zone District is provided in this section.

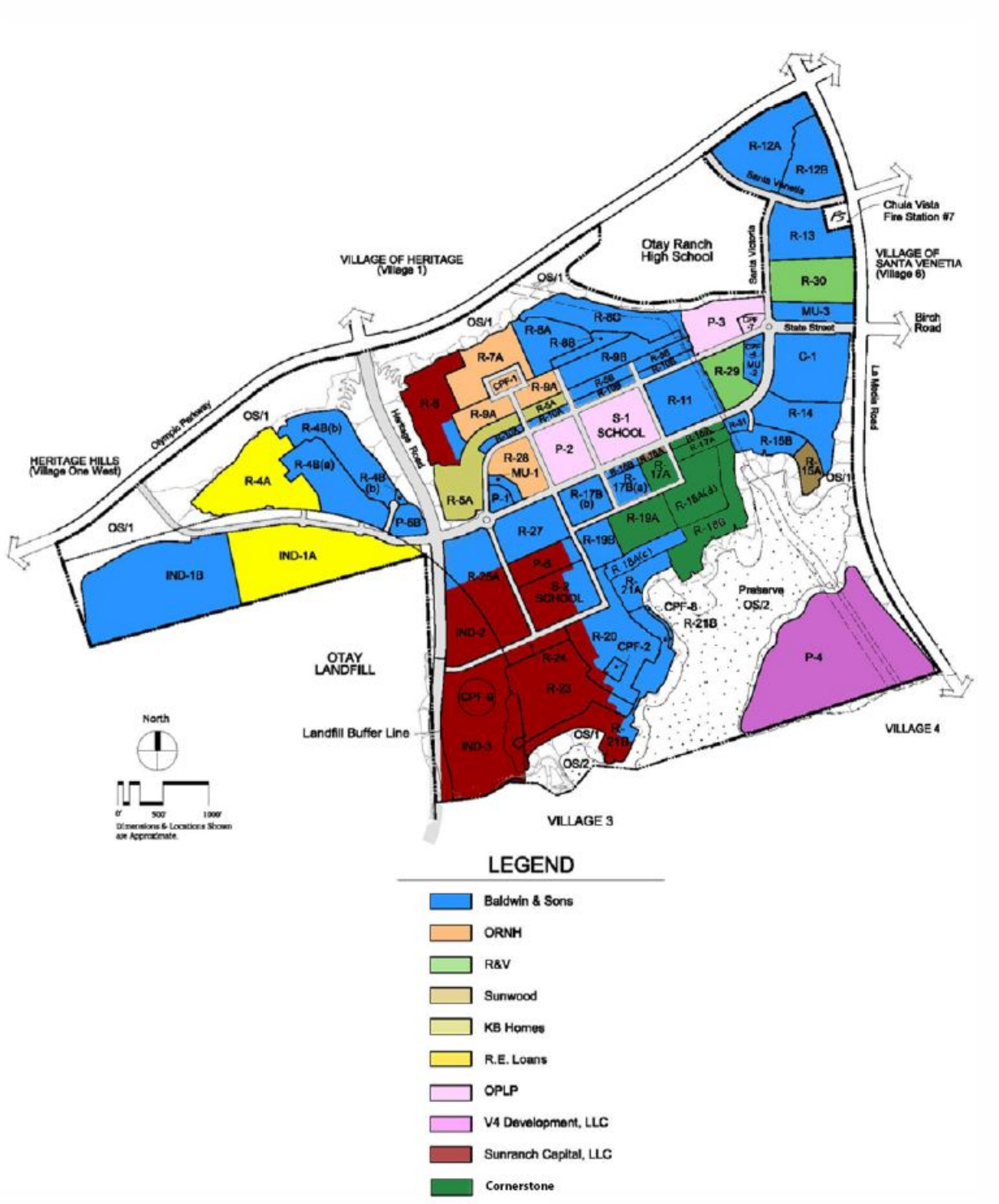


Exhibit 5 - Property Ownership

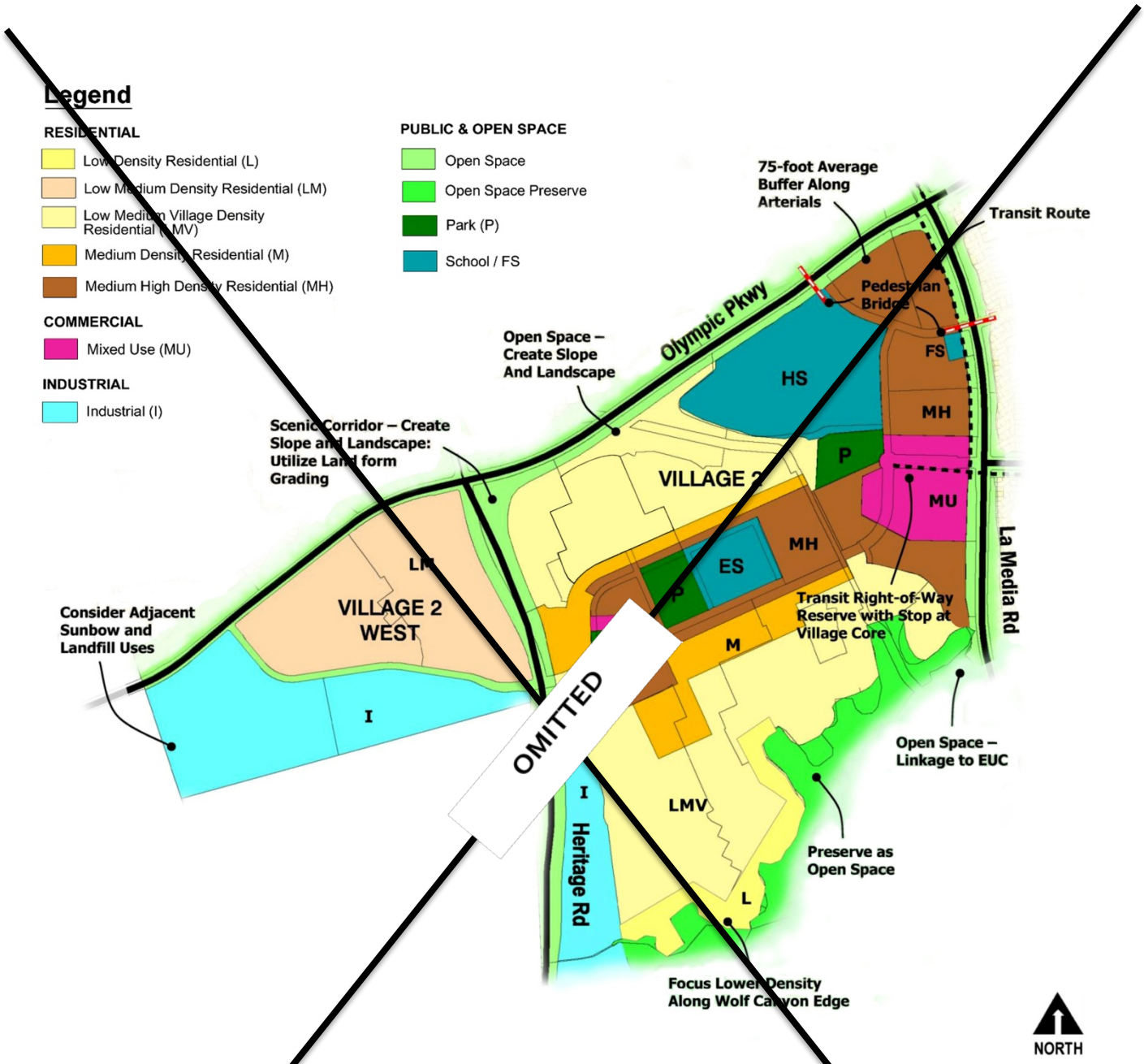


Exhibit 6 - Otay Ranch GDP Adopted Land Use Plan

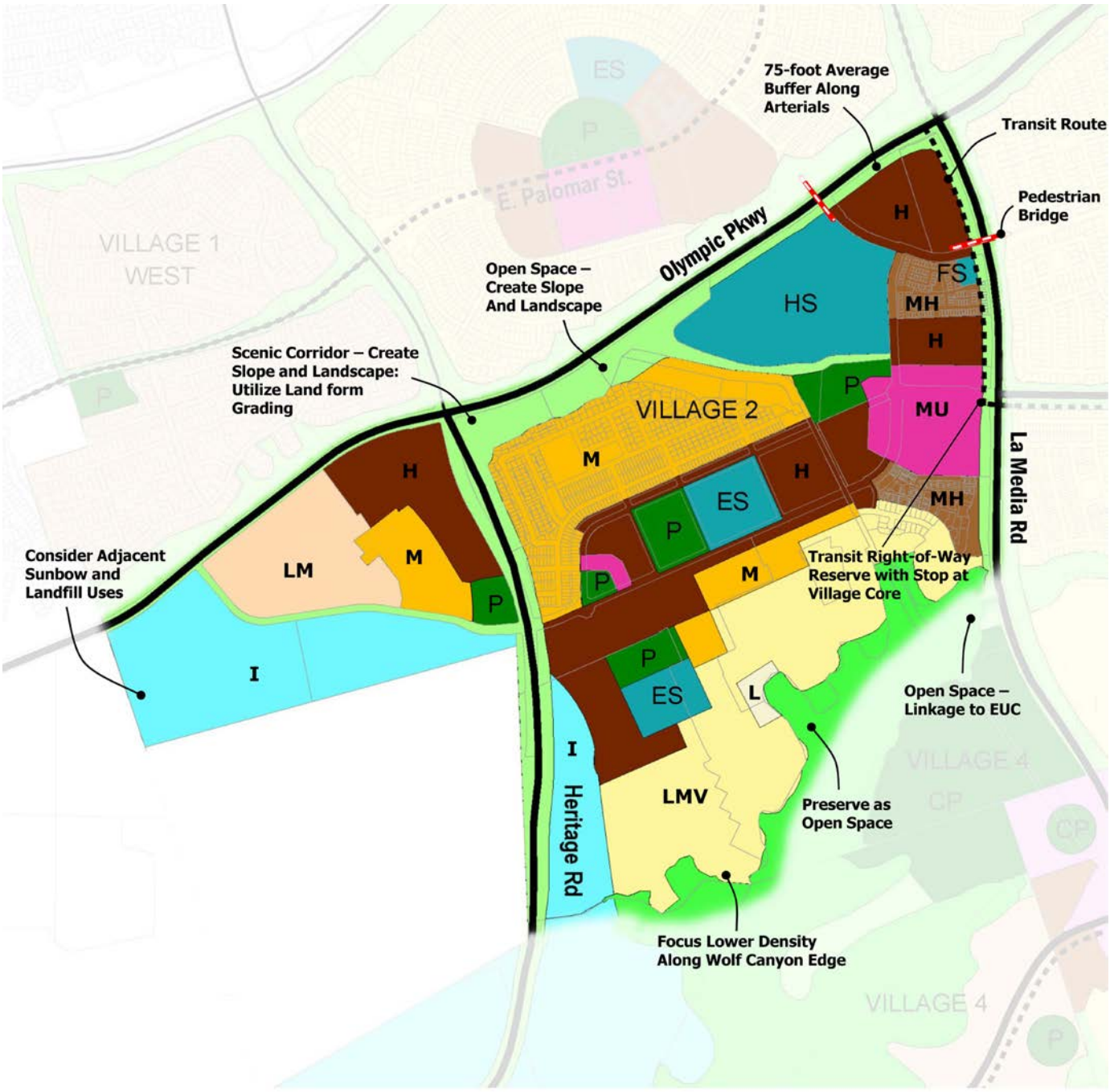


Exhibit 7 - Otay Ranch GDP Montecito & Otay Ranch Business Park Land Use Plan

1. Land Use Consistency

This SPA Plan contains all the requisite land uses comprising a transit-oriented village for Montecito as described by the GDP: A variety of single and multi-family residential housing densities, mixed-use development, community purpose facility, elementary school, high school and parks and open space. The Otay Ranch Business Park land uses are also consistent with the GDP. Table 1A, 1B and 1C lists the proposed, amended GDP allocated acreages for each land use and the number and type of residential units.

Table 1A- Montecito GDP Land Use (Village Two)

Village Two														
Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res	Park**	SPF***	Sch.	C'ml	Ind.	Open Sp.	Art.	Total	
L	14		14	3.1	4.5								4.5	45
LM	62		62	3.7	16.9								16.9	201
LMV	461		461	5.2	87.3		1.4						88.7	1,461
M	77	711	788	9.0	87.3		1.2						88.5	2,553
MH		314	331	15.0	22.1								22.1	1,072
H		2,486	2,486	23.6	105.4								105.4	8,055
MU		413	413	18.4	22.5		1.0		*				23.5	1,338
IND							9.0			82.5			91.5	
OTHER						24.0		19.8			226.3	63.5	333.6	
TOTAL	614	3,924	4,538	13.1	346	24.0	12.6	19.8	*	82.5	226.3	63.5	774.7	14,726
*Allows up to 130,000 Square Feet of Commercial.														
***Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA Level. Pak acreage based on ratio 3.0 acres per 1000 persons.														
***Actual CPF acreage to be determined at te SPA level; CPF Acreage based on ratio of 1.39 acres per 1000 persons.														

Table 1B - Montecito GDP Land Use (Village 4 Portion)

Village Four (Portion)													
Use	Dwelling Units				Acreage								Approx. Pop.
	SF	MF	Total	Dens	Res.	Park*	CPF	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
COMMUNITY PARK						46.5							46.5	
TOTAL						46.5							46.5	

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

2. Parks and Open Space Consistency

The City of Chula Vista Municipal Code, Chapter 17.10, Parklands and Public Facilities (11/02), 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(s) level. The City's 2002 Park Acquisition and Development Fee Update determined that each single family (detached) dwelling unit generates a need for 460 square feet of developed parkland and each multi-family (attached) unit generates a need for 341 square feet of developed parkland. Based on 1,288 single family (detached) and 1,498 multi-family (attached) units, the parkland obligation for Village Two is approximately 25.3 acres. The additional 197 new units added by a 2012 amendment result in a demand for 1.7 acres of parkland. A subsequent amendment in 2014 reduced the number of detached units by 26 and added 1,588 units for a net increase

of 1,562 new units and created an additional obligation of 12.2 acres of parkland. A density transfer in 2016 reduced the number of attached units by 17 and increased detached units by 10, which did not change the parkland obligation. All tolled, the combined Village Two parkland obligation is 39.2 acres (see Table 2 in Section V – Estimated Required Park Land Dedication.

The Montecito plan provides a centrally located 7.1-acre Neighborhood Park (P-2), a 7.6-acre Neighborhood Park (P-3) in the eastern area of the village, a 1.4-acre Town Square (P-1) in the village core, a 5.1 – acre Neighborhood Park (P-5) in the southern area of the village, a 2.7-acre Neighborhood Park (P-6) in the western village (expandable to 3.0 acres if necessary) and 46.5 acres (the final 4.2 acres will be available upon relocation of the City of San Diego water pipeline) of community park (P-4), for a total of 70.3 acres (expandable to 70.6 acres if necessary) of local parks. The parkland obligation may be met through the dedication of parkland within future Otay Ranch parks, the payment of fees, and/or a combination of fees and land dedication.

3. 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 1,000 residents. The original 2,786 units approved in 2006 generate a population of approximately 8,458 persons (population is was based on the population generation rate at that time of 3.036 persons per residential unit), requiring an estimated 11.8 acres of CPF land in the SPA Plan area. The demand for the CPF land generated by the 197 new units approved in the 2012 SPA Amendment is based on a more recent population coefficient of 3.21 persons per household resulting in a demand for 0.9 acres of CPF land. The applicant will be obligated to record a deed restriction over 0.9 acres of the Village 7 site to meet this CPF obligation. The subsequent 2014 amendment adding 1,562 new units generated an additional CPF acreage obligation of 7.0-acres based on a population coefficient of 3.24 persons per household. In addition to the CPF requirement for Montecito, an obligation for 4.6-acres of CPF land required for the village of Heritage (Otay Ranch SPA One) will also be met in this SPA Plan area, for a total estimated requirement of 24.3 acres. The Otay Ranch GDP and City CPF Ordinance also provide options for meeting the CPF obligation, such as providing private recreation facilities or building square footage instead of land. The CPF obligation is met through provision of four CPF sites in Village 2, totaling 3.6 acres of land area, and two additional "floating" sites in the village totaling 10.5 acres. Additionally, 3.9 acres will be provided within Village 7 in fulfillment of the Village 2 CPF obligation (per a 2006 map condition requiring 3.0 to 5.0 acres of CPF land be transferred from Village 3 to Village 2) and 7.2 acres remains in Village 3.

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

4. 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 Affordable Housing Plan component of this SPA Plan and a subsequent agreement between the City and the developer of the project will guarantee the construction of the required low and moderate income units consistent with the phasing schedule for development of Montecito.

5. Planned Community Zone District Consistency

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

G. RELATED DOCUMENTS

The Chula Vista General Plan and Otay Ranch General Development Plan establish the broad policy level standards and requirements for planning Montecito and the Otay Ranch Business Park. The GDP also quantifies the development intended within the SPA Plan 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. Documents related to this SPA Plan that may be concurrently amended for consistency include the City of Chula Vista General Plan, Otay Ranch General Development Plan, Otay Ranch Resource Management Plan (Phase 1 and 2), Multi-Species Conservation Plan (MSCP) Subarea Plan and the City of Chula Vista Parks and Recreation Master Plan and the City of Chula Vista Greenbelt Master Plan.

II. Development Concept

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II. DEVELOPMENT CONCEPT

A. DESIGN INFLUENCE

The City of Chula Vista General Plan and the Otay Ranch planning documents (Otay Ranch General Development Plan, Overall Design Plan, and other SPA plans for Otay Ranch) describe the general design characteristics of the Otay Ranch Villages. The design of Montecito and the Otay Ranch Business Park are based on those guiding documents and the unique characteristics of the landform and surrounding development. The pedestrian and transit-oriented village concept described in the Otay Ranch General Development Plan provides additional focus for Montecito. The village concept intensifies residential densities and commercial uses to enhance transit use, 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. While general design influences are described below, design features and development requirements are addressed in the Montecito Design Plan and the Otay Ranch Business Park Design Guidelines, two of the documents that comprise this SPA Plan.

1. Site Characteristics and Visual Context

The landform of the Montecito area is a large mesa between Poggi Canyon to the north, Wolf Canyon to the southeast, and the Otay Landfill to the southwest. The northern edge of Montecito is defined by Olympic Parkway and the undulating slopes of Poggi Canyon identified by the Otay Ranch GDP as a scenic open space corridor. The Otay Ranch Business Park occupies the broad slopes and mesas south of Montecito and the Otay Landfill and in the western portion of Village Two. The slopes of Wolf Canyon are located along the southeastern edge of Montecito and the eastern edge of the Otay Ranch Business Park. Wolf Canyon provides an open space connection to the Otay River Valley to the south. A community park site is located in the eastern portion of the SPA Plan area on the mesa above Wolf Canyon. The high mesa locations of Montecito, the Otay Ranch Business Park and the community park site provide view opportunities to Wolf Canyon and open space areas to the east and south.

2. Surrounding Land Uses

The southeastern region of the City of Chula Vista is planned for the development of new communities. The SPA Plan area is located at the western limit of the Otay Valley Parcel of the Otay Ranch. Immediately surrounding the SPA Plan area are existing and planned development areas and the Otay Landfill. The Otay Ranch Village

One (Village of Heritage and Heritage Hills) is located to the north and Village Five (Village of Countyside and Lomas Verde) is located to the northeast. These villages are expected to be built out by the end of 2003. The development of Village Six (Village of Santa Venetia), located to the northeast, has commenced. Village Seven, located to the east, is under construction and Village Four to the south will be developed in future phases of Otay Ranch. The village planning concept provides for compatible land uses between adjoining villages. Generally, adjoining land uses are residential and open space buffers with some public serving land uses such as the Otay Ranch High School and Chula Vista Fire Station #7. The planned communities surrounding the Plan area are depicted on the Regional Concept Map.

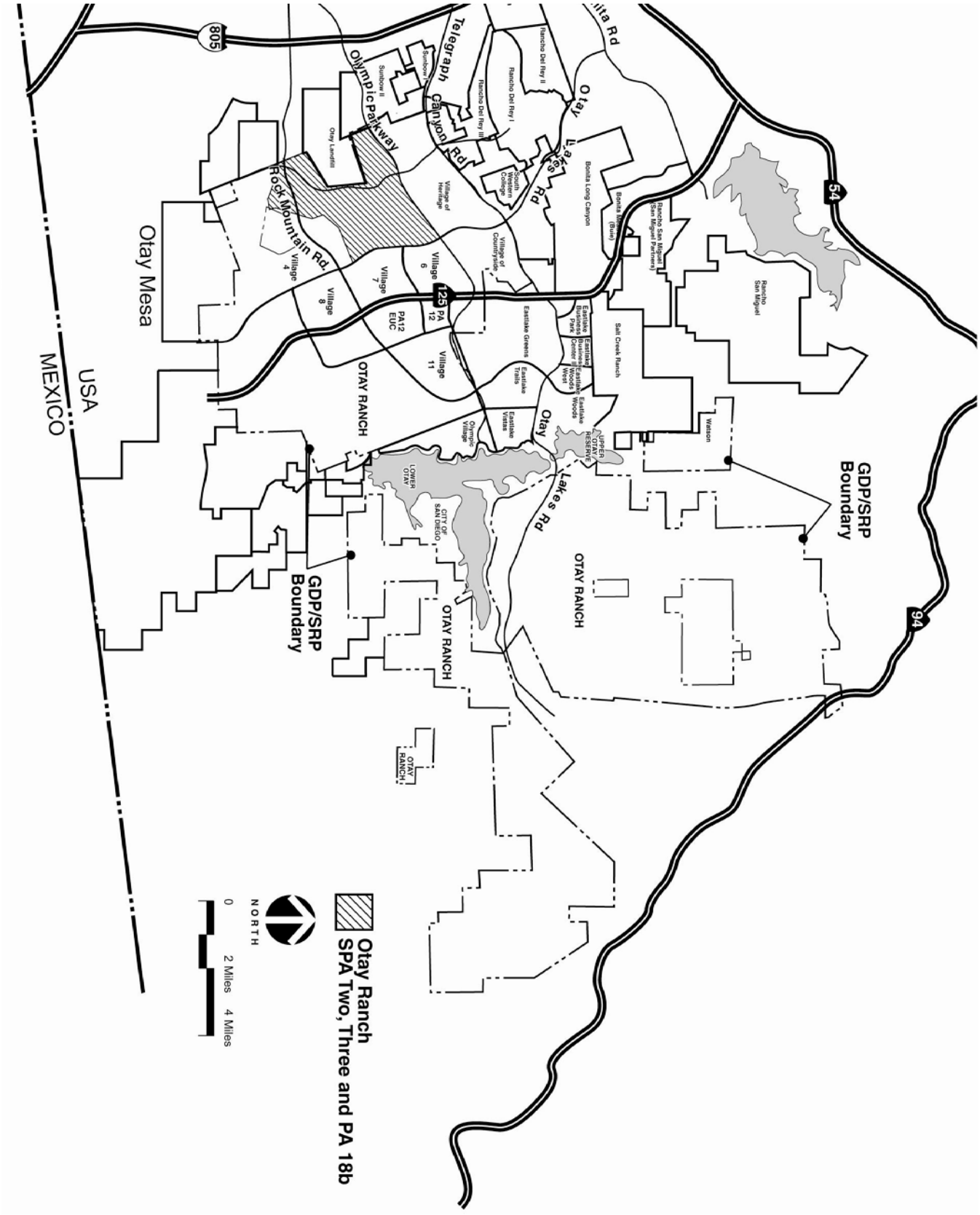


Exhibit 8 - Regional Context Map

B. LAND USE PATTERN

The Otay Ranch General Development Plan designates Montecito as a transit-oriented village and The Otay Ranch Business Park as Industrial. The land use pattern required by the Otay Ranch GDP for transit-oriented villages emphasizes high density residential and commercial land uses located near public transit to enhance ridership. The village design is intended to provide balanced and diverse land uses, environmentally sensitive development, and transit and pedestrian orientation, creating a "sense of place" for village residents. Industrial designated areas of Otay Ranch are located adjacent to existing similar land uses including future business parks and the Otay Landfill. The SPA Land Use Plan is provided in Exhibit 9.

The Otay Ranch Business Park is located in the southern portion of the SPA Plan area southeast and north of the Otay Landfill. The land use plan for this area provides for large-lot developments suitable for industrial and business park uses. Access to the site is from Heritage Road and internal loop streets. This circulation design facilitates access and movement throughout the site.

The land use plan for Montecito strives to create a transit-oriented urban village, as described by the GDP. The urban village is composed of public and commercial uses with higher density residential development forming a village core. Decreasingly lower density residential development extends from the core to the perimeters of the village. The GDP allows the urban village concept to be implemented within the distinct characteristics of each village.

The linear form of the Montecito Village Core with primary access from Heritage Road and La Media Road creates a core that extends in an east/west direction across the village. This design provides the well-distributed pedestrian links between village serving land uses in the core and the larger surrounding residential neighborhoods. The village core components include an elementary school, two neighborhood parks, community purpose facilities, higher density residential and commercial/mixed use land uses. The village core is anchored in the western area of the village by a neighborhood-serving commercial center and Town Square. In the eastern area, the neighboring villages provide the synergy and population base to support the creation of a transit-oriented, community-serving Town Center commercial development. A proposed "red line" Bus Rapid Transit Stop is proposed in the Town Center in the village. The Town Center is envisioned as the vibrant social center for Montecito and surrounding villages with a grocery store, shops, restaurants, offices, service businesses, community purpose facilities, neighborhood parks and multi-family residential development. The location of mixed use commercial land uses in both the east and west areas of the village serves the village goals of providing services within walkable distances to a majority of residents of the village. A Secondary Village Entry Street and a Residential Street (Promenade) extend the length of the village and define the village core. These streets provide

the primary access to village core land uses and create "Main Street" village identity.

Consistent with the village planning concept, higher density residential development is located in the village core with decreasing densities and single family homes located towards the perimeter of the village. Private recreational facilities (designated "CPF" on the plan), approximately one-acre in size, are centrally located in the neighborhoods to the north, south and east of the village core and are connected to the core along a system of Promenade streets. Village serving land uses including the private recreational facilities, Town Square, neighborhood parks and elementary school are located to create a series of open space focal points within the village. The residential neighborhoods of the village are connected by a grid street system to create multiple pedestrian and vehicular travel options throughout the village.

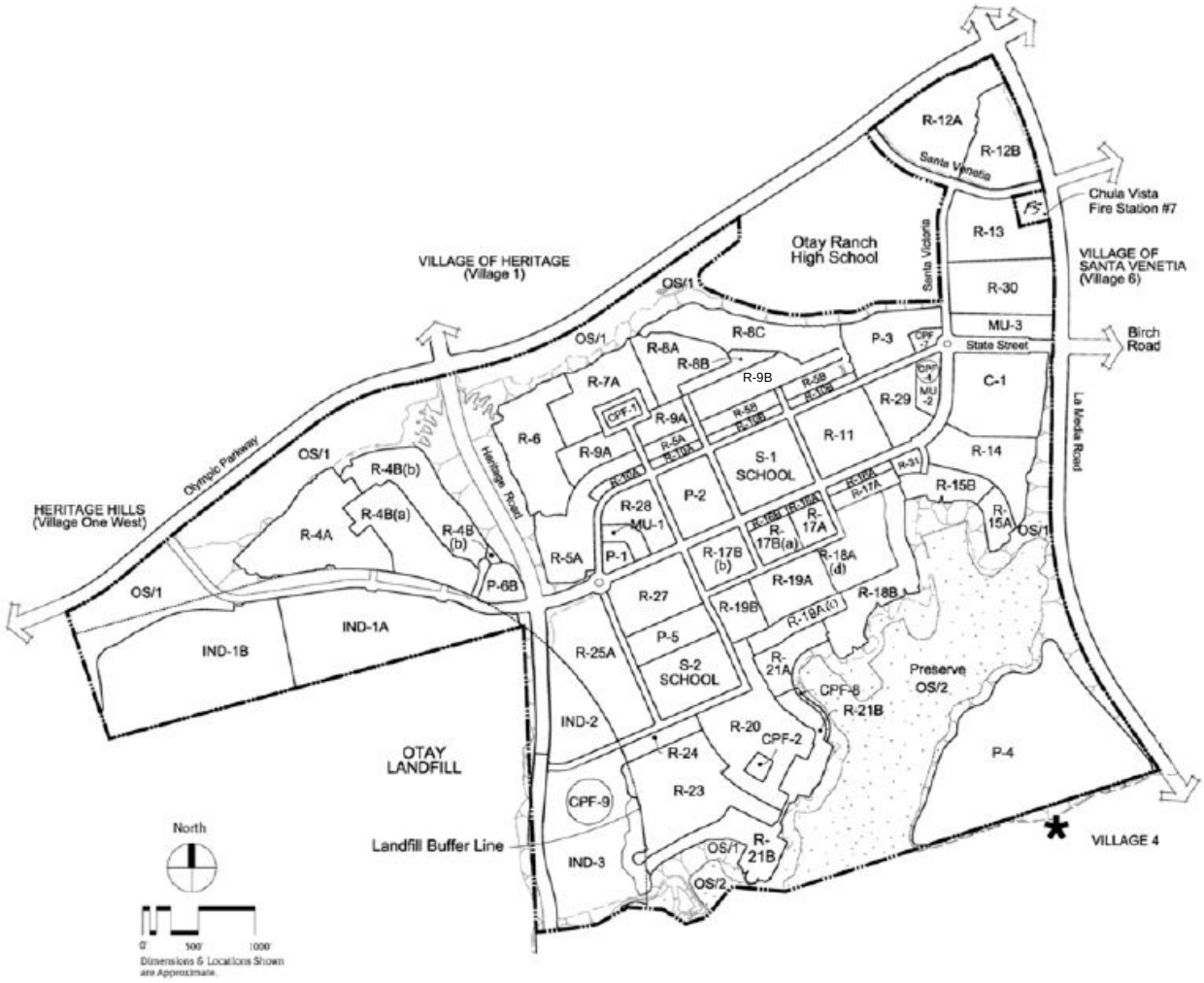
Although not a part of the Montecito SPA Plan area, the 52-acre Otay Ranch High School located north of the village core at the intersection of Olympic Parkway and Santa Venetia opened in July 2003. The 1.5-acre City of Chula Vista Fire Station #7 is also located on Santa Venetia to the north of the Town Center. This facility opened September 11, 2003. These two public land uses are important contributors to the vitality of the village. Pedestrian connections to these facilities, particularly the High School, are components of the village circulation system.

A portion of Montecito is located to the west of Heritage Road, separate from the neighborhood and community-serving land uses found in the village core. This area is designed with single-family residential neighborhoods and industrial land uses. The residential neighborhoods are located on ridge tops and accessed by loop streets as necessitated by the steep and undulating topography.

Site Utilization Plans and tables showing the locations and acreages of the land uses and the densities for Montecito and the Otay Ranch Business Park are provided in Exhibits 10 and 11.



Exhibit 9 - SPA Land Use Plan



LEGEND

R	**Residential**
S	**School**
P	**Park**
CPF	**Community Purpose Facility**
OS	**Open Space**
C	**Commercial**
PQ	**Public/Quasi-Public**
MU	**Mixed Use**
IND	**Industrial**
*	**Previously dedicated parkland (1.9 acres) adjacent Park Site P-4**

Exhibit 10a – Montecito Site Utilization Plan

EXHIBIT 10b
SITE UTILIZATION TABLE

LAND USE SUMMARY Neighborhood	Unit Type	Acreage	DUs	Target Density
Land Use				
Single-Family				
R-4A	SF	16.9	62	3.7
R-8A	SF	7.5	48	6.4
R-15A	SF	4.6	27	5.9
R-15B	SF	2.7	16	5.9
R-18A(c)	SF	2.9	18	6.2
R-18A(d)	SF	10.2	60	5.9
R-18B	SF	8.9	37	4.2
R-19A	SF	7.7	55	7.1
R-20	SF	15.5	79	5.1
R-21A	SF	3.9	15	3.8
R-21B	SF	12.4	53	4.3
R-23	SF	17.7	93	5.3
Subtotal Single-Family		**110.9**	**563**	**5.3**
Multi-Family				
R-4B	MF	23.4	378	16.2
R-5a	MF	11.4	95	8.3
R-5b	MF	4.3	36	8.3
R-6	MF	12.6	126	10.0
R-7A	MF	9.4	82	8.7
R-8B	MF	2.5	29	11.6
R-9A	MF	6.9	67	9.7
R-9B	MF	7.5	81	10.8
R-10A	MF	2	41	20.5
R-10B	MF	2.5	53	21.3
R-11	MF	9.8	201	20.5
R-12	MF	24.4	597	24.5
R-13	MF	10.4	137	13.2
R-14	MF	9.3	165	17.7
R-16A	MF	1.8	38	21.1
R-16B	MF	0.7	16	22.9
R-17A	MF	5.3	45	8.5
R-17(B)a	MF	3.1	33	10.6
R-17B(b)	MF	4.7	78	16.6
R-19B	MF	4	39	9.8
R-24	MF	2.5	59	23.6
R-25A	MF	14.1	405	28.7
R-27	MF	8.7	162	18.6
R-28	MF	5.2	96	18.5
R-29	MF	5.9	187	31.7
R-30	MF	10.3	278	27.0
R-31	MF	1.1	21	19.1
Subtotal Multi-Family		**203.8**	**3,545**	**17.0**

LAND USE SUMMARY Neighborhood	Unit Type	Acreage	DUs	Target Density
Land Use				
Mixed Use				
MU-1	MU	1.8	31	17.2
MU-2+	MU	2.4	96	40.0
MU-3	MU	4.3	61	14.2
C-1	MU	14	242	17.3
Subtotal MU		**22.5**	**430**	19.1
Business Park				
IND-1a	BP	25.8		
IND-1b	BP	33.7		
IND-2	BP	8.5		
IND-3	BP	14.4		
Subtotal BP		**82.4**		
Note: Business Park parcels may be developed as residential and CPF uses subject to future environmental review and SPA Policies and Requirements, after landfill operations cease at the Otay Land Fill.				
Parks				
P-1	P	1.4		
P-2	P	7.1		
P-3	P	7.6		
P-4A	P	40.4		
P-4B	P	1.4	City of SD Waterline Pcl	
P-4C	P	2.8	City of SD Easement	
P-4D	P	1.9	V4 Dedication by JBB	
P-5	P	5.1		
P-6	P	2.7	++	
Subtotal Parks		**23.9**	*	
Note: P-4B and P-4C can only be accepted for park credit if the City of San Diego Waterline is relocated.				
CPF**				
CPF-1	CPF	1.2		
CPF-2	CPF	0.9		
CPF-3	CPF	0		
CPF-4^	CPF	1.5	10,000 sf of SPF use required	
CPF-5	CPF	0		
CPF-7	CPF	1		
CPF-8	CPF	0.5		
CPF-9^	CPF	9	Acreage accounted for in Ind-3	
Subtotal CPF		**14.1**	**3.6 acres of non-floating**	
Other				
S-1	School	10.3		
S-2	School	9.5		
Open Space	OS	148.9		
Preserve	OS	75.2		
Circulation		63.5		
Future Dev.		4		
Subtotal Other		**311.43**		
Village 2 Grand Total		**758.5**	**4,538**	

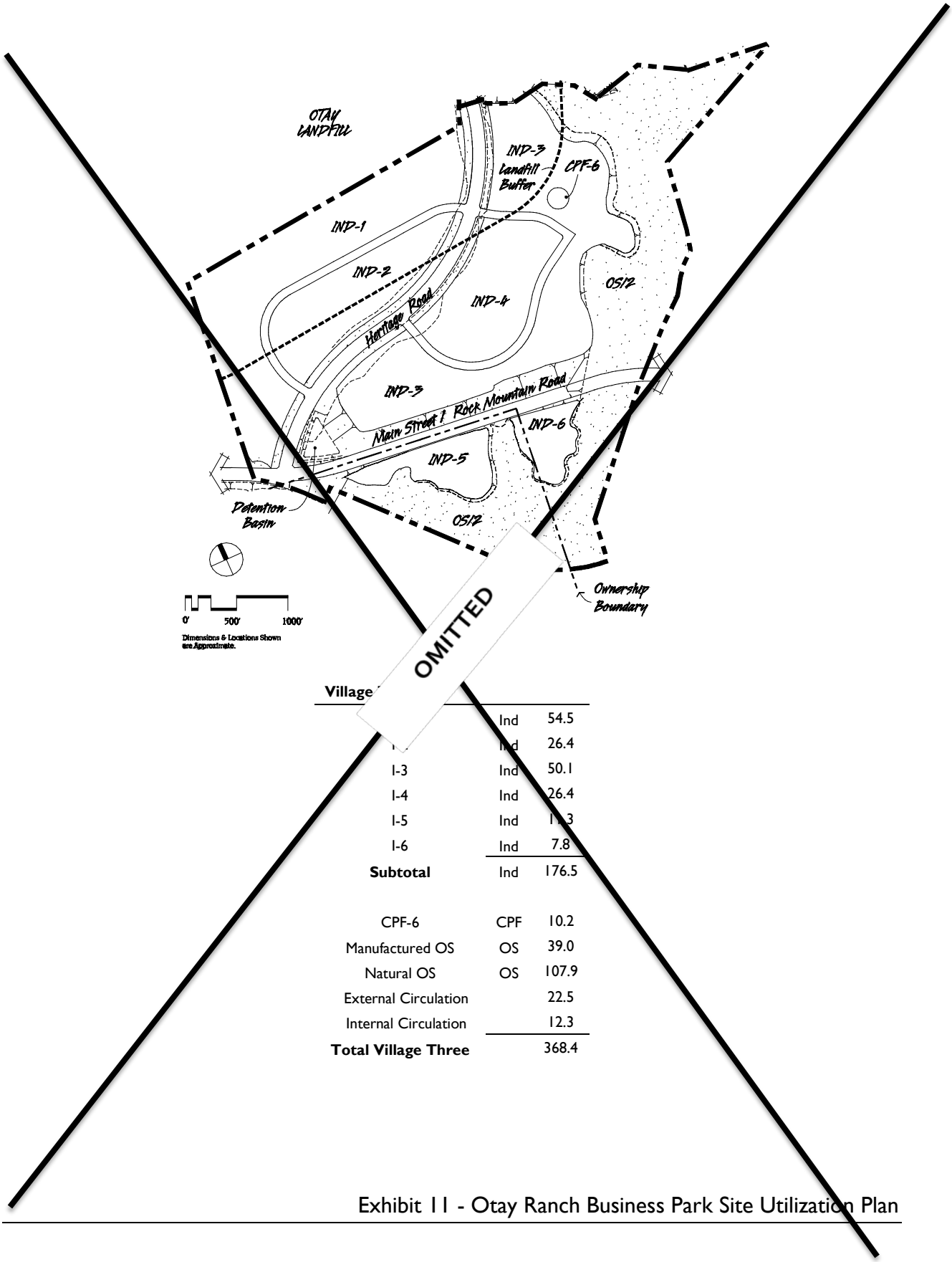
** An additional 3.9 acres of CPF will be provided within the Village 7 SPA

+ Includes 10,000 sf of building area for CPF uses

^ Indicates Floating CPF sites.

++ P-6 can be enlarged to 3.0 acres (taking 0.29 acres from R-4B(b) lot 20 if necessary to meet total

* Includes 46.5 acres of parkland (P-4) in Village 4 not counted in Village 2 area



OMITTED

Village

	Ind	54.5
	Ind	26.4
I-3	Ind	50.1
I-4	Ind	26.4
I-5	Ind	11.3
I-6	Ind	7.8
Subtotal	Ind	176.5
CPF-6	CPF	10.2
Manufactured OS	OS	39.0
Natural OS	OS	107.9
External Circulation		22.5
Internal Circulation		12.3
Total Village Three		368.4

Exhibit 11 - Otay Ranch Business Park Site Utilization Plan

C. MAPPING REFINEMENTS AND INTENSITY TRANSFERS

The SPA Plan provides guidance for future development at the subdivision and improvement plan levels, and is the basic reference for determining permitted land uses, densities, total units 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 parcels and interior circulation indicated on the Site Utilization Plans is conceptual. Minor modifications to these configurations may occur as a part of the tentative tract map approval process. Modifications to the SPA Plan exhibits and text, to reflect adjustments based on an approved tentative tract map, may be accomplished without a formal SPA amendment, through the substantial conformance procedure established in the Planned Community District Regulations. The boundary between Commercial and Multi-Use Parcels and adjacent Multi-Family parcels may be adjusted during the design review process up to a maximum of 23.9 acres of combined commercial and mixed-use zoned land. The floating CPF-4 site may be provided within the MU-2, MU-3 or C-1 parcels. The exact location shall be determined during site planning for these parcels.

Further, the SPA Plan is not a guarantee that a certain dwelling unit yield will be achieved at the subdivision level. The maximum density as specified for individual parcels shall not be exceeded; however, actual dwelling unit yields for projects will be determined by field conditions, site plan and architectural review, and a number of external factors that influence the design and density of individual projects. Applications for Intensity Transfers shall be made to the Zoning Administrator by written request together with supporting documentation, a fee or deposit in accordance with the City fee schedule for Design Review, along with an agreement to pay any additional costs that may be required to review the application.

1. The Applicant shall be required to submit the following items (number as required for Design Review):
    a. Written project description with statistics indicating the scope of the intensity transfer from and to which neighborhood;
    b. Updated Site Utilization table;
    c. Written evidence of approval from all property owners involved in the proposed intensity transfer and the Master Developer;
    d. Written statement(s) or updated reports from qualified professionals indicating that the transfer will not exceed the capacity of planned infrastructure;
    e. Written statement and/or applicable exhibits demonstrating compliance with applicable required EIR mitigation measures, and SPA and subdivision conditions of approval.

2. After intensity transfer is approved, the Applicant shall provide updated SPA documents (text, tables, and exhibits) in the number determined by the Development Services Director.

3. The Zoning Administrator shall take one of the actions listed below:
   a. Approve the application as submitted;
   b. Approve the application with certain conditions;
   c. Deny the application.

The action of the Zoning Administrator on an intensity transfer may be appealed in the same manner as provided for an appeal of a Design Review action. The Zoning Administrator shall approve the transfer by dating and signing the Intensity Monitoring Tables submitted by the Applicant and attaching any applicable conditions of approval. Copies of approved Monitoring Tables shall be maintained with the SPA documents. Approval of Intensity Transfers are not subject to review by the Planning Commission and shall occur prior to approval of the Design Review Application

The elementary school sites have been designated for planning purposes, however, if a school district determines that either site will not be used for school purposes, the developer may initiate a SPA Plan amendment proceeding for other appropriate land uses. The underlying land use of the school sites is residential designated RM-2 with densities of 8 to 14.9 dwelling units per acre, as depicted in the GDP.

D. MAPPING DEFINITIONS AND GUIDELINES

Final Map - either a final subdivision map or a final parcel map prepared in accordance with the Subdivision Map Act and the Subdivision Ordinance. A Final Map may contain a combination of Master Subdivision Lots and Final Map Lots, which shall be clearly designated on the Final Map.

"A" Map or Master Subdivision Map - An "A" Map (also known as a Master Subdivision Map) means a Final Map which subdivides property into large "superblocks." The superblocks (also know as Master Subdivision Lots) are separate legal parcels under the Subdivision Map Act and the Subdivision Ordinance which can be separately sold, leased or financed.

"B" Map - A "B" Map is a Final Map which identifies the maximum number of residential units which may be developed on the Final Map Lots within the subdivided property.

Final Map Lot - A Final Map Lot is a lot or parcel shown either on: (1) a "B" Map, or (2) an "A" Map, if the "A" Map identifies the maximum number of residential units which may be developed on the Final Map Lot and appropriate sureties are provided for any required public improvements, as identified in the PFFP, for the Final Map Lot.

Master Subdivision Lot - A Master Subdivision Lot is a lot or parcel shown on an "A" Map.

The following subdivision standards and procedures shall apply to Village Two:

*Tentative Map*s. A *Tentative Map* need not show the number or configuration of the multiple

Final Maps proposed or the number or configuration of the lots or parcels to be created by the Final Maps.

Final Maps. Multiple Final Maps may be filed on an approved *Tentative Map*. These Final Maps may cover all of or any portion of the land described in the approved Tentative Map. The number and configuration of the lots created by the Final Maps may differ from what was shown on the approved *Tentative Map*. More lots or parcels may be shown on the Final Maps than were shown on the approved *Tentative Map*. With the approval of the Director of Development Services and the City Engineer, additional public streets may be shown on the Final Maps without a new or amended *Tentative Map* regardless of whether they were shown on a *Tentative Map*. None of these circumstances shall be cause for a Final Map to be found not to be in substantial compliance with the previously approved *Tentative Map*. No new or amended *Tentative Map*s shall be required for Final Maps found to be in substantial compliance h the approved *Tentative Map* for the area covered by the Final Map.

*"A" Map*s and *"B" Map*s. One or more *"A" Map*s may be filed on an approved *Tentative Map* to subdivide portions of Village Two into *Master Subdivision Lot*s and *Final Map* Lots. The *Master Subdivision Lot*s may be further subdivided with one or more *"B" Map*s. *"B" Map*s which are in substantial compliance with the approved *Tentative Map* may be filed on *Master Subdivision Lot*s without a new or amended *Tentative Map*. *"A" Map*s are not required; any portion of Village Two may be mapped only with *"B" Map*s. There is no limit to the number of *"A" Map*s or *"B" Map*s that can be filed or the number of *Master Subdivision Lot*s or *Final Map* Lots that can be created in the Village Two. *Master Subdivision Lot*s need not front on an improved (or bonded) public street. No improvements or sureties for public improvements are required for an "A" Map, so long as access and utilities to all of the *Master Subdivision Lot*s created by the *"A" Map* are assured as necessary by appropriate offers of dedication or easements or otherwise guaranteed. No grading of a *Master Subdivision Lot* shall be required except in connection with the development of the *Master Subdivision Lot*.

Development of *Master Subdivision Lot*s. *Master Subdivision Lot*s cannot be developed for residential purposes without: (1) the filing of a *"B" Map* which identifies the maximum number of residential units which may be developed on the subdivided property; and (2) the developer providing appropriate sureties for required public improvements as identified in the PFFP. A *Master Subdivision Lot* may be developed for exclusively nonresidential purposes without the filing of a *"B" Map*, but

the developer must provide appropriate sureties for required public improvements as identified in the PFFP. The following development activities are permitted on a *Master Subdivision Lot* before the filing of a *"B" Map* (if applicable): grading, drainage improvements, and off-site improvements (e.g., road or utility improvements) for other projects.

Condominium Projects. Condominium projects may be established on any portion of the Eastern Urban Center pursuant to the *Subdivision Map Act* with any type of *Final Map*. No new *Tentative Map* shall be required for a *Final Map* of a condominium project found to be in substantial compliance with an approved *Tentative Map*, unless the *Tentative Map* has expired. A developer may choose to have only a portion of the property covered by a *Final Map* approved for condominium purposes so long as the portion not approved for condominium purposes is a separate lot or parcel on the *Final Map*. A *Final Map* of a condominium project shall state the total number of condominiums authorized by the City for the lots or parcels approved for condominium purposes.

Three-Dimensional *Final Map*s. A developer shall have the right, but no obligation, to use a three-dimensional Final Map. For example, a three-dimensional Final Map might be used for a mixed-use project on a single parcel to separate the commercial portion of the project from the residential portion of the project. A three-dimensional Final Map may trigger UBC requirements for firewalls and access.

E. HOUSING PROGRAMS

The predominant land use in Montecito 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 10,000 square feet. The SPA Plan establishes the housing mix in four residential categories: Low, Low-Medium Village, 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 Plan ("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 Montecito SPA Plan development, as detailed in the Affordable Housing Plan included as a component of this SPA Plan. The Tentative Tract Map for Montecito will be conditioned upon implementation of the Affordable Housing Plan, 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.

III. Circulation

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III. CIRCULATION

A. INTRODUCTION

The SPA Plan circulation design provides for a system that extends existing transportation routes and constructs planned facilities. The circulation plan incorporates vehicular and non-vehicular modes of transportation and incorporates public transportation.

The circulation 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, low speed electric vehicle paths, bike lanes, paseos, trails and pedestrian walkways. In Montecito, a grid street system is provided to support the pedestrian-oriented village design concept. 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 circulation plan implements access to the community as established by the Otay Ranch GDP and in accordance with the City of Chula Vista General Plan. Street classifications within the village are consistent with the Chula Vista 2002 Street Design Standards and have been refined to reflect the specific opportunities and constraints of the SPA Plan area. Specific street design standards are established at the Tentative Map level.

The 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 for the construction, or contributions toward construction, for specific street segments that provide access to the villages.

The circulation plan, including specific project access points, and internal circulation, 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. The following sections describe the regional circulation network, project circulation network, street standards, phasing of street improvements, transit planning and bicycle and pedestrian trails for the SPA Plan area.

B. REGIONAL CIRCULATION NETWORK

Regional access to the SPA Plan area is currently provided by I-805, which is located approximately three miles west of the project site. Future construction of State Route 125 will provide additional north-south access for the traffic generated with III-1uildout of eastern Chula Vista. Secondary north-south access is available on I-5, along the Bayfront, approximately five 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. An east-west red bus rapid transit (BRT) commuter service line is planned to be located along Olympic Parkway. A north-south red service line is planned for La Media Road with a station located within the Village Two Core on State Street. Local blue bus lines and green shuttle bus lines are planned to provide public transit service to the villages.

C. PROJECT CIRCULATION NETWORK

Olympic Parkway and Main Street/Rock Mountain Road, six-lane Prime Arterials, provide east-west access to the SPA Plan area. Both Prime Arterials connect to I-805 and I-5 to the west and a future interchange with SR-125 to the east. Access from the north and south is provided by La Media Road, a six-lane Prime Arterial and Heritage Road, a six-lane Prime Arterial.

The primary entry locations into Montecito will be from Heritage Road. An entry to the western portion of Montecito is also provided from Olympic Parkway. The primary entry to Montecito from the east will be from La Media Road at Birch Road. Secondary entries are also provided from Olympic Parkway and La Media Road onto Santa Venetia, primarily to serve the Otay Ranch High School and Fire Station #7. These entries will be signalized and allow full turning movements.

The internal circulation concept is to provide adequate vehicular access throughout the villages with alternate routes to disperse traffic throughout the village. The internal circulation streets include Transit Village Entry, Village Entry, Secondary Village Entry, Residential Streets (Promenade), Parkway Residential and Industrial Streets, with specifically-designed streets to enhance the Montecito Village Core and Town Center areas. Traffic roundabouts are proposed as focal points at the terminuses of both the east and west village entry streets. Traffic calming features, such as curb extensions may also be located in the circulation system at appropriate locations.

The circulation plan encourages the use of bicycles and low speed electric vehicles through the provision of Village Pathway, an off-street paved path for bicycle and low speed electric vehicle travel. The design of all village streets includes sidewalks and landscaping to promote pedestrian circulation throughout the SPA Plan area. The circulation network is conceptually shown in Exhibit 12.

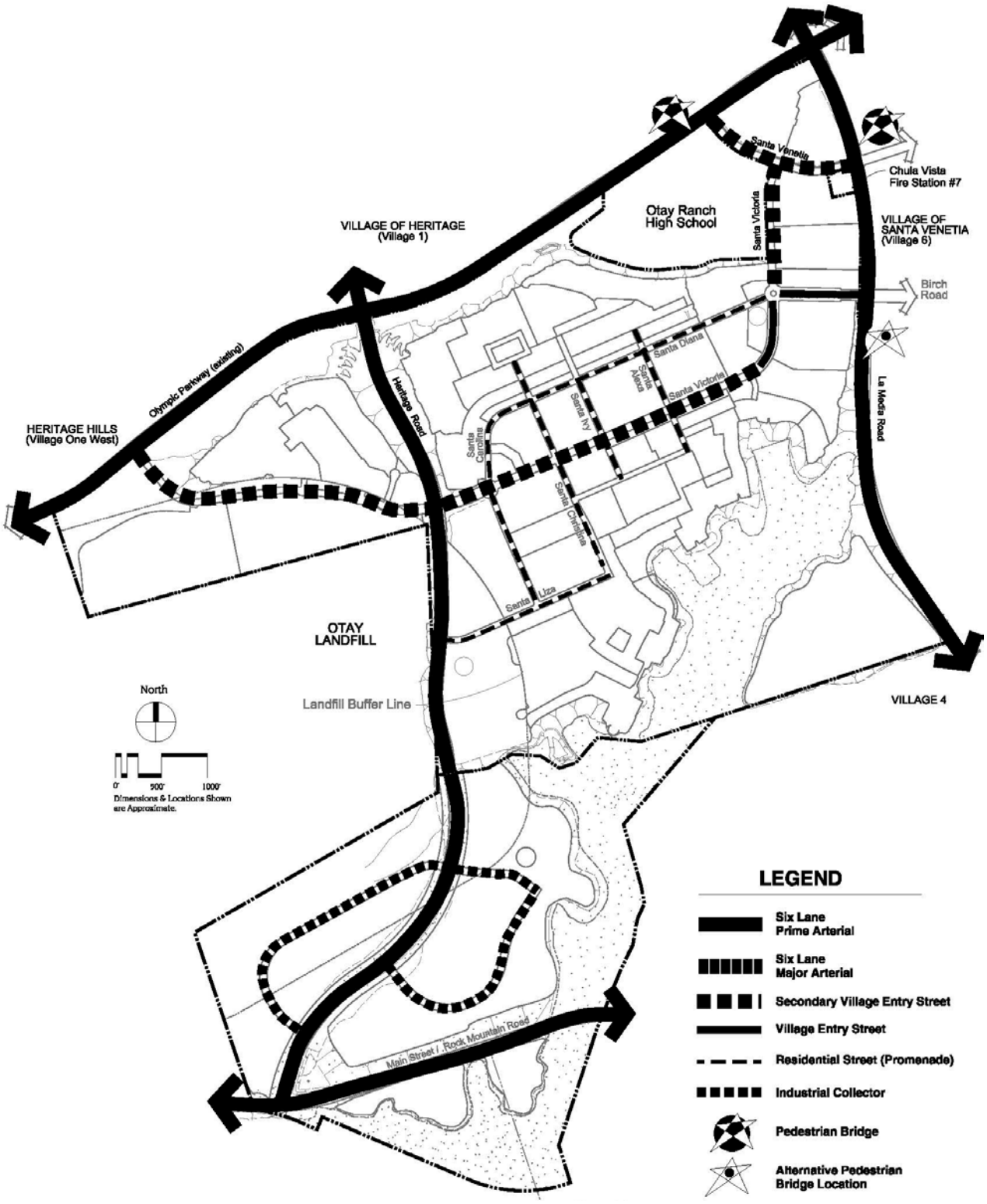


Exhibit 12 - Circulation Plan

D. STREET STANDARDS

Street standards for the arterial roads at the periphery of the SPA Plan area have been established in the Mobility Chapter of the GDP and previous project development approvals. Internal streets, based on the City of Chula Vista 2002 Design Standards, 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 specific to each village. Final improvement designs will be determined as part of the subdivision approval process.

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

1. 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, Main Street/Rock Mountain Road, La Media Road and Heritage Road are six-lane Prime Arterials. All these surrounding arterial streets are designed with 75-foot (average) landscape buffers as specified in the GDP. Regional pedestrian/ bicycle trails are located on the east side of Heritage Road, the east and west side of La Media Road, the north side of Olympic Parkway and the north side of Main Street/Rock Mountain Road (off-site). These regional trails provide connections to the city-wide regional trail system.

Existing Olympic Parkway is a designated Scenic Corridor. 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 and the Eastern Territories. The landscape treatment and design elements of the landscape buffers and parkways are addressed more fully in the Montecito Design Plan and Otay Ranch Business Park Design Guidelines and the Landscape Master Plan for Olympic Parkway dated 8/26/99. Cross sections of La Media Road, Main Street/Rock Mountain Road and Heritage Road are illustrated in the following exhibits.

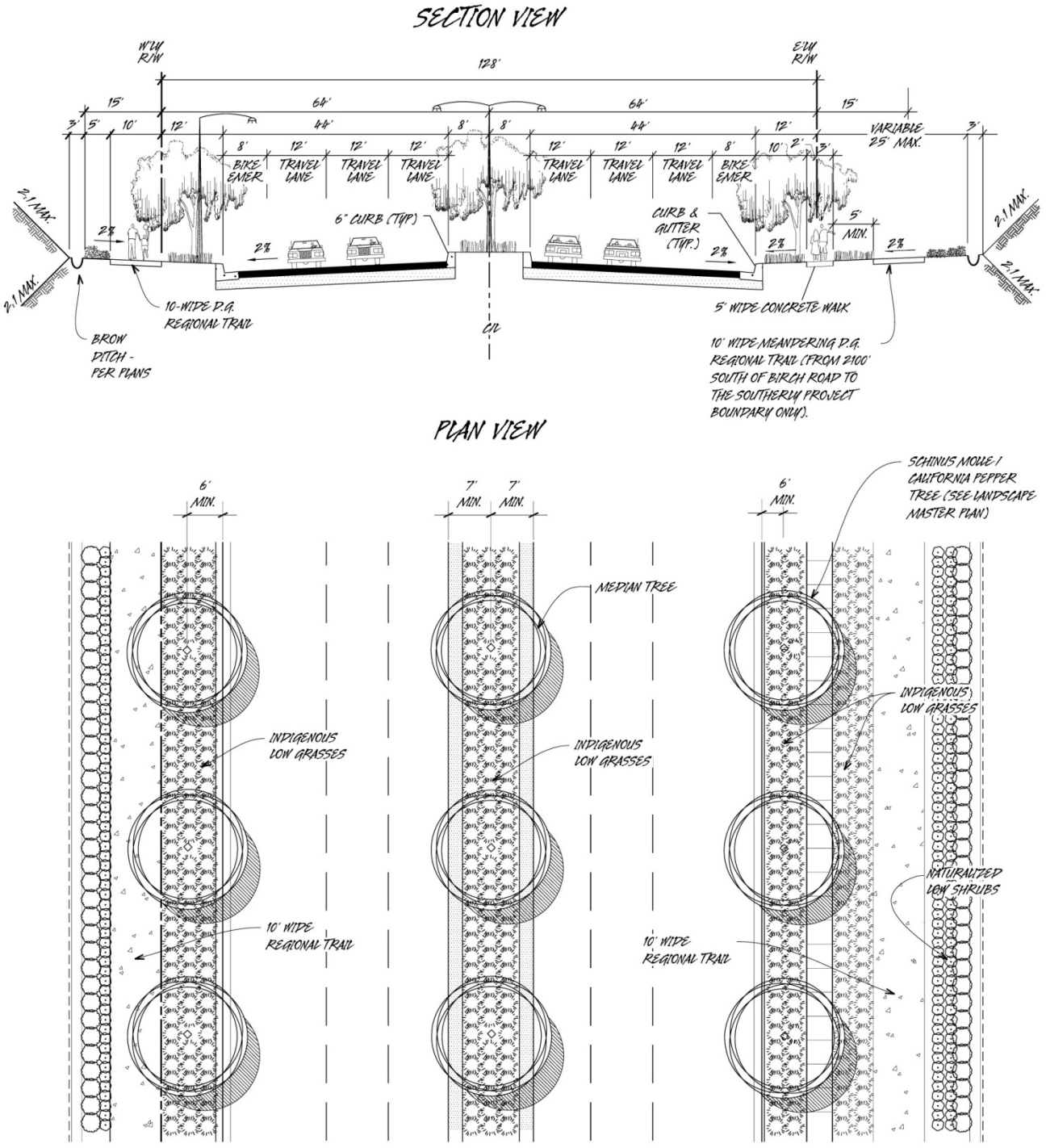


Exhibit 13 - Six Lane Prime Arterial

Not to Scale
(Existing)

La Media Road – Portion

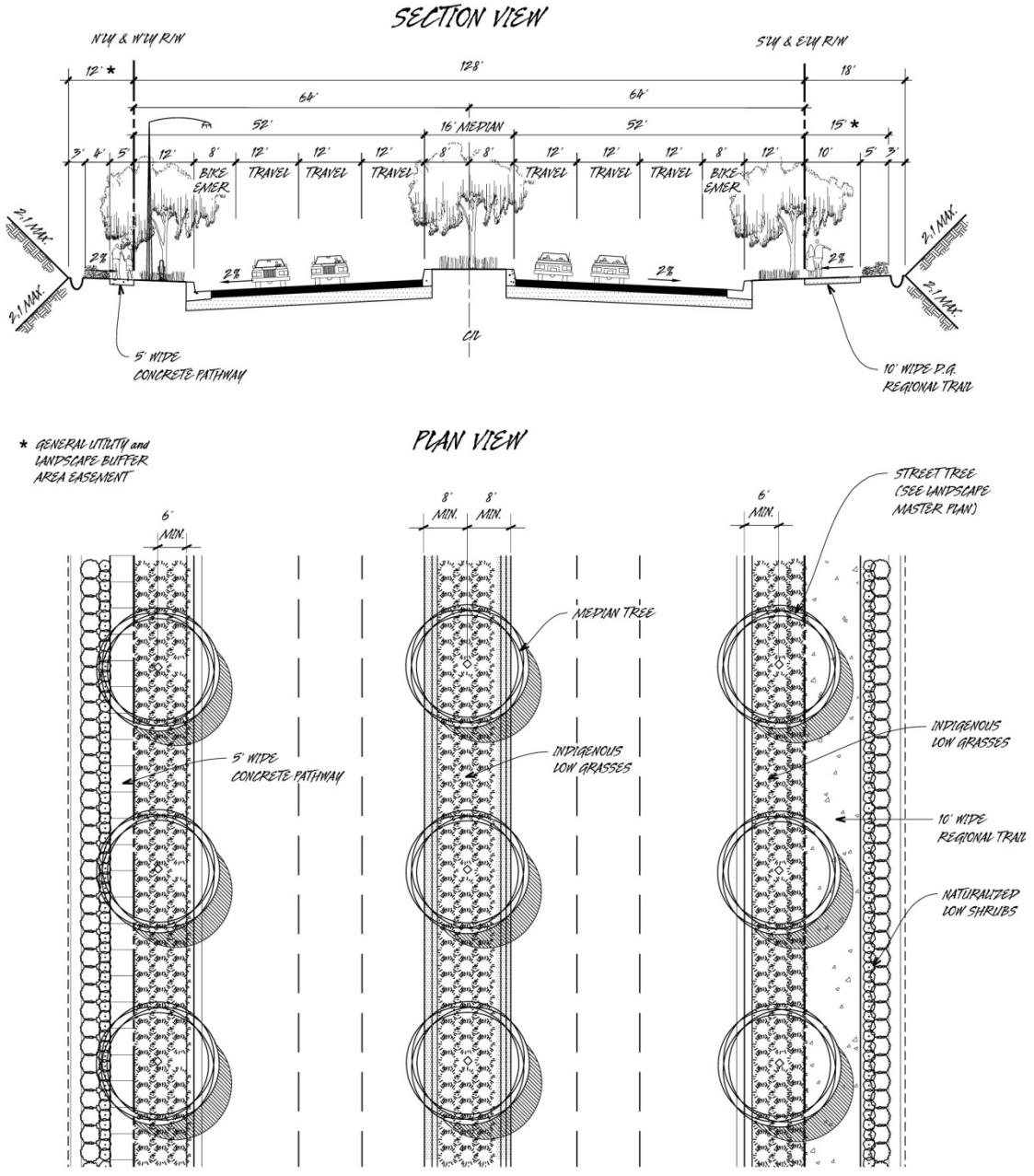


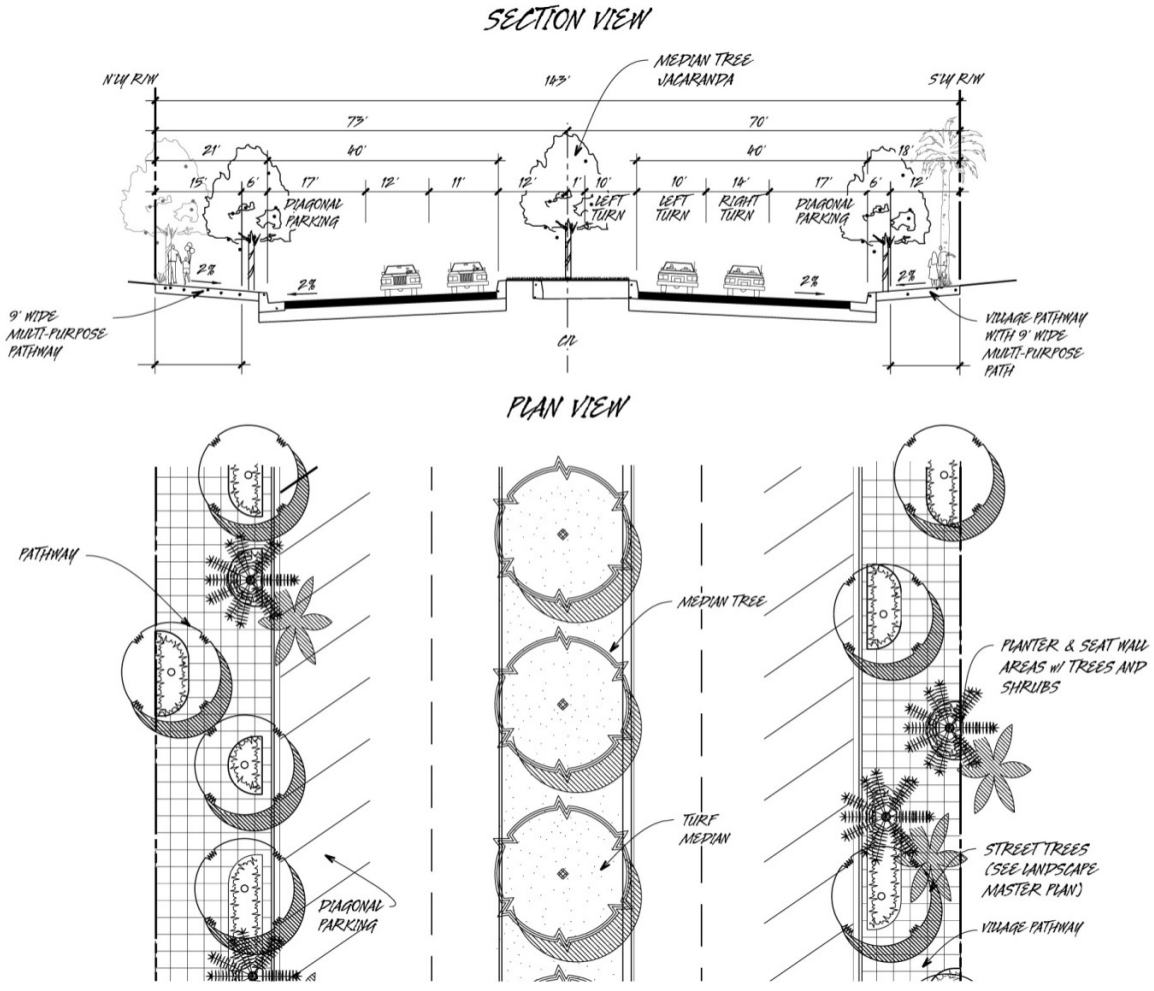
Exhibit 14 - Six Lane Prime Arterial

Not to Scale

Heritage Road/Main Street/Rock Mountain Road

2. Transit Village Entry Street with Parking

The intersection of La Media and Birch Roads provides the primary eastern entry to Montecito. This is a formal gateway that introduces the village theme, identity and character. The street design immediately adjacent to La Media Road includes travel and turn lanes, a landscaped median, broad sidewalks and street trees. The Village Pathway accommodates pedestrians and bicycles on the north side of the street in addition to tree wells, and planters, varying in size and configuration, to create an interesting streetscape.



NOTES:

1. PLANTER SIZES VARY (MIN. SIZE 5' X5').
2. WHERE PLANTER SIZE LESS THAN 6' X 12', ONE OR MORE OF THE FOLLOWING SHALL BE UTILIZED TO CONTROL ROOT DAMAGE, AS AGREED UPON WITH THE CITY OF CHULA VISTA PUBLIC WORKS DEPT.
   A. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO PAVING SURFACES, DIRECTED BY THE DIRECTOR OF PUBLIC WORKS.
   B. A SUB-GRADE PERFORATED PIPE DRAINAGE SYSTEM SHALL BE INSTALLED ADJACENT TO THE CURB SIDE OF PLANTER.
   C. AN APPROVED STRUCTURAL SOIL SHALL BE USED AS BACKFILL AND/OR UNDER PAVEMENT PER MANUFACTURER'S SPECIFICATIONS.
2. CONCRETE PAVERS OR OTHER PERMEABLE PAVING MATERIALS MAY BE USED ADJACENT TO PLANTER AREAS.

Exhibit 15 - Transit Village Entry Street with Parking

Not to Scale Portion of State Street

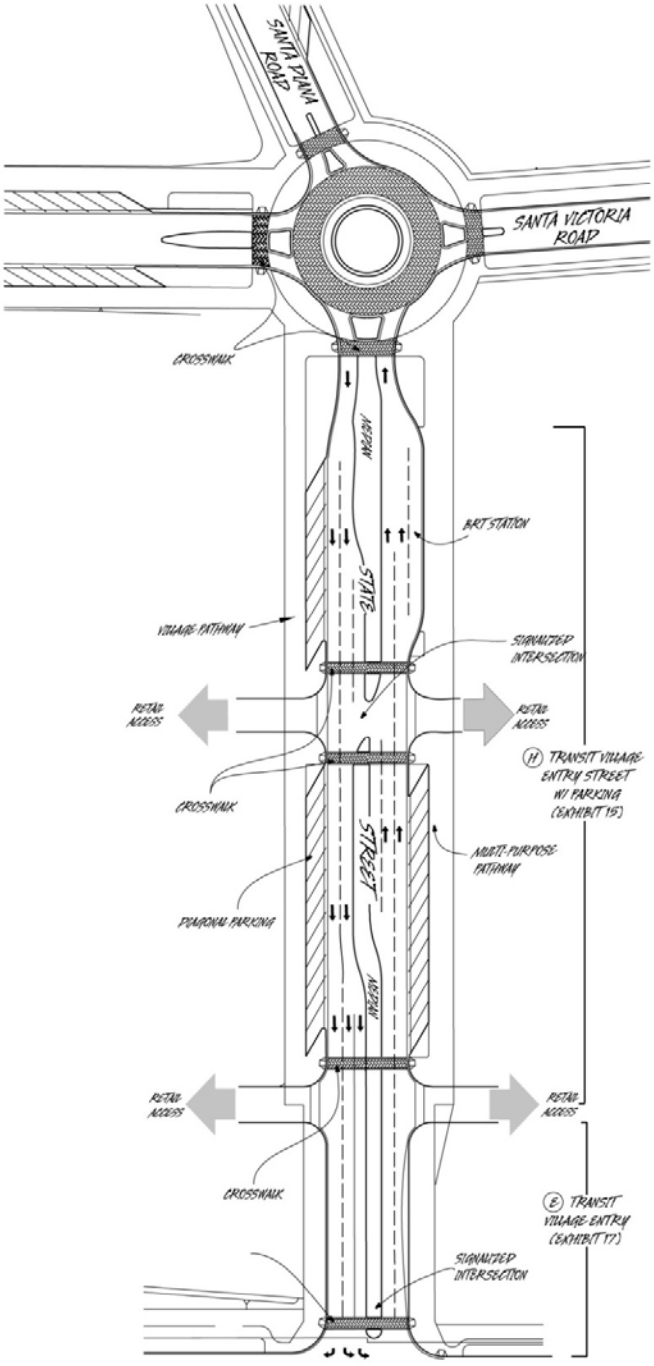
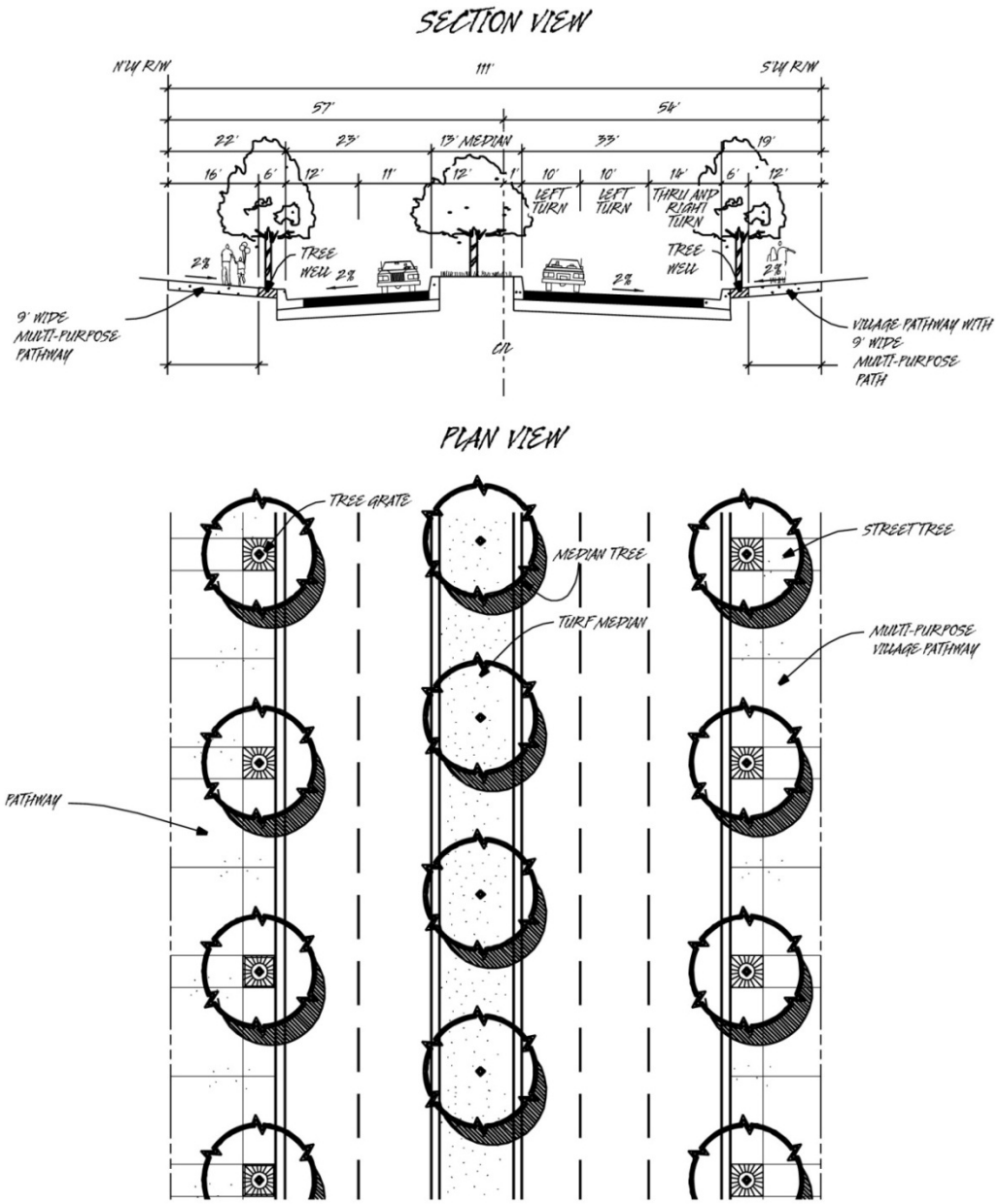


Exhibit 16 - State Street

Not to Scale

See Exhibit 15 and 17 for Conceptual Planter Locations



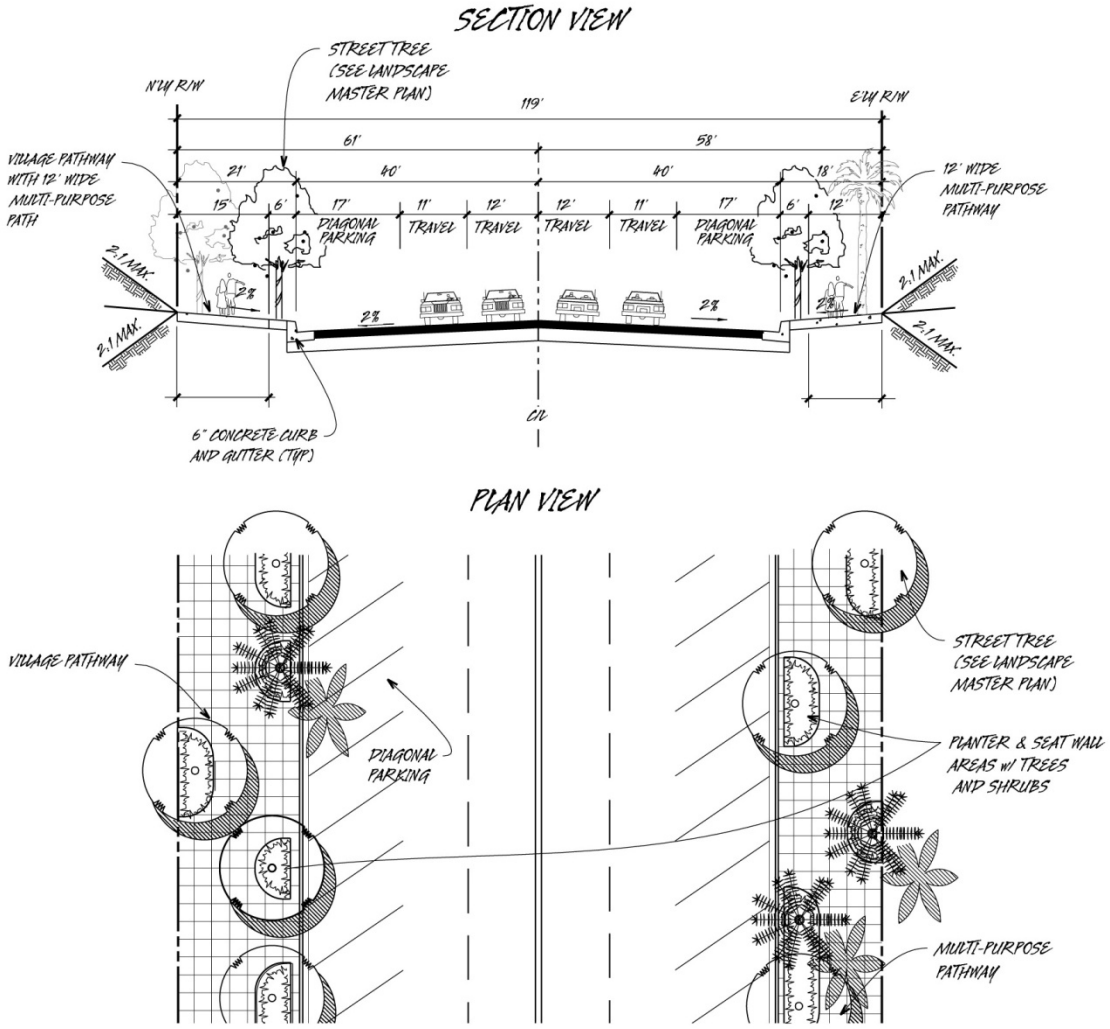
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3. CONCRETE PAVERS OR OTHER PERMEABLE PAVING MATERIALS MAY BE USED ADJACENT TO PLANTER AREAS.

Exhibit 17 - Transit Village Entry Street

Not to Scale — A portion of State Street

3. Village Entry Street

A special street design is utilized at the mixed-use commercial/town center site in the Montecito Village Core. This street design creates the "Main Street" concept for this neighborhood commercial component of the village. The street design provides for travel lanes, planters, diagonal parking, broad sidewalks, the Village Pathway and street trees.



NOTES:
1. PLANTER SIZES VARY (MIN. SIZE 5' X5').
2. WHERE PLANTER SIZE LESS THAN 6' X 12', ONE OR MORE OF THE FOLLOWING SHALL BE UTILIZED TO CONTROL ROOT DAMAGE, AS AGREED UPON WITH THE CITY OF CHULA VISTA PUBLIC WORKS DEPT.
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   C. AN APPROVED STRUCTURAL SOIL SHALL BE USED AS BACKFILL AND/OR UNDER PAVEMENT PER MANUFACTURER'S SPECIFICATIONS.
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Exhibit 18 - Village Entry Street

Not to Scale Portion of Santa Victoria Road (From State St. to 900' south)

4. Secondary Village Entry Street

The Secondary Village Entry Street is the primary east-west circulation street through Montecito. This street unifies the varied village land uses with a continuous village theme streetscape. The Village Pathway is the primary circulation route for pedestrian and cart travel and provides a 15' Village Pathway separate from the roadway. The street design includes travel lanes, parallel on-street parking, and landscaped parkways with the Village Pathway located on the north side of the street.

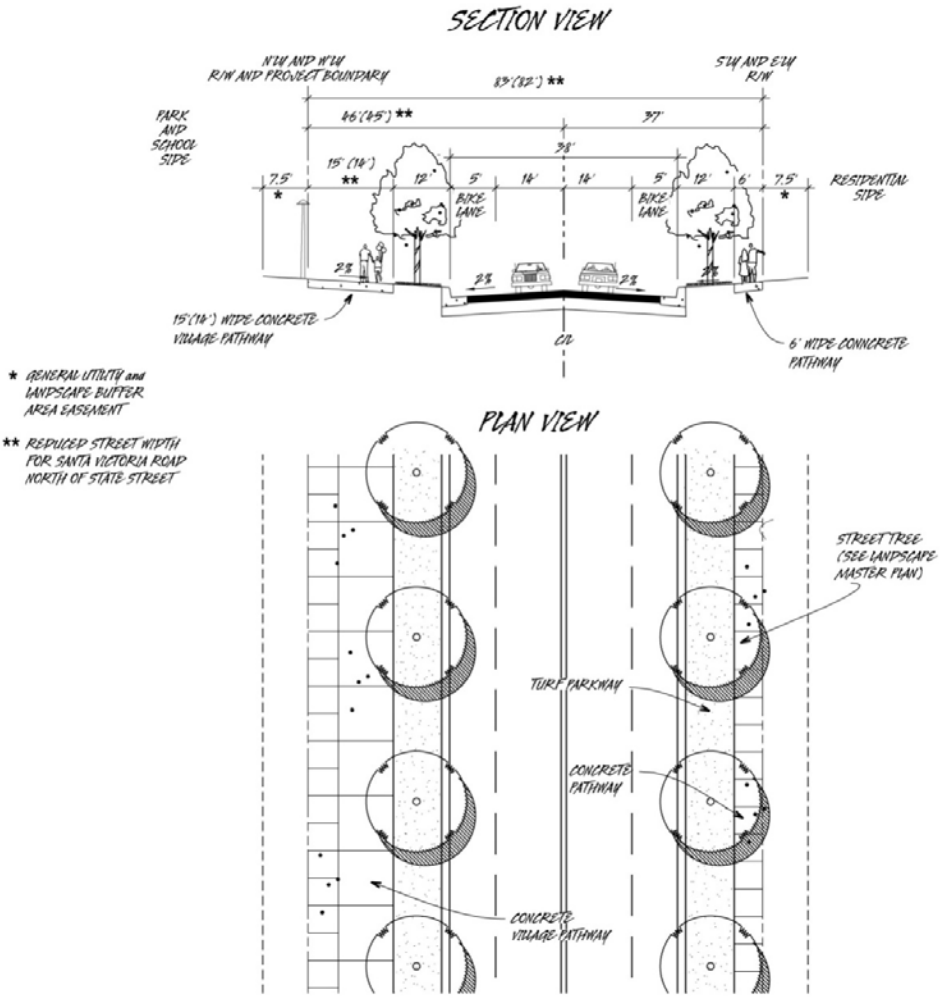


Exhibit 19 - Secondary Village Entry

Portion of Santa Victoria Road (From Santa Carolina Road to Anapamu Avenue and from State Street to Santa Venetia Street) – Not to Scale

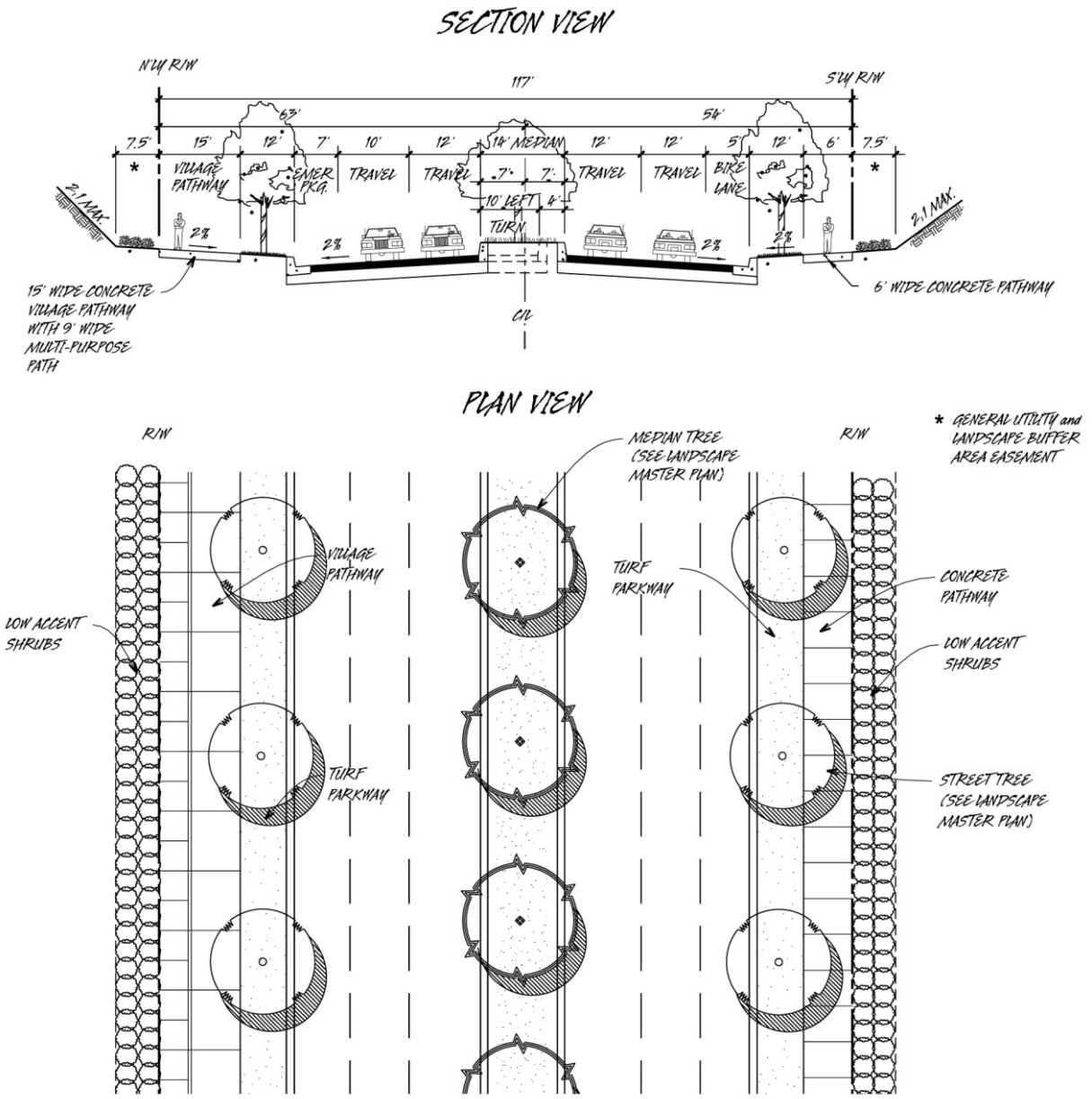


Exhibit 20 - Secondary Village Entry with Median

Not to Scale Portion of Santa Victoria Road (from Heritage Road to Santa Carolina Road)

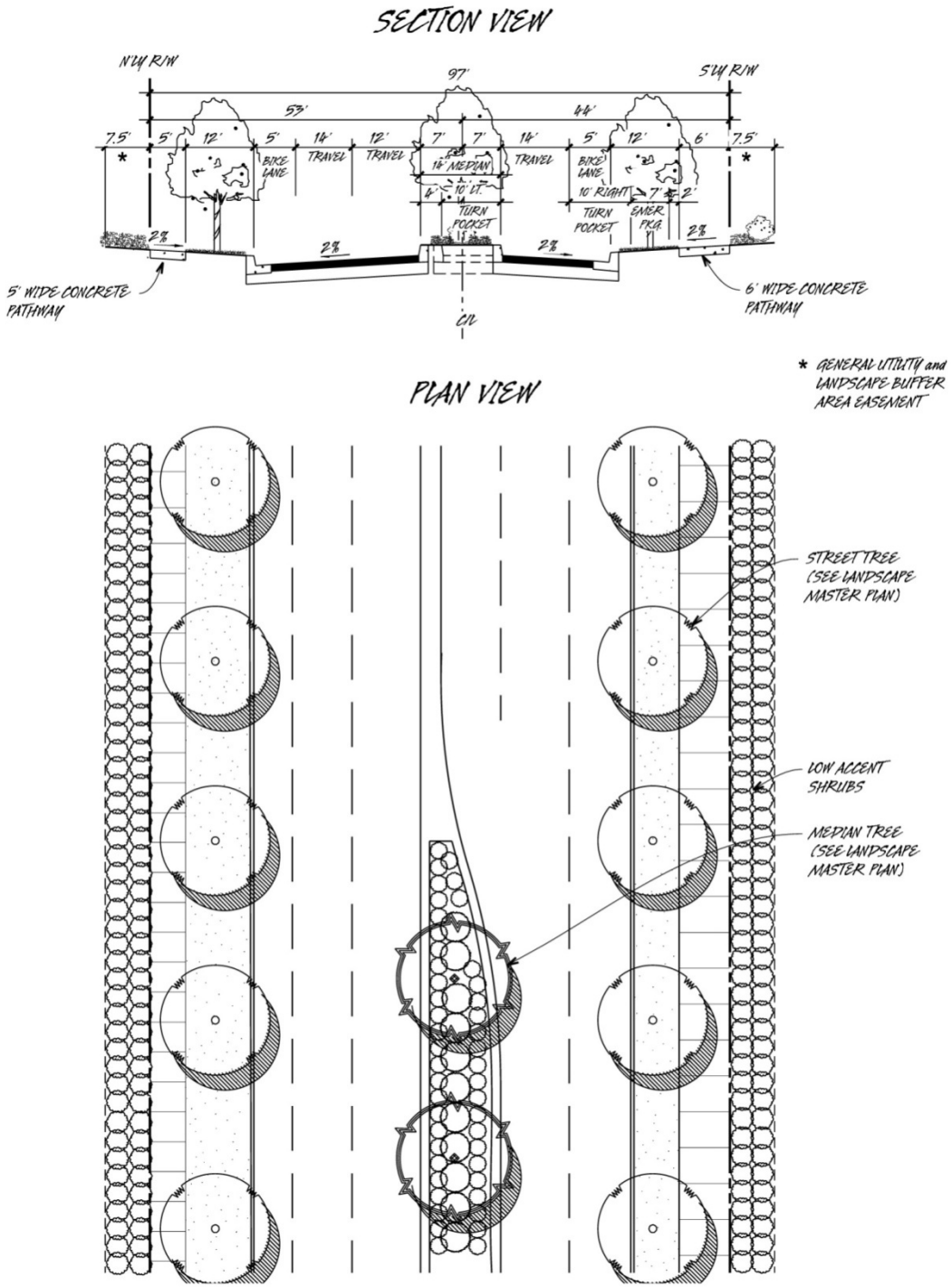


Exhibit 21 - Secondary Village Entry

Not to Scale Portion of Santa Victoria Road (from Heritage Road to Hope Ranch Road)

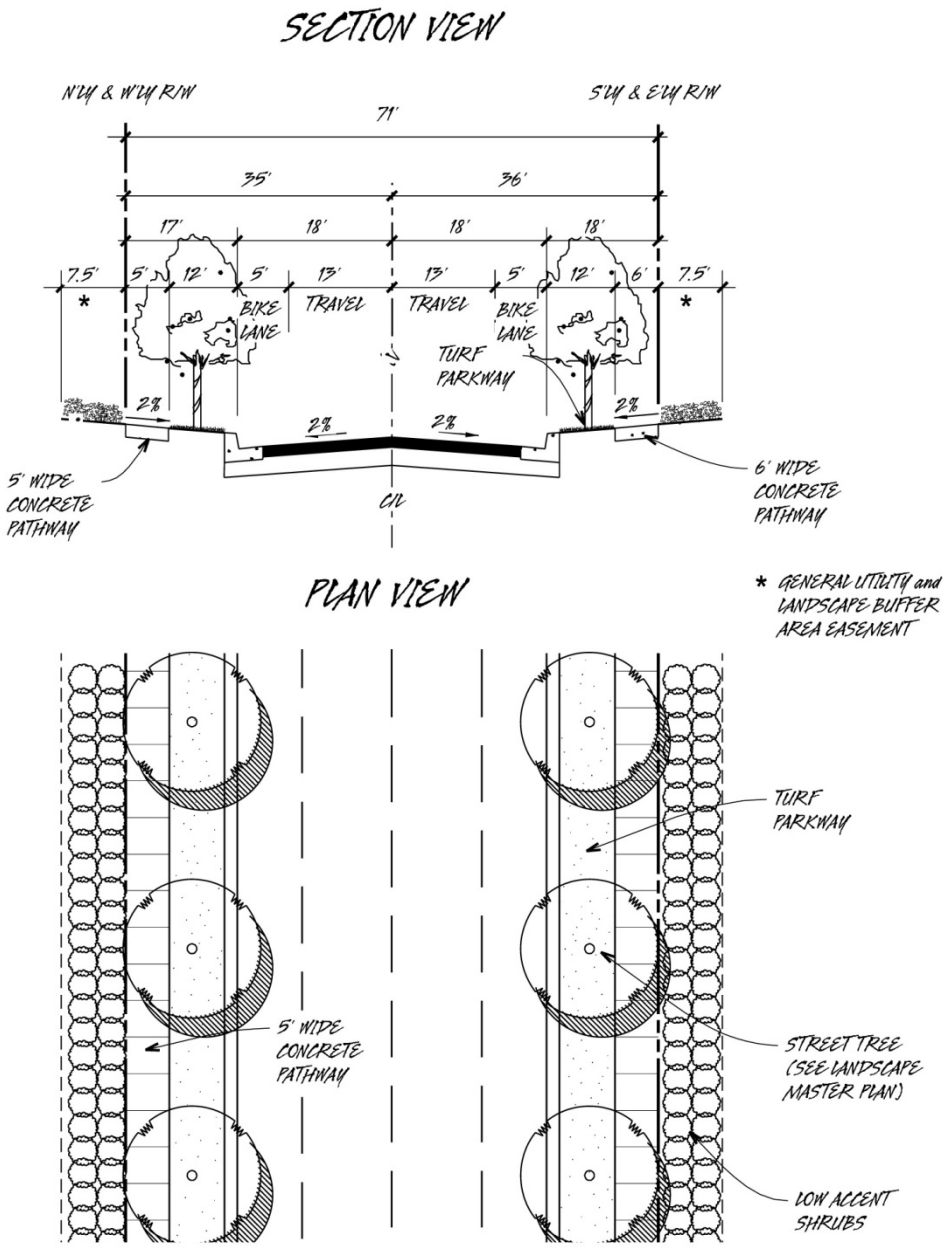


Exhibit 22 - Secondary Village Entry

Not to Scale Portion of Santa Victoria Road (from Olympic Parkway to 500' west of Heritage Road)

5. Residential Streets (Promenade)

Residential Promenade Streets are the primary circulation streets through residential neighborhoods. The street design is intended to promote the pedestrian-oriented urban village by providing a "Promenade," a wide, tree-shaded walkway on one side of the street. The street design provides travel lanes and on-street parallel parking on the non-Promenade side of the street. Diagonal parking is provided along the P-3 Park frontage.

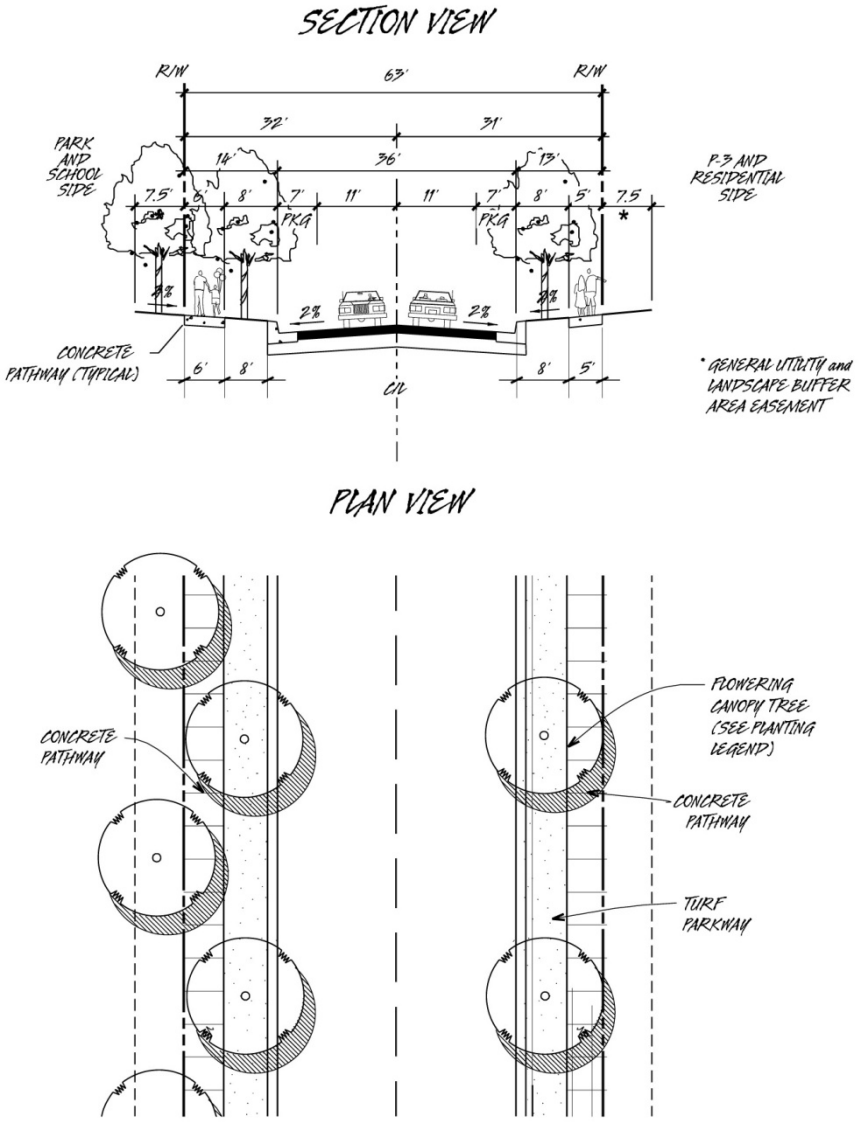


Exhibit 23 - Residential Street (Promenade)

Not to Scale - Santa ChristinaAvenue, Santa Alexia Avenue, Santa Ivy Avenue and a portion of Santa Liza and Santa Diana Road

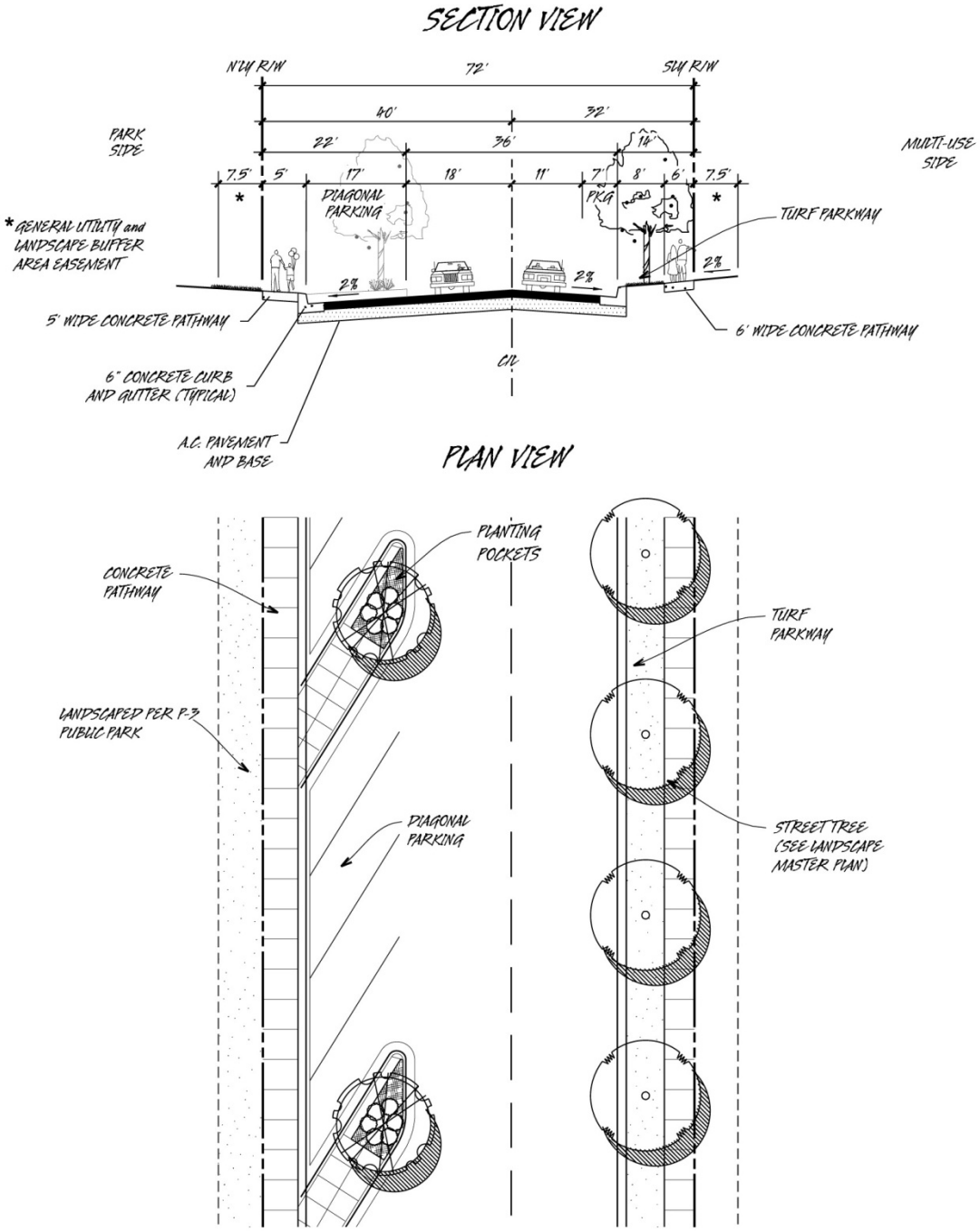


Exhibit 24 - Residential Street (Promenade)

Not to Scale Portion of Santa Diana Road at P-3 Neighborhood Park

6. Parkway Residential Streets

Parkway Residential Streets are streets designed to emphasize the pedestrian-orientation of the village with fairly narrow travel lanes and sidewalks separated from the road with landscaped parkways. Parkway Residential Streets are located in the neighborhoods of Montecito. The street design provides for travel lanes and on-street parallel parking.

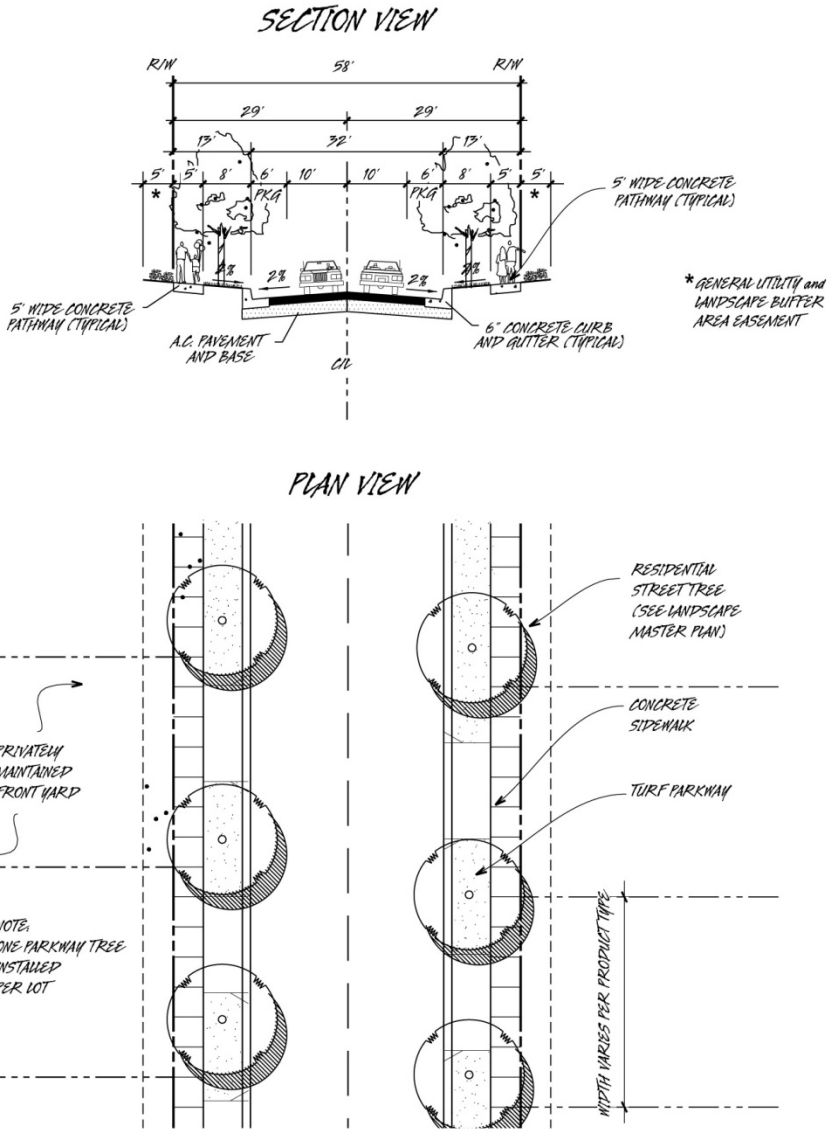


Exhibit 25 - Parkway Residential Street

Not to Scale Numerous Streets

7. 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. Typical alley pavement width is 20 feet.

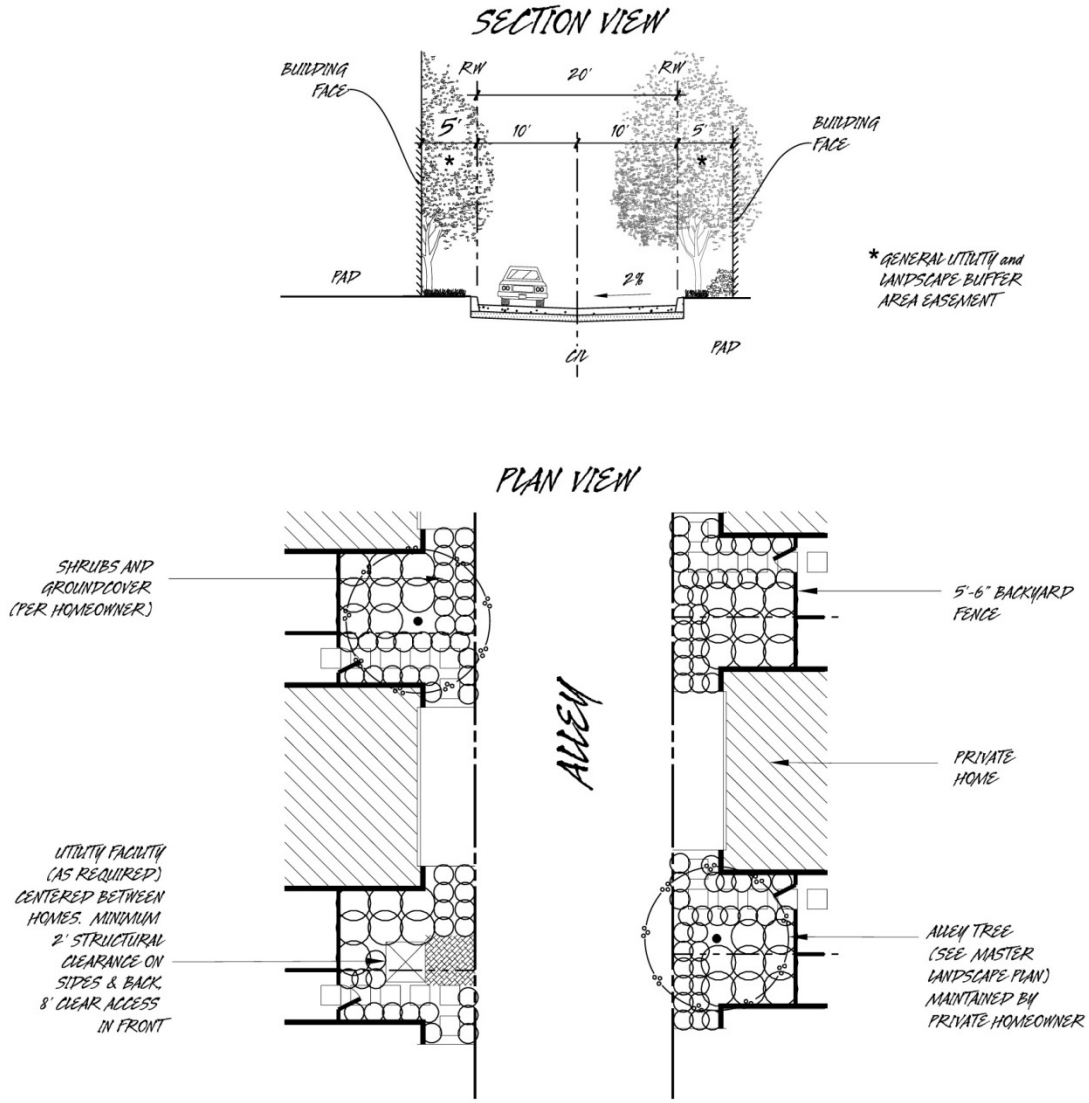


Exhibit 26 - Public Alley
Not to Scale Typical Alley Cross Section

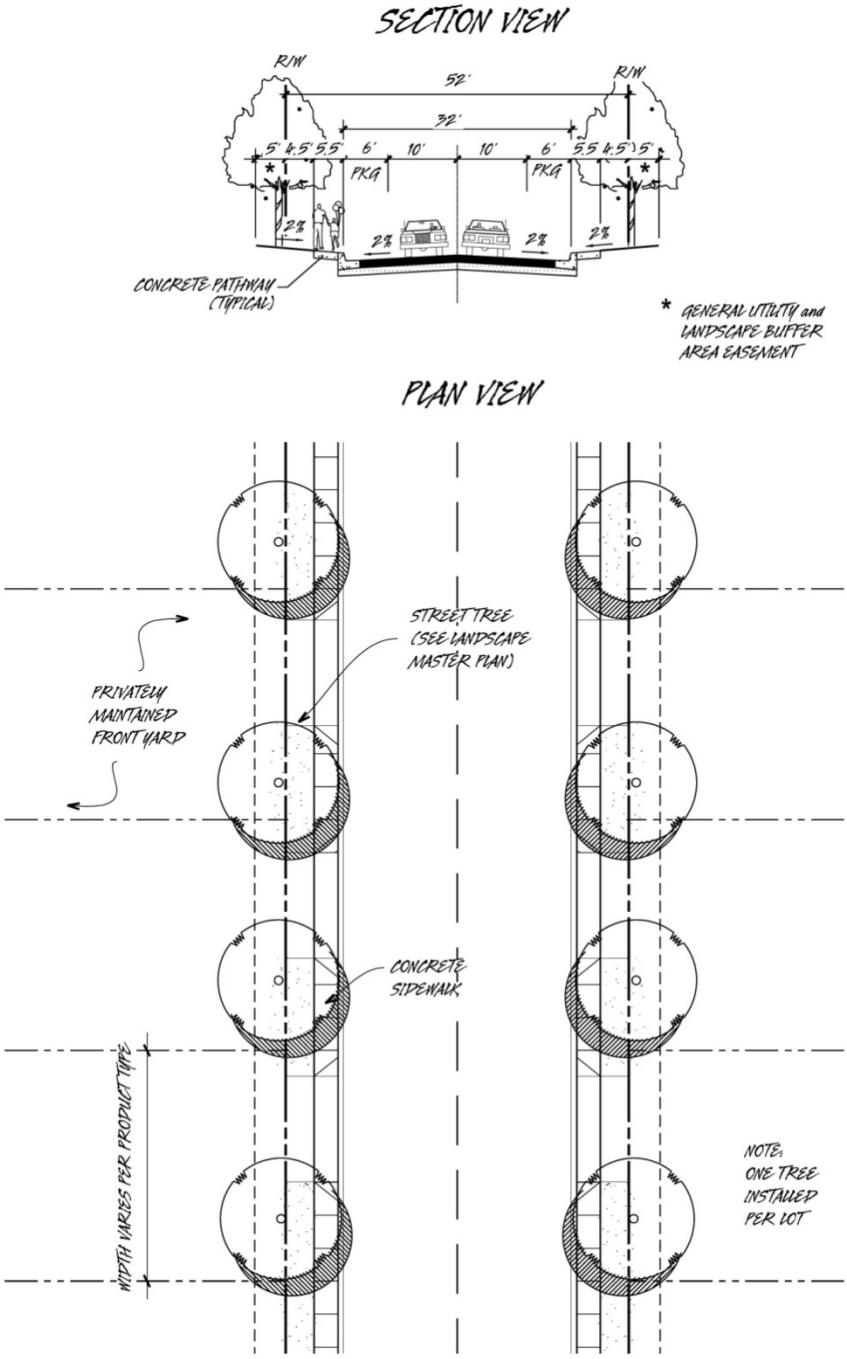


Exhibit 27 - Private Residential Street Section (Typical)

Not to Scale

8. Village Industrial –Class II Collector Street

The circulation streets in the Otay Ranch Business Park are designed to provide access for large vehicles traveling through the area. The streets are composed of travel lanes, turn lanes, on-street parallel parking and sidewalks separated from the street with landscaped parkways.

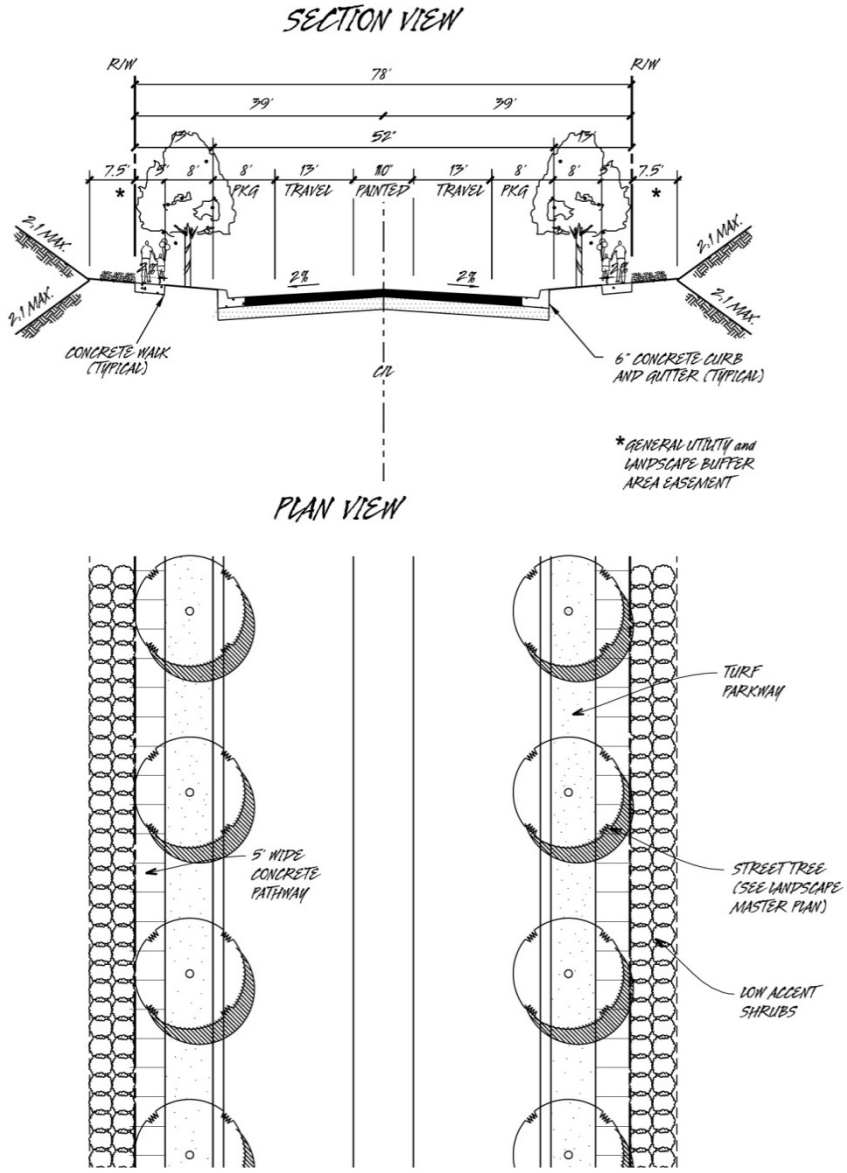
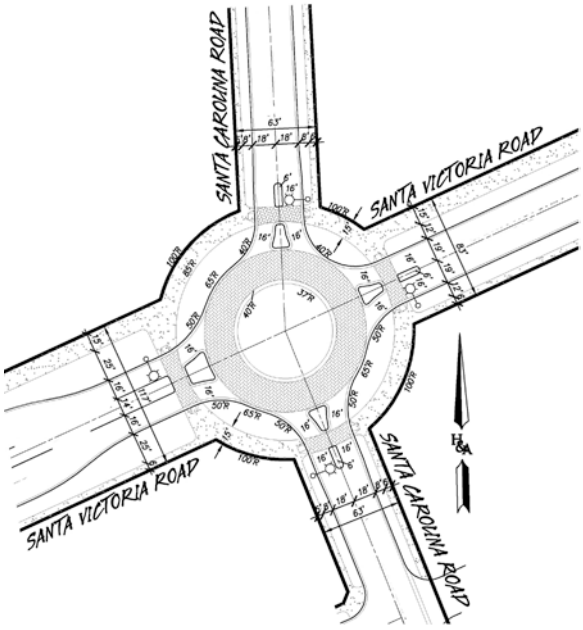


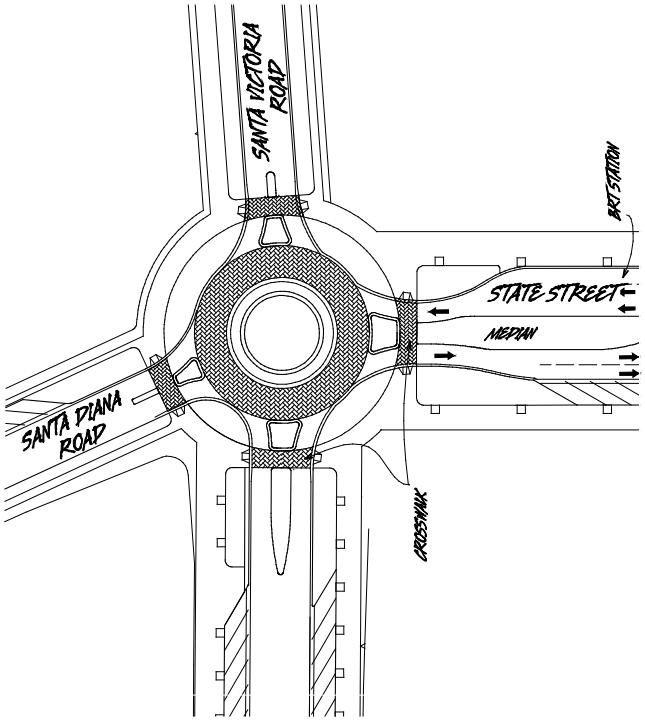
Exhibit 28 - Village Industrial Street
Not to Scale Class II Collector

9. Roundabouts

Roundabouts are proposed to create focal points in the village and allow continuous, calmed traffic flow at primary intersections. The roundabouts will accommodate one travel lane encompassing a 70-foot diameter landscaped area. Roundabouts are proposed at the terminuses of the Village Pathway Entry Street in the western area of the village and the Village Pathway Retail Street in the Town Center area.



Western Roundabout



Eastern Roundabout

Exhibit 29 - Roundabouts

Not to Scale Santa Victoria and State Street

E. TRAFFIC CALMING

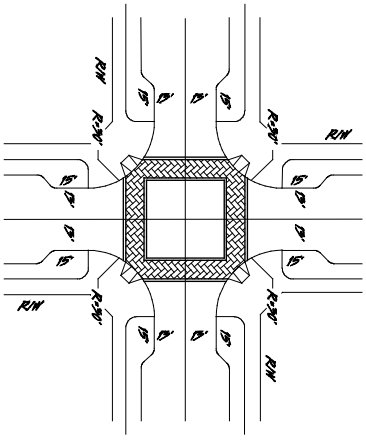
Traffic calming measures promote the pedestrian-orientation of the village. The primary traffic calming features used in the village are traffic circles and curb extensions. These elements require thoughtful design to provide adequate sight distances and other features to promote safety. The design and 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.

1. Grid Street Design

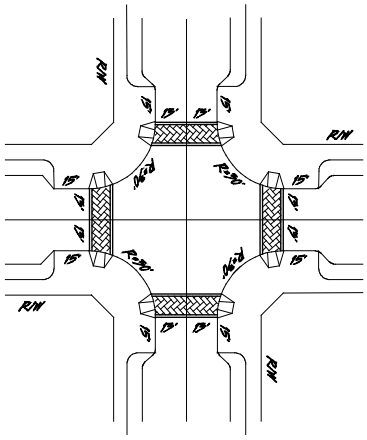
The street circulation system in Montecito is designed in a grid pattern that helps to calm traffic. The grid pattern creates numerous intersections, requiring vehicles to travel slowly and make frequent stops. The grid pattern also disperses traffic throughout the village by providing numerous travel route options. Dispersed traffic reduces congestion and conflicts, allowing drivers to travel "calmly" through the village.

2. Neckdown Intersections

Neckdown Intersections project out to the edge of the travel lane, creating a sense of "side friction" or roadway narrowing that slows traffic. "Neck downs" help to slow traffic in long, unobstructed road sections where traffic speed tends to increase. Neckdowns create protected parking spaces and provide opportunities for reducing wide expanses of pavement.



Alternative A – not to scale
Implement wherever grades through the entire intersection are greater than 2%



Alternative B – not to scale

Implement wherever grades through

Exhibit 30 - Typical Intersection Neckdowns

Not to scale

Note: Utility conflicts within neckdowns are subject to approval of Otay Water District and the City Engineer

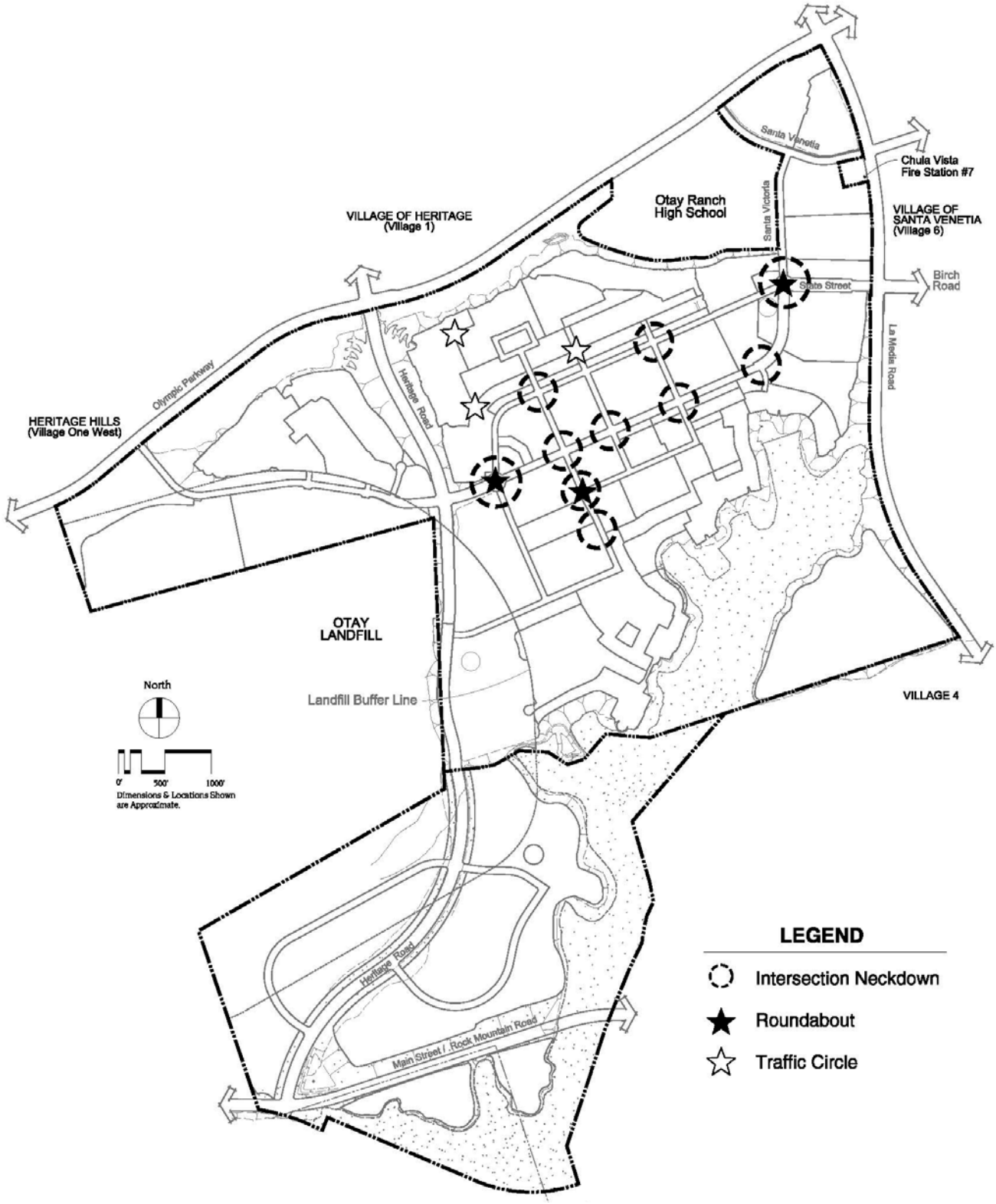


Exhibit 31 - Traffic Calming Location Plan

F. PHASING OF ROAD IMPROVEMENTS

The phasing of development concurrent with the provision of adequate road capacity and access improvements is fully described in the 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 SPA Plan area throughout the development process. The provision of adequate internal circulation improvements will be controlled via subdivision map conditions.

G. TRANSIT PLANNING PRINCIPLES

Public transportation is an integral part of the Otay Ranch Community. The design of the Plan area promotes access to public transit and locates land uses in proximity to proposed transit stations. Chula Vista Transit (CVT) provides bus service through the Eastern Territories of the City that can be extended to serve the SPA Plan area. Regional transit plans also provide for commuter lines to serve villages in Otay Ranch.

The conceptual transit system plan for the SPA Plan area is shown in Exhibit 32. The exhibit depicts several levels of service that are proposed in local and regional transit plans: a red line commuter service located on La Media Road and a blue line local Chula Vista Transit on Heritage Road. Blue line or green line shuttle bus service can also be located through Montecito. Transit stops location and design are based on the following principles:

- 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 on 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 designated shelters.
- Walkway ramps should be provided at transit stops to ensure accessibility.

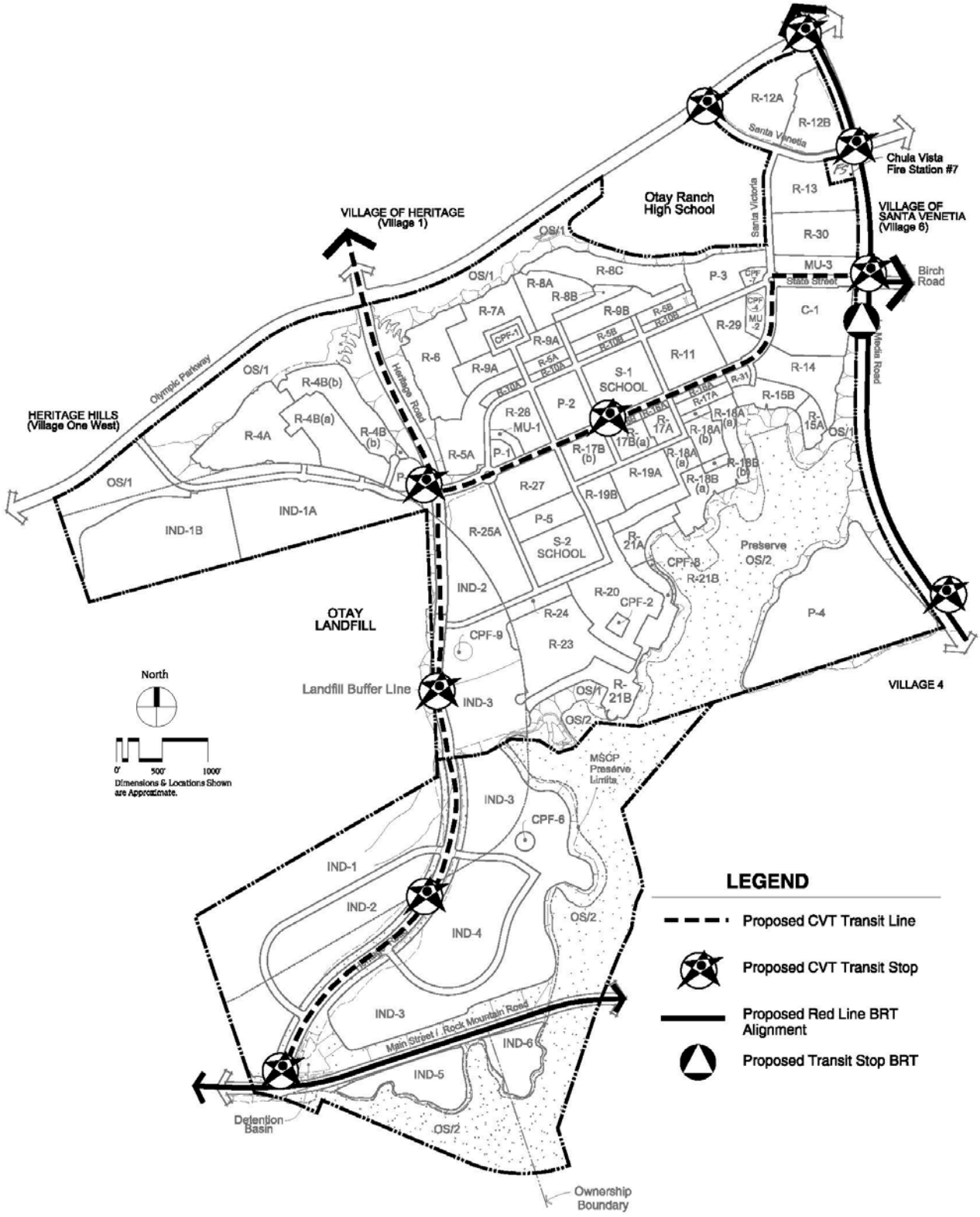


Exhibit 32 - Conceptual Public Transportation Plan

H. BICYCLE ROUTES AND PEDESTRIAN TRAILS

The SPA Plan has been designed to accommodate the trails program described by the Otay Ranch GDP, Overall Design Plan and the City of Chula Vista Greenbelt Master Plan. The plan recognizes that the provision of bicycle, low speed electric vehicle and pedestrian circulation is fundamental to creating pedestrian-oriented villages. All circulation elements within the villages have been located and designed to be as accessible as possible, however, off-street trails may contain steep topography that may limit bicycle and low speed electric vehicle travel. All village streets and sidewalks have been designed at gradients of 8 percent or less to facilitate pedestrian, bicycle and low speed electric vehicle travel. Bicycles and low speed electric vehicles may travel on all village streets with speed limits of 35 mph.

The trails program is described below and the Trails Plan is depicted on Exhibit 33. The street cross-sections illustrate regional and village trails and pathways adjacent to streets and separate cross-sections are also provided for paseos and trails. The SPA Parks, Recreation, Open Space, and Trails Master Plan and the Montecito Design Plan provide additional detailed discussion of the trail system.

1. Regional Trails

Chula Vista Regional Trails are located on the north side of Olympic Parkway, on the west and a portion of the east side of La Media Road the north side of Main Street/Rock Mountain Road and east side of Heritage Road. These trails are located adjacent to the roadways and may meander within the street right-of-ways and 75-foot average landscape buffers. The decomposed granite trails are 10 feet wide to accommodate pedestrians and bicycles.

2. Otay Ranch Village Greenway

The Otay Ranch GDP and the City of Chula Vista Greenbelt Master Plan provide for a Village Greenway to be located through Otay Ranch, specifically through the villages to connect open spaces. A Village Greenway will be located within the Village Four Community Park. The Montecito village core will be connected to the Greenway via the regional trail along La Media Road. Ultimately, the Village Greenway will connect into the Chula Vista Greenbelt system.

3. Village Pathway

Village Pathways are inter-village multi-purpose paths that link all of the Otay Valley Parcel villages and particularly provide access to the regional transit-way stations. In Village Two, a Village Pathway is proposed to extend from the northeast area of the village through the commercial area and west to Heritage Road. (See Exhibit 33, Trails Plan)

The Otay Ranch Overall 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 systems in Otay Ranch. Pedestrian bridges crossing Olympic Parkway and La Media Road are illustrated in the Trails Plan. These locations connect Montecito with Village One to the north and Montecito with Village Six to the east, linking the Village Pathway, Village Greenway and City Regional Trails.

4. Pedestrian Bridges

Two pedestrian bridges are planned to link Village Two to adjacent Villages. A bridge from Village One, crossing Olympic Parkway connecting to Village Two is under construction and a second bridge crossing La Media Road at Santa Venetia will connect the Village Two Town Center to Village Six.

5. Trails

Trails provide alternative circulation routes to village streets for pedestrians and bicycles separate from roadways. Trails are located within open space in the SPA Plan area. The trails have been designed to be accessible. The landscape treatment and design elements of trails are more fully addressed in the Montecito Design Plan.

6. Village Streets

The village streets are designed to promote pedestrian, bicycle and low speed electric vehicle travel. Low speed electric vehicles and bicycles may travel on village streets of 35 mph or less. Secondary Village Entry streets may provide off-street low speed electric vehicle and bicycle travel. Sidewalks are provided on all village streets. The preferred design for all Montecito village streets provides for minimum 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 Montecito Design Plan will provide more design details.

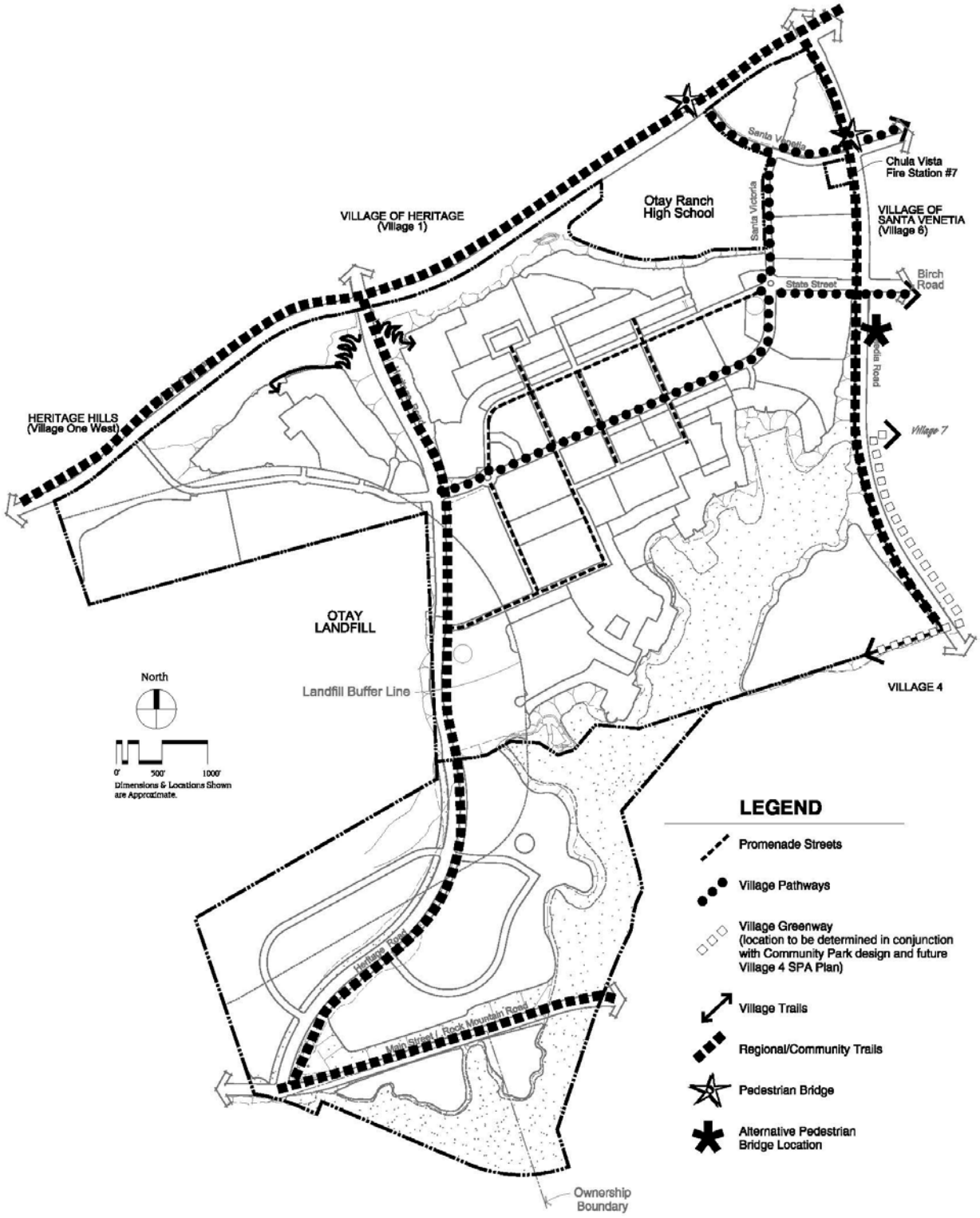
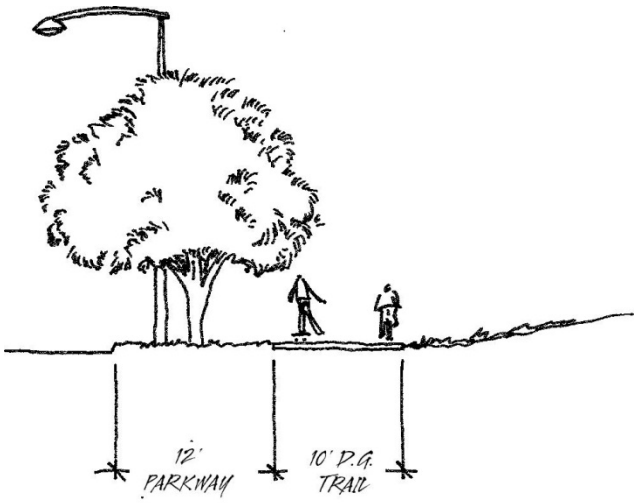
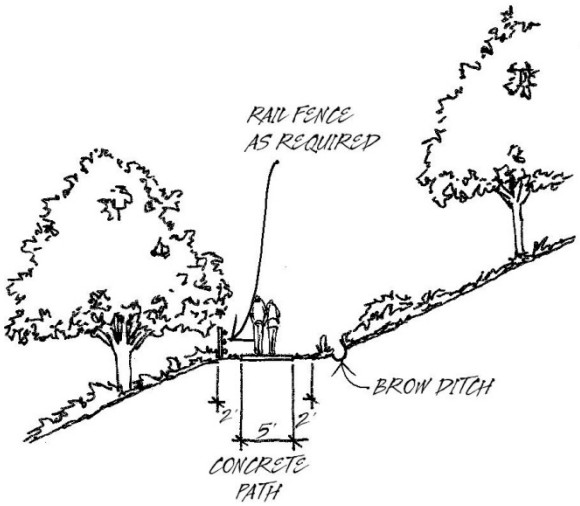


Exhibit 33 - Trails Plan



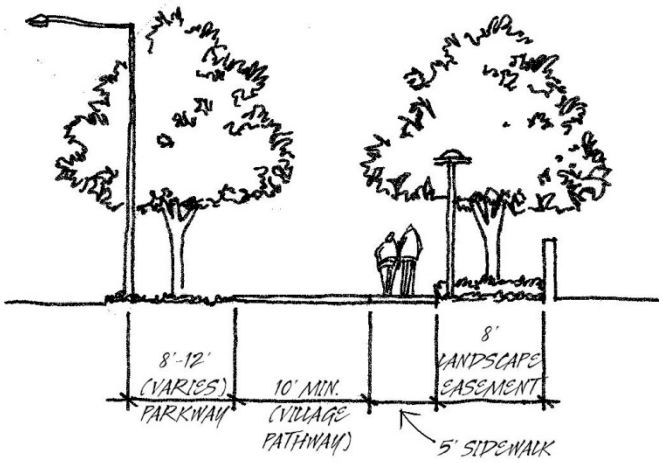
TRAIL @ ARTERIAL STREET

NOT TO SCALE



OPEN SPACE TRAIL LINKS

NOT TO SCALE



VILLAGE PATHWAY

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Exhibit 34 - Trails Cross Section

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IV. Grading

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IV. GRADING

A. 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. The SPA Plan area is located primarily on mesa tops that will be graded to create fairly level areas for the villages. Slopes surrounding the village will be undulating with variable horizontal and vertical gradients, to blend into the surrounding terrain and create an aesthetically pleasing setting. This chapter describes the guiding policies and requirements for grading and their application to the topographic characteristics of the SPA Plan area.

B. GRADING REQUIREMENTS

In order to ensure that subsequent grading plans implement the City's policies regarding landform grading and hillside development, final grading design to implement the 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.

1. 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.

2. 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 the SPA Plan Area 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 with gradients of 25 percent or greater).
- 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, landform 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.

3. 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% steep slope preservation standard ranch-wide. The Otay Ranch 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 2 RMP (Appendix F.11) establishes a system to ensure that this standard is achieved ranch-wide. According to the Phase 2 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 104.4 acres of steep slopes in Village Two, 1.5 acres of steep slopes in a portion of Village Four, 24.1 acres of steep slopes in the Village Three totaling 130.0 acres of steep slopes shown in the Steep Slopes Exhibit. 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 the SPA Plan area 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 Director of Planning and Building. In the SPA Plan area, the most visible slope locations are along prime arterial streets and adjacent to the Wolf Canyon open space. It is anticipated that landform grading techniques will be used for slopes 25 feet in height or greater where they occur along prime arterial streets and natural open spaces.

C. GRADING CONCEPT

The SPA level grading plan provides a preliminary grading concept identifying major slope locations (see Exhibits 38 and 39 for oblique views of the proposed grading concepts). The preliminary grading design is as indicated on the Conceptual Grading Plan. The 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.
- Minimize, where feasible, impacts to sensitive areas adjacent to Poggi Canyon.
- Create a useable 44+/- acre Community Park acceptable to the City of Chula Vista.

Preliminary soils and geotechnical reports have been prepared for the SPA Plan area and have identified the site as being suitable for development. The proposed raw grading quantity for the Plan area is approximately 18,638,000 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 the SPA Plan for the construction of roads and infrastructure. An exhibit 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).

D. 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 No. 1797, Storm Water Management and Discharge Control Ordinance No 2854, 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.

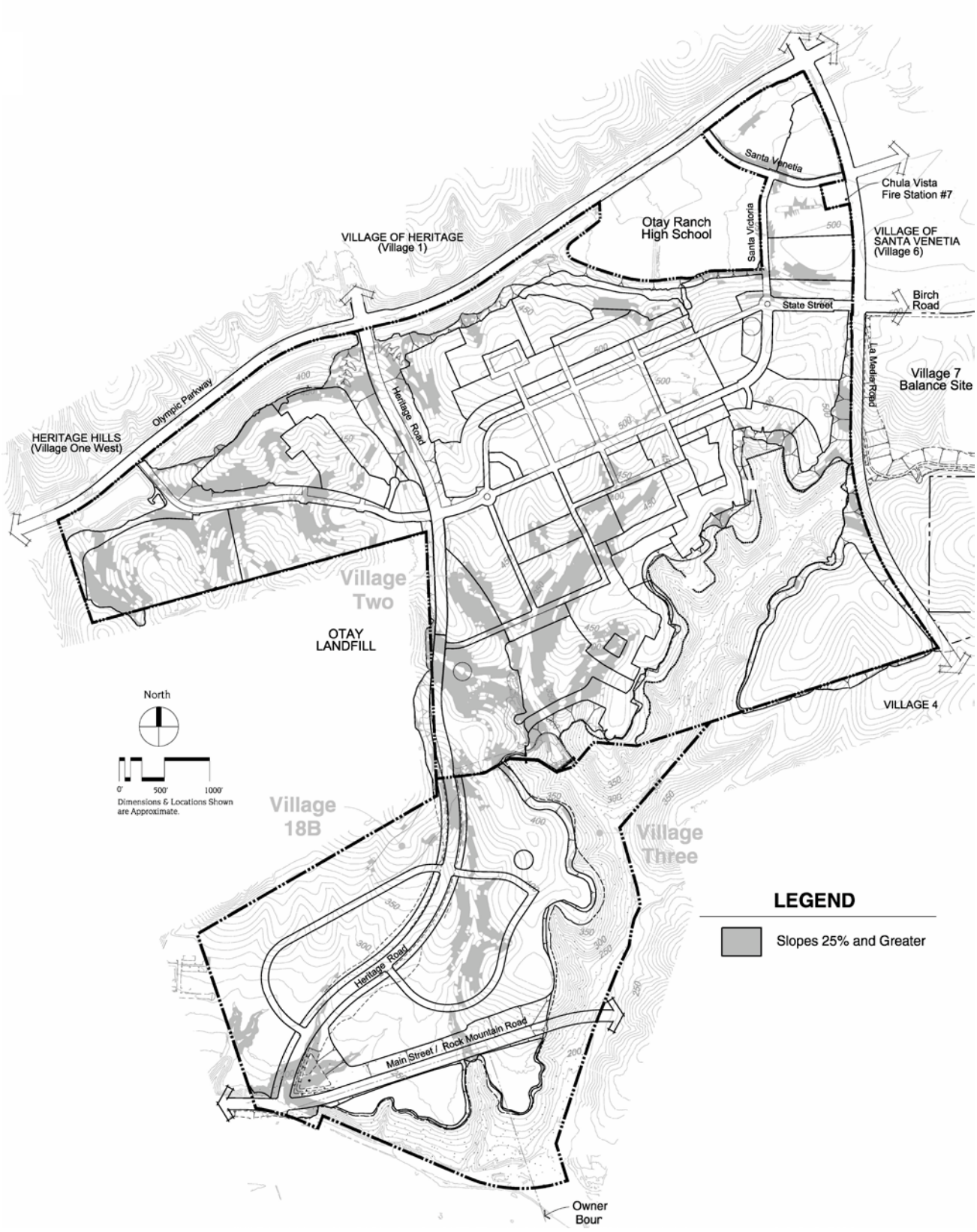


Exhibit 35 - Steep Slopes

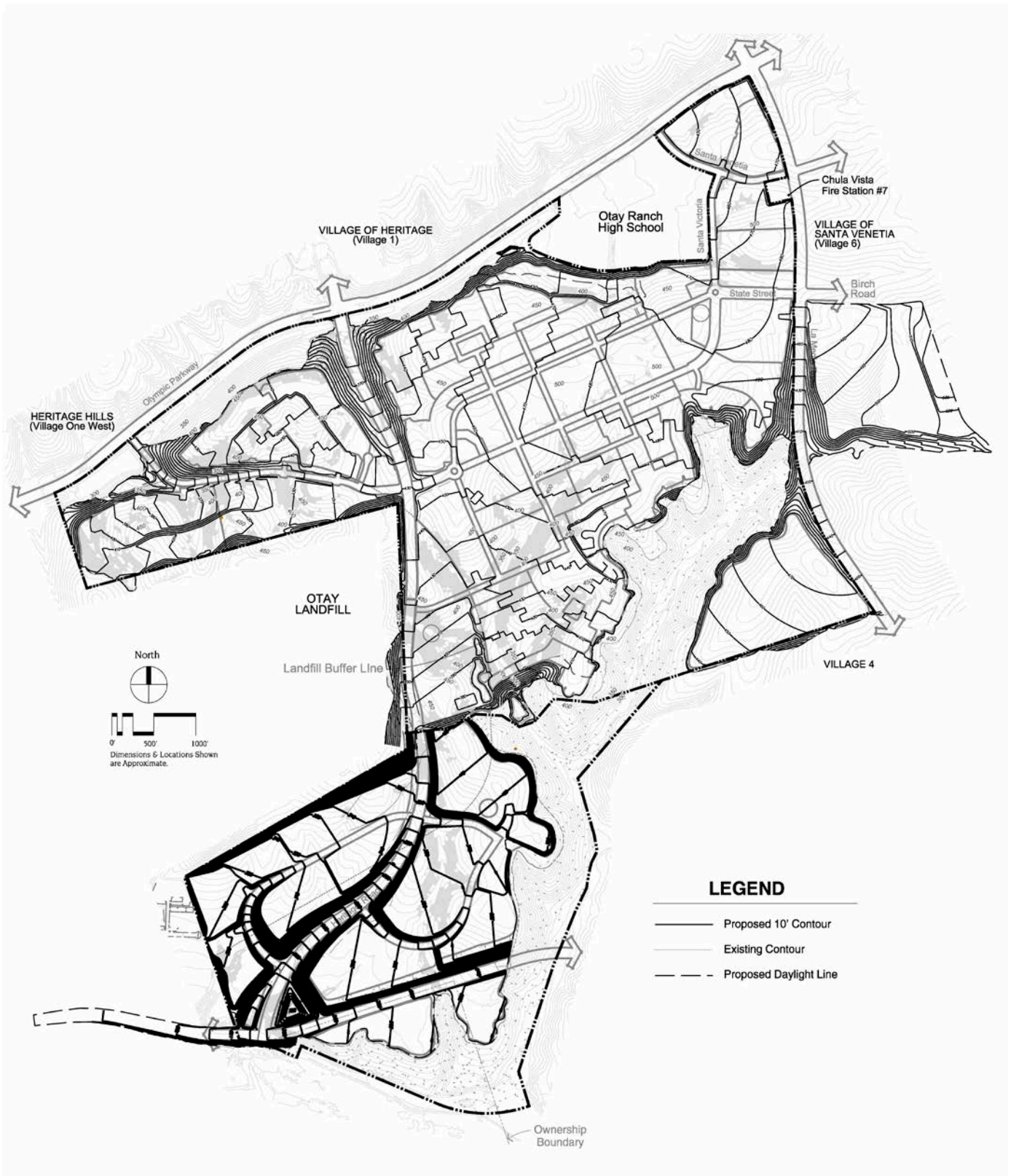


Exhibit 36 - Conceptual Grading Plan

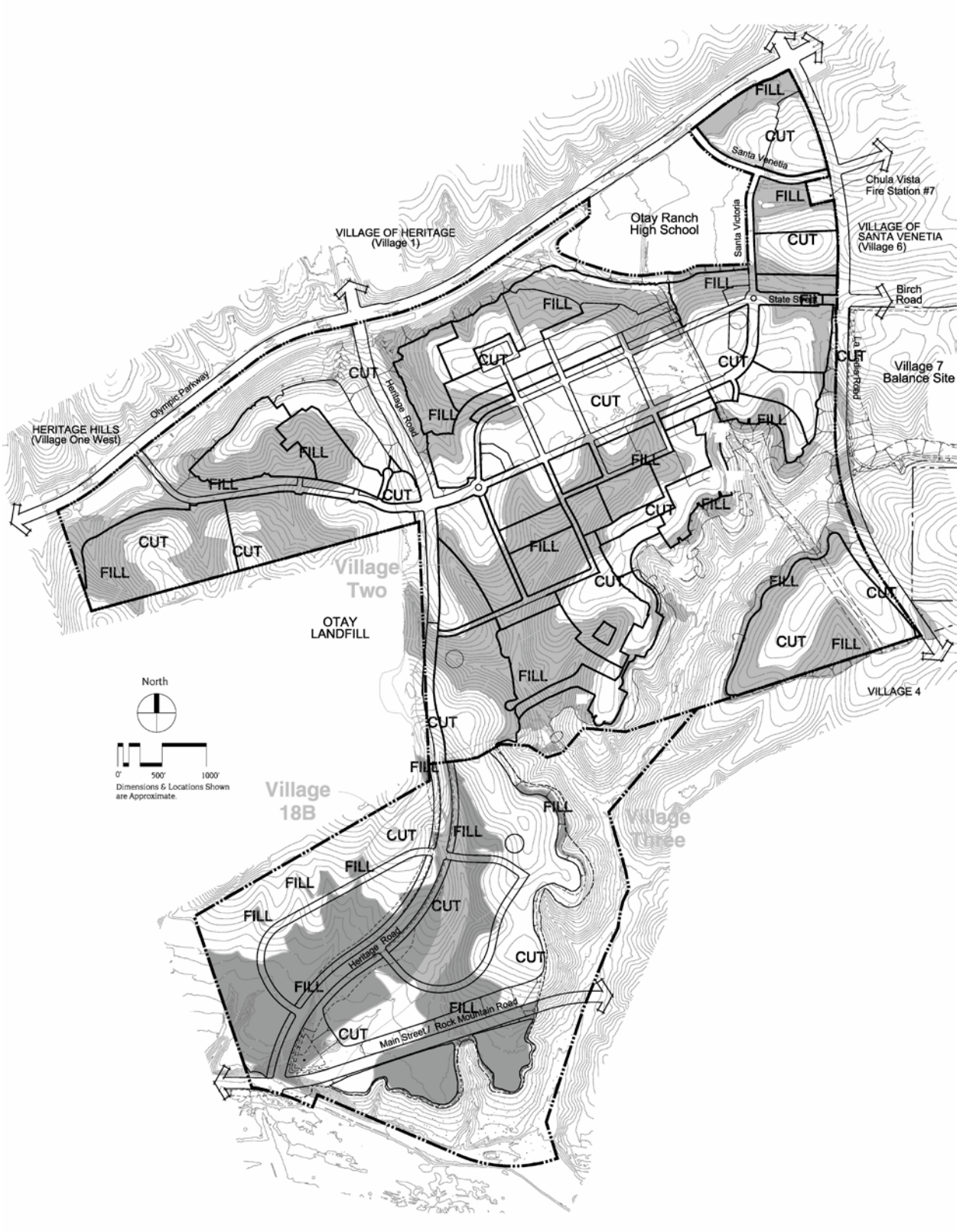


Exhibit 37 - Cut and Fill Plan

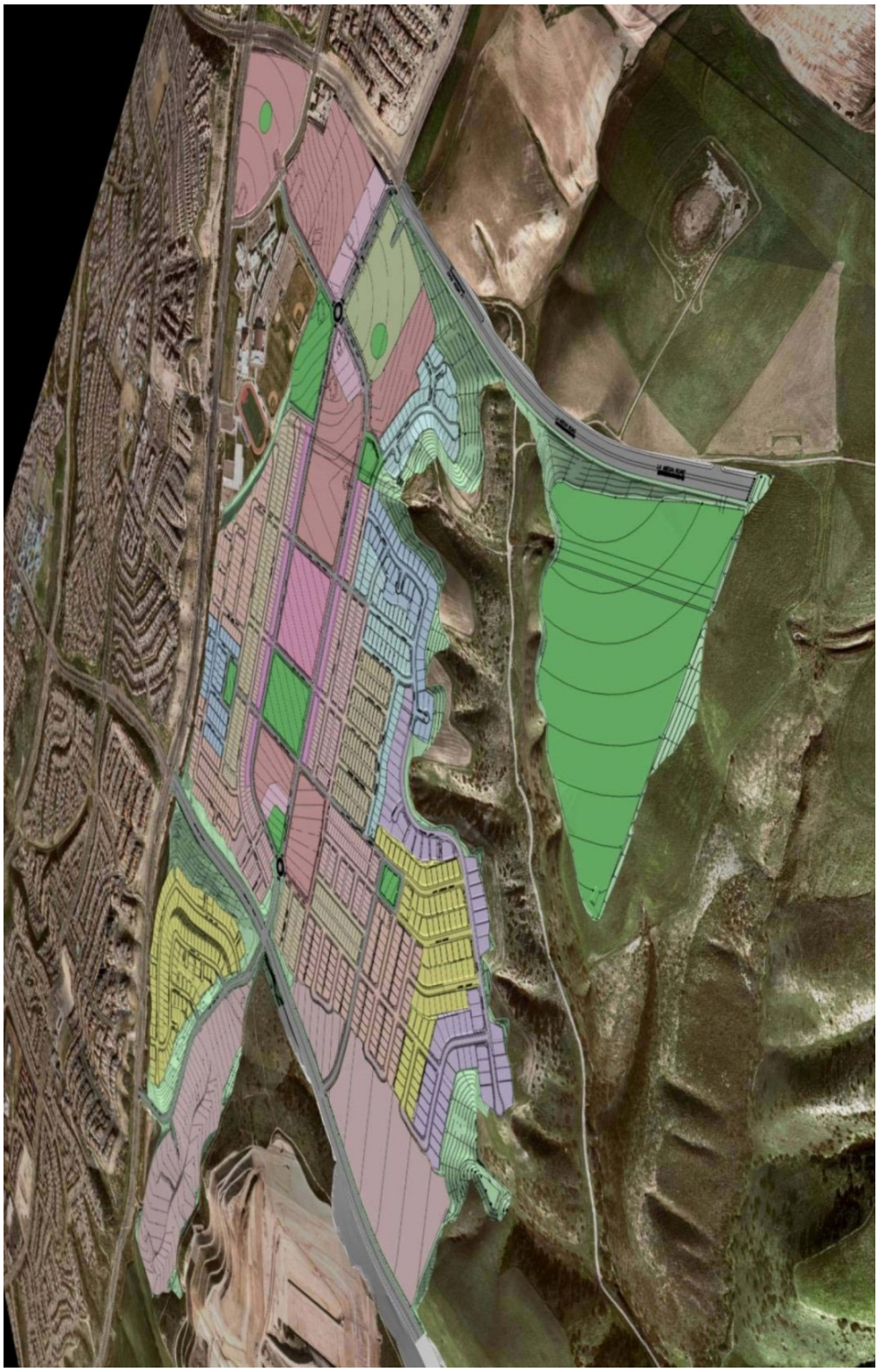


Exhibit 38 - Oblique Aerial

View of grading for Village 2 and a portion of Village 4



Exhibit 39 - Oblique AerialV. Parks, Recreation, Open Space & Trails Master Plan

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V. PARKS, RECREATION, OPEN SPACE & TRAILS MASTER PLAN

A. INTRODUCTION

1. Purpose

This SPA Parks, Recreation, Open Space and Trails Master Plan ("SPA Park Master Plan") identifies and describes park, recreation, open space and trail facilities and implementation for Otay Ranch Villages. This Plan meets the Otay Ranch Parks, Recreation and Open Space goals, objectives, policies and implementation measures identified in the Otay Ranch GDP to provide parks, recreation and open space amenities. The primary goal is to enhance the quality of life for residents and visitors by providing a variety of active and passive recreational opportunities. This Plan also meets the goals, policies and requirements of the City of Chula Vista Parks Master Plan (November 12, 2002). This Plan incorporates both SPA and Tentative Map level requirements for planning parks, recreation facilities, open space and trails provisions associated with the development of the SPA Plan area.

2. Regulatory Framework

The provision and implementation of parks and open space in the SPA Plan area is regulated by the following:

Chula Vista Municipal Code – SPA Plans

Section 19.48.090 (P-C-Planned Community Zone) of the Chula Vista Municipal Code establishes Sectional Planning Area Plans, Requirements and Content. Subsection C.1. requires the following information to be contained in a SPA site utilization plan:

- Land Uses
- Parks
- Open Space

Chula Vista Municipal Code – Park Lands and Public Facilities

Chapter 17.10 (Park Lands and Public Facilities) of the Chula Vista Municipal Codes establishes the requirements for dedication of land, development of improvements, parkland criteria, in-lieu fees for land dedication and development improvements, commencement of park development, and collections and distribution of park fees.

Otay Ranch General Development Plan (GDP)

The GDP requires specific identification of park, recreation and open space provisions at the Sectional Plan Area (SPA) Plan level. The SPA requirements are:

- Provide a Parks Master Plan
- Identify and reserve specific sites.
- Identify equipment needs.

- Identify alternative financing methods.
- Identify alternative maintenance entities and funding.
- Identify phasing.
- Identify plans for the use of reclaimed water, as appropriate.
- Review need for special purpose parks.

Chula Vista Landscape Manual

As provided in the Chula Vista Landscape Manual, the following is an overview of the park and open space development process and specific submittal requirements. The Park design process is to be approved by the Director of General Services.

Parks

"The Landscape Manual requires the preparation of a Park Concept Plan, Master Plan, Design Development and Construction Documents as described below:"

"Concept Plan: The Concept Plan is the initial phase in the park design process. Work product relative to this phase includes, but is not limited to, meeting with staff to discuss the project and the desired uses, site analysis, program development of site features and components; development of various schematic alternatives to evaluate site planning options; determination by staff of the preferred alternatives; and preparation and submittal of the refined concept plan."

"*Master Plan:* The Master Plan phase is the refinement of the Concept Plan to bring the park design to a detail and graphic level acceptable for presentation to the Parks & Recreation Commission and City Council. The plan(s) are to be colored renderings, mounted on foam-core. All Master Plans will be retained by the Parks & Recreation Department for presentation purposes and archival data.

"*Design Development:* This phase focuses on the refinement of the Master Plan, to a level of detail sufficient to move into the Construction Document phase. The determination of materials, finishes, colors, plants, quantities, etc., are to be analyzed and determined."

"*Construction Documents:* The Construction Document phase consists of the preparation, review and approval of all plans necessary for utilization by the contractor for the installation of the project. Typical sheets may include: Planting, Irrigation, Construction, Grading, Layout and related Construction Details."

Public Open Space

Public open space for the SPA Plan area meets the requirements of the Otay Ranch Resource Management Plan (RMP). The Chula Vista Landscape Manual requires the preparation of an Open Space Concept and Analysis Plan, Master Plan and Construction Documents as described below:

"Open Space Concept and Analysis Plan: The Concept Plan for an Open Space project shall serve as a comprehensive plan identifying the following aspects: analysis of the existing conditions, and the mitigation of any impacts generated by the proposed project; existing features on site and any sensitive plant, habitat or wildlife existing on-site that might be impacted; identification of the various Open Space lots being proposed for turnover to the City by letter designation; the level of modifications or improvements to be installed relative to the "Code" system utilized by the City; gross area of each lot and the total area of all Open Space lots, proposed or existing adjacent land uses; and other proposed improvements such as trails, kiosks, signage, walls, etc."

"*Master Plan:* The focus of this submittal is to graphically indicate the location of the project, the types and locations of improvements, relationships to the adjacent land uses and the benefits that will be derived from the project by the City and its citizens. The plan shall be at an appropriate scale to allow for accurate analysis. This plan shall be a rendered plan, mounted on foam-core and will be retained by the Parks & Recreation Department for presentation purposes and archival data."

"*Construction Documents:* The Construction Document phase consists of the preparation, review and approval of all plans and documents necessary for utilization by the developer and contractor for the installation of the project. Typical sheets may include: Planting, Irrigation, Construction, Grading, Layout and related Construction Details.

Based upon the scope and type of project, staff will identify the quantity and sets to be submitted for review. Four sets of plans will typically be required for routing to other City Departments.

Streetscape (Medians and Parkways)

The Chula Vista Landscape Manual requires the preparation of a Master Plan and Construction Documents for Streetscapes (Medians and Parkways) as described below:

"*Streetscape Master Plan:* The focus of this submittal is to graphically indicate the location of the project, the types and locations of improvements, relationships to the adjacent land uses and the benefits that will be derived from the project by the City and its citizens."

"*Construction Documents:* The Construction Document phase consists of the preparation, review and approval of all plans and documents necessary for utilization by the developer and contractor for the installation of the project. Typical sheets may include: Planting, Irrigation, Construction, Grading, Layout and related Construction Details.

"Based upon the scope and type of project, staff will identify the quantity and sets to be submitted for review. Four sets of plans will typically be required for routing to other City Departments."

SPA Plan Public Facilities Finance Plan

The Municipal Code establishes, as a condition of SPA approval, the preparation of a Public Facilities Finance Plan (PFFP). The PFFP must show how and when facilities and services necessary to accommodate the development will be installed and financed, including a phasing schedule to ensure that facilities are provided in a timely manner and that one area will not utilize more than the area's fair share of facility or service capacity.

Entitlement Documents

Park, recreation and open space provisions are further defined as development entitlements are processed as follows:

- Tentative Map requirements:
  - Include local park sites in Conditions of Approval
  - Identify funding for local parks and determine a schedule for the payment of pad fees
  - Review existing or proposed trails on adjacent properties to ensure linkages
- Subdivision Landscape Master Plan requirements:
  - Include all principal landscape design concepts (same size/scale as Tentative Map)
  - Include all park, recreation, open space and trails
  - Identify ownership and maintenance responsibilities
- Final Map requirements:
  - Dedicate local park sites
  - Assure funding for local parks
  - Implement design guidelines
- Building Permit Requirements:
  - Pay impact fee (if established)

Otay Ranch Goals and Policies

The Otay Ranch parks and recreation goals, objectives and policies provide for a variety of parks and recreation amenities. Otay Ranch provides the opportunity for a full range of passive and active recreational opportunities both locally and on a regional basis. Otay Ranch GDP goals, objectives and policies related to park and recreation facilities include the following:

Goal: *Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural and aesthetic needs of project residents of all ages and physical abilities.*

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

Policy: *Encourage joint use of utility easements with appropriate and compatible uses, including, but not limited to, open space, agriculture, parking and trails.*

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

Policy: *Commercial recreation opportunities may be permitted within Town Square, community and regional parks to generate revenue to defray park operational expenses.*

Policy: *Utilize conservation measures including reclaimed water, efficient irrigation systems and drought tolerant plant material in the development of public and private parks where allowed.*

Policy: *Minimize park operation and maintenance costs and identify funding sources for continued operation and maintenance of all Otay Ranch park and open space land.*

Objective: *Provide neighborhood and Community Park and recreational facilities to serve the recreational needs of local residents.*

Policy: *Provide a minimum of 3 acres of neighborhood and Community Park land (as governed by the Quimby Act) and 12 acres per 1,000 Otay Ranch residents of other active or passive recreation and open space area.*

Policy: *Encourage the design of park sites adjacent to public schools and other public lands where co-location of facilities is feasible. Joint use agreements with school districts are encouraged. ”*

3. Park Requirements

Otay Ranch GDP

Chula Vista Municipal Code

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. The City's 2002 Park Acquisition and Development Fee Update determined that each single family (detached) dwelling unit generates a need for 460 square feet of developed parkland and each multi-family (attached) unit generates a need for 341 square feet of developed parkland. Based on 1,311 single family and 3234 multi-family units, the parkland obligation for Village Two is approximately 39.2 acres.

Table 2 – Estimated Required Park Land Dedication

DWELLING UNIT TYPE	TARGET NUMBER OF UNITS	PARK AREA/DU	TOTAL AC
Single Family Detached/Attached	1,321	460 SF	13.95 AC
Multiple Family	3,217	341 SF	25.18 AC
Total	4,538		39.13 AC

City of Chula Vista Landscape Manual

Part Three of the City Landscape Manual addresses the requirements and criteria of public projects, including parks, open space and streetscapes (whether a City Public Works project or a private "turnkey" project). The Manual provides the requirements for submittals, graphics and standards, design standards and criteria, landscaping, irrigation and trails.

SPA Plan

The GDP requires that the SPA-level planning include definition of the location, acreage and boundaries of neighborhood and Community Parks and open space. A component of the SPA Plan includes a Public Facilities Finance Plan (PFFP) which further analyzes and determines park requirements and phasing.

The SPA Land Use Plan provides the following parks in Montecito: a centrally located 7.1-acre Neighborhood Park (P-2), a 7.6-acre Neighborhood Park (P-3) in the Town Center area of the village, a 1.4-acre Town Square (P-1) in the Village Core, a 5.1-acre Neighborhood Park (P-5) in the southern area of the village and a 2.7-acre Neighborhood Park (P-6) at the western portion of the village (expandable to 3.0 acres if necessary). At the direction of the Director of Development Services, the P-6 park can be enlarged to account for any parkland shortage. A Community Park is located in Village Four, included in this SPA Plan area. The portion within the SPA Plan area (P-4) is 46.5-acres in size and will satisfy community park obligations from several SPAs. The total

credited parkland in the SPA Plan area is 70.3 acres (expandable to 70.6 acres if necessary). The actual park acreage requirements will be calculated based on the City's PLDO for actual number of residential units and unit types (detached and attached units and projected population) approved on the subsequent Final Map(s) for Montecito. If the number of units built in the village is expected to be less than the maximum units allowed (4,545), park areas should be adjusted such that the total parkland dedicated matches the actual obligation of the village.

B. VILLAGE PARK AND RECREATION PROGRAM

This section describes the park, recreation, open space and trails facilities provided within the SPA Plan area. The Otay Ranch Parks and Recreation Facility Implementation Plan (adopted by the City Council on October 28, 1993) identifies the parks facility improvement standards for Otay Ranch. The City of Chula Vista Recreation Department and General Services Department conducted subsequent facilities needs assessments and proposed some modifications to the adopted Otay Ranch Plan. This SPA Park Master Plan strives for consistency with the Otay Ranch Plan and the current proposed plans and policies of the Parks and Recreation Department. This SPA Park Master Plan identifies the proposed types, quantities and location of the facilities provided at each park site in the SPA Plan area. In addition to identifying specific facility needs and requirements, the goal of the SPA Park Master Plan is to describe the elements necessary to ensure a rich variety of recreational opportunities, while satisfying identified recreation needs. The variety of recreational elements proposed and the recreational opportunities envisioned are discussed below.

1. Recreation

The village concept organizes land uses to create a cohesive, pedestrian friendly community, encourage non-vehicular trips and foster interaction between residents. The SPA Park Master Plan provides a variety of recreational opportunities to support the village concept. The recreational plan is based on the following principles:

- Recreation standards such as total parks and recreation acreage, minimum park size, and facility design shall conform to the City of Chula Vista requirements.
- Progressive parks and recreation concepts shall be employed with programs tailored to people rather than people to programs.
- Standards for size and design of activity areas and facilities shall be reviewed periodically and adapted to the changing needs of the population served.
- Logical site selection criteria to distinguish between "Community" and "Neighborhood" Parks. Recreational considerations such as active versus passive, big-muscle versus small motor muscle, family-oriented versus adult-oriented shall be considered in the context of overall land planning.

- Ownership and maintenance responsibilities for parks and recreation facilities within the villages shall be analyzed to appropriately reflect areas of benefit, public funding limitations and fiscal impact.
- Major parks and recreation facilities shall be linked by a trail system for pedestrians and bicycles.

To the extent practical, Community and Neighborhood Parks shall be located near school sites to increase the potential for shared use of facilities. Joint planning and design of adjacent school/park facilities is encouraged.

Parks and Recreational Activity Categories and Accommodations

A variety of recreation opportunities contribute to the quality of life of residents of Montecito and the Otay Ranch community. The following is a list of recreational activity categories that will be provided through recreational programming in the village and the Otay Ranch parks and recreation system:

- Big muscle (playground equipment, sports fields, aquatic facilities, tennis, wheeled sports)
- Nature learning (hiking, bird watching, environmental education)
- Hand-intellect (art/crafts and scientific activities, vocational/special interest classes)
- Informal play (open space play areas)
- Creative play (adventure playgrounds, specially equipped parks)
- Informal social activities (conversation areas, informal seating arrangements)
- Relaxation (hobby-oriented such as fishing, gardening and picnicking)
- Rhythm and music (indoor and outdoor facilities for live music and dancing/classes)
- Drama (performance facilities/classes)
- Social activities (neighborhood group, social dance, club meeting facilities)
- Service (volunteer program, club, committee meeting facilities)
- Accommodations for recreational activity for Montecito residents will be provided though the following parks and recreational facilities:

Special Recreation Facilities

Special recreation facility areas provide for recreational needs not fulfilled by conventional public park facilities. Such facilities are privately owned and operated through commercial enterprise, community association or maintenance district.

Regional Park

Regional parks may include recreational activities such as riding and hiking trails, picnic areas, golf course, active and informal play areas and natural open areas.

Community Park

Recreational facilities in Community Parks include lighted ball fields and courts, recreation complexes (buildings and swimming pools), security lighting and areas for children's play, informal play and picnicking.

Neighborhood Park

Recreational facilities may include ball fields and lighted sport courts, security lighting children's play equipment/tot lots, informal play and picnic areas.

Private Recreation Facilities

Private recreation facilities emphasize informal social and recreational activities. Facilities may include informal play areas, tot lots and seating areas. The Private Recreation Facilities are credited as Community Purpose Facilities, and as such, are described in the Community Purpose Facility Master Plan, Chapter VI.

Town Squares

Town squares are the focal points of the neighborhood Village Cores and provide the opportunity to create social centers in the villages. Facilities may include plazas or open areas for village events and performances, seating areas, tot lots and play areas.

Public Schools

Public school buildings and outdoor play areas provide an opportunity for recreational activities within a village. The location of schools adjacent to parks, enhance both uses and may allow for shared use of facilities.

Commercial Centers

Commercial areas within a village can provide recreational opportunities in the form of outdoor seating and eating areas. Businesses such as cafes, bookstores and bike shops promote leisure and recreational activities.

Community Purpose Facilities

Recreational activities that serve the village may be provided by a community purpose facility such as a church, Boys and Girls Club or similar non-profit entity. Facilities may include swimming pools, senior or teen centers and meeting rooms.

Village Pathway, Paseos and Trails

Special pedestrian and bicycle routes provide an opportunity for expanded recreation and for conveniently traveling to parks or other recreational sites within a village.

2. Parks

Park Development Standards

The SPA Park Master Plan design and development will adhere to the standards and requirements set forth in the City of Chula Vista Landscape Manual and the City of Chula Vista Parks and Recreation Master Plan, Chapter 3. General standards include the following for determining net useable park acreage:

- Park sites shall be graded to a 2% slope to accommodate the facility requirements of the specific park site.
- Slopes steeper than 4:1 are ineligible for park credit.
- Graded slopes are to be constructed in conformance with the City's landform grading policies.

All park areas shall be accessible per the American Disabilities Act (ADA) requirements.

Parks Descriptions

The SPA Park Master Plan area parks include two Neighborhood Parks, a Town Square and a portion of a Community Park. Exhibit 40, Parks, Recreation, Open Space and Trails Plan illustrates the locations of the village parks. Descriptions of each of the park facilities follow.

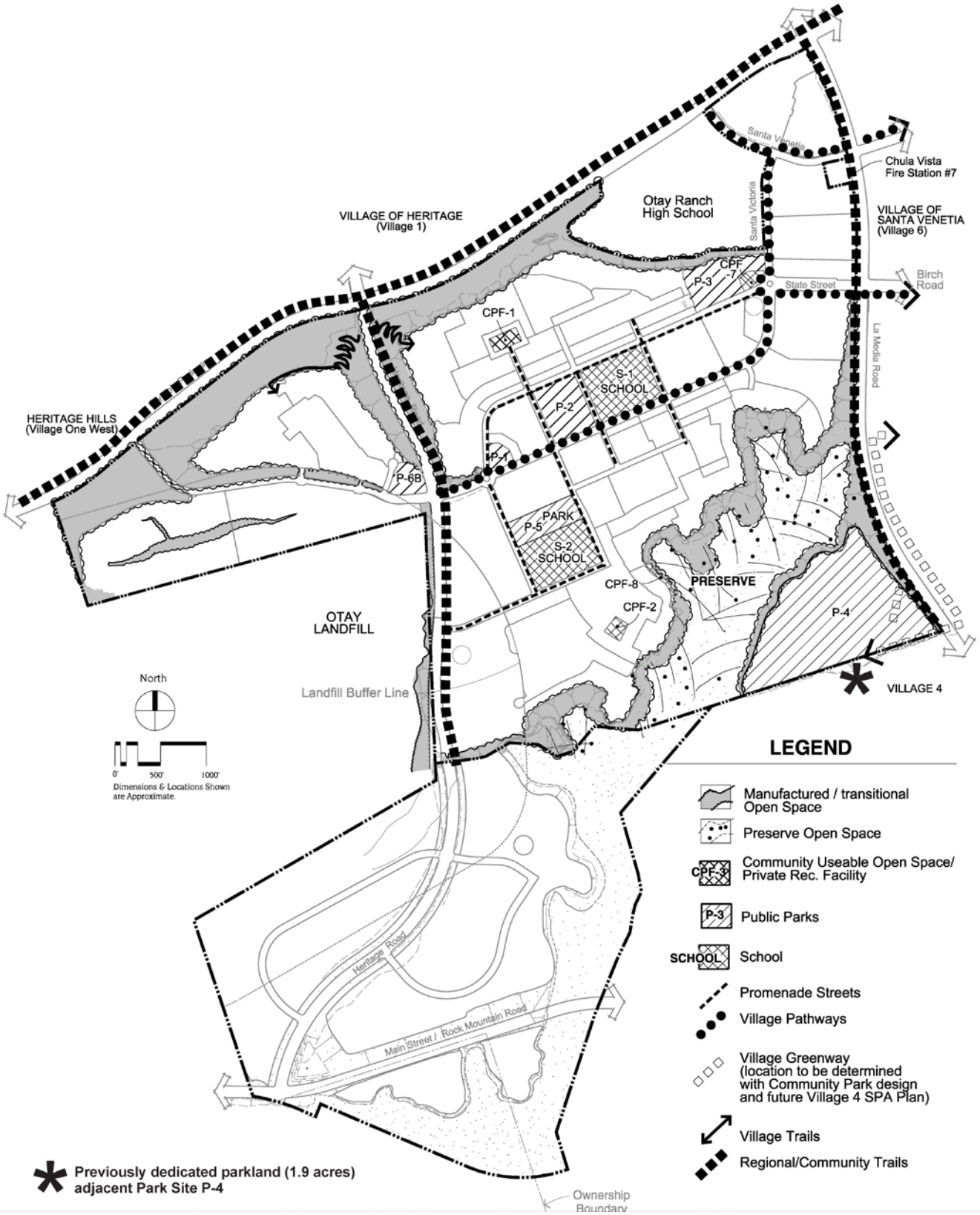


Exhibit 40 - Parks, Recreation, Open Space and Trails Plan

Town Square (P-1)

Location

The 1.4-acre Town Square (P-1), located in the Montecito Village Core, serves as the main village focal point and reflects the pedestrian design and urban character of the village.

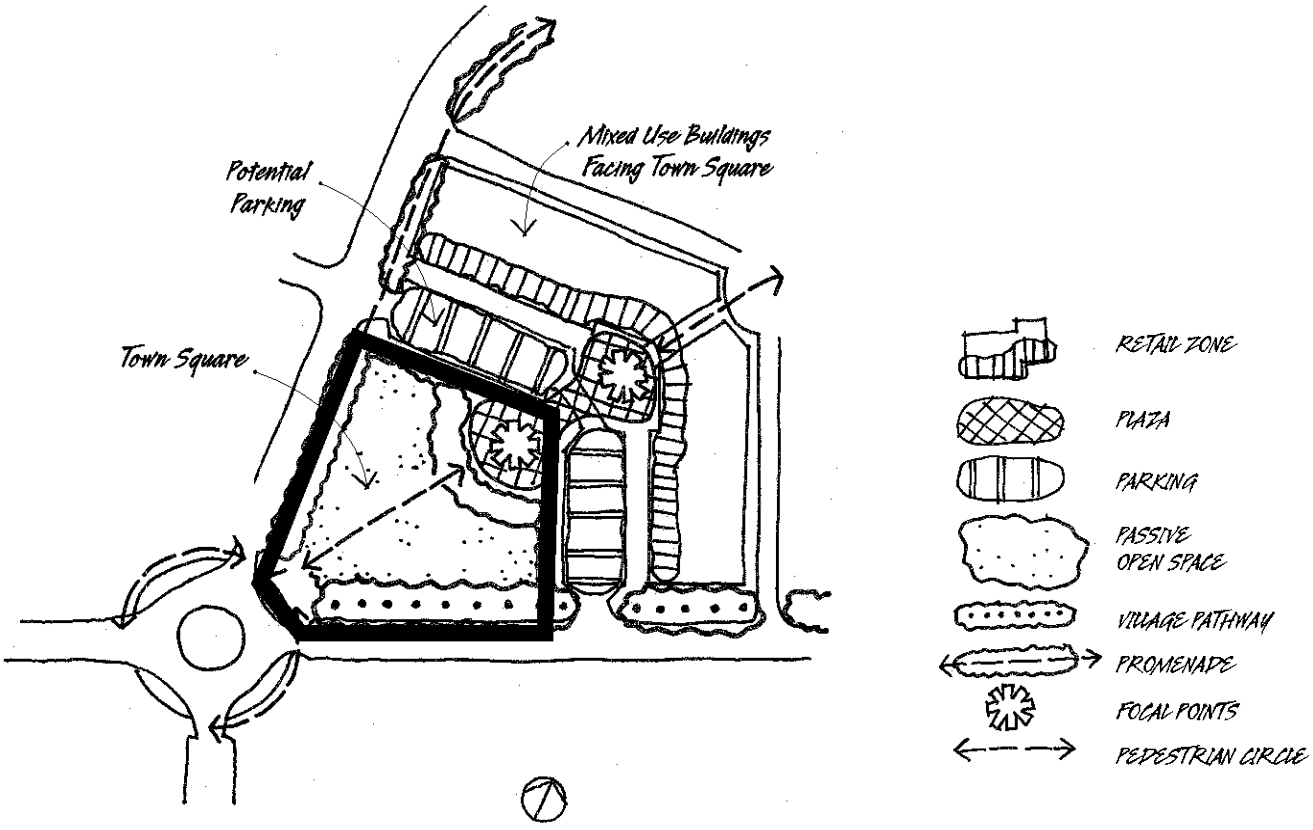
Park Facilities

Envisioned as a traditional, formally designed park, the Town Square will provide opportunities for passive recreation and community events. Exhibit 41 illustrates a conceptual plan for the Town Square with the following facilities:

- Focal point feature such as a gazebo, plaza or fountain
- Seating areas
- Open lawn areas
- Paved walkways and lighting
- Diagonal parking

Ownership, Funding and Maintenance

The Town Square site will be constructed by the Master Developer or his designee and shall receive 100% park credits. This park shall be owned and maintained by a central business district, homeowners association or adjacent landowners.



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

Exhibit 41 - Public Town Square (P-1) Concept Plan

Neighborhood Parks P-2 and P-3

Location

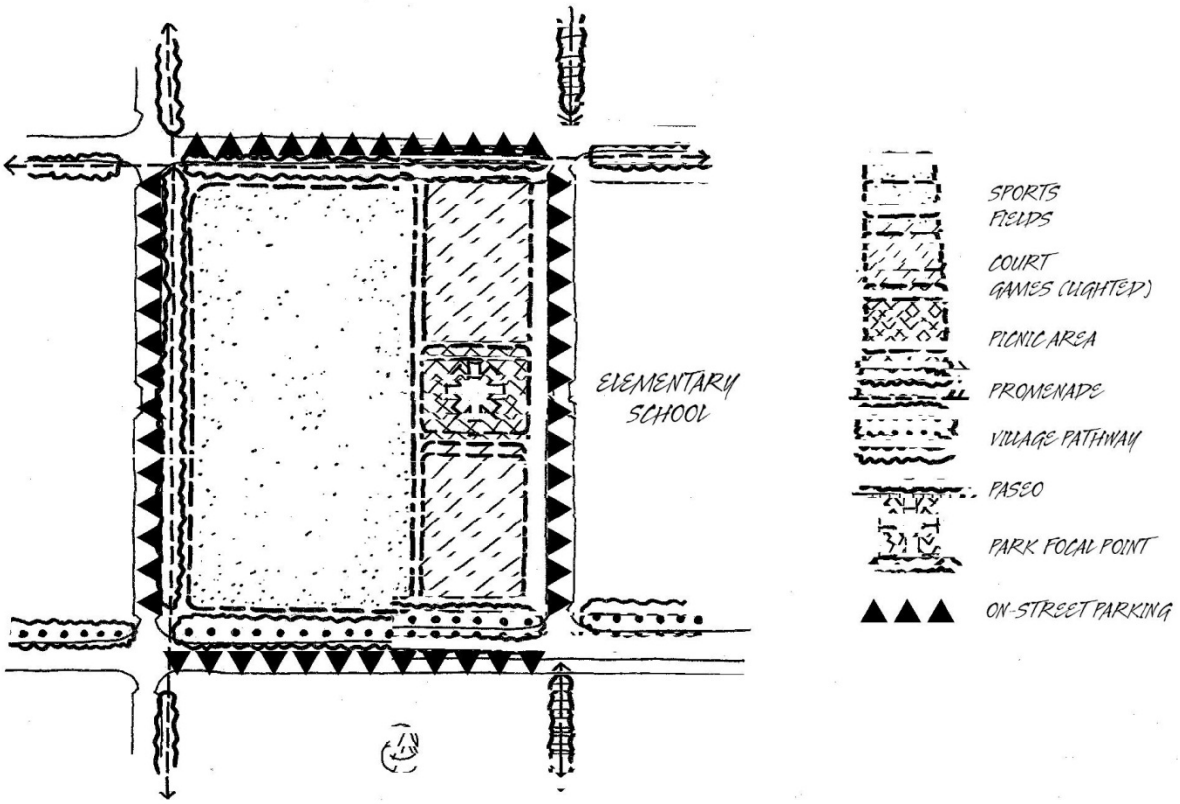
A 7.1-acre Neighborhood Park (P-2) is located in the Montecito Village Core along the Village Pathway. This location is within walking distance of the most densely populated portion of the village and its proximity to the elementary school provides opportunities for shared facilities and programs.

The 6.9-acre Neighborhood Park (P-3) located in the eastern area of Montecito will be designed to provide active and passive recreational opportunities. The proximity to the Town Center suggests an "urban" design that may include spaces to accommodate community functions and formal gardens. The location provides the opportunity for an extended view corridor from the village entry at La Media Road through the commercial core to the park as a focal point of the village.

Park Facilities

Park amenities will be in conformance with the City of Chula Vista Parks and Recreation Master Plan requirements. Amenities may include multi-purpose open lawn areas, ball fields, sports courts, picnic shelters, tot lots and restroom and maintenance buildings. Exhibits 42 through 45 illustrate conceptual designs for the parks that provide for the following facilities:

- Restroom/maintenance buildings
- Softball fields
- Multi-purpose athletic fields/open play areas
- Tennis courts with lighting
- Basketball courts with lighting
- Play areas with play equipment (age appropriate equipment to be determined during park design process)
- Picnic tables (shade structures to be determined during park design process)
- Open lawn areas
- Paved walkways with lighting
- Parking with lighting (need to be determined during park design process)



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

Exhibit 42 - Public Neighborhood Park (P-2) Concept Plan

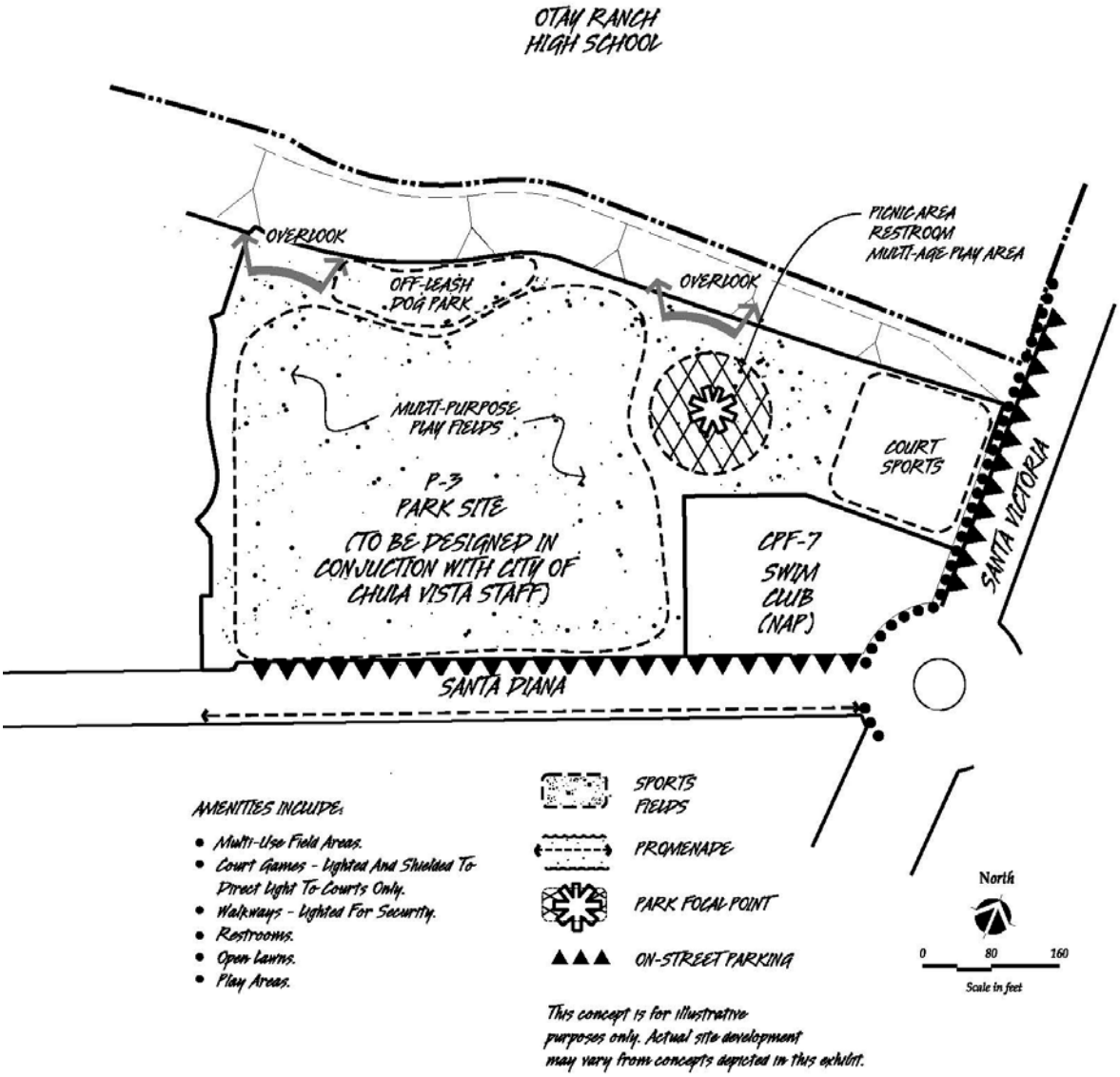


Exhibit 43 - Public Neighborhood Park (P-3) Concept Plan

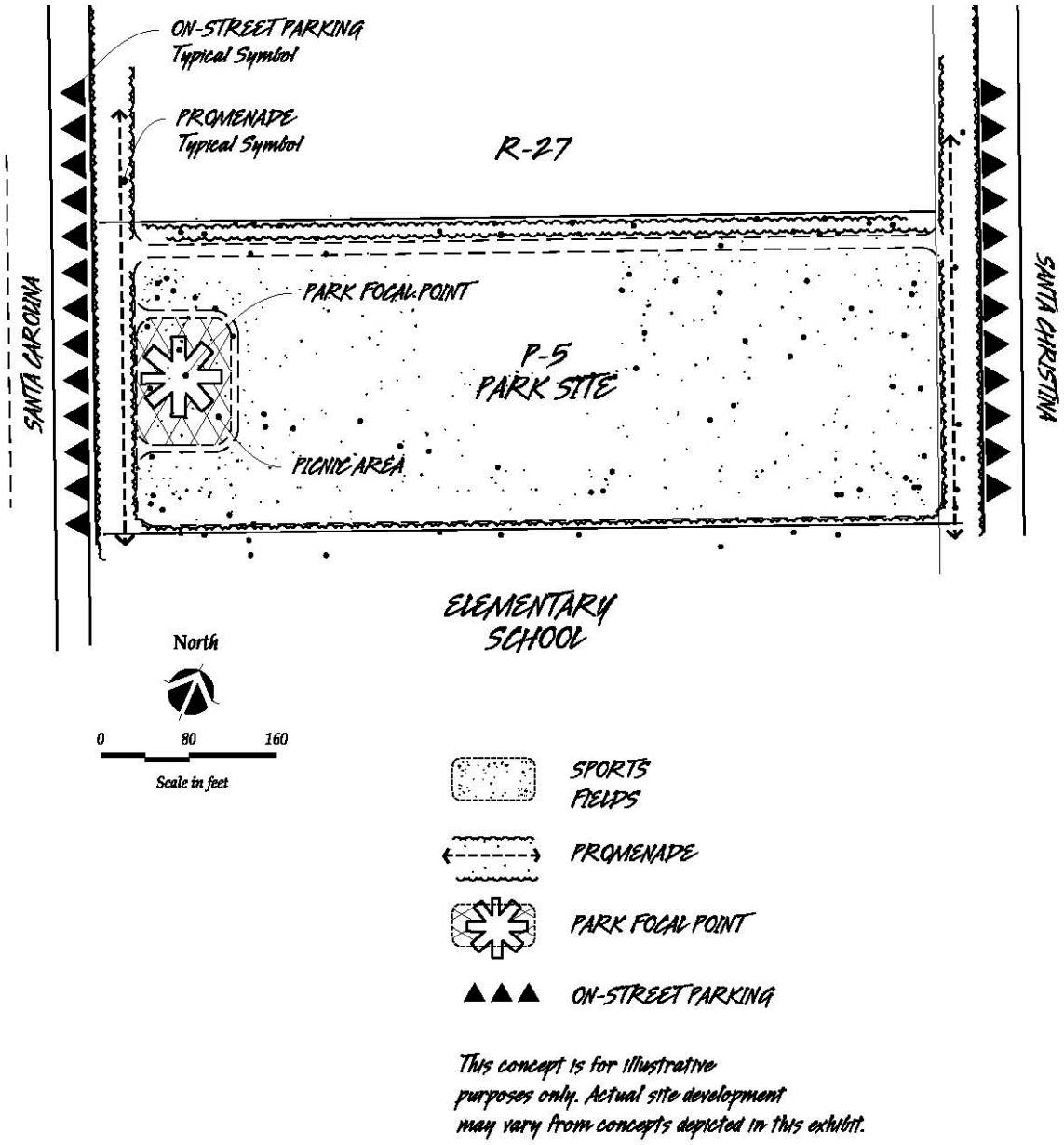
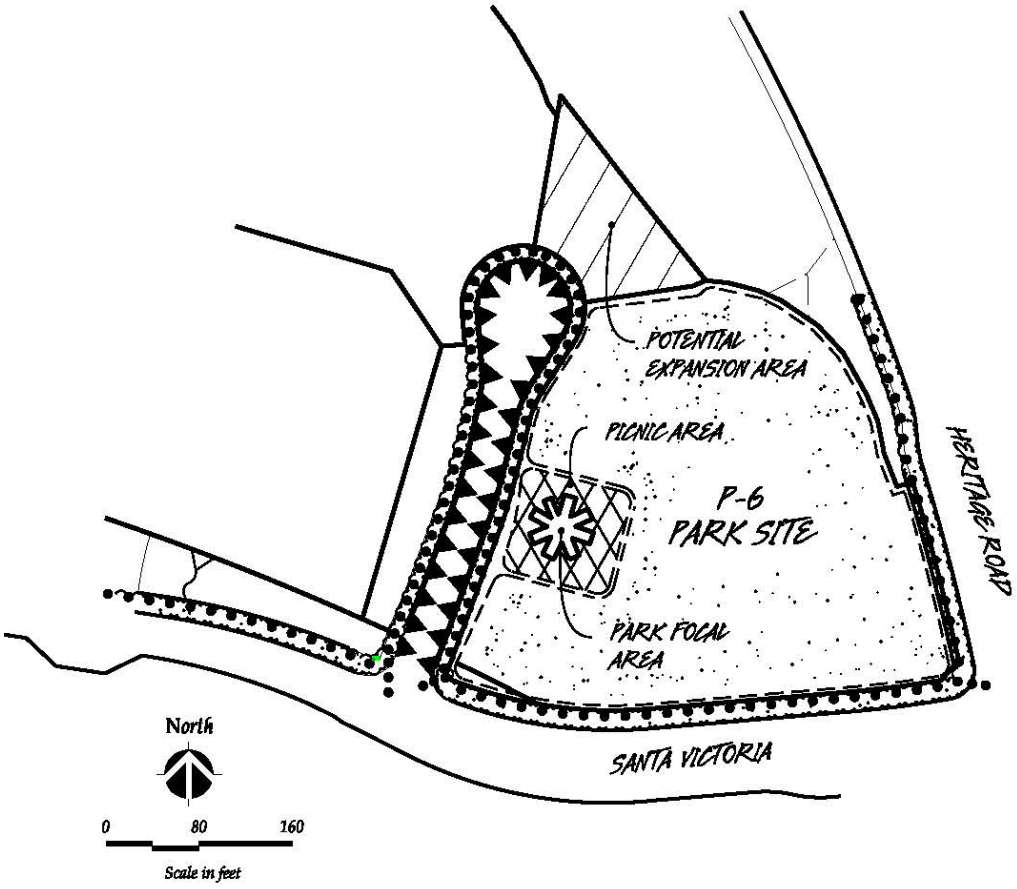


Exhibit 44 - Public Park – Shared Use (P-5) Concept Plan



OPEN PLAY AREA

VILLAGE PATHWAY

PARK FOCAL POINT

ON-STREET PARKING

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

Exhibit 45 - Public Park (P-6) Concept Plan

Community Park

A 46.5 acre community park, inclusive of 4.2 acres of land which will be recognized upon relocation of the City of San Diego's water pipeline, is located south of Wolf Canyon within Village Four. The Park will provide active recreation facilities per the Chula Vista Parks and Recreation Master Plan. The following anticipated amenities include:

- 10 Ball Fields with lighting
- 6 Soccer Fields with lighting
- 4 Tennis Courts with lighting
- 4 Basketball Courts with lighting
- 45 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)
- 3 Play Areas with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)
- Restrooms/Maintenance Building
- Full Size Gymnasium w/Teen Annex (20,000 sq. Ft.)
- Aquatic Complex (63,710 sq. Ft.)
- Open Lawn Areas
- Paved Walkways with lighting
- Parking Lot with lighting (quantity of parking spaces to be determined through the individual park design process.)
- Skate Boarding/Rollerblading Area

Ownership, Funding and Maintenance

The Neighborhood Park sites will be dedicated by the Master Developer to the City of Chula Vista. The parks will be owned and maintained by the City of Chula Vista. Funding for park improvements is governed by Chapter 17.10 of the Chula Vista Municipal Code (Park Lands and Public Facilities). Included as part of the regulations are Park Acquisition and Development (PAD) fees established for the purpose of providing neighborhood and Community Parks and improvements. The Ordinance provides that fees are paid to the City prior to approval of a final subdivision map. In addition to PAD Fees, the City of Chula Vista adopted the Recreation Facility Development Impact Fee ("Rec. DIF") as a financing mechanism for recreation facilities such as community center and gymnasiums. The Montecito developers shall pay the PAD fees. The SPA Plan Public Facilities and Finance Plan (PFFP) provides a detailed description of the financing of park, open space and trails facilities.

3. Trails

The SPA Plan area has been designed to accommodate the trails program described in the Otay Ranch Overall Design Plan and the City's Greenbelt Master Plan. The plan recognizes that provision of bicycle, low speed electric vehicle and pedestrian circulation is fundamental to creating a pedestrian-oriented village. All circulation elements within the SPA Plan area 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 low speed electric vehicle travel.

The Trails Plan is illustrated in Chapter III, Circulation, of this SPA Plan. The landscape treatment and design elements of village trails are also illustrated and described in the Montecito Design Plan. A summary of the components of the trail plan is provided below.

Regional Trails

Chula Vista Regional Trails are located on the north side of Olympic Parkway, west and east sides of La Media Road and east side of Heritage Road. These trails are located adjacent to the roadways and may meander within the street right-of-ways. Landscape buffers may be a minimum 20 feet and must average 75-feet. The decomposed granite trails are 10 feet wide to accommodate pedestrians and bicycles.

Otay Ranch Village Greenway

The Otay Ranch GDP provides for a Village Greenway to be located through Otay Ranch, specifically through the villages to connect open spaces. A Village Greenway will be located within the P-4 Community Park. The Montecito Village Core will be connected to the Greenway by the regional trail along La Media Road. Ultimately, the Village Greenway will connect into the Chula Vista Greenbelt system.

Village Pathway

Village Pathways are inter-village low speed electric vehicle and pedestrian paths that link all of the Otay Valley Parcel villages and particularly provide access to the regional transit-way stations. In Montecito a Village Pathway is proposed to extend from the northeast area of the village through the commercial area and west to Heritage Road.

The Otay Ranch Overall 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 systems in Otay Ranch. Locations for pedestrian bridges crossing Olympic Parkway and La Media Road are illustrated in the Trails Plan. These locations would connect Montecito with Village One to the north and Montecito with Village Six to the east, linking the Village Pathway, Village Greenway and City Regional Trails.

Trails

Trails provide alternative circulation routes to village streets for pedestrians and bicycles separate from roadways. Trails are located within open space in the SPA Plan area. The trails have been designed to

be accessible, however, the topography may necessitate some ramps and stairs where steep slopes cannot be avoided. The landscape treatment and design elements of trails are addressed more fully in the Montecito Design Plan.

Village Streets

The village streets are designed to promote pedestrian, bicycle and low speed electric vehicle travel. Low speed electric vehicles and bicycles may travel on village streets of 35 mph or less. Village Pathway streets may provide off-street low speed electric vehicle and bicycle travel. Sidewalks are provided on all village streets. The preferred design for all Montecito village streets provides for minimum five-foot wide sidewalks separated from the roadway by landscaped parkways. In the Village Core commercial areas, wider sidewalks with planters for trees and shrubs are provided to allow for window shopping and amenities such as seating and outdoor dining. The street cross sections illustrate sidewalks and the Montecito Design Plan will provide more design details.

4. Community Gardens

A community garden provides a location for local residents to come together, based on a common interest. The most important ingredient for a successful community garden program is community involvement. The City and the developer will facilitate a public forum and/or communicate with Montecito residents to determine interest in a community garden program. If interest is expressed, the City and developer will facilitate a Community Garden Committee made up of one representative from the City and the developer and three homeowners. The Community Garden Committee will select a site coordinator and address issues such as irrigation water, maintenance, liability, site coordination and standard enforcement. The SPA One Parks, Recreation, Open Space and Trails Master Plan provides guidelines for site selection, facilities and operations of community gardens.

Community gardens in Montecito are envisioned primarily as ornamental gardens, funded and maintained by a village garden club or the Home Owners Association (HOA). Potential site locations include the Private Recreation Facilities, the Town Square and cul-de-sac openings.

5. Open Space – Manufactured Slopes

Location

Slopes within the village are located between residences in neighborhoods, along the surrounding major streets and adjacent to natural open spaces.

Facilities

All manufactured slopes will be constructed and landscaped to City standards and guidelines provided in the Montecito Design Plan. All slopes over 3 feet in height will be permanently irrigated, with the exception of the temporary slopes and native transition slopes adjacent to Preserve open space which may be temporarily irrigated for establishment of the landscape. The design and maintenance of the slopes adjacent to the Preserve are described in the SPA Preserve Edge Plan. The slopes within the Otay Ranch Preserve will be maintained by the Otay Ranch Preserve Owner/Manager.

Ownership, Funding and Maintenance

All slopes outside of the public right-of-way and the Otay Ranch Preserve will be owned and maintained through a Community Facilities District (CFD) or HOA.

6. Water Conservation

Water Service and Water Conservation Plans have been prepared as components of this SPA Plan in conformance with the requirements of the Otay Ranch GDP and the Chula Vista Growth Management.

As described in the SPA Plan Overview of Water Service ("Water Plan") prepared by Dexter Wilson Engineering, certain landscaped areas are required to utilize recycled water where available based on current Otay Water District (OWD) policies regarding new subdivision development. Consistent with the Otay Ranch GDP, it is anticipated that recycled water will irrigate landscape areas identified in the Water Plan.

The potential sources and availability for recycled water use are described in more detail in the Water Plan. Potential demand within the SPA Plan area will be estimated in a subsequent Subarea Water Master Plan to be approved by the OWD. Recycled water requirements for the project will be coordinated by OWD and the City. Phased construction of recycled water facilities, based on an OWD-approved master plan, will be incorporated into the PFFP and/or subdivision map conditions to assure timely provision of required facilities.

7. Brush Management

Pursuant to the Fire Protection Plan; Otay Ranch Villages 2, 3 and a Portion of 4 (FPP), fuel modification zones have been incorporated into the proposed development areas of the SPA Plan. These fuel modification zones are consistent with the requirements of the Chula Vista MSCP Subarea Plan and Otay Ranch Phase 2 RMP. No fuel modification activities will occur within Otay Ranch Preserve/MSCP areas. Graded landscaped slope areas will be maintained pursuant to FPP requirements and will be outside of the Preserve. Streets and/or front yard areas (hard surface and irrigated landscaped areas) may be included in the Brush Management Zone, in accordance with any specific requirements of the FPP.

C. CONTRIBUTIONS TO OTAY RANCH OPEN SPACE

Open space within the SPA Plan area is comprised of Wolf Canyon open space (part of the Otay Ranch Preserve) to the southeast, graded slopes within and surrounding the villages, a Community Park, Neighborhood Parks and the 75-foot (average) landscape adjacent to surrounding major streets. These open spaces provide pedestrian connections within the SPA Plan area, passive recreational opportunities and view opportunities.

Open space lands indicated on the SPA Land Use Plan (Exhibit 9) will be preserved through the dedication of open space easements and/or lots to the City or other appropriate agency, or to a Home Owner's 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 spaces:

- Natural open space areas adjacent to Poggi and Wolf Canyons identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots.
- Lot lines and grading shall not extend into the open space scenic corridor along Olympic Parkway or the RMP Management Preserve.
- Setbacks and landscaping shall be provided along Poggi Canyon in keeping with open space scenic corridor guidelines of the Overall Ranch Design Plan and the Olympic Parkway Landscape Master Plan.
- View opportunities shall be provided in the design of the village.
- The village boundary along Heritage Road and La Media Road should consist of a landscaped buffer which shall provide the transition to Poggi and Wolf Canyons.
- The broad valley of Wolf Canyon should be retained as an open space amenity. Uses shall be consistent with the findings of the Chula Vista MSCP and the Resource Management Plan.
- Grading and landscaping along the village edge, adjacent to Wolf Canyon, should be conducted in a sensitive manner to minimize conflicts with proposed open space and recreational uses in Wolf Canyon.

1. SPA Open Space

The Otay Ranch GDP requires the provision of open space in addition to local parks at a ratio of 12 acres for every 1,000 residents. Based on an estimated population of 8,173 residents, approximately 101 acres of open space is required. This requirement is met through the provision of 164.5 acres in Montecito and 39.0 acres in the Otay Ranch Business Park (203.5 total acres) of open space in the form of manufactured slopes and other interior open spaces within the SPA Plan area.

2. Otay Ranch Preserve Conveyance

The largest component of open space in the Otay Ranch is the Otay Ranch Preserve, described in the Resource Management Plan (RMP). As prescribed by the RMP, the development of each Otay Ranch Village requires a contribution to the Otay Ranch preserve. The Otay Ranch Preserve Conveyance requirement will be met through dedication of land within the Preserve to the Preserve Owner Manager (POM) comprised of the City of Chula Vista and County of San Diego.

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 actual contribution requirement is based on the actual development area determined at the Final Map(s) level. The estimated Preserve conveyance requirement calculation is as follows:

Table 3 – Estimated Conveyance Requirements

VILLAGE TWO		**ACRES**
Village Two Total Acres		765.8
Common Use Lands		
	P-1	1.4
	P-2	7.1
	P-3	7.6
	P-5	5.1
	P-6	2.7
	S-1	10.3
	S-2	9.5
	Preserve Open Space	75.2
	Arterials Heritage Road	14.3
Total Common Use Lands		134.0
Development Area		631.8
Village Two Conveyance Obligation		750.6
VILLAGE THREE		**ACRES**
Village Three Total Acres		368.4
Common Use Lands		
	Preserve Open Space	107.9
	Arterials	22.5
Total Common Use Lands		130.4
Total Village Three Development Area		238.0
Village Three Conveyance Obligation		282.7
PORTION OF VILLAGE FOUR		**ACRES**
Village Four Total Acres		44.6
Common Use Lands		
	P-4	44.6
Village Four Development Area		-
Village Four Conveyance Obligation		-
TOTAL CONVEYANCE OBLIGATION		**1,052.7**

D. OWNERSHIP AND MAINTENANCE OPTIONS

The following are options for ownership and maintenance of park, open space and trail facilities in the SPA Plan area.

1. Community Facilities District and Homeowners Association

Facilities not maintained by private property owners or a public agency will be maintained through Community Facilities Districts (CFD) and Homeowners Associations (HOA). Such areas will include common areas, common slope areas, common open space, private parks, entry landscaping, walls facing the public right-of-way, trails, paseos and storm water pollution prevention facilities. Certain public facility areas may also be included, as determined by the Director of Public Works, such as detention basins and enhanced median and parkway landscaping in the public right-of-way.

2. Public Agency Maintenance

Public agencies will be responsible for maintaining the facilities on publicly owned land. These areas include landscaping within street and highway rights-of-way (unless maintained by an HOA, per the GDP, BOA or CFD), public parks, schools and other similar public lands. The town square (P-1) will be maintained by an HOA or BOA.

3. Public Works Department

Public streets, walks, parkways and trails which are located on public land and drainage structures other than those designed as swales or brow ditches will be the maintenance responsibility of the Chula Vista Public Works Department (unless maintained by an HOA or CFD).

E. PHASING

1. Community Park

The construction of the Community Park will be coordinated with the grading of the site. The phasing of parks is described in the Public Facilities Finance Plan.

2. Neighborhood Parks

The construction of Neighborhood Parks is coordinated with residential development phasing to insure that parks are provided to serve the resident population. Neighborhood Park obligations are described in the Public Facilities Finance Plan.

3. Town Square Park

The Town Square Park will be developed in conjunction with development of the neighborhood center in the western portion of Montecito.

4. Open Space

Open spaces adjacent to the major surrounding streets will be phased with street construction. All slopes and other open spaces will be implemented in conjunction with adjacent development. Conveyance of the Resource Management Preserve land will comply with the Phase 2 RMP policies requiring conveyance of 1.188 acres of preserve land for every acre of development area. This conveyance will occur on a phased basis concurrent with the phasing of development activity.

5. Trails

Trails will be phased in conjunction with adjacent development, including street, paseo and slope construction.

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VI. COMMUNITY PURPOSE FACILITY MASTER PLAN

A. INTRODUCTION

The City of Chula Vista Municipal Code Chapter 19.48. (P-C – Planned Community Zone), requires that a minimum of 1.39 acres of Community Purpose Facilities land per 1,000 persons be provided. Pursuant to the Code, Community Purpose Facilities (CPF) means "a land use designation in a planned community intended for non-profit and certain for-profit land uses…" The following list of uses are permitted within the CPF zone, and may be subject to approval of a conditional use permit:

- Boy Scouts, Girl Scouts, and other similar organizations;
- Social and human services activities, such as Alcoholics Anonymous;
- Services for homeless;
- Services for military personnel during the holidays;
- Senior care and recreation;
- Worship, spiritual growth and development, and teaching of traditional family values;
- Non-profit or for-profit day care facilities that are ancillary to any of the above or as a primary use. For-profit facilities as a primary use are subject to further requirements and additional criteria as outlined in Section F of the Code;
- Private schools that are ancillary to any of the above;
- Interim uses, subject to the findings in Section E of the Code;
- Recreational facilities, such as ball fields, for non-profit organizations (including home owners associations) serving the local community, subject to the requirements outlined in Section 19.48.040(B)(6) of the CVMC (P-C-Planned Community Zone: Application – General Development Plan Required – Contents Required) and subject to the findings outlined in Section 19.48.025(H) of the CVMC (P-C-Planned Community Zone: Community Purpose Facilities – Minimum Acreage Required – Permitted Uses).

Pursuant to Section 19.48.040(B)(6) (P-C-Planned Community Zone: Application – General Development Plan Required – Contents Required) of the CVMC, a CPF Master Plan is required and "shall show the specific boundaries of said plan which may be the SPA, GDP, or Planned Community Boundaries (or more than one GDP as deemed appropriate by the Director of Planning and Building); the distribution of existing and proposed CPF designated parcels within the Master Plan area; and the tabulation of individual sites acreages which shall be prepared and incorporated into the Planned Community's Sectional Planning Area (SPA) Plan….The incorporation of the CPF Master Plan into the SPA or GDP shall be done through a SPA or GDP amendment/adoption pursuant

to Sections 19.48.080 and 19.48.130 of the CVMC (P-C-Planned Community Zone: .080 = General Development Plan – Modification Requests and Procedures and .130 = Sectional Area Plans – Modification Requests and Procedures)."

The total acreage required may be reduced by the City Council in certain circumstances such as when shared parking facilities are available with other facilities.

B. COMMUNITY PURPOSE FACILITY REQUIREMENT

The original 2786 units approved in 2006 generate a population of approximately 8458 persons (population is based on 3.036 persons per residential unit), requiring an estimated 11.8 ac of CPF land in the plan area. An obligation for an additional 4.6 acres of CPF land required for SPA One will also be met with this SPA Plan for a total requirement of 16.4 acres.

A SPA Amendment in 2012 increased the population within Village Two by 632 and correspondingly increased the obligation for CPF land by 0.9 acres (population based on 3.21 persons per residential unit).

A SPA Amendment in 2014 added 1562 new units which generated an additional CPF acreage obligation of 7.0 acres (population based on 3.24 persons per residential unit).

A density transfer in 2016 reduced multi-family units by 17 and increased single-family units by 10, resulting in an overall reduction of Village 2 population by 23 persons, which lowered CPF obligation by 0.1 acres. Together, the overall CPF obligation totals 24.2 acres

A portion of the CPF requirement will be met through the provision of four sites totaling 3.6 acres and two “floating” sites totaling 10.5 acres in Montecito. The remaining requirement will be met through the provision of a 7.2 acre site in Village 3 and 3.9 acres in Village 7. 3.0 acres of the Village 7 CPF satisfies a 2006 map condition to transfer 3.0 to 5.0 acres CPF from Village 3 to the Village 2 core. The “floating” CPF sites will be programmed and designed during Site Plan Development and Review of specific development areas identified by this Master Plan. All CPF facilities will be in conformance with the City Ordinance and the SPA Plan Public Facilities Financing Plan (PFFP).

C. COMMUNITY PURPOSE FACILITY IMPLEMENTATION

The SPA Land Use Plan distributes CPF sites throughout the Plan area as shown in Exhibit 46. A conceptual plan for a private recreation facility is provided in Exhibit 47. The following describes each of the CPF facilities.

1. CPF 1

CPF 1 is a 1.2-acre private recreation facility located in the northwestern area of Montecito. This facility is centrally located in residential

neighborhoods to create a village focal point. The location is within walking distance of the residences that it serves and is linked to the village core by Residential Promenade Streets. Amenities of the facility may include picnic and play areas, a tot lot and sports courts.

2. CPF 2

CPF 2 is a 0.9-acre private recreation facility located in the southwestern area of Montecito. This facility is centrally located in residential neighborhoods to create a village focal point. The location is within walking distance of the residences that it serves and is linked to the village core by Residential Promenade Streets. Amenities of the facility may include picnic and play areas, a tot lot and sports courts.

3. CPF 4

CPF 4 is a 1.5-acre "floating" facility that will be incorporated into the mixed-use (MU-2, MU-3 or C-1) Town Center. This facility will be programmed and designed during Site Plan Development and Review of the Town Center. This facility should be compatible and complementary to the Town Center. Potential CPF facilities include a community meeting space, social or human services, senior, teen or child day care/recreation facility or place of worship.

4. CPF 6

CPF 6 is a 7.2-acre "floating" site within the Otay Ranch Business Park. This facility will be programmed and designed during Site Plan Development and Review of the business park. This facility should be compatible and complementary to the business park. Potential CPF facilities include an employment center, social or human services, senior, teen or child day care/recreation facility or place of worship.

5. CPF 7

CPF 7 is a 1.0-acre facility that will be incorporated into the P-3 Neighborhood Park. This facility will be programmed and designed to complement the proposed park development. CPF facilities will feature a community swim club.

6. CPF 8

CPF 8 is a 0.5-acre site located adjacent to Neighborhood R-21b in the southeast portion of Montecito. This CPF site will be specifically sited in conjunction with R-21b site planning. Amenities will include a community garden and support facilities.

7. CPF 9

CPF 9 is a 9-acre "floating" site within the Otay Ranch Business Park. This facility will be programmed and designed during Site Plan Development and Review of the business park. This facility should be

compatible and complementary to the business park and not conflict with the restrictions of the landfill buffer area.

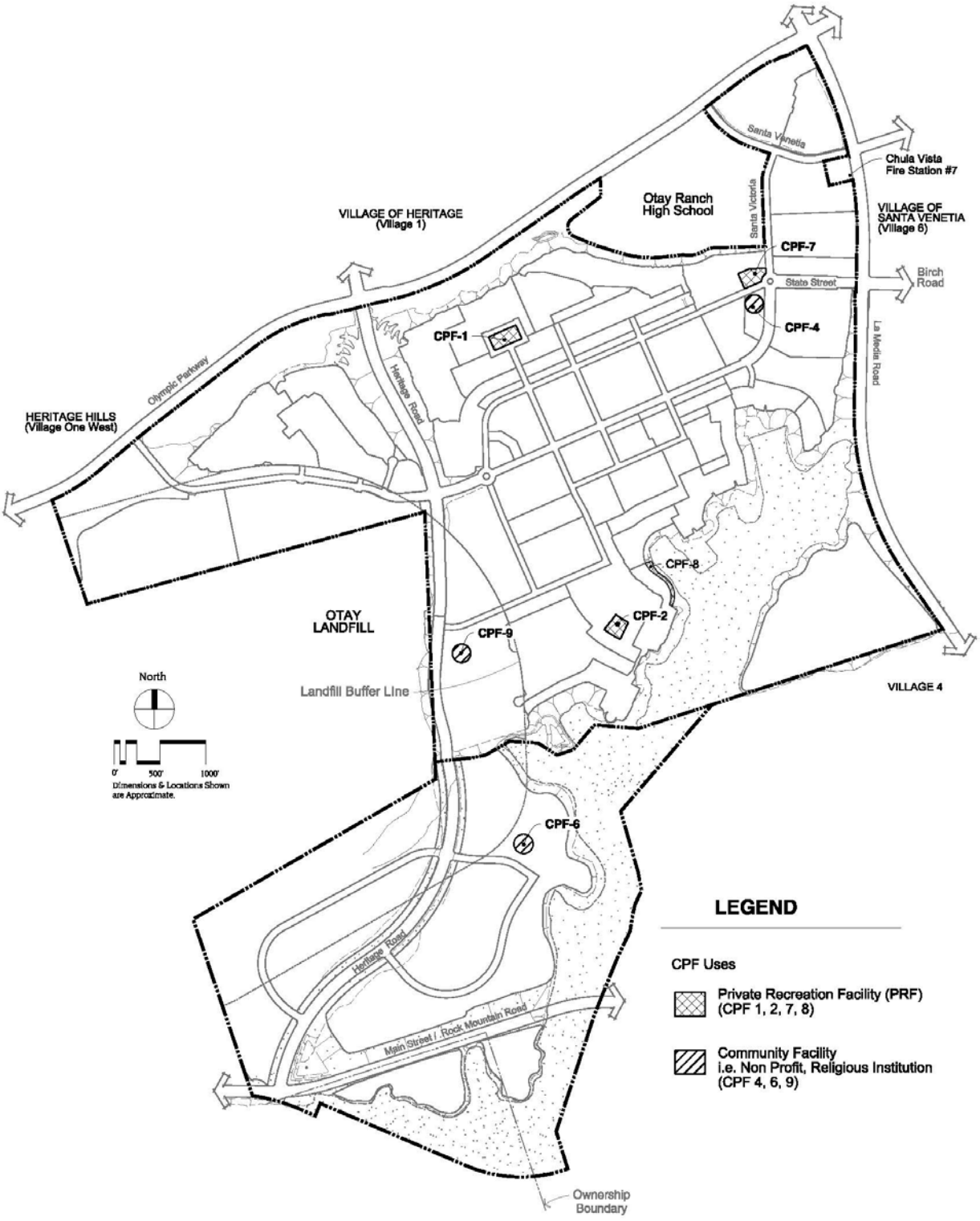


Exhibit 46 - Community Purpose Facility Master Plan

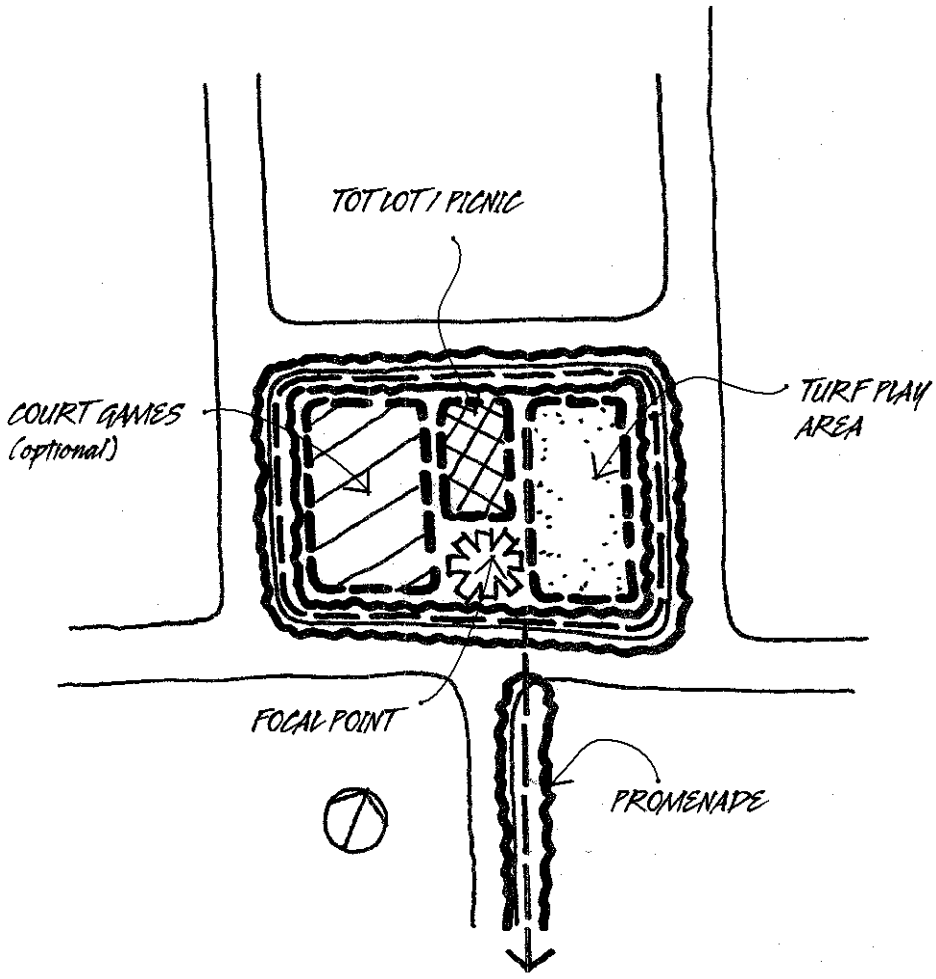


Exhibit 47 - Common Useable Open Space Concept Plan

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VII. Development Phasing

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VII. DEVELOPMENT PHASING

A. INTRODUCTION

Development of the SPA Plan area will be completed in multiple phases to ensure construction of necessary infrastructure and amenities for each phase as the project progresses. The Conceptual Phasing Table (Table 4a) and the Conceptual Phasing Plan, (Exhibit 48), reflect anticipated market demand for a variety of housing types, commercial and business park development. It also reflects the anticipated ownership patterns within the SPA Plan area.

The Phasing Plan is non-sequential. This recognizes that sequential phasing is frequently inaccurate due to unforeseen market changes or regulatory constraints. Therefore, this SPA Plan and PFFP permits non-sequential phasing by imposing specific facilities requirements, per the PFFP, for each phase to ensure that the SPA Plan areas are adequately served and City threshold standards are met. Public Parks and Schools shall be phased as needed.

The Phasing Plan is consistent with the SPA Plan Public Facilities Finance Plan (PFFP). The 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 GDP. The proposed phasing and actual construction timing of the SPA Plan area may be modified subject to compliance with provisions of the PFFP.

Table 4a - Montecito Conceptual Phasing - Village Two and a Portion of Four

		Blue		Red		Yellow		Green		Orange		Purple		Teal	White	Ac	du
	Land Use	ac	du	ac	du	ac	du	ac	du	ac	du	ac	du	ac	ac	Total	Total
RESIDENTIAL																	
R-4a	SF	16.9	62													16.9	62
R-4b	SF/MF	23.4	386													23.4	68
R-5	MF			16.0	133											16.0	133
R-6	MF			12.6	126											12.6	126
R-7a	SF			9.4	82											9.4	82
R-8a	SF			7.5	48											7.5	48
R-8b	MF			2.5	29											2.5	29
R-8c	SF			10.8	51											10.8	51
R-9a	SF			6.9	67											6.9	67
R-9b	MF			7.1	75											7.1	75
R-10a	MF			2.0	44											2.0	44
R-10b	MF			2.6	61											2.6	61
R-11	MF			9.8	206											9.8	206
R-28	MF			5.2	96											5.2	96
MU-1	MU			1.8	38											1.8	38
R-16b	MF					0.7	17									0.7	17
R-17b(a)	MF					3.1	33									3.1	33
R-17b(b)	MF					4.7	78									4.7	78
R-19b	MF					4.0	39									4.0	39
R-20	SF					15.5	79									15.5	79
R-21b	SF					12.4	53									12.4	53
R-23	SF					17.7	93									17.7	93
R-24	MF					2.5	59									2.5	59
R-25a	MF					14.1	330									14.1	330
R-27	MF					8.7	275									8.7	275
R-19a	SF							7.7	55							7.7	55
R-16a	MF							1.8	38							1.8	38
R-17a	MF							5.3	45							5.3	45
R-18A(c)	SF							2.9	18							2.9	18
R-18A(d)	SF							10.2	60							10.2	60
R-18B	SF							8.9	37							8.9	37
R-21a	SF							3.9	15							3.9	15
R-12	MF									24.4	600					24.4	600
R-13	MF									10.4	137					10.3	137
R-30	MF									10.2	278					10.2	278
R-15	SF											7.3	43			7.3	43
R-14	MF											9.3	165			9.3	165
R-29	MF											5.9	187			5.9	187
R-31	MF											1.1	25			1.1	25
C-1	MU											14.0	235			14.0	235
MU-2	MU											2.4	50			2.4	50
MU-3	MU											4.3	90			4.3	90
Subtotal		40.3	448	94.2	1056	83.4	975	38.9	256	45.0	1015	44.3	795	0	0	346.1	4545
NON-RESIDENTIAL																	
IND-1	IND													59.5		59.5	
IND-2	IND													8.5		8.5	
IND-3	IND													23.4		23.4	
CPF-1	CPF			1.2												1.2	
CPF-2	CPF					0.9										0.9	
CPF-8	CPF					0.5										0.5	
P-1	Park			1.4												1.4	
P-2	Park			7.1												7.1	
P-3	Park											7.6				6.9	
(Village 4) P-4	Park														46.5*	46.5	

Table 4a - Montecito Conceptual Phasing - Village Two and a Portion of Four

		Blue		Red		Yellow		Green		Orange		Purple		Teal	White	Ac	du
	Land Use	ac	du	ac	du	ac	du	ac	du	ac	du	ac	du	ac	ac	Total	Total
P-5	Park					5.1										5.1	
P-6	Park	2.7^														2.8	
S-1	School			10.3												10.3	
S-2	School					9.5										9.5	
Subtotal		2.7	0	20.0	0	16.0	0	0	0	0	0	7.6	0	91.4	46.5	183.6	0
TOTAL		43.1	448	114.2	1056	89.4	975	38.9	256	45.0	1015	51.9	795	91.4	46.5	529.7	4545

*P-4B and P-4C can only be accepted for park credit if the City of San Diego waterline is relocated.
^P-6 is can be expanded to 3.0 acres by taking 0.3 acres from R-4b(b) if necessary to meet the total parkland obligation of the village.

Table 4b - Montecito Conceptual Phasing – Village Three

Land Use		Pink (Ac)	Brown (Ac)	Total
Ind-1	Industrial	54.5		54.5
Ind-2	Industrial	26.4		26.4
Ind-3	Industrial		50.1	50.1
Ind-4	Industrial		26.4	26.4
Ind-5	Industrial		11.3	11.3
Ind-6	Industrial		7.8	7.8
Subtotal		**80.9**	**95.6**	**176.5**
Other				-
CPF-6			10.2	10.2
TOTAL		**80.9**	**105.8**	**186.7**

Footnote: An additional 3.0 to 5.0 acre CPF site will be provided within the Village Two Core area and the CPF-6 site will be reduced in size pursuant to a subsequent SPA amendment.

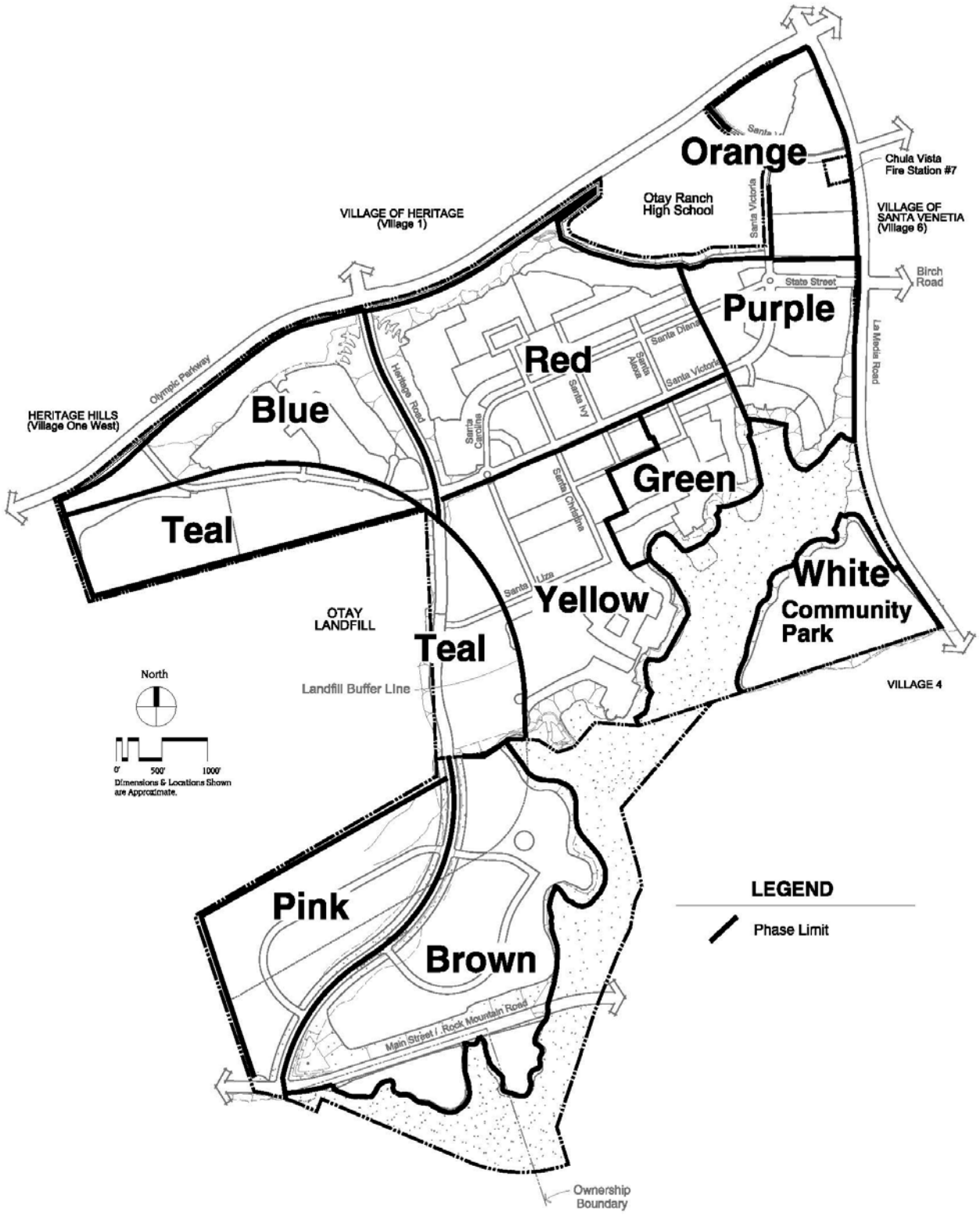


Exhibit 48 - Conceptual Phasing Plan

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VIII. PUBLIC FACILITIES

A. INTRODUCTION

This section provides a brief summary of the public facilities required for the SPA Plan area in compliance with the City's goals that new developments provide all necessary support services. The PFFP prepared in conjunction with this SPA Plan 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 SPA Land Use Plan (Exhibit 9). 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. Electric/gas distribution facilities will be constructed primarily in public streets and will be provided by SDG&E.

B. WATER SUPPLY AND MASTER PLAN

Water service and facilities for the SPA Plan area are addressed in the *SPA Plan Overview of Water Service* ("Water Plan") prepared by Dexter Wilson Engineering, Inc. In conformance with the GDP and SPA requirements, the Water Plan demonstrates compliance with state and local agency requirements and the ability to serve the SPA Plan Area. A summary of key points from the Water Plan are outlined below.

1. Water Supply

- Senate Bill 610 principally applies to the California Water Code and requires the California Environmental Quality Act process for a project to be amended to include documentation to definitively establish water availability.

- California Senate Bill 221 and Senate Bill 610 were approved on October 9, 2001 and became effective January 1, 2002. Senate Bill 221 primarily applies to the Subdivision Map Act and requires the lead agency (City of Chula Vista), in considering a tentative map, to verify that the public water supplier (Otay Water District) has sufficient water supply available to serve the project. To meet the requirements of Senate Bills 221 and 610, the City of Chula Vista formally requested that the Otay Water District prepare a water supply assessment report for the project. The Otay Water District Board of Directors formally approved the Water Supply Assessment and Verification Report, Otay Ranch Village Two, Village Three, and Portions of Villages Four and Seven, Sectional Planning Area Plan on January 14, 2004.

- The SPA Plan area 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 San Diego County Water Authority and the Metropolitan Water District of Southern California. A portion of the SPA area will be annexed into Improvement Districts 22 and 27 of the Otay Water District.

- The project is within the Central Service Area of the Otay Water District. Potable water for the development will be supplied from the 624 and 711 pressure zones. The 624 Zone will be expanded by making two connections to the existing 16-inch line in Olympic Parkway and extending a line south in Heritage Road. The 711 Zone portion of the project will be served by connections to the existing transmission line in Olympic Parkway at Heritage Road and La Media Road.

- The Otay Water District has three existing reservoirs in the 624 Zone. These reservoirs are filled by OWD Connections 10 and 12 to the San Diego County Water Authority aqueduct. A 711 Zone pump station lifts water from the 624 Zone to the 711 Zone Reservoirs. The District has recently completed construction of a 16 million gallon 711 Zone reservoir and now has adequate storage capacity to serve ultimate projected development in the 711 Zone.

2. Potable Water Demand

- Domestic water demand for the SPA Plan area will be estimated as a part of the Subarea Water 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.

- The SPA Plan area is within the Otay Water District 624 and 711 Pressure Zones. Water facilities required for the project area consist of those needed to expand the existing 624 and 711 Zone system. Exhibit 49 depicts the recommended distribution system required for the project area.

3. Recycled Water Supply and Master Plan

- Current Otay Water District (OWD) policies regarding new subdivision development require the use of recycled water where available. Consistent with the Otay Ranch GDP, it is anticipated that recycled water will be used to irrigate street parkway landscaping, parks, manufactured slopes along open space areas and landscaped areas of commercial, industrial and multi-family sites.

- The project is located in the 680 Zone for recycled water service. Currently the only source of recycled water is the District's 1.3 million gallons per day (mgd) capacity Ralph W. Chapman Recycling Facility. Ultimately, the primary source of recycled water for the SPA Plan area will be the South Bay Water Reclamation Plant. From this plant, the ultimate recycled water system will consist of a series of pump stations, transmission piping and storage reservoirs that will provide recycled water to portions of Otay Ranch, including the SPA Plan 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 Villages Two, Three, and Four SPA Plan 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 48).

- 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.

- In conformance with the Otay Ranch GDP and the Chula Vista Growth Management Program a Water Conservation Plan is provided with this SPA Plan as a component of the Water Plan.

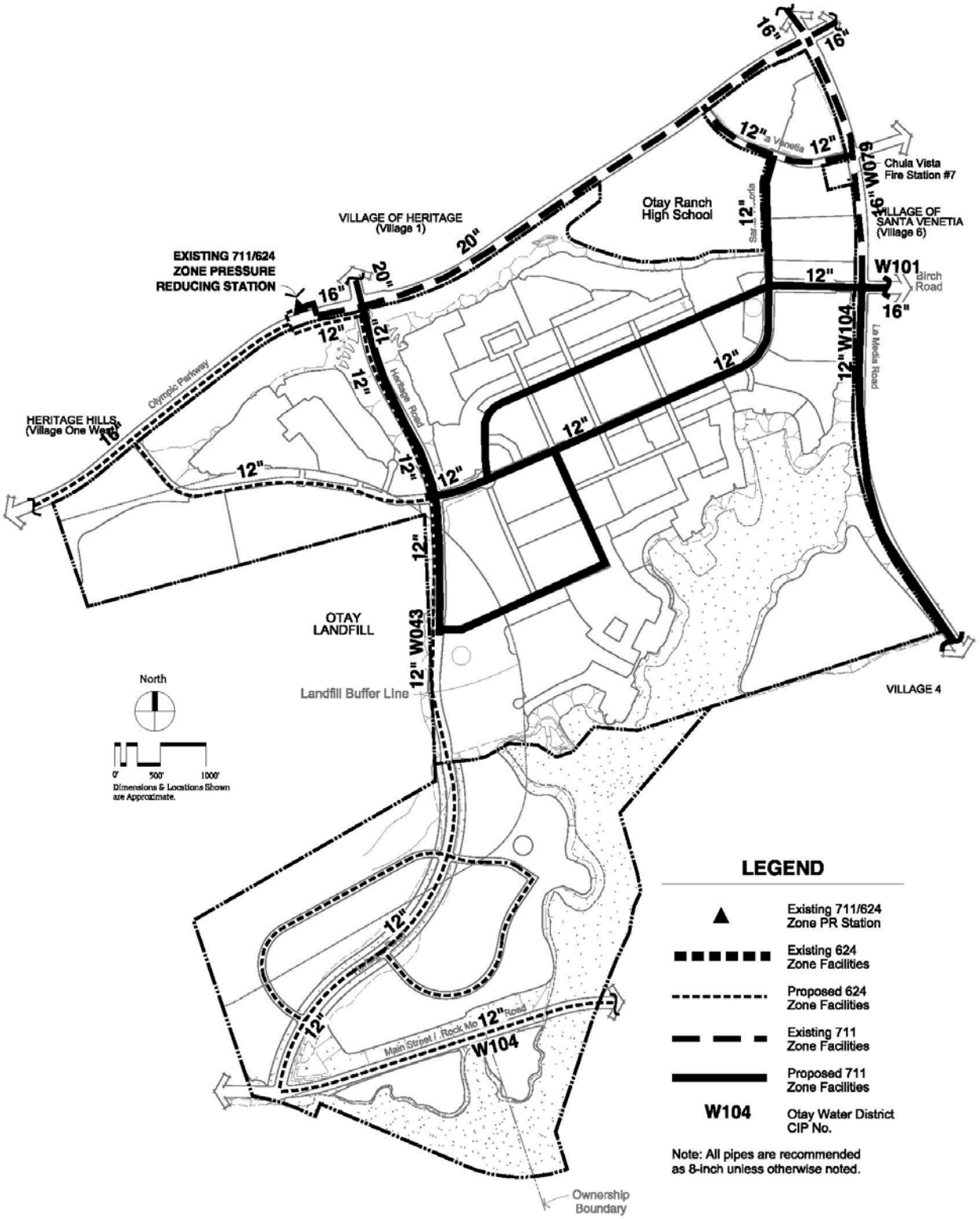


Exhibit 49 - Potable Water Plan

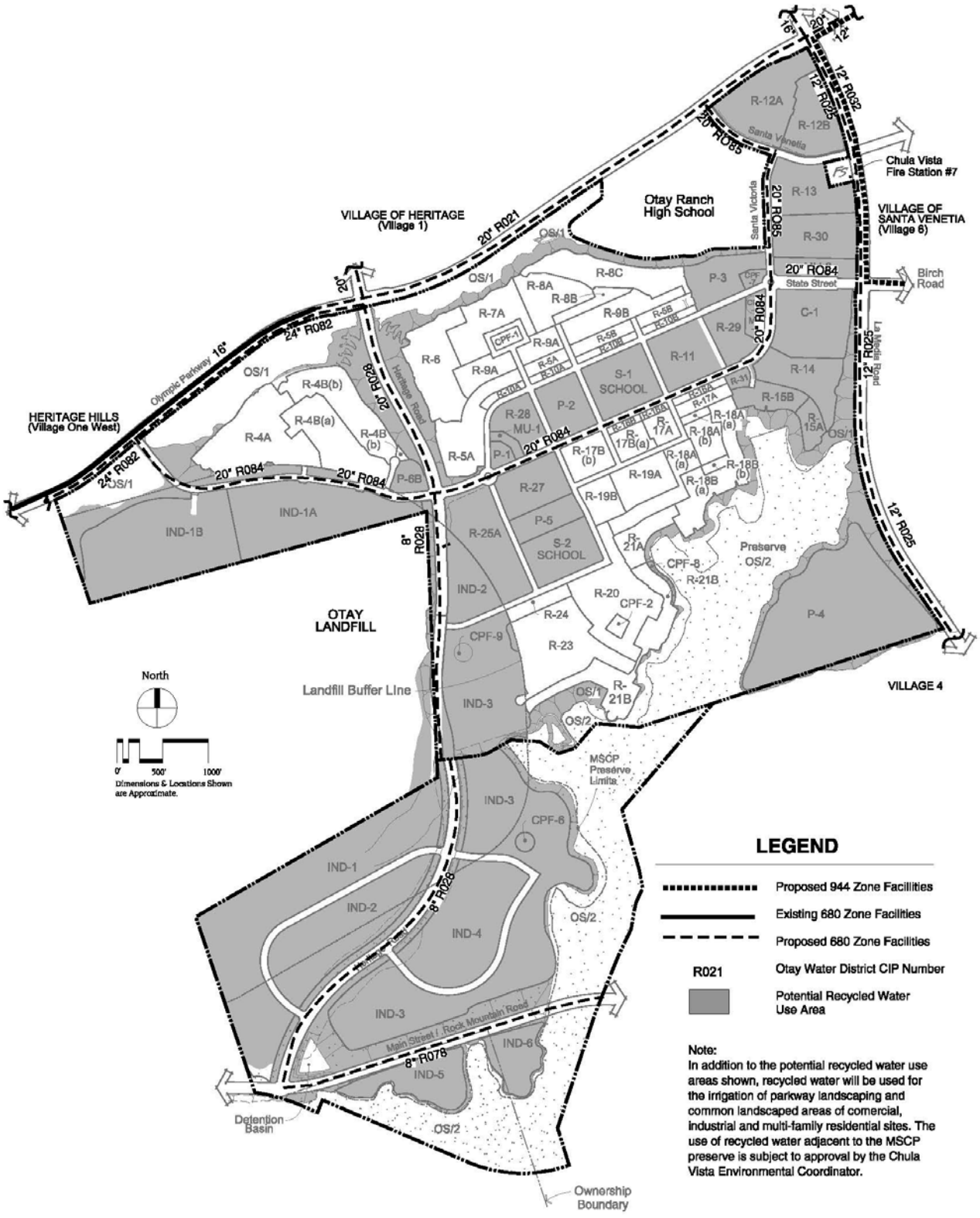


Exhibit 50 - Recycled Water Plan

C. SEWER SERVICE

Sewerage service and facilities are addressed in the *Overview of Sewer Service*, prepared by Dexter Wilson Engineering. 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.

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 Poggi Canyon basin from the SPA Plan area is estimated at 638,440 gpd. This flow will be conveyed to the existing Poggi Canyon Interceptor in Olympic Parkway. The average daily flow in the Wolf Canyon Salt Creek basin from the SPA Plan area is estimated at 754,220 gpd. This flow will be conveyed southerly to the Otay River Valley where the Salt Creek Interceptor is to be located. Sewer facility improvements required to serve the SPA Plan project include 8-inch to 12-inch gravity sewer lines onsite and fees to fund future improvements to the Poggi Canyon and Salt Creek Interceptors.

The Village 4 community park will ultimately be served by a gravity sewer line within La Media Road, connecting to the south to a future sewer line in Rock Mountain Road. There is the possibility that the early phases of the community park would be developed prior to the availability of the gravity sewer service to the south. If this occurs, an interim sewage lift station would be required to pump flow from the park site northerly in La Media Road to an existing gravity sewer line at the intersection of Birch Road.

Sewer facilities required to serve the SPA Plan area will be constructed in phases. The phasing and financing requirements are addressed in the PFFP and/or subdivision map conditions to assure timely provision of required facilities. Existing and planned sewer facilities are illustrated on Exhibit 51.

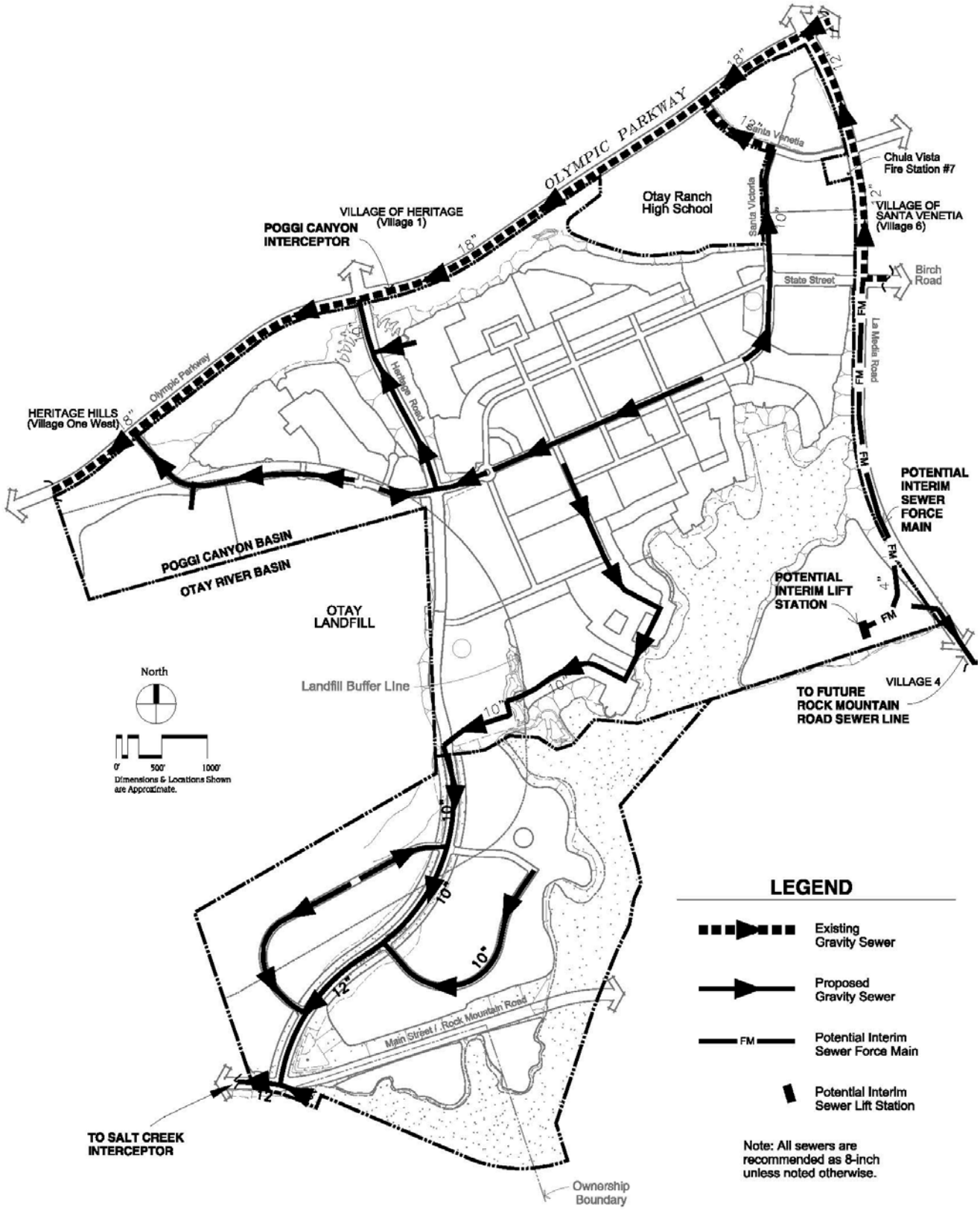


Exhibit 51 - Sewer Plan

D. STORM DRAIN & URBAN RUNOFF

The *Master Drainage Study* ("Drainage Plan") prepared by Hunsaker & Associates assessed the existing and developed drainage conditions in the SPA Plan area. In conformance with the GDP and SPA requirements, the Drainage Plan provides the necessary hydrological studies, analysis and design solutions to provide appropriate storm drain and urban runoff for the SPA Plan area. Key elements of the Drainage Plan are provided below.

1. Montecito Drainage

- Runoff from the northern portion of Montecito drains to Poggi Canyon Creek and the southern portion of Montecito site drains to Wolf Canyon Creek.
- The development of the SPA Plan area will vary the drainage divide between Poggi and Wolf Canyons only slightly as compared to existing conditions. Runoff within the developed Montecito site will be directed toward either Poggi or Wolf Canyon Creeks via internal storm drain systems. Runoff to Poggi Canyon will be routed through the existing Poggi Canyon Regional Detention Facility. The majority of runoff to Wolf Canyon will be routed through a proposed detention basin located in Baldwin Branch just upstream of the confluence of Baldwin Branch and Wolf Canyon. The Baldwin Branch detention basin will be oversized to offset any potential increases in peak runoff to Wolf Canyon.
- Development of the site requires construction of a detention basin to reduce the peak runoff rate in Baldwin Branch below the existing condition. The Baldwin Branch detention basin will also serve as a storm water treatment basin.
- Though construction of the Montecito site will increase the 100-year routed peak flow from the Poggi Canyon detention basin no additional detention is necessary. This is because the basin's routed 100-year outflow is less than the pre-development 100-year peak flowrate at the same location. The Poggi Canyon detention basin was not designed to treat first flush runoff. Thus, a combination of Vortech and storm filter treatment units will be provided to treat runoff from the site prior to discharge to Poggi Canyon Creek or Wolf Canyon.

2. Otay Ranch Business Park Drainage

- The Otay Ranch Business Park drains to unnamed tributaries of the Otay River, which confluence with the Otay River just west of the river's confluence with Wolf Canyon Creek.
- All runoff from the Otay Ranch Business Park will be routed via storm drain to a storm water quality detention basin located at the intersection of Heritage Road and Main Street. Outflows from this basin will discharge directly to the Otay River south of Main Street.

- The existing condition analysis estimated the tributaries (eastern and western) conveyed a combined 100-year pre-developed flow to the Otay River. Development of the Otay Ranch Business Park will divert all runoff away from the western tributary to the eastern tributary. The highly impervious area associated with the proposed Otay Ranch Business Park will result in a 100-year developed condition flow at the proposed Main Street crossing of the eastern tributary.

- To mitigate the peak flow increase below the pre-development runoff rate from the Otay River tributaries, a detention/storm water treatment basin is proposed to be located just north of Main Street. A combination of Vortech and storm filter treatment units will be provided to treat runoff from the site prior to discharge into the Otay River.

3. Urban Runoff

- The development of the SPA Plan area will implement all necessary requirements for water quality as specified by the State and local agencies. The development will meet the requirements of the City's Standard Urban Storm Water Mitigation Plan (SUSMP), the Jurisdictional Urban Runoff Management Plan and the Storm Water Management and Discharge Ordinance (as specified in the City of Chula Vista Development and Redevelopment Storm Water Management Standards/Requirements Manual).

- Wolf Canyon is a USGS blue line stream, which makes it a waterway 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 the SPA Plan area provides for water quality control facilities to ensure protection for Wolf Creek.

- 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 SPA Plan area 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.

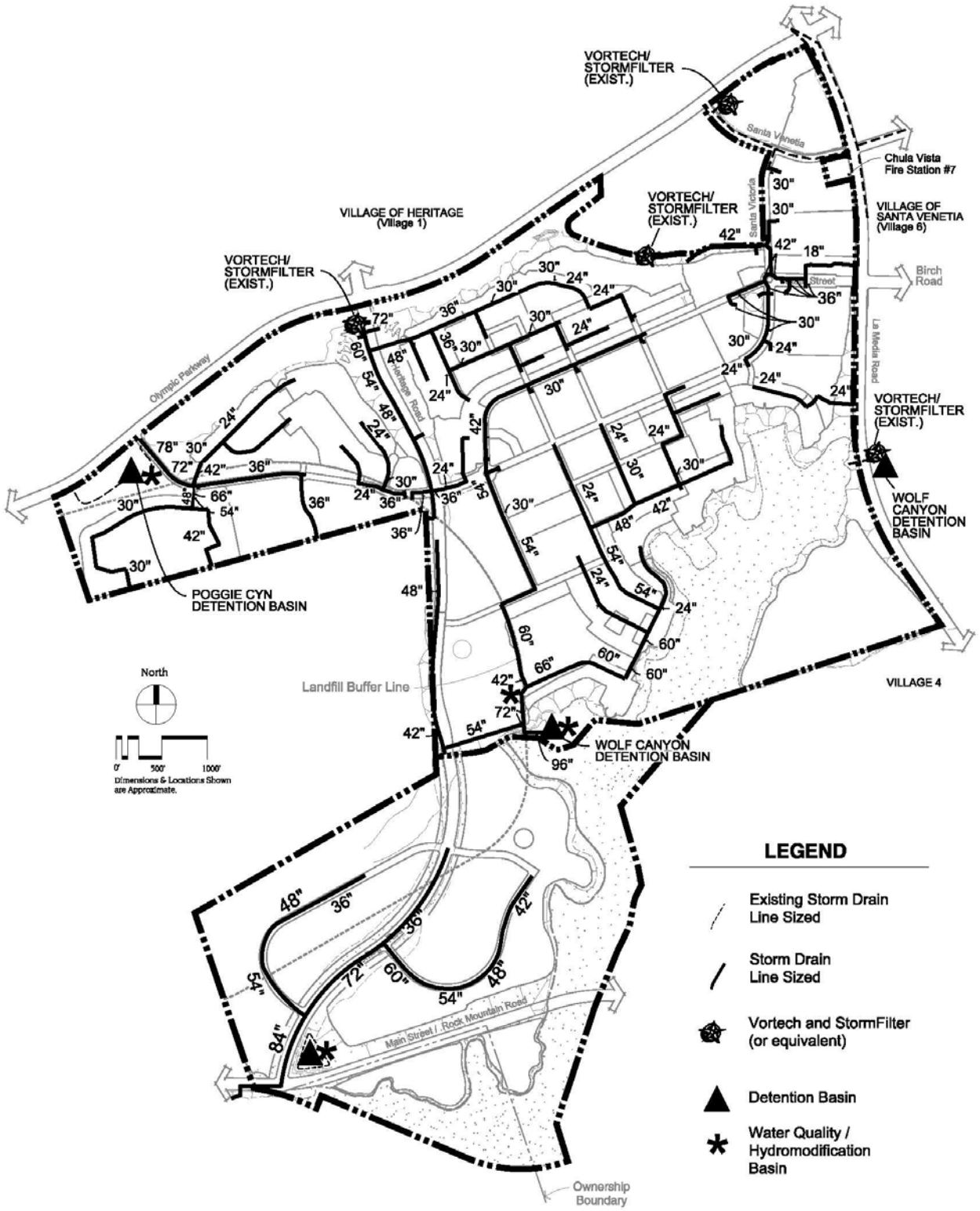


Exhibit 52 - Drainage Plan

E. ROADS

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

F. 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 PFFP.

The construction of up to 614 single family dwelling units and 3,511 multi-family dwelling units is planned for the Montecito SPA Plan. Based on Chula Vista Elementary School District and Sweetwater Union High School District student generation factors (students/dwelling unit), there is a need to accommodate approximately 1,517 elementary students, 374 middle school students, and 988 high school students, for a total of 2,879 students.

1. Elementary Schools

To meet the elementary school requirements, the Otay Ranch General Development Plan (GDP) provides for the siting of two elementary schools in Montecito. This SPA Plan reserves a 10.3-acre (net) elementary school site, Parcel S-1, in the village core adjacent to the neighborhood park to facilitate joint use opportunities. A second site, Parcel S-2, of approximately 9.5 acres (net) has been reserved in the south village adjacent to another neighborhood park for future joint use opportunities. The sites will be reserved for acquisition by the Chula Vista Elementary School District, as provided in the PFFP. The construction schedule for the school will be determined by the school district. Students in Montecito will be accommodated in neighboring village elementary schools until the Montecito school is constructed.

2. Middle Schools & High Schools

Middle school and high school requirements are met by the existing Rancho del Rey Middle School located north of Telegraph Canyon Road, the 52-acre Otay Ranch High School located adjacent to the Montecito Town Center and the Village Seven high school currently under construction.

3. 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 Otay Ranch Eastern Urban Center on a site reserved pursuant to the Otay Ranch GDP.

G. 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."

The SPA Plan 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 where appropriate. It is estimated that the SPA Plan area will generate demand for 363 child care facility spaces for preschool children, and 318 child care facility spaces for school-age children. The SPA Land Use Plan provides opportunities to locate and phase facilities to meet the needs of the community.

1. Family Day Care Homes

Home-based child care includes small family day care homes (SFDCH) that serve up to 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 SF2, SF3 and SF4. Consistent with Chula Vista zoning, SFDCHs could potentially be located within all residential zones in Montecito.

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 Montecito would be required to comply with both state and local regulations.

2. Facility-Based Child Care

Facility–based childcare may be non-profit or commercial facilities located in non-residential land use areas of the village. The SPA Plan includes CPF and commercial land uses. These land use designations can accommodate facility-based childcare. Non-profit childcare facilities are considered an accessory land use to CPF use and are permitted within the commercial zone. Commercial childcare facilities are also permitted within the 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 othercompatible 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 childcare 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 the SPA Plan area will need to comply with state, as well as local regulations.

H. POLICE, FIRE AND EMERGENCY SERVICES

1. Police Protection

The Chula Vista Police Department (CVPD) currently provides police services within the City of Chula Vista. Development of the SPA Plan area will increase the demand for police services. The projected population increase generated by Montecito will require an additional 15 officers and 35 support staff at build out to maintain current levels of police service. Approximately 4390 square feet of police facilities will be required to house the additional officers. The existing police facilities have the capacity to accommodate anticipated law enforcement services generated by this project.

2. Fire Protection

Fire protection services are provided by the City of Chula Vista Fire Department (CVFD). Fire Station #7 is located adjacent to the Village Core in Montecito. The Otay Ranch GDP plans for the location of additional fire stations in Village Nine of the Otay Valley Parcel and Village Fifteen of the Proctor Valley Parcel. The demand for fire protection equipment and facilities to serve the SPA Plan area is described in the PFFP.

The Otay Ranch GDP requires that as a condition of SPA plan approval, the Fire Department review fuel modification plans. The Preserve Edge Plan has been developed with direction from the Fire Department. The Preserve Edge Plan provides for fuel modification zones adjacent to natural open spaces. Fire Department-approved architectural measures, such as boxed eaves, exterior sprinkler systems and solid block wall fencing may also be used for fire protection in certain circumstances. The fuel modification and fire protection strategies are more fully described in the Fire Protection Plan; Otay Ranch Villages 2, 3 and a portion of 4.

3. 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 SPA Plan project area will be served through a contract arrangement by the City of Chula Vista.

4. Emergency Disaster Plan

The following serves as the GDP-required "Emergency Disaster Plan" required at the SPA level:

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 San Diego County Emergency Plan is a comprehensive emergency management system that provides for a planned response to disaster situations associated with natural disasters, technological incidents and nuclear defense operations. The Plan includes operational concepts relating to various emergency situations, identifies components of the Emergency Management Organization and describes the overall responsibilities for protecting life and property and assuring the overall well-being of the population. The plan also identifies the sources of outside support that might be provided (through mutual aid and specific statutory authorities) by other jurisdictions, state and federal agencies and the private sector.

The Unified San Diego County Emergency Services Organization consists of the County and the cities within the County. It was established in 1961 and provides for "preparing mutual plans for the preservation of life and property and making provisions for the execution of these plans in the event of a local emergency, state of emergency, and to provide for mutual assistance in the event of such emergencies."

The foundation of California's emergency planning and response is 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. The basis for the system is the California Disaster and Civil Defense Master Mutual Aid Agreement, as provided for in the California Emergency Services Act. This Agreement was developed in 1950 and adopted by California's unincorporated cities and by all 58 counties. San Diego County is in Mutual Aide Region 6 of the State system.

The City of Chula Vista participates in the Unified County Emergency Services Organization described above. The City of Chula Vista has comprehensive agreements with the Bureau of Land Management, California Department of Forestry, California Conservation Corps., Urban Search and Rescue Corps., San Diego County Fire Mutual Aid and other agencies in conjunction with the California Disaster and Civil Defense Master Mutual Aid Agreement. The project is incorporated into Chula Vista's existing emergency disaster programs, including all fire and emergency services and mutual aid agreements.

I. LIBRARY SERVICES

Library services are provided by the City of Chula Vista as described by the City Library Master Plan. Using the threshold of 500 square feet of adequately equipped and staffed regional library facilities per 1,000 residents, the population of Montecito generates a demand for approximately 6,000 square feet of library facilities. The demand for library facilities generated by the build-out of Montecito will be satisfied through participation in the City's Public Facilities Development Impact Fee Program as identified in the PFFP.

J. PARKS, RECREATION, OPEN SPACE AND TRAILS FACILITIES

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

1. Neighborhood Parks

In conformance with the Otay Ranch GDP, a 7.1-acre neighborhood park, a 7.6- acre neighborhood park a 5.1–acre neighborhood park and a 2.7-acre neighborhood park (which can be enlarged if necessary) park are provided in Montecito. Facilities within these parks may include ball fields, tot lots, picnic areas and other amenities as required by the City Parks and Recreation Master Plan.

2. Private Recreation Facilities

Four private recreation facilities are located at focal points within Village Two and in proximity to residential neighborhoods. These facilities are zoned Community Purpose Facility and may satisfy multi-family common open space obligations, unless otherwise specified.

3. Community Parks

The community park obligation is met through the provision of a 46.5-acre site in the eastern portion of the SPA Plan area. Approximately 31.57 acres of the P-4 Park will also meet the applicants' Villages One, One West, Five, Six and Seven Community Park obligation, as contemplated in the GDP and discussed in the PFFP.

4. 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.

5. Local Open Space

The requirement for approximately 176.7 acres (12 acres/1000 residents) of active or passive local open space is met through the provision of manufactured open space. The open space requirement is fulfilled by 142.2 acres in Montecito and 39.0 acres in the Otay Ranch Business Park of for a total of 181.2 acres.

6. Trails

The SPA Plan circulation system provides for trails, paseos and street parkway/sidewalks within the village. The trail system includes a Village Pathway through the Montecito Village Core that connects to the Regional Trails located along the three surrounding major streets and in Wolf Canyon. The Regional Trails are part of the Chula Vista Greenbelt system. Pedestrian bridges link the Village Pathway Trail to the neighboring Village of Heritage to the north and Santa Venetia (Village Six) to the east.

7. Community Gardens

The SPA Parks, Recreation, Open Space and Trails Master Plan provides a process for determining community interest and providing opportunities for community gardens if desired by the community. No park credit will be given for community gardens.

8. Preserve Edge Plan

The Otay Ranch GDP and Resource Management Plan (RMP) requires preparation of a Preserve Edge Plan for areas with development adjacent to the preserve. The Preserve Edge Plan is provided as one of the SPA Master Facility Plans. (See Appendix B)

K. CIVIC FACILITIES

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

L. 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.

M. 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 Plan applications to ensure adequate provision for regional facilities. The following is a review of the updated Otay Ranch regional facilities needs.

1. Integrated Solid Waste Management

The City of Chula Vista contracts with a private company, Allied Waste Management, 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 waste for residential neighborhoods. The Planned Community (PC) District Regulations for the SPA Plan area include regulatory requirements for waste management and recycling.

2. 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. The SPA Land Use Plan provides public spaces that may accommodate art and performances including plazas, the town square and neighborhood parks. The community purpose facilities, private pedestrian parks/community buildings and the commercial area also provide opportunities for art display and performance.

3. Health and Medical

Health and medical facilities that serve the SPA Plan area include Scripps Chula Vista Memorial Hospital, Sharp Chula Vista Medical Center, and Paradise Valley Hospital. A 66,000 square foot medical office building is located in the adjacent Village of Heritage, which houses the Sharp Rees-Stealy Medical Group. 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.

4. Community and Regional Purpose Facilities

A Community Purpose Facility (CPF) Master Plan is provided in Chapter VI of this SPA Plan. The CPF Master Plan describes the provision of facilities within the SPA Plan area. The Otay Ranch GDP does not locate a Regional Purpose Facility in this SPA Plan area.

5. 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's 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 and private recreation facilities provide opportunities for social and senior services within Montecito.

6. Correctional

The increased population in Montecito will contribute to the need for correctional facilities. Should a regional impact fees program be enacted to assist in funding such facilities, Montecito development would be obligated to equitably participate.

7. 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 the SPA Plan area incorporates transit-oriented design. A transit station/stop for extension of the proposed San Diego "red line" bus rapid transit system is within the Montecito Town Center. Local "blue line" service is proposed on Heritage Road and the Secondary Village Entry Street in Montecito. Additional discussion of transit facilities is provided in the PFFP.

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IX. 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 this SPA Plan.

A. 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 SPA Land Use Plan supports these GDP goals and objectives by providing a range of housing and employment opportunities. The plan adheres to the GDP specific directives for Montecito that create a village core (composed of commercial, community purpose, elementary school, high 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 the SPA Plan area meets the objectives of integration and compatibility of land uses within villages and with adjacent communities. Adjacent land uses include existing residential to the north and west, planned residential to the east, Otay Landfill to the west and open space preserve to the south. The land uses within Montecito transition from the village core mixed use and higher density residential uses to lower density residential uses to the village perimeters and adjacent to the open space preserve areas.

The SPA 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 1,052.7 acres of land to the Otay Ranch Preserve in accordance with the requirements of the RMP. The SPA Plan area is sited within land area designated for development and the Plan provides for protection of the adjacent environmentally sensitive as described in the Preserve Edge Plan.

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 the SPA Plan area, including industrial, commercial, community purpose facility, park and school uses, are designed to provide for the daily needs of the residents. The provision of land uses that minimize the need for automobile travel coupled with the pedestrian-oriented design of the villages are two ways the plan meets the GDP goals and objectives. In Montecito, the village core is located in the central portion of the village within walking distance of most of the village. Throughout the village, a system of trails and landscaped streets link residential neighborhoods, the village core, parks and schools to encourage walking, rather than driving. These paths are designed with landscaped parkway between walkways and streets, landscaping, lighting and furnishings to make the pedestrian experience pleasant and promote safety. The Village Pathway provides an off-street multi-purpose pathway for low speed electric vehicle and bicycle travel. Convenient support features, such as bus stops, bicycle racks and low speed electric vehicle parking spaces are also provided. Bus routes can be accommodated around and through the villages with strategically located stops. The village trail system also connects to the surrounding regional trail system.

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:

Montecito 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, high 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 Montecito core commercial development contributes to the economic base with neighborhood-serving businesses. The Otay Ranch Business Park development will provide a significant employment center for the area.

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:

Montecito provides commercial uses, such as a grocery store, that serve neighboring villages. Montecito was selected by the school district as an

appropriate, central location for the Otay Ranch High School which serves 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 Montecito 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.

B. 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 the SPA Plan area 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 accommodates public transportation. Internal streets have been designed to accommodate bicycles and low speed electric vehicles, 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 transit routes, low speed electric vehicle and bicycle paths and trails, are provided within the SPA Plan area. This alternative transportation network addresses the needs of residents by offering different routes within and outside of the villages, including connections to public transportation.

C. 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 Montecito 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. The Affordable Housing Plan and the PFFP describe in detail how the housing goals are met. Based on the target residential units proposed for the development, 227 low-income and 227 moderate-income residential units will be provided.

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:

Montecito will contain a wide variety of housing types ranging in density from low 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.

D. 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:

Chapter V, Parks, Recreation, Open Space and Trails Plan describes in detail the location funding and maintenance of required facilities.

E. 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:

The PFFP provides an analysis and detailed description of how these goals and objectives will be met. The SPA Plan will phase development with infrastructure improvements and the developer will participate in fair-share funding of facilities as described in the PFFP.

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 project will meet the goals and objectives for drainage facilities through planning, permitting and implementation of facilities as required by the City and regulatory agencies. The *Master Drainage Study*, prepared by Hunsaker & Associates, and tentative map address these goals. Subsequent grading and drainage plans will provide additional, site-specific measures drainage control.

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 *Overview for Sewer Service for Otay Ranch Villages Two and Three*, prepared by Wilson Engineering describes the planning, management and

sewer facilities for the development. The tentative map and subsequent improvement plans provide additional site-specific design for implementation of the project sewer system.

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 land-filled 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 outlined in the "Recycling and Solid Waste Planning Guide. 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 *Master Drainage Study for Otay Ranch Villages 2, 3 and 4* and the *Water Quality Technical Report for Otay Ranch Villages 2, 3 and 4*, prepared by Hunsaker & Associates describes how these goals will be met through management and containment 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:

The Overview of Water Service for Otay Ranch Villages 2, 3, and a portion of 4, prepared by Wilson Engineering describes how these goals and objectives will be met.

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:

The *Overview of Water Service for Otay Ranch Villages 2, 3 and a portion of 4*, prepared by Wilson Engineering describes the implementation of reclaimed water systems in the development. A SAMP for the project includes recycled 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:

The SPA Plan provides indoor and outdoor facilities including a town square, neighborhood park, community park, private facilities, elementary school, community purpose facility, and commercial center which could accommodate arts and cultural facilities.

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 the SPA Plan area.

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 business park, commercial, 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. Large family day care is allowable subject to a conditional use permit.

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 commercial area of Montecito. 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 Community Purpose Facility Master Plan, included in Chapter VI of this SPA Plan, describes the facilities provided by the development that will meet this goal and the specific requirements of the City of Chula Vista Municipal Code.

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 commercial, private recreation facility, 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:

The SPA Plan area 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 requirements identified by the PFFP.

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:

The SPA Plan area will not contain correctional facilities.

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 requirements identified by the PFFP. Chula Vista Fire Station #7 is located adjacent to the Montecito Town Center. Additionally, the circulation design of the SPA Plan area

facilitates emergency vehicle access to all areas of the villages and the Preserve Edge Plan includes fuel management requirements

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:

The SPA Plan area will not contain justice facilities. The design of Montecito fosters community interaction and awareness that deters criminal activity. Design techniques include "eyes on the street' orientation of commercial and residential uses towards the street and placement of parks and paths as focal points in the community. These techniques minimize hidden locations where criminal activity can occur.

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:

The SPA Plan area will not contain law enforcement facilities. The project utilizes design techniques to deter criminal activity and promote law enforcement. The goal can be met through implementation measures identified in the PFFP.

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:

The SPA Plan area will contribute an equitable financial share to the Otay Ranch library facilities as identified in the PFFP.

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 is provided within Montecito and Otay Ranch High School is directly adjacent to the SPA Plan area. Adult education facilities could be accommodated in the commercial and community purpose facility sites or as a shared use with the public schools.

F. II.2.8.6 Air Quality

Goal: Minimize the adverse impacts of development on air quality. (Page 332)

Implementation:

The 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. The SPA Plan area has been designed to offer numerous alternative methods of transportation, including public transit and pedestrian trails.

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:

Montecito 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 low speed electric vehicles. Employment and commercial centers are located within the Plan area.

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:

The SPA Plan area will contribute to highway and transit improvements as identified in 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 SPA Plan circulation design provides for bicycle access. A network of bicycle lanes along major perimeter roads offer routes to destinations outside of the villages.

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 the SPA Plan area have been designed in accordance with City standards. Traffic signals have been located to facilitate traffic flow and to provide access to 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:

Montecito has been designed with mixed-use development and in accordance with village concepts that promote alternatives to automobile use. The convenient village pedestrian path system and internal streets are designed to accommodate low speed electric vehicles and bicycles and will encourage alternate modes of travel.

Transit Route and Facility Design

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

Implementation:

Pedestrian and bicycle paths provide links to public transit lines. A red line transit stop is proposed to be located at the Montecito Town Center and additional bus stops will be provided around and/or within the villages to offer residents and business park employees 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 SPA Plan area 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 Montecito 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 Montecito are located at the rear and sides of buildings to maintain a pedestrian-oriented village streetscape. Joint parking use is proposed in the Montecito core.

Street Configuration

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

Implementation:

Village streets are designed for pedestrian comfort with sidewalks, landscaping and furnishings. Streets are narrow to slow traffic and parking is subordinated.

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 SPA Plan circulation plan is designed to provide alternate modes of travel and reduce vehicle trips to reduce fossil fuel emissions.

G. 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 SPA Land Use Plan 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.

H. 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 SPA Land Use Plan 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:

The SPA Plan area 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:

The SPA Plan area 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:

The SPA Plan area is planned to reduce potential affects of fire through adequate water supply, street design that facilitates emergency vehicle access, and fuel-modification landscape techniques as outlined in the FPP. 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.

I. 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:

The SPA Plan will be developed in phases that balance market forces with the provision of the facilities, as identified by the Public Facilities Finance Plan.

J. 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 (archaeological and historical resources), flood plain, and scenic resources of Otay Ranch, the maintenance of long-term biological diversity, and the assurance of the survival and recovery of native species and habitats within the preserve, and to serve as the functional equivalent of the County of San Diego Resource Protection Ordinance (RPO). (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 Phase 2 RMP, by conveyance of property within the preserve to the Preserve Owner Manager and participation in the established CFD for perpetual maintenance, management and monitoring of Preserve areas.

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 the Otay Ranch Preserve 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 SPA Plan will participate in the Otay Ranch Preserve System.

Preserve Management and Maintenance

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

Implementation:

The SPA Plan 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 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:

Otay Ranch Business Park industrial uses will minimize intrusion of pets and persons in the preserve. Montecito proposes lower density residential uses in areas nearest the Preserve. Residential uses will be separated from the Preserve by a 100-foot wide preserve edge.

Regulatory Framework for Future Uses

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

Implementation:

The Spa Plan will adhere to the regulatory framework established in the RMP and MSCP Subarea Plan.

Physical Resources

Min eral 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 the SPA Plan area.

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:

Landform 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 SPA grading plan is based on a geotechnical study. The site grading creates terraces for development that 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 Wolf 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 will be contoured and vegetated to minimize visual impacts. The landscape plan for the SPA Plan area 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 the SPA Plan area encourages walking, bicycling, low speed electric vehicle and public transit use to lower energy consumption. Air Quality and Water Conservation Plans for the SPA Plan area contribute to efficient use of resources.

Land Use

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

Implementation:

The land use pattern and relationship to surrounding land uses promotes walking and cycling as alternatives to more energy consumptive automobile use. 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:

The SPA Plan development 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 the SPA Plan area 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:

Agricultural practices will cease in the SPA Plan area when development activity commences. Erosion control measures will be implemented to protect soil erosion.