SPA PLAN

Village Six Sectional Planning Area (SPA)
Otay Ranch GDP

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Project Sponsor

Contessa V6 LLC

16641 Scientific Way #250

Irvine, CA 92618

Prepared By

Oakwood Communities Inc.

16641 Scientific Way #250

Irvine, CA 92618

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SECTION II.2
SECTIONAL PLANNING AREA (SPA) PLAN

II.2.1 Introduction

II.2.1.1 Background, Scope and Purpose of the Plan

Otay Ranch Village Six represents the southward extension of the initial development approved in Otay Ranch Sectional Planning Area (SPA) One, containing Villages One and Five. It continues the village development pattern established in the Otay Ranch General Development Plan (GDP) and being implemented in the immediately adjacent Village Five neighborhood.

This SPA Plan refines and implements the land use plans, goals, objectives and policies of the Otay Ranch General Development Plan. This Plan addresses existing and planned land uses, public facilities, design criteria, circulation, parks and open space, for Otay Ranch Village Six. Preparation and approval of this SPA Plan is required by the Otay Ranch General Development Plan pursuant to Title 19, Zoning, of the Chula Vista Municipal Code. The objectives of this plan are to:

- Implement the goals, objectives and policies of the Chula Vista General Plan, particularly the Otay Ranch General Development Plan.
- Implement Chula Vista's Growth Management Program to ensure that public facilities are provided in a timely manner and financed by the parties creating the demand for, and benefitting from, the improvements.
- Foster development patterns which promote orderly growth and prevent urban sprawl.
- Maintain and enhance a sense of community identity within the City of Chula Vista and surrounding neighborhoods.
- Establish a pedestrian oriented village with an intense urban core to reduce reliance on the automobile and promote walking, and use of bicycles, buses and light rail transit.
- Promote synergistic uses between villages to balance activities, services and facilities.
- Accentuate the relationship of the land 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.
- Contribute to the unique Otay Ranch image and identity which differentiates Otay Ranch from other communities.
- Wisely manage limited physical resources.

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

- Establish a land use and facility plan which assures village viability in consideration of existing and anticipated economic conditions.

This SPA Plan defines, in more detailed terms, the development parameters for the Otay Ranch Village Six SPA, including the land use mix, design criteria, primary circulation pattern, open space and recreation concept, and infrastructure requirements. Additionally, the character and form of the project will be implemented through a series of guidelines and development standards prescribed in the Otay Ranch Village Six Planned Community (PC) District Regulations, Village Six Design Plan and other associated regulatory documents (see Section II.2.1.7 for additional information).

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

The Planned Community District Regulations adopted as part of this SPA Plan serve as an important tool through which the City will review and evaluate schematic, preliminary and final plans for each individual project to be built within the SPA. The PC District Regulations also establish standards for development and use within the planning area.

This SPA Plan is adopted as a supplement to other existing City regulations, focusing on the Otay Ranch Village Six development area. The specific provisions provided herein, including the PC District Regulations and related SPA documents, shall supersede the general standards established in other regulations, including the City Zoning Ordinance. If an issue is not addressed in the SPA Plan, then applicable City regulations shall apply. In some cases, city-wide standards such as those in the Chula Vista Landscape Manual and Grading Ordinance are incorporated into the SPA plan by reference and so will be applicable to Village Six development.

II.2.1.2 Document Organization

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

SPA Plan

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

Plan Community District Regulations

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

Village Six Village Design Plan

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

Public Facilities Finance Plan

The Public Facilities Finance Plan (PFFP) implements the City of Chula Vista Growth Management Program and Ordinance. The intent of the document is to ensure that the phased development of the

project is consistent with the overall goals and policies of the City's General Plan, Growth Management Program, and the Otay Ranch General Development Plan. The PFFP ensures that development of the project will not adversely impact the City's Quality of Life Standards. The PFFP also contains a fiscal analysis identifying capital budget impacts on the City as well as maintenance and operation costs for each proposed phase of development.
The PFFP components include an analysis of infrastructure facilities, such as water and sewer, and the provision of community services, law enforcement, libraries, schools, parks and animal control facilities. The analysis and provisions of the PFFP fulfill the GDP requirements for the SPA-level Master Facility Plans for most facilities associated with the development of Village Six. Where additional project specific study and planning is needed, separate technical studies and plans for Village Six have been prepared and included as a component of the SPA Plan or the Village Six Environmental Impact Report (EIR).

Affordable Housing Program

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

Air Quality Improvement Plan

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

Water Conservation Plan

The purpose of the Water Conservation Plan 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.

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.

Parks, Recreation, Open Space and Trails Plan

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

Technical Studies and Plans

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

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

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

II.2.1.3 Location & Regional Setting

Otay Ranch lies within the approximately 37,585-acre Eastern Territories Planning Area of the City of Chula Vista. The Eastern Territories Planning Area is bounded by Interstate 805 on the west, San Miguel Mountain and State Route 54 on the north, the Otay Reservoirs and the Jamul foothills on the east, and the Otay River Valley on the south. Otay Ranch Village Six located in roughly the center of the Eastern Territories Planning Area (see Vicinity Map Exhibit 1)

The Village Six project area is located in the north-central portion of the Otay Valley Parcel of the Otay Ranch General Development Plan. The proposed SPA area is consistent with the Village Six planning area identified in the General Development Plan (as refined through more detailed road alignment studies). The Village Six SPA project area includes approximately 386.4 of gently rolling terrain and is bounded by the proposed alignments of SR-125 on the east, Olympic Parkway on the north, La Media Road on the west and Birch Road on the south (see Project Location/SPA Boundaries Exhibit 2).

The project area is immediately south of Otay Ranch Village Five which is under development per the Otay Ranch SPA One Plan approved in 1996 and subsequent amendments. Additional future urban development will be located on the adjacent Otay Ranch properties, Village Two to the west, Village Seven to the south, and the Freeway Commercial portion of the Eastern Urban Center (Planning Area 12) to the east across SR-125.

Access to the site will be provided via Olympic Parkway, an east-west arterial, which forms the northern boundary of Village Six and La Media Road, a north-south arterial, which is the western boundary. The extension of both arterials to the Village Six boundary will be completed in conjunction with the development of Otay Ranch SPA One. Additional future access will be provided via Birch Road on the southern boundary of Village Six. Entries/exits to the SR-125 freeway are planned at both Olympic Parkway and Birch Road.

Historically, the Otay Valley Parcel has been used for ranching, grazing, dry farming and truck farming activities. The site is currently vacant, unoccupied and in an unimproved condition.

II.2.1.4 Community Structure

The community structure of the Otay Ranch Village Six neighborhood, at the broadest level, is established by the Chula Vista General Plan. The General Plan is implemented by and more detailed plans and policies for the Otay Ranch area are provided in the Otay Ranch General Development Plan. This section is intended to highlight the major design features of the Village Six SPA Plan as an introduction to the project. A more detailed discussion of the project with respect to the provisions of the Otay Ranch General Development Plan is provided in Section II.2.1.6 SPA Plan Consistency with GDP/PC Zone, below.

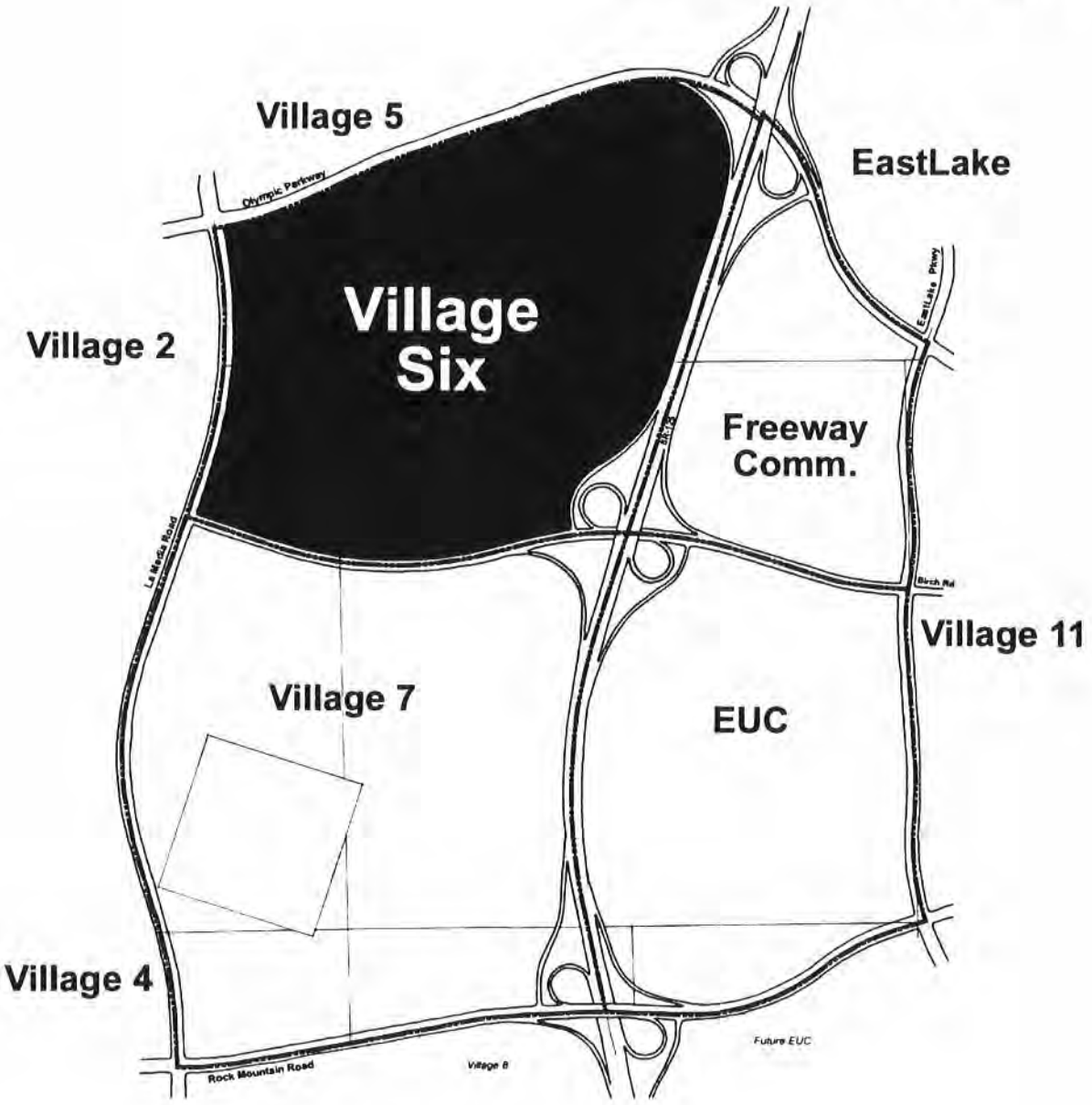
Exhibit 1

Village Six
OTAY RANCH

CITY OF CHULA VISTA

City Land Planning
9/28/01

SPA Boundaries



CITY OF CHULA VISTA

Village Six
OTAY RANCH

Land Planning
9/28/01

Exhibit 2

The Otay Ranch General Development Plan identifies the "village" as a fundamental concept for the development of Otay Ranch. The "village" is the "building block" for shaping the character and success of the community. An Otay Ranch village clusters development in an appropriately sized area, with conveniently located homes, jobs, schools, parks and other daily needs. Village characteristics include:

- Well defined edges such as open spaces buffers or wildlife corridors.
- Mixed-use centers focused on shops, plazas, parks, and housing arranged to encourage people to meet and greet one another throughout the day and into the night.
- Pedestrian pathways, and biking on streets, linked to interesting destinations.
- A wide variety of housing types, responding to the needs of families, singles, students and seniors.
- Locating activity hubs next to transit stations.
- Designed for people, with inviting pedestrian-accessible public spaces.
- Planned to reduce reliance on the automobile.
- Offering residents the choice to live, work, play, learn or shop within Otay Ranch.

Village Six is one of eleven "urban villages" identified in the Otay Ranch General Development Plan for areas located adjacent to existing urban areas. Each urban village includes a Village Core which provides a unique focus to create a sense of identity. For Village Six, the focal point and commercial hub is the Village Core located in the northeastern portion of the planning area. The Village Core is a central area of more intense uses, including the light rail transit stop, multi-family housing, mixed use, neighborhood park, elementary school and community serving activities. The surrounding, primarily single family residential area, is identified as the "secondary area" in the General Development Plan.

The village core is centered on a station for the light rail transit line which is proposed to extend northwestward through Villages One and Five and eastward to the Freeway Commercial, Eastern Urban Center, and University. The trolley line is to connect to the regional system which currently serves the San Diego metropolitan area, providing an alternative to the automobile for commuting and regional transit. The Village Core will include a "main street" or "town square" mixed-use (commercial/residential) area adjacent to the transit station as a part of the village focal point. The parcelization shown on the Site Utilization Plan is intended to accommodate either concept. The commercial configuration will be determined through the Master Precise Plan process for the Village Core. A public park, elementary school, community purpose facility (CPF) site, and multi-family housing complete the village core area (see Community Structure Exhibit 3).

The Village Six secondary area is comprised of single family residential neighborhoods, a private church-operated high school site and an associated church site in the southeastern portion of the site. The private high school site has an underlying single family residential designation to which it would revert if the school proved infeasible. The smaller church site would be developed as a CPF use under both the high school and residential scenarios.

II.2.1.5 Legal Significance/EIR

The project is subject to the requirements of the California Environmental Quality Act (CEQA). The provisions of CEQA will be implemented by the City as a part of the approval process for this SPA plan package. All mitigation measures identified and incorporated into the project as a part of the CEQA process shall be implemented through this SPA plan or other appropriate component(s) of the SPA plan package. Implementation of mitigation requirements will be reviewed as defined in the mitigation monitoring program prepared for the project.

II.2.1.6 SPA Plan Consistency with GDP/PC Zone District

A SPA Plan must be consistent with the Otay Ranch General Development Plan and the Chula Vista General Plan. According to the Otay Ranch General Development Plan, consistency of the Sectional Planning Area Plan and subsequent discretionary applications with the General Development Plan is evaluated by the following criteria (GDP Part II, Chapter 1, Section E, Subsection 2):

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

- *Mixed-use and medium-high and high density residential uses for a village may not exceed the Otay Ranch GDP specified acres as indicated on the overall project summary table of the Otay Ranch GDP, except as permitted by transfer, consistent with the Otay Ranch GDP requirements.*

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

- *The total number of units within a village may not exceed the total number of units as indicated on the Overall Project Summary Exhibit of the Otay Ranch GDP for that village.*

- *If the residential development area is reduced at the SPA level, priority should be given to preserving the amount of land devoted to higher densities supporting transit and pedestrian orientation.*

- *The Otay Ranch Overall Design Plan shall be accepted prior to or concurrent with the approval of the first SPA, and shall be subject to review and approval by the City of Chula Vista and County of San Diego.*

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

With respect to the last two criteria, the Overall Design Plan was adopted with approval of Otay Ranch SPA One and the Village Six Design Plan is being submitted with this proposed SPA Plan. The remaining consistency criteria are also met as noted in the following discussion which identifies the relevant provisions of the Otay Ranch General Development Plan for Village Six and describes the appropriate responses included in the SPA Plan package.

The Village Six site is defined in the Otay Ranch General Development Plan. The following description of the site and setting is taken from that document (Part II, Chapter 1, Section F, Subsection 6.a):

Village Six is comprised of approximately 365 acres located in the central portion of the Otay Valley Parcel, south of Poggi Canyon and east of the extension of La Media Road.

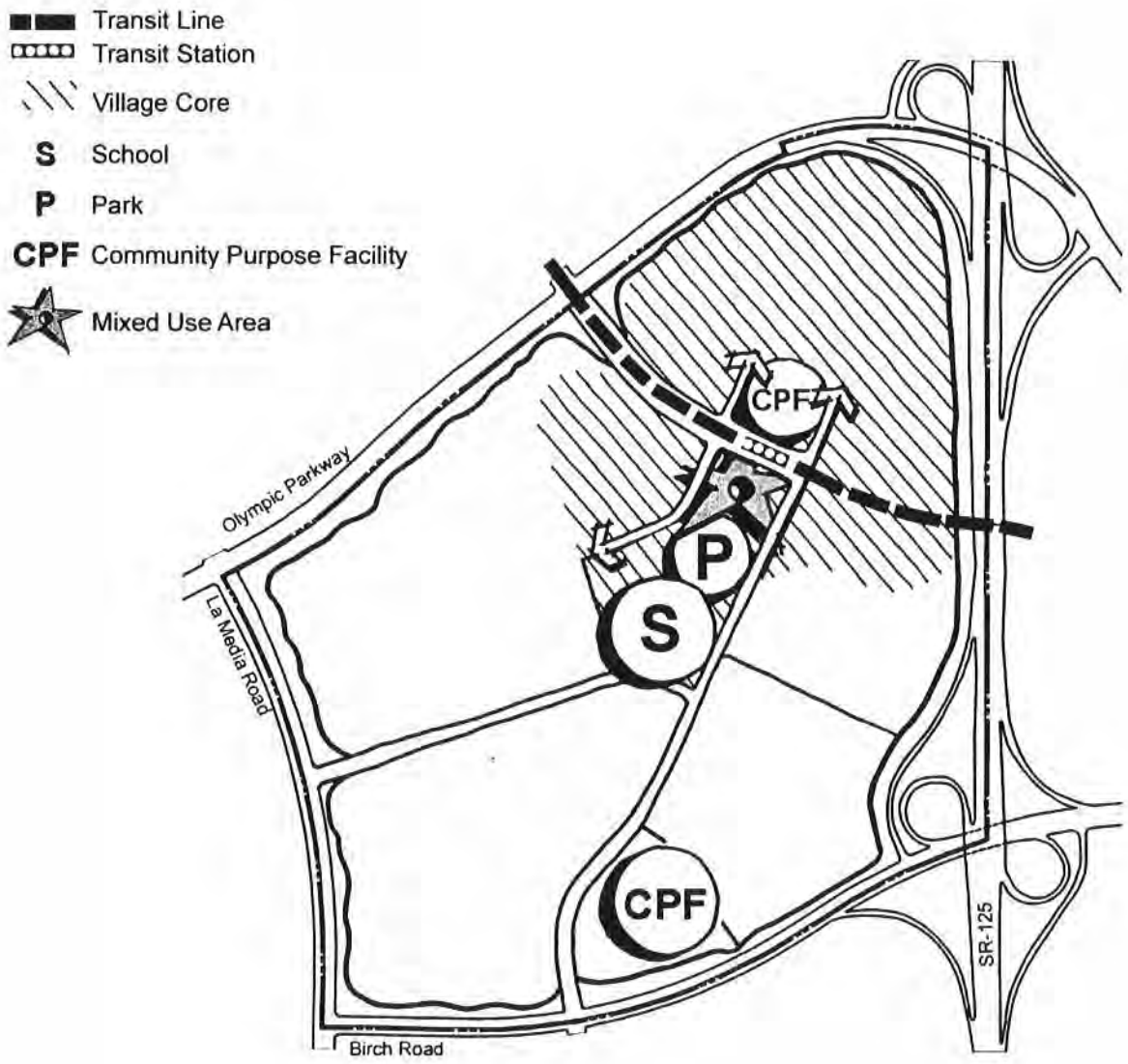
Open Space and Habitat: *Village Six does not contain significant natural resources, as it has historically been used for agricultural purposes. The undulating slopes of eastern Poggi Canyon define the northern edge of the village.*

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

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

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

Community Structure

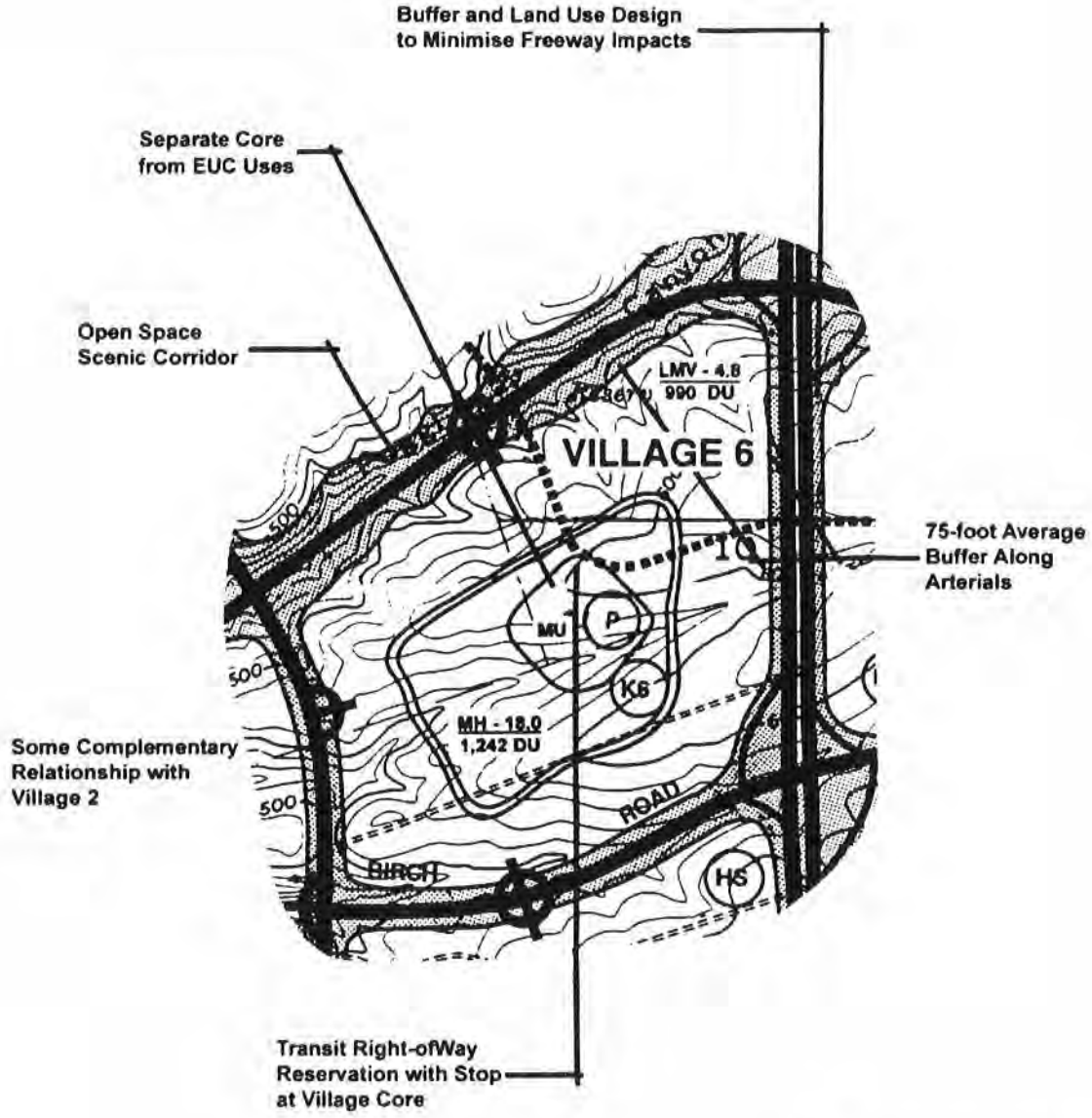


Village Six
OTAY RANCH
CITY OF CHULA VISTA

Land Planning
9/28/01

Exhibit 3

General Development Plan
Village Six Land Use Plan



Source:
City of Chula Vista - Otay Ranch
General Development Plan

Exhibit 4

Subsequent to the preparation of the General Development Plan quoted above, Otay Ranch SPA One comprising Villages One and Five was approved and necessary construction permits issued. Village Five, which is located across Poggi Canyon, north of Village Six, and Village One, to the northwest, are now graded and under development. With approval and development of SPA One, along with more detailed engineering studies, the alignment of the boundary arterials, La Media Road on the west and Olympic Parkway (formerly East Orange Avenue) on the north have been more precisely aligned. The proposed alignment of future SR-125, the eastern SPA boundary, has also been modified. These changes in alignments to the major roads forming the boundaries of the SPA have caused a change in total acreage within the planning area, as noted in the project statistics discussion below. However, the physical boundaries of the SPA are consistent with the General Development Plan.

The General Development Plan also provides a basic description of the development to be included within Village Six, development statistics, and a generalized map depicting land use locations and development policies (see General Development Plan Map Exhibit 4). The following village description is taken from the General Development Plan text (Part II, Chapter 1, Section F, Subsection 6.b):

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

- ❑ *A maximum of 990 single family residential units*
- ❑ *A maximum of 1,242 multi-family residential units*
- ❑ *Build-out population of approximately 6,335*
- ❑ *A village core area containing:*
  - *Commercial uses in a mixed use setting*
  - *Public and community purpose facilities*
  - *A bus/rail line stop*
  - *An elementary school*
  - *Multi-family residential*
  - *A Town Square/Village Green/Main Street*

- *Affordable Housing*
- *Neighborhood Park*

The proposed Site Utilization Plan (Exhibit 5) demonstrates consistency with these descriptors. The transit/rail line is depicted entering the village from the north (from Village Five), extending through the Village Core and continuing east across the SR-125 alignment to the Freeway Commercial Parcel. The total residential unit count is consistent with the General Development Plan which does not include the private high school.

The core area shown on the Site Utilization Plan will provide: commercial uses in a mixed use "main street" or "town square" setting in the MU-1 Neighborhood (currently the "main street" design is anticipated but the town square remains an optional design); public and community purpose facilities in the CPF-1 Neighborhood; the transit stop in the designated location between Neighborhoods MU-1 and CPF-1; an elementary school on Neighborhood S-1; and, multi-family housing on Neighborhoods R-7b through R-10 (some include affordable housing).

In addition to the narrative village description, the General Development Plan includes land use statistics as shown in Table A below (from GDP Part II, Chapter 1, Section F, Subsection 6.b).

Table A
GDP Land Use Table

Village Six													
Use	Dwelling Units				Acreage								Approx. Pop.
	SF	MF	Total	Dens	Res.	Park*	CPF**	Sch.	C'ml.	Open Sp.	Art.	Total	
LMV	941		941	4.9	206.3		11.5					217.8	3,011
MU		206	206	30.7	6.7	7.6	2.2		***			16.5	527
MH		1,291	1,291	18.0	69.0			10.0				79.0	3,292
OTHER										22.0	58.3	80.3	
TOTAL	941	1,497	2,438	8.6	282.0	7.6	13.7	10.0	***	22.0	58.3	393.6	6,830
*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.													
**Actual CPF acreage to be determined at the SPA level; CPF acreage based on ratio of 1.39 acres per 1000 persons.													
***Commercial included as component of residential acreage.													

The comparable statistics detailed by Neighborhood are provided on the Site Utilization Plan (Exhibit 5) and are consistent. The statistics on the Site Utilization Plan are based on planimeter readings to the nearest tenth acre; these statistics may change based on more precise engineering calculations.

Site Utilization Plan

RESIDENTIAL

Neigh.	Land Use	Acres	du/ac	DU
R-1	Single Family	26.2	4.0	105
R-2a	Single Family	19.7	4.4	87
R-2b	Single Family	21.3	5.4	115
R-3	Single Family	35.6	4.5	159
R-4	Single Family	20.4	4.5	92
R-5	Single Family	16.6	6.7	111
R-6	Single Family	20.4	6.2	126
R-7a	Single Family	12.9	6.8	88
Sub-total Single Family		*173.1*	*5.1*	*883*
R-7b	Multi-family	5.8	28.4	165
R-8	Multi-family	11.7	28.8	337
R-9a	Multi-family	21.8	7.5	163
R-9b	Multi-family	12.7	25.7	326
R-10	Multi-family	12.1	17.5	212
Sub-total Multi-family		*64.1*	*18.8*	*1203*
TOTAL RESIDENTIAL		237.2	8.8	2086
R-11	*SF Resid. Alt. To S-2*	*32.5*	*4.5*	*146*
Total with Alternative to S-2		*269.7*	8.3	*2232*

NON-RESIDENTIAL

CPF-1	CPF Site	5.2
CPF-2	CPF Site	11.5
Sub-total CPF		*16.7*
S-1	Elem. School Site	10.0
S-2	Private High School	(see R-11)
P-1	Public Park	7.6
MU-1	Commercial	3.0
OS	Open Space	21.1
cir	Major Circulation	58.3
NON-RESIDENTIAL TOTAL		*116.7*

PROJECT TOTAL	386.4	5.8	2232

Notes:

1. An "x" following a Neighborhood number, such as R-3x, indicates a sub-neighborhood that may be converted to CPF use as an alternative for purposes of providing a landscaped community gathering/meeting area.

2. R-11 is the base land use, which permits the intended private high school. The boundary between CPF-2 and R-11 may be refined during future detailed planning applications.



Village Six
OTAY RANCH
CITY OF CHULA VISTA

Cinti Land Planning
1/9/02

Site Utilization Plan

Land Use Summary Table

RESIDENTIAL

Neighborhood	Land Use	Acreage	Units	Density
R-1	SF	26.2 [1]	105	4.0
R-2A	SF	19.0	87	4.6
R-2B	SF	21.3	115	5.4
R-3	SF	35.6	159	4.5
R-4	SF	20.4	92	4.5
R-5	SF	16.6	111	6.7
R-6	SF	20.4	126	6.2
Subtotal SF		**159.5**	**795**	**5.0**
R-7A	MF	7.0	90	12.9
R-7B	MF	10.8	201	18.6
R-8	MF	11.7	293	26.7
R-9A/D	MF	21.8	188	8.6
R-9B	MF	12.7	255	20.8
R-10	MF	12.1	212	17.5
Subtotal MF		**76.1**	**1,239**	**16.9**
MU-1/2*	MU	6.7	158	23.6
Subtotal Residential		**242.3**	**2,192**	**9.3**
R-11	SF (Alt to S-2)	32.5	146	4.5
Total Residential		**274.8**	**2,338**	**8.7**
Non-Residential				
CPF 1x	CPF	1.5		
CPF-2bx	CPF	0.7		
CPF-2	CPF	11.5		
S-1	School	10.0		
S-2	Private High School	(See R-11)		
P-1	Park	7.6		
OS	Open Space	22.0		
Circulation		58.3		
TOTAL		386.4	2,338	6.2

Notes:

1. An "x" following a Parcel number, such as R-3x, indicates a sub-parcel that may be converted to CPF use as an alternative for purposes of providing a landscaped community gathering/meeting area.

2. R-11 is the base land use, which permits the intended private high school. The boundary between CPF-2 and R-11 may be refined during future detailed planning applications.

3. Subject to being in substantial conformance, acres may be refined during the subdivision process.

* CPF-3 (1.5 Ac.) included in MU-1 site.



Village Six
OTAY RANCH
CITY OF CHULA VISTA
7/20/05

Land Planning

Exhibit 5

Site Utilization Plan

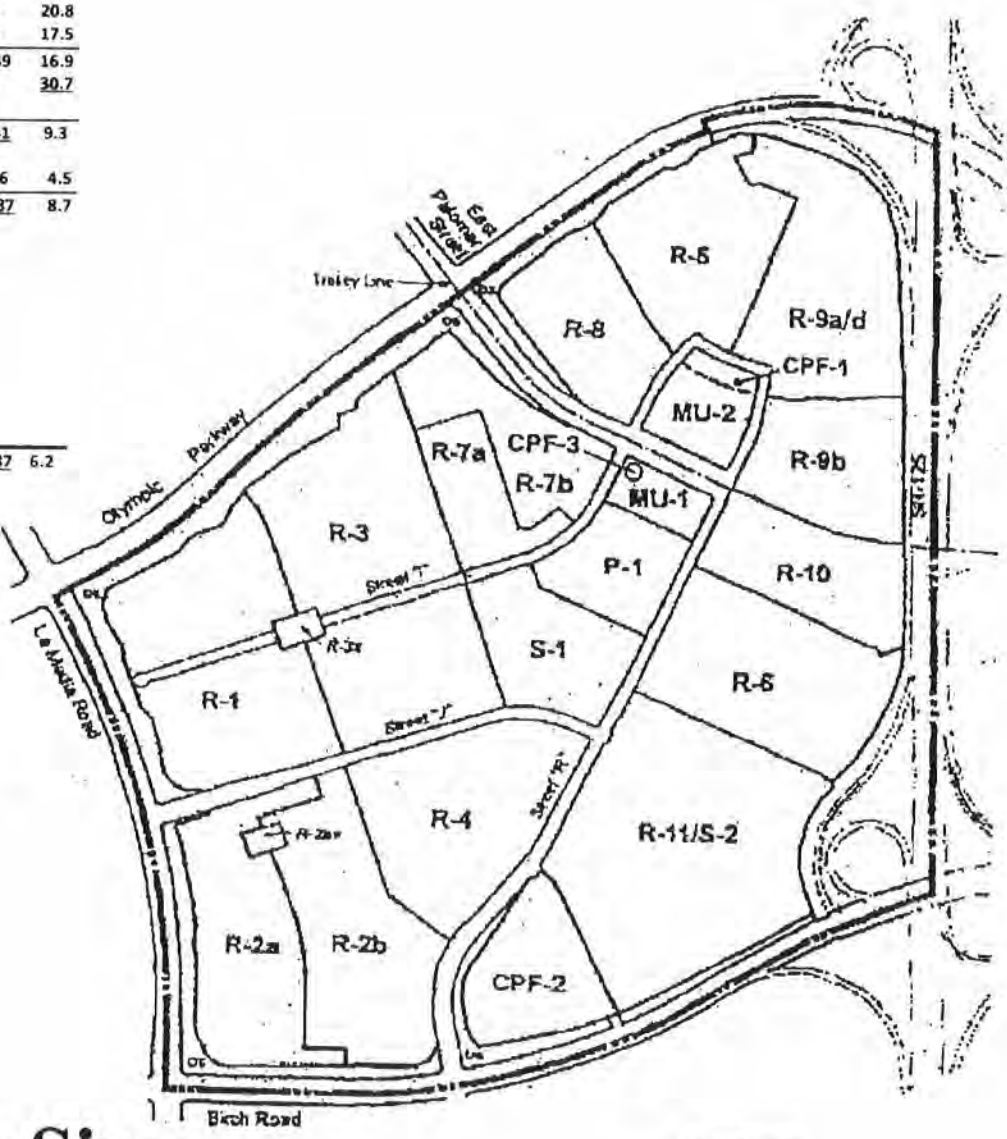
Land Use summary Table

RESIDENTIAL Neighborhood	Land Use	Acre	Units	Density
R1	SF	26.2	105	4.0
R-2A	SF	19.0	52	4.6
R-2B	SF	21.3	116	5.4
R-3	SF	35.6	159	4.5
R-4	SF	20.4	92	4.5
R-5	SF	16.6	106	6.7
R-6	SF	20.4	125	6.2
Subtotal SF		159.5	796	5.0
R-7A	MF	7.0	90	12.0
R-7B	MF	10.8	201	18.6
R-8	MF	11.7	293	28.7
R-9A/D	MF	21.8	188	8.6
R-9B	MF	13.7	255	20.8
R-10	MF	12.1	212	17.5
Subtotal MF		76.1	1,239	16.9
MU-1/MU-2	MU	8.7	206	30.7
Subtotal Residential		242.3	2,241	9.3
R-11	SF (Alt to S-2)	32.5	146	4.5
Total Residential		242.3	2,387	8.7
Non-Residential				
CPF-1	CPF	1.5		
CPF-2BX	CPF	0.7		
CPF-2	CPF	11.5		
S-1	School	10.0		
S-2 Private High School		(See R-11)		
P-1	Park	7.6		
OS Open Space		22.0		
Circulation		58.3		
TOTAL		386.4	2,387	6.2

Notes:

1. An "x" following a Neighborhood, such as R-3x, indicates a sub-parcel that may be converted to CPF use as an alternative for purposes of providing a landscaped community gathering/meeting area.
2. R-11 is the base land use which permits the intended private high school. The boundary between CPF-2 and R-11 may be refined during future detailed planning applications.
3. Subject to being in substantial conformance, acres may be refined during the subdivision process.

*CPF-3 (0.39Ac.) included in MU-1 site



Village Six
OTAY RANCH
CITY OF CHULA VISTA

Land Planning

In addition to the Village description provided in narrative and statistical form, the Otay Ranch General Development Plan also includes specific policies to be implemented in the SPA level planning. These policies are re-stated below (from GDP Part II, Chapter 1, Section F, Subsection 6.c):

Village Character Policies:

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

Village Core Policies:

- ❑ *A transit stop shall be reserved in the village core at the SPA level and irrevocably offered for dedication at the Tentative Map level.*
- ❑ *The number of homes identified for the village core represents an urban planning goal. Reductions in the number of multi-family units may be approved as long as sufficient densities are provided to support bus and light rail transit.*
- ❑ *Some services for users outside the village may be provided in the village core.*
- ❑ *The village core shall be sited to ensure its separation from the regional uses in the Eastern Urban Center.*

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of acres of local parks in Village Six. To satisfy this requirement, 12.9 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.

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

- *Open space areas adjacent to Poggi Canyon identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Open space character along the canyon shall conform to landscape concepts developed at the SPA level and the guidelines established in the Overall Ranch Design Plan. Setbacks and landscaping shall be provided along East Orange Avenue in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).*

- *Potential SR-125 shall be considered in the placement of uses and buffers.*

- *A modest landscaped buffer shall be provided along the village edge, due to the absence of significant environmental constraints.*

- *Pedestrian links to other villages and the overall greenbelt, open space, and recreational systems shall be provided in Village Six.*

- *Lot lines and grading shall not extend into the open space scenic corridor along Poggi Canyon.*

Other Village Six Policies:

- *Site planning shall minimize noise impacts and conflicts with SR-125.*

- *Light rail transit rights-of-way shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.*

- *Landform grading guidelines for the edge of Poggi Canyon shall be developed as part of the Village Design Plan at the SPA level. These specific guidelines shall be consistent with the definition and standards established in the Overall Ranch Design Plan.*

The development concept depicted on the proposed Site Utilization Plan, Exhibit 5, implements these policies. This implementation is further described in the Section II.2.2 Development Concept, in this SPA Plan and in the Village Six Design Plan. The SPA Plan package provides detailed design and character responses to these policies and/or establishes standards and guidelines for subsequent planning and design approvals in Village Six to assure that those General Development Plan policies are respected in final development plans.

Consistency with three of the four Village Core policies is illustrated on the proposed Site Utilization Plan. A transit stop is depicted at an appropriate location; the residential statistics are consistent with the General Development Plan; and the Village Core is internally sited within the village. The Village Core, as well as the entire village, is separated from the Freeway Commercial (FC) by SR-125 on the east and Birch Road on the south. A determination of appropriate uses in the core will be addressed in the detailed village core planning and design processes.

The park area shown on the proposed Site Utilization Plan is consistent with the park provision standard above, quoted from the Otay Ranch General Development Plan, and the proposed Chula Vista Parks Master Plan (city-wide), which is not yet adopted. Park acreage has been calculated based on the proposed mix of residential unit types shown on the Site Utilization Plan.

Appropriate buffer areas are shown as open space on the proposed Site Utilization Plan, outside of development Neighborhood boundaries. Buffers along the arterials average 75 feet in width consistent with the General Development Plan Land Use Map. Circulation links to the north, Village Five, to the west, Village Two, and to the south, Village Seven, are shown on the proposed Site Utilization Plan. The location and design of pedestrian links, recreation and greenbelt connections will be detailed in the SPA plan. Section II.2.4 of this SPA Plan addresses grading, showing the extent of grading, while the location of lot lines will be determined in the Tentative Map process. Appropriate land use regulations and development standards are established through the adoption of Otay Ranch Village Six Planned Community District Regulations which is another implementation tool of the Otay Ranch General Development Plan.

With regard to the Other Village Six Policies, guidance for site planning is addressed in the Village Six Design Plan. The location and designation of the transit line and station were discussed above. The landform grading requirements will be included in the Village Design Plan and will be consistent with the standards of the adopted Overall Ranch Design Plan and all current City of Chula Vista policies and standards.

II.2.1.7 Related Documents

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

All of the other documents which are components of the SPA plan are prepared concurrently and based on this SPA plan. The various documents which are components of the SPA plan package are depicted in Exhibit 6 and include PC District Regulations (zoning regulations), Village Design Plan (design guidelines), Public Facility Finance Plan (facility financing and phasing), and single issue plans (Parks, Recreation, Open Space and Trails; Water Conservation; Non-Renewable Energy Conservation; Air Quality Improvement; and, Affordable Housing). Project level CEQA documents are also prepared concurrently, building upon the more broad based environmental analysis completed at the General Development Plan level, to document potential environmental impacts and identify mitigation measures to reduce or eliminate such impacts.

Subsequent to the approval of all the SPA level documents, landscape master plan, subdivision maps, grading plans, 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, related documents and applicable City of Chula Vista policies and standards. An index of SPA Plan requirements, including topics addressed in related documents is provided in Appendix A.

II.2.1.8 Planning Process

At the broadest level, the planning process for Otay Ranch Village Six begins with the Chula Vista General Plan which is the foundation for planning and land use decision making in the City of Chula Vista. Because of its role, a determination of consistency between the General Plan and the Otay Ranch General Development Plan was necessary and was made when the General Development Plan was adopted. The Otay Ranch General Development Plan is an implementation tool for the General Plan, via the PC zoning process. As an implementing tool, the General Development Plan applies and details the broad policies of the General Plan to specific needs of the Otay Ranch project area. For example, the Land Use Element of the General Plan designates land uses for Otay Ranch Village Six in a more general manner but very similar to the Otay Ranch General Development Plan Land Use Map. Similarly, the policy requirements of the other General Plan Elements are implemented/detailed in the General Development Plan which now serves as the primary guide for more detailed planning at the village/SPA level.

On October 28, 1993, the San Diego County Board of Supervisors and Chula Vista City Council jointly adopted the Otay Ranch General Development Plan/Subregional Plan for the 36-square mile master planned community of Otay Ranch.

The Otay Ranch General Development Plan includes plans for eleven urban villages, a golf course community, a resort village, the Eastern Urban Center, four industrial areas and two rural estate planning areas. The Otay Ranch open space system, consisting of 13,000+ acres, facilitates completion of the Chula Vista Greenbelt System, as articulated in the Chula Vista General Plan.

San Diego's light rail transit system is planned to traverse Villages One, Five, Six, the Freeway Commercial area, the Eastern Urban Center and the University site. A park and ride facility will be provided in the Freeway Commercial area to serve the trolley.

The Otay Ranch General Development Plan permits urban levels of development on the Otay Valley Parcel, implemented through the Otay Ranch village concept. The village concept was developed with input from city and county urban designers, the San Diego Association of Governments (SANDAG), and the Metropolitan Transit Development Board (MTDB). These agencies have also participated in ongoing planning for the individual villages. The concept provides for urban villages approximately one mile square, distinct entities defined by the open space system and major arterials.

Village cores are centrally located within each village. These mixed-use village centers are designed to contain essential facilities and services: elementary schools, shops, civic facilities, child care centers, local parks and higher density housing. A majority of the village population is to live within walking distance of the transit stations located in village cores.

The General Development Plan consists of the Otay Ranch General Development Plan, including the Land Use Map, Facility Implementation Plan, Service/Revenue Plan, Village Phasing Plan, and Resource Management Plan. The General Development Plan Land Use Map depicts generalized facility locations, land use designations, and the open space systems for Otay Ranch. Based on the General Development Plan provisions for Village Six, this implementing SPA Plan has been developed.

II.2.2 Development Concept

II.2.2.1 Design Influences

A number of factors influence the design of the Otay Ranch Village Six SPA Plan. The primary design influence is the pedestrian friendly village concept described in the Otay Ranch General Development Plan. Other influences are previous land owner commitments to the Catholic Diocese of San Diego (for the private high school site), site conditions and characteristics, such as landforms, biological resources, drainage patterns, aesthetics, land use relationships and circulation patterns.

Existing and planned adjacent development patterns, Chula Vista General Plan policies, and the Otay Ranch General Development Plan provisions governing adjoining undeveloped land also influence the design of Village Six, including the regional open space system, off-site circulation, biology, public facility connections and the planned land uses for adjacent properties. These factors are briefly described below and depicted on the Design Influences Exhibit (Exhibit 7). Otay Ranch Village Six design influences and requirements are also addressed in the Village Six Design Plan and Landscape Master Plan.

Site Characteristics & Visual Context

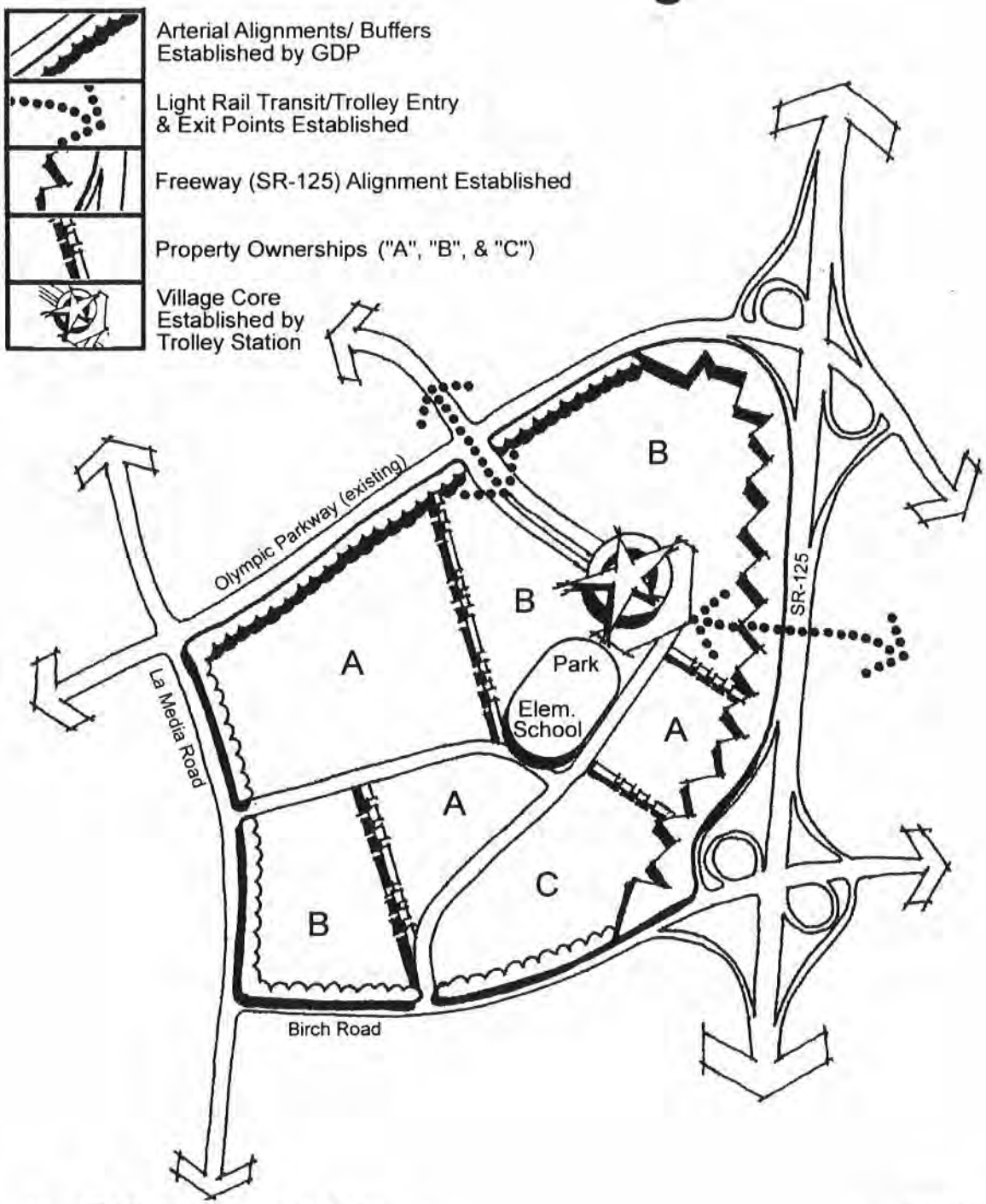
Village Six is located south of Olympic Parkway between the proposed alignment of SR-125 and the planned extension of La Media Road. The relatively steep slopes of Poggi Canyon (and the alignment of Olympic Parkway in the canyon) form the northern boundary of the village. The proposed alignment of Birch Road is the southern boundary of the SPA. The Village Six site is generally rolling hills extending south from the canyon. The area is largely devoid of significant natural habitat due to historic farming activities.

The project area has views to the surrounding mountains to the northeast, east and southeast. Limited scenic views from Village Six extend along Poggi Canyon/Olympic Parkway which is defined as a scenic corridor by the Otay Ranch General Development Plan.

Surrounding Land Uses

The Village Six plan was also influenced by developing and planned surrounding land uses, all of which are within the Otay Valley Parcel of the Otay Ranch General Development Plan. The Otay Ranch General Development Plan requires a sensitive design that includes transition areas between villages. The northern edge of Village Six is Otay Ranch Village Five, which is also defined as an urban village, separated from Village Six by a major arterial (Olympic Parkway) and a linear open space system (Poggi Canyon). Village Seven, another urban village lies to the south, also separated by a major arterial, Birch Road. Village Two is immediately west of Otay Ranch Village Six, across La Media Road. The proposed alignment of SR-125 defines the eastern edge.

Design Influences



Village Six
OTAY RANCH
CITY OF CHULA VISTA

Land Planning
9/28/01

Exhibit 7

While surrounded by major roadways, Village Six is defined by significant (21.1 acres) landscape buffers and slopes on its edges. These separate the village from land uses in adjacent villages or planning areas. However, while relatively isolated from these adjacent areas, consistency with the General Development Plan provisions assures necessary and desirable connections (especially transit, trail, and other infrastructure) from Village Six to the adjacent Otay Ranch community, existing and planned.

II.2.2.2 Land Use Pattern

The basic land use pattern for Village Six is an urban village, surrounded by major transportation corridors and an open space buffer, consistent with the Otay Ranch General Development Plan. The land use pattern incorporates the village concept with higher intensity uses and residential densities within a village core and decreasing intensity/density away from the core area. The Village Six SPA Plan defines the village core in the northeastern portion of the planning area, focused on the mixed use area and light rail transit station (see Site Utilization Plan Exhibit 5). In addition to mixed use and transit uses, a public neighborhood park, elementary school and community purpose facility (CPF) sites comprise the core, along with multi-family residential development averaging over 18 units/acre. The surrounding secondary area includes a school site intended for a church sponsored high school with a smaller CPF site intended for a church, and single family residential areas with designated densities ranging from 4.0 to 6.8 units/acre. The plan also provides for an alternative development of the high school site with 146 single family residential units, should the private school prove to be infeasible.

The two Neighborhoods owned by the Catholic Diocese of San Diego (CPF-2 and R-11/S-2) in the southeast sector of the village represent a large land allocation to a unique church-sponsored development program. The CPF Neighborhood is envisioned as a parish church site while the school site is to be developed as the private high school. The development program on the church site currently envisions a 45,000 square foot building campus including a 1,200 seat sanctuary with bell tower, 75 seat chapel, eight religious education classrooms, a parish hall and administrative support space. The high school is planned to comprise a 245,000 square foot building campus serving 2,200 students with 150 faculty and an additional 50 staff personnel. The campus will include buildings (administration, library, fine arts, student support, classrooms, gymnasium) and athletic facilities (football, baseball, softball, track, tennis courts). Implementation of this project will require all environmental impact mitigation measures related to this site to be satisfied. The anticipated operational and environmental characteristics of the complex are outlined in Table B, below.

Table B
Operational/Environmental Characteristics of Church/High School Complex

Characteristic/Issue	Description	
Traffic/Circulation	Mode:	110 students will walk (5%); 2,090 in vehicles (95%)
	Arrive:	Between 7:15 and 8:00 am; 650 cars at 2 students/car plus 315 vehicles at 2½ students/car
	Leave:	1,568 (75%) leave between 2:00 and 2:45 p.m.; rest by 6:00 p.m
	Entries:	Student entrance limited to Birch Pkwy.; faculty and staff on Street "R"; church entrance on Street "R"; carpool queuing space of 1,300 ft. internal space in six cycles
Parking	Total:	950 parking spaces
	Assigned:	100 reserved for full-time church use; 500 student spaces; 150 faculty/staff spaces; 200 shared spaces for church/school/visitors
Lighting	Low-level sight lighting for pedestrian areas; directed lighting on limited poles heights for parking areas and vehicle routes; athletic field lighting with glare control devices, limited pole height, cut-off shielding and limited time of operation	
Noise	Noise levels from bell tower and athletic events (3,000 spectators) limited to 65 dB CNEL at exterior property line	
Hours of Operation	6:00 am to 11:00 pm	

Source: Catholic Diocese of San Diego

II.2.2.3 Density Transfer

The SPA Plan provides guidance for future development at the subdivision and improvement plan level, and is the basic reference for determining permitted land uses, densities, total units, and required public facilities. These are illustrated in the Site Utilization Plan, Exhibit 5, which is the key map for this SPA Plan.

Even though the SPA Plan contains specific guidance for development, it is not intended to be used in a manner which predetermines the development solution for each and every Neighborhood. It is intended to be used as a basic guide which reflects the City's intent for determining the intensity, design and desired character of use for the property. The development pattern and interior circulation arrangement indicated on the Site Utilization Plan is based on preliminary design. Minor modifications may result from technical refinements in the tentative map process and these shall not require an amendment to this SPA plan as long as the plans and maps are generally consistent with the overall intent of this SPA plan. Minor modifications to these configurations that have been approved by the Director of Planning and Building may be implemented administratively as part of the tentative tract map approval process.

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 Neighborhoods 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. Transfers in density from one Neighborhood to another may be permitted subject to Part II, Chapter 1, Section E, Subsection 2.c of the Otay Ranch General Development Plan.

The private high school site (Neighborhood R-11/S-2) shall be assumed to be a school site for planning purposes, however, if the private school sponsor determines that the site will not be used for school purposes, the property owner (Catholic Diocese of San Diego) may apply for the alternative use designated on the Site Utilization Plan.

II.2.2.4 Housing Programs

The predominant land use in Otay Ranch Village Six is residential, intended to provide housing in response to local market demands. This SPA permits a variety of housing types in responding to these demands, ranging from multi-family development at 28.8 du/ac to single family homes at 4.0 du/ac. The SPA Plan pre-determines the housing mix in two residential categories: Multi-family and Single Family. Within these residential categories, a number of housing types are permitted to respond to changing market conditions.

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

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

In order to guarantee the provision of Affordable Housing opportunities, the City requires that a specific Affordable Housing Program ("AHP") and agreement, consistent with the Housing Element, be prepared and signed by the Developer. This will serve as the required Affordable Housing Plan required by the General Development Plan. 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 Planned Community in general, and the Village Six SPA specifically, as detailed in the adopted Ranch-Wide Affordable Housing Plan and the Otay Ranch Village Six Affordable Housing Program included as a component of this SPA Plan.

II.2.2.5 Urban Design Concepts

The following summarizes the basic urban design concepts to be implemented in Otay Ranch Village Six. The Village Six Design Plan provides more detailed guidance and will be utilized to guide and review the proposed urban design developed at later, more detailed levels of planning and design, particularly in the Village Core where the strongest urban design statements are anticipated.

The organization of land uses is the key to the village concept. Villages are comprised of two basic components: a central area of more intense uses, the Village Core and surrounding areas consisting of residential uses, the Secondary Area. The village core serves as the focal point and commercial hub of the village. Village cores are centered around a main street or plaza and include the following land uses: retail/commercial, residential, neighborhood parks and other civic or community uses, such as churches, child care or senior centers. Residential neighborhoods surround the village core, and provide a range of housing opportunities. The Otay Ranch General Development Plan calls for designs which emphasize and enhance each villages' characteristics to create neighborhoods and communities with unique identities.

Village Cores are generally expected to have a more formal and organized design and appearance (increased emphasis on hardscape and building design) while residential areas are less formal and organized (dominance of informal landscape). The Otay Ranch General Development Plan includes the following design guidance for Village Core areas (Part II, Chapter 1, Section D Subsection 1.b):

- *Village core buildings shall not exceed four stories. Buildings constructed at lower heights may be converted to four-story buildings.*
- *Locate taller buildings near the center of the village core, with building heights and sizes gradually decreasing outward from the center.*
- *Buildings shall have front access and orientation to streets and sidewalks. Access to parking lots shall be secondary to the street.*
- *Avoid street side facades of unarticulated blank walls or an unbroken line of garage doors.*
- *Building facades shall be varied and articulated to provide visual interest. Encourage street level windows and numerous building entries. Arcades, porches, bays, and balconies shall be encouraged.*
- *Use landscape themes to help define village character.*

These basic concepts are expanded upon in the Village Six Village Design Plan.

II.2.2.6 Landscape Concept

All development in Otay Ranch Village Six shall comply with all the requirements stated in the Chula Vista Landscape Manual adopted by Resolution No. 17735 in November 1994 and any subsequent revisions.

The Landscape Concept Plan, Exhibit 8, provides a consistent design framework for community areas while allowing flexibility in individual Neighborhoods. The village landscape plan builds upon the Otay Ranch-wide landscape design concepts of the Overall Design Plan. The Overall Design Plan identifies important elements of the overall project setting and establishes ranch-wide design concepts or themes which will integrate the many diverse components of the developed community. Focusing on interconnecting community design elements, the Overall Design Plan established design concepts for the major arterials which surround Village Six, the Village Pathway (see Section II.2.3.7 of this SPA Plan) which connects Village Six with adjacent villages, and identifies village entry locations. The village landscape concept detailed below is consistent with the applicable provisions of the Overall Design Plan.

The village landscape concept strengthens the design set forth in the Land Use Plan. This design includes an urban village core, connected to prime arterials by village entry streets and an open space buffer surrounding the entire village. The land use plan calls for a village core with medium-high/high densities. The densities decrease when moving away from the core area.

The street system also contributes to the village structure and the street landscape treatments will be used as community design elements. The peripheral arterials, village entry streets and promenade streets will each have a distinct landscape theme with a dominant tree species and/or planting patterns in order to create specific appearances for each street category. As a designated scenic corridor, Olympic Parkway received special design consideration and is being constructed per the approved Olympic Parkway Master Plan for tree nodes and medians. Slope planting for Village Six will be per the Landscape Master Plan for Village Six. Adjacent slope landscaping will be per the Landscape Master Plans for Village Six.

Elements in the Landscape Concept include:

- La Media Road (Prime Arterial - Ranch Theme Street): Prime arterial streets shall have landscaping that incorporates the existing Ranch Theme in the Otay Ranch development. A specific canopy evergreen theme tree shall run the length of the street in the right-of-way and within the median. The evergreen canopy trees will immediately identify the Otay Ranch development.

- Olympic Parkway (Prime Arterial Street - *Scenic Corridor*): The Olympic Parkway streetscape, median and planting design shall comply with the approved Olympic Parkway Master Plan. Slopes adjacent to this arterial shall be consistent with this Master Plan and defined in the Landscape Master Plans for Village Six.

- Birch Road (Six Lane Major Street): Six Lane Major streets shall have landscaping that incorporates the existing Ranch Theme in the Otay Ranch development. A majority of a deciduous theme tree mixed with some evergreen trees shall be in the median. Evergreen canopy trees shall flow along the right-of-way on both sides of the street. These trees shall blend with the adjacent developments.

- East Palomar Street (Transit Village Entry Street): The transit village entry street will continue the established landscape theme previously implemented in SPA One. This street runs through Otay Ranch Villages One and Five and is a crucial link between the villages. The street shall have tall palms for a strong skyline design alternated with smaller canopy trees for pedestrian scale.

- Secondary Village Entry Street: The Secondary Village Entry Street shall continue the landscape theme previously established for East Palomar Street. Flowering accent trees shall be located at each of the intersections where the village entry street meets a prime arterial or major arterial street. Along the village entry street a smaller canopy trees shall be used to bring proper scale and provide shade for pedestrians and other users. This street scape is used for only a short distance (approximately 400 feet) adjacent to the village entry and then transition to a Residential Promenade Streetscape.

- Residential Core & Residential Promenade Street: The established theme landscape theme from Village Five will be used on the treatment of these residential streets. Large canopy trees will be located along the pedestrian walks. A single row of trees on one side and a double row of trees will be on the opposite side.

- Entries: The Primary Entry area is the main point of entry to Village Six. A tree that differs from the surrounding entry area will provide a unique accent statement and feeling of arrival at this entry point. Secondary Entries are incorporated in the Secondary Village Entry Street streetscape.

- Landmarks: Each landmark, whether primary or secondary, will have a distinct landscape character. As an example, the parks will have a common theme tree, so that it can be recognized and highlighted in the community.

- Special Landscape Zone (SR 125): This area is a buffer to the freeway view and noise. It will also be the entry way to Village Six from the SR 125 freeway. The design for this area must follow the criteria stipulated in the "SR 125 Design Guidelines" prepared by DeLorenzo Inc.

- Landscape Buffer: The buffer is essentially the slope landscaping that surrounds Village Six. Adjacent to Olympic Parkway it is part of the Scenic Corridor. It provides a landscape screen between the residents and the busy Prime Arterial and Major Streets.

The buffer acts as a view corridor for drivers along the Prime Arterial and Major Streets. The landscape will include masses of spreading trees up and down the slope with drifts of shrubs below them.

The Village Six Village Design Plan and Landscape Master Plan will provide further details on these design concepts.

Landscape Concept

Landmarks/Entries

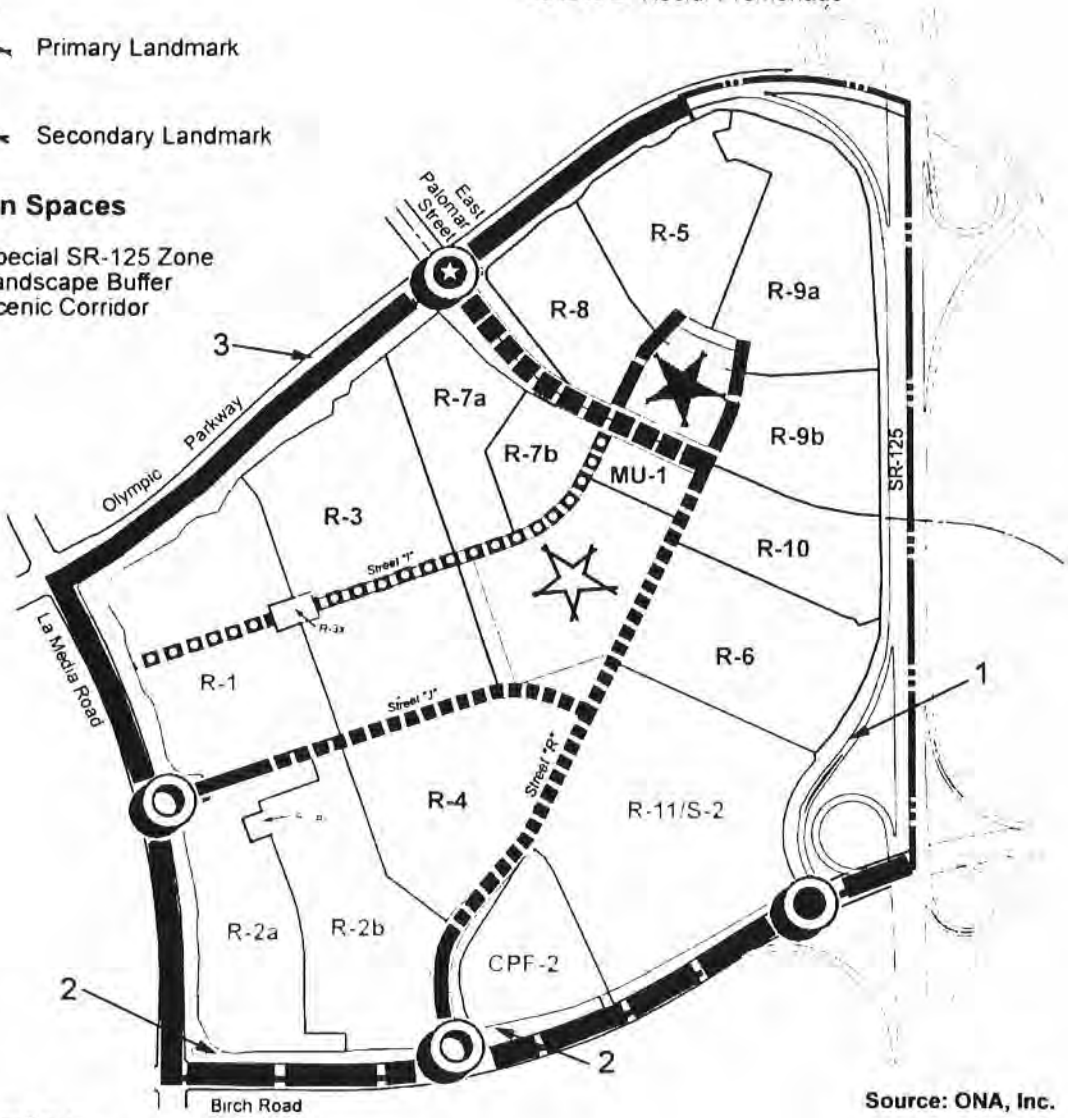
- Primary Entry Monument
- Secondary Entry Monument
- SR-125 Community Entry
- Primary Landmark
- Secondary Landmark

Streetscapes

- Prime Arterial - Ranch Theme Street
- Six Lane Major Street
- Transit Village Entry Street
- Village Entry Street
- Core Promenade
- Village Promenade
- Resid. Promenade

Open Spaces

1. Special SR-125 Zone
2. Landscape Buffer
3. Scenic Corridor



Source: ONA, Inc.

Land Planning

11/30/01

Exhibit 8

CITY OF CHULA VISTA

Village Six

OTAY RANCH

II.2.2.7 Community Signage Program

Community signage (village entry signs, *etc.*) will be located according to the provisions of the Overall Design Plan. The details of sign design and location are provided in the Village Six Village Design Plan.

In addition, to the permanent community signage identified above, a temporary village identification/entry sign may be installed during the initial residential construction/sales phase of Village Six development. Such a temporary sign could be necessary due to the separate ownership/development scheduling of the village core and the majority of the secondary area within Village Six. The secondary area is expected to develop earlier than the village core and during that time, village identity will need to be established independent of the primary village entry and village core. A temporary sign may be constructed along Olympic Parkway and/or La Media Road concurrent with the initial sales of homes in Village Six with approval of the Zoning Administrator, and shall be removed when 95% of the secondary area homes are occupied or after 5 years, whichever occurs first. Construction and removal of any temporary sign shall be the responsibility of the secondary area developer.

No freeway oriented signage (oriented to SR-125) is permitted within Village Six.

II.2.2.8 Agricultural Plan

The Otay Ranch Mitigation Measures adopted with the GDP require the preparation of an agricultural plan concurrent with the approval of any SPA affecting on-site agricultural resources. The Findings of Facts state that the agricultural plan shall indicate the type of agriculture activity being allowed as an interim of the site and establish buffering guidelines intended to prevent potential land use interface impacts relative to noise, odors, dust, insects, rodents and chemicals that may be associated with agricultural activities and operations.

Historical agricultural uses in the Village Six SPA project area include dry farming, as well as cattle and sheep grazing. Crop production was limited to hay and grains due to limited water availability. Between 1950 and 1960, the agricultural products from the property were primarily grains and lima beans. Cultivation and cattle grazing activities are permitted and currently conducted within the majority of the Village Six SPA project area.

Land utilized for agricultural activities in areas surrounding Village Six has decreased in recent years. Factors that have led to the decrease in agricultural use include the conversion of farmland to urban uses as a result of increases in land value (and property taxes). Property taxes often exceed income from agricultural production. The high cost of importing water for irrigation has also resulted in many agricultural activities becoming cost prohibitive.

The phased development of the Village Six SPA will incrementally convert on-going agriculture uses to urban development. Consistent with the Otay Ranch GDP, the following agricultural standards shall be employed within the Village Six area:

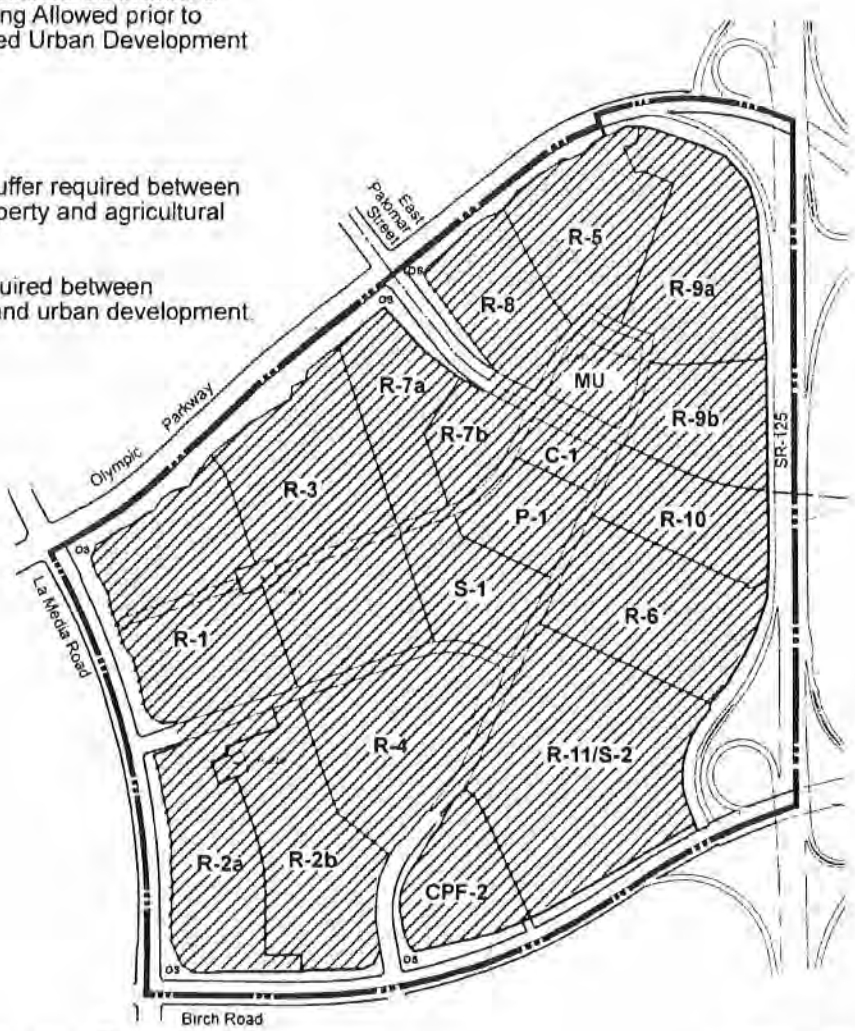
- A 200 foot fenced buffer shall be maintained between developed property and on-going agriculture operations.
- In those areas where pesticides are to be applied, vegetation shall be utilized to shield adjacent urban development (within 400 feet) from agriculture activities. Use of pesticides shall comply with federal, state and local regulations.
- The farmland owners shall notify adjacent developed property owners of potential pesticide application through advertisements in newspapers of general circulation.
- The developer does not propose grazing on Conveyance Land.
- Agricultural uses shall comply with the Agricultural Plan Map that follows (Exhibit 9).

Agricultural Plan

Unrestricted Cultivation & Grazing Allowed prior to phased Urban Development

Notes:

1. 200' Fenced buffer required between developed property and agricultural operations.
2. 400' Buffer required between pesticide use and urban development.



Village Six
OTAY RANCH

CITY OF CHULA VISTA

Land Planning
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Exhibit 9

II.2.3 Circulation

II.2.3.1 Introduction

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

The plan arranges roads into a hierarchy, organized by function, to facilitate access within the community and offsite, consistent with the Otay Ranch General Development Plan and the City of Chula Vista General Plan Growth Management Element. The road classifications have been refined to reflect the specific opportunities and constraints of the Village Six SPA (*e.g.*, transit right-of-way location, mixed use character, *etc.*). An effort has been made, where feasible, to reduce paving sections to slow the flow of traffic and create a pedestrian friendly environment.

The SPA Plan Public Facilities Finance Plan (see Chapter II, Section II.5 Public Facilities Finance Plan) establishes a transportation phasing plan with specific improvements and timing of circulation improvements to maintain the levels of service established in the City's Threshold Standards in the City's Growth Management Element of the General Plan.

Specific project access points, light rail alignments and internal circulation components, including bicycle, cart, pedestrian, hiking and road crossings will be determined by the City Engineer during the tentative tract map process. Variations to the concepts herein may occur where pedestrian orientation, safety or efficiency can be enhanced.

The plan also considers non-vehicular circulation systems by making provisions to connect to local and regional trails systems to create a comprehensive system of vehicular and non-vehicular routes.

II.2.3.2 Project Access

Regional Access

Regional access to the project area is currently provided by I-805 via Telegraph Canyon Road, which is located approximately one mile north of the project site. Future construction of SR-125, at the eastern boundary of Village Six, will provide additional north-south access for the traffic generated for the build-out of the Eastern Territories. Secondary north-south access is available on I-5, along the Bayfront, six miles west of the SPA project area. State Route 54 north of Village Six, and SR 905 south of Village Six, provides regional east-west circulation the project area.

The Otay Ranch General Development Plan provides for the eventual expansion of the regional light rail transit system into Otay Ranch, bisecting Villages Six. Otay Ranch SPA submittals for transit villages are required to approximately locate light rail transit alignments and transit stations. Future tentative maps will be conditioned to dedicate right-of-way for the light rail transit system.

Local Access

Local access to the Village Six SPA project area is currently provided by Telegraph Canyon Road/Otay Lakes Road, which also serves as a continuous east-west link between I-805 and SR-94. The Village Six site is accessed from Telegraph Canyon Road via La Media Road, a north-south route which is being constructed as a part of the Village One and Village Five projects (Otay Ranch SPA One), just north of Village Six. La Media Road will be extended along the western edge of Village Six.

Olympic Parkway is another east-west arterial that will serve the Village Six SPA and will form its northern boundary. This route will be constructed along the northern edge of the Village Six site in conjunction with this project and will serve as a connector to I-805 to the west and SR-125 to the east.

II.2.3.3 Project Circulation Network

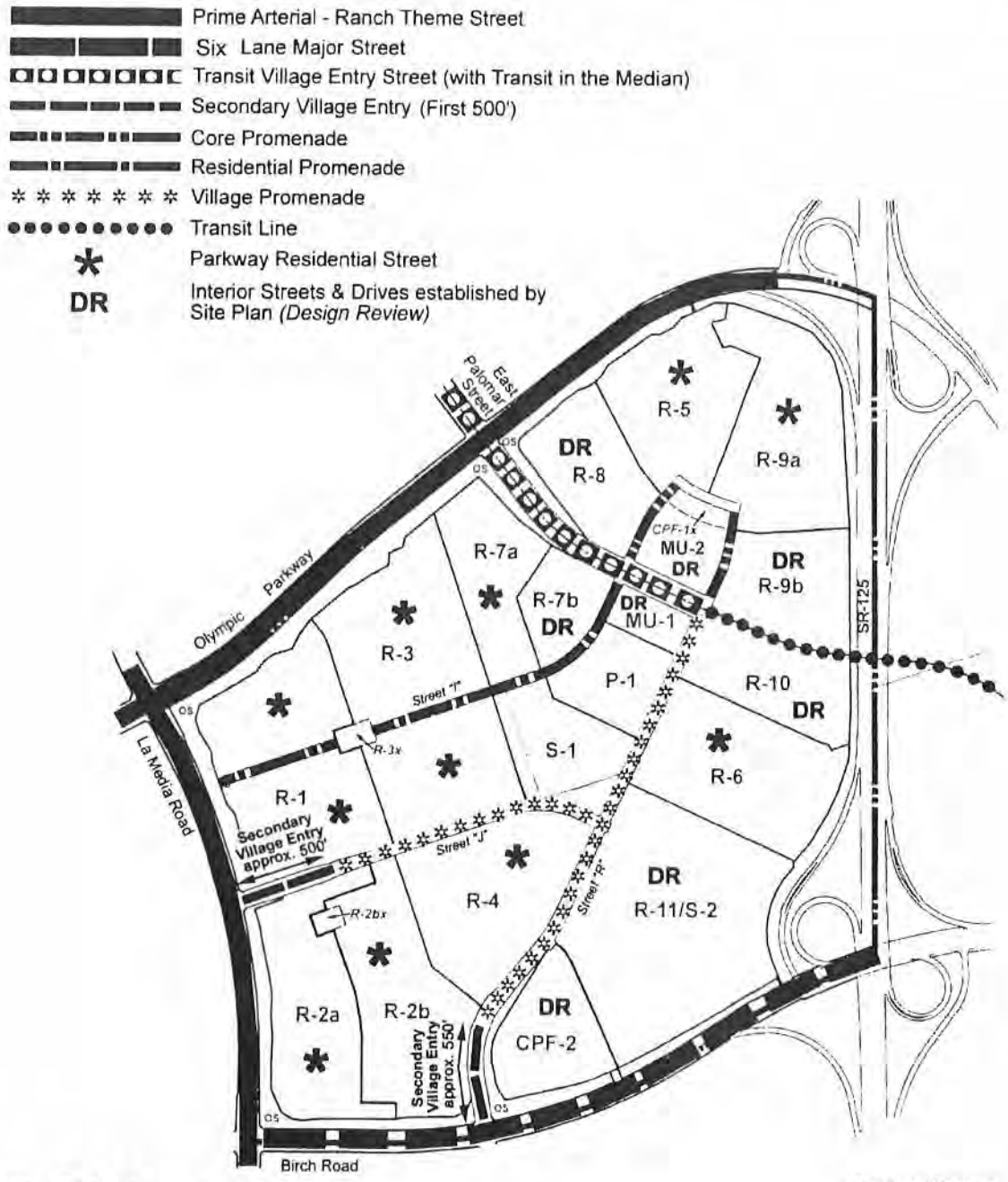
The Otay Ranch sub-regional circulation system is based upon a hierarchy of streets and roads defined in the Otay Ranch General Development Plan. These facilities are designed to create an integrated system of roads, cart paths, bike lanes, trails and pedestrian ways. This system, as it applies to the Village Six SPA is described below.

The perimeter and internal circulation network is conceptually shown on the Circulation Plan (Exhibit 10). On the northern and western SPA boundaries, Olympic Parkway (existing) and La Media Road are designated Prime Arterial - Ranch Theme Streets (streetscape design designation defined in the Otay Ranch Overall Design Plan). Birch Road, the southern SPA boundary, is designated a Six Lane Major Street in this SPA Plan. [This designation is subject to a General Plan/GDP amendment; this segment of Birch Road is currently designated a 4-lane Major Road in the General Plan and GDP.] SR-125, on the eastern edge of the SPA is a future freeway.

Project access is taken from each of the perimeter arterials. The entry from Olympic Parkway, East Palomar Street, is designated a Transit Village Entry Street since it includes the light rail transit corridor within its ROW. The entries from La Media Road and Birch Road are designated Secondary Village Entry Streets for the first 500-550 feet within the village, then transition to village Promenade Streets. Both the Olympic Parkway and Birch Road entries lead directly to the Village Core. The La Media entry leads to an intersection with the Birch Road entry in front of the private high school site access.

A Core Promenade Street segment is located on each side of the CPF block at the heart of the Village Core with a residential street linking them across the back side. A Residential Promenade Street extends from the Core to serve the northwest quadrant of the Village Secondary Area. Internal streets within the individual development areas will be determined by future tract map and/or site plan approvals.

Circulation



Village Six
OTAY RANCH
CITY OF CHULA VISTA

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11/30/01

Exhibit 10

It is anticipated that each of the project entries will be signalized, as will the major arterial intersections. However, the final determination of which intersections are to be signalized shall be made by the City Traffic Engineer.

II.2.3.4 Street Standards

This section describes in more detail each of the street types associated with the Village Six SPA. The proposed right-of-way sizes and street sections are based on standards adopted in the Otay Ranch General Development Plan, previous Otay Ranch approvals and initial project level review by city staff. The final improvement designs will be determined as a part of the subdivision approval process.

Highway Road Sections

Street standards for the arterial roads at the periphery of the SPA have been established in the Otay Ranch General Development Plan, Circulation Element of the Chula Vista General Plan and previous project development approvals. Roadway sections for the perimeter arterials are shown in Exhibit 11.

Arterials and major roads provide for the completion of the regional transportation system. They are designed to operate efficiently 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. Intersections on to these roads restricted to village entry streets. The following facilities within the Village Six SPA project area are designated prime arterials or major roads:

Olympic Parkway - 6-Lane (Prime) Arterial (Scenic Corridor)
La Media Road - 6-Lane (Prime) Arterial
Birch Road - 6-Lane (Major)

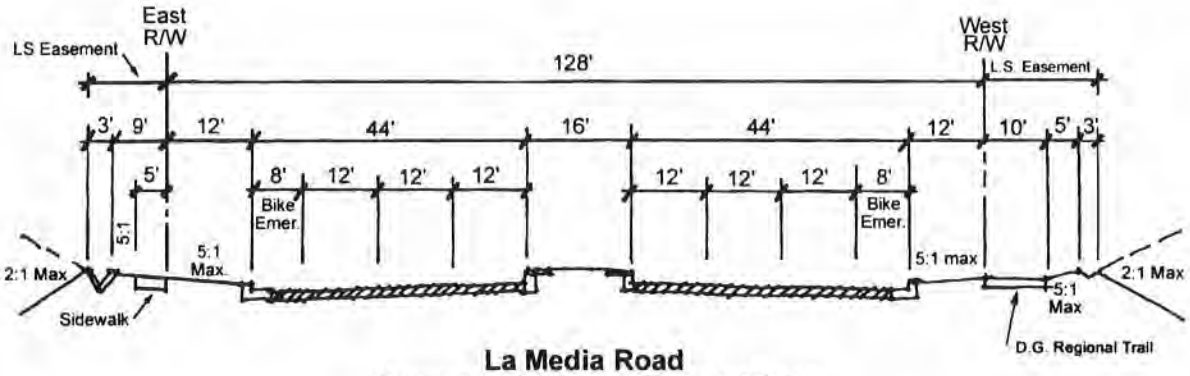
The Otay Ranch General Development Plan recognizes two types of prime arterial/major roads:

Scenic Corridor (road within an open space scenic corridor)
Prime Arterial or Major Road

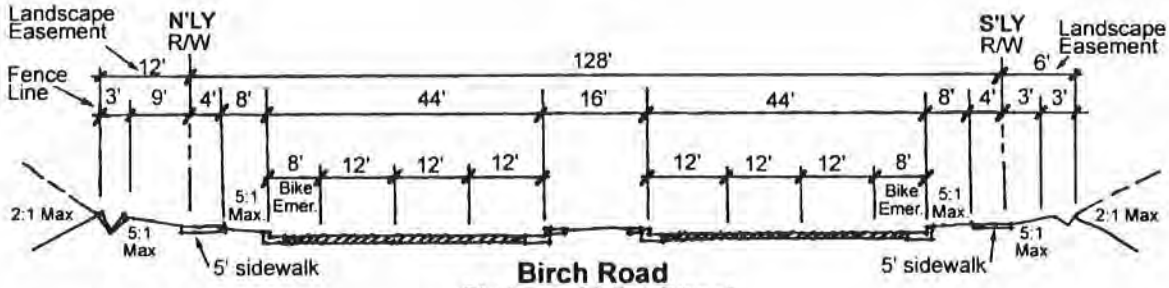
Olympic Parkway is designated as a scenic roadway. Although the street ROW is off-site and a Master Plan for its construction has already been adopted, the southern landscaped edge is a part of the Village Six project site. It will be informally landscaped with naturalized plantings complimenting existing and naturalized land forms consistent with the SPA One approval. The landscape treatment and design elements of scenic corridors are addressed more fully in the Section II.2.2.6 Landscape Design Concepts of this SPA Plan and the Village Six Design Plan. The Olympic Parkway Master Plan, prepared by Estrada Land Planning and Village Six Landscape Master Plans, to be prepared during the subdivision process, will be the guiding documents in developing landscape along this corridor. Olympic Parkway section has been

approved per the SPA One subdivision process. The City has approved the drawings for this section. The Olympic Parkway street section has been approved with the SPA One subdivision process. Refer to the adopted City drawings for this section.

Arterial Highway Road Sections



La Media Road
Prime Arterial/Ranch Theme Street



Birch Road
Six Lane Major Street

Exhibit 11

Non-scenic arterials and major streets within the Village Six SPA project area include La Media Road, a six lane prime arterial, and Birch Road, a six lane major street. These are similar in appearance to the scenic corridors in that they provide identity to Otay Ranch, and are dominated by native or naturalized vegetation and land forms. However, these roadways also provide a transition from the informal ranch-wide character to the more formal character typical of the urban villages. Landscape treatment and design elements of these roads are addressed more fully in the Village Six Design Plan.

Village Entry Street Sections

Village Entry Streets form the gateway into a village. As a gateway, a Village Entry Street may be a short street section creating a welcoming statement. Entry streets typically consist of two lanes each way divided by a median. In Village Six, the Transit Village Entry Street connects the village core to Olympic Parkway and contains the right-of-way for future light rail transit alignments. The entries from La Media Road and Birch Road are designated Secondary Village Entry Streets for short distances near the village entries but do not include the transit alignment (see Exhibit 12).

Village Entry Streets introduce the village theme, identity and character. Entry streets provide a transition from the prime arterials/major roads to the village. Village Six SPA Village Entry Streets will create a semi-formal appearance which transitions from the natural/informal character of the arterial streets to the formal appearance and character of the Village Core. The landscape treatment and design elements of Village Entry Streets are addressed more fully in the Village Six Design Plan and Landscape Master Plan.

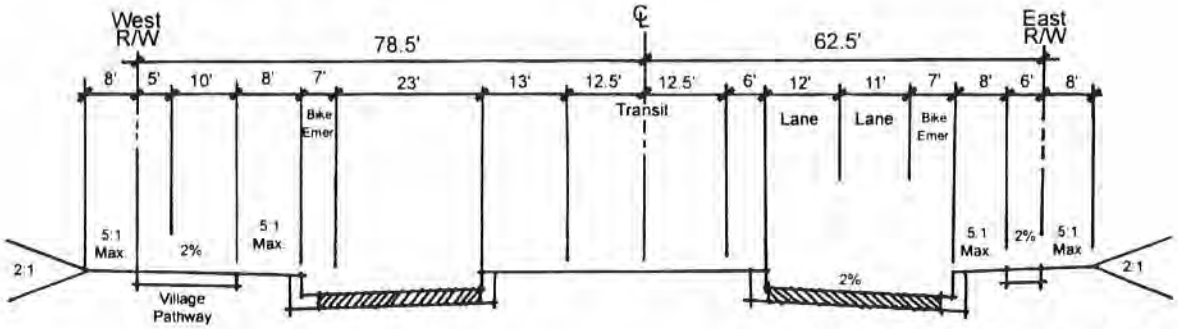
Promenade Street Sections

Promenade Streets provide the most direct route from residential areas to the village core. Promenade Streets serve automobile, cart, pedestrian and/or bike traffic. Promenade Streets create a semi-urban, formal atmosphere which contributes to a feeling of security and pedestrian safety. Promenade Streets are tree-lined with formal street tree patterns.

The Village Six SPA contains three types of Promenade Streets: Village Promenade, Core Promenade and Residential Promenade. The primary difference is the width of the paved roadway. In some locations on Streets "J" and "R," the 10 foot wide Village Pathway is included in the village Promenade street section and provide for parking on one side only. Street "I" is a Residential Promenade which includes only a six-foot sidewalk. Refer to Exhibit 13 for additional detail.

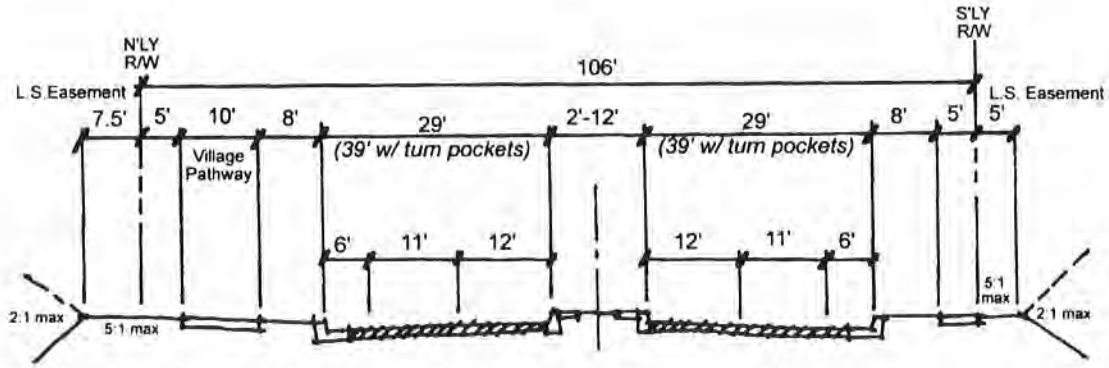
The landscape treatment and design of Promenade Streets are addressed more fully in the Village Six Design Plan and the Landscape Master Plan.

Village Entry Street Sections



Note: Section adjacent to Mixed Use and Transit Station and other segments shall be established by the Master Precise Plan for the Village Core.

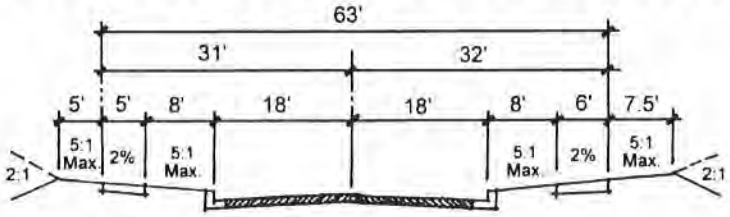
Transit Village Entry Street
(East Palomar Street)



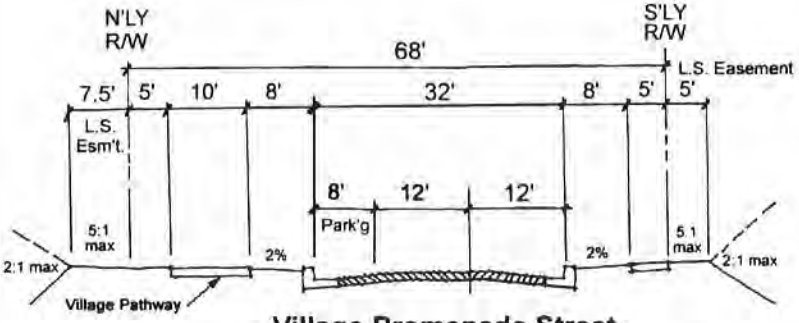
Secondary Village Entry Street
(Streets "J" & "R" at Arterial Intersections)
(First 500' ±)

Exhibit 12

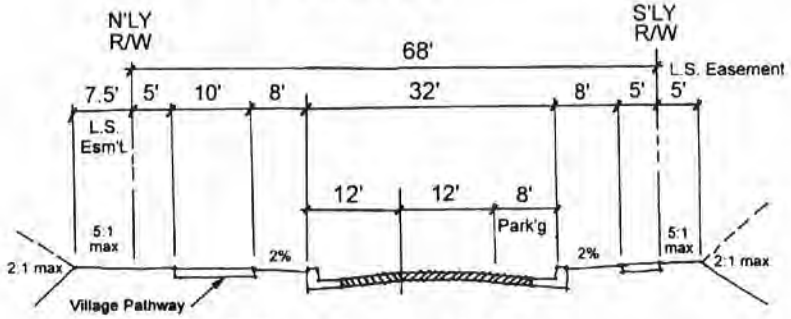
Promenade Street Sections



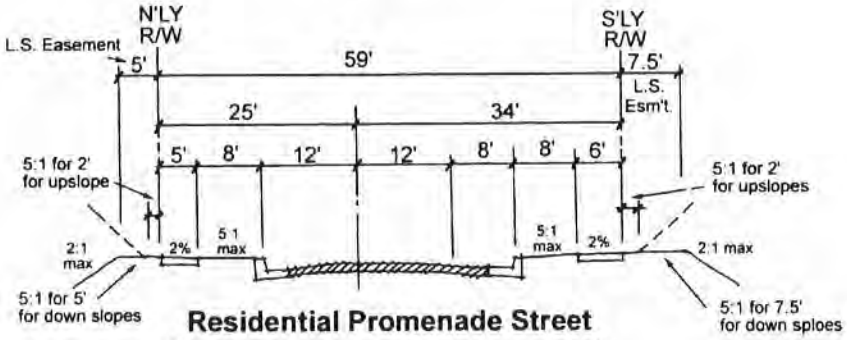
Core Promenade



Village Promenade Street
(Street "J")



Village Promenade Street
(Street "R")



Residential Promenade Street
(Street "I" West of E. Palomar Rd.)

Exhibit 13

Residential Street Sections

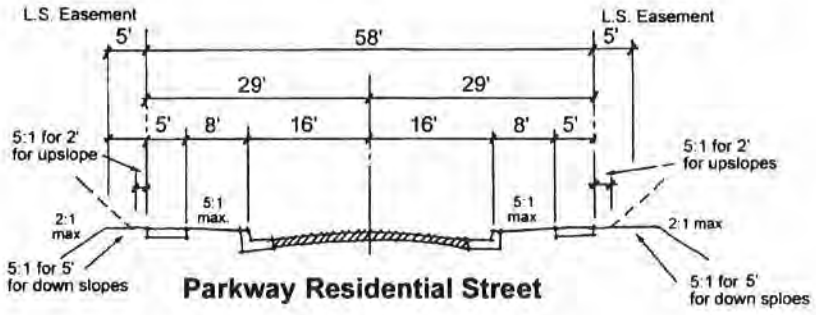
Residential Streets occur throughout each village. The streets have homes on one or both sides. Parking is provided along the sides of the streets. Cart and bike travel is permitted in the roadway without specially designated lanes. The Otay Ranch General Development Plan permits residential street cul-de-sacs, if at the end of the cul-de-sac where grades allow, pedestrian, bike and cart access remains open to link to the village core or other activity centers. Dead end cul-de-sacs are also permitted in perimeter areas.

Residential Streets are semi-urban streets with a pedestrian scale. Residential Streets reflect individual neighborhood character depending upon the nature of the adjacent residential development.

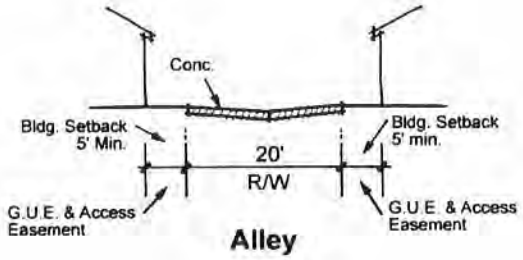
Village Six contains only one type of residential street, the Parkway Residential Street. This street type is a residential streetscape with parkway plantings and contains an 8 foot parkway, with a 5 foot wide sidewalk. Parkway Residential, 58 foot ROW (see Exhibit 14), would be used predominately in single family residential areas as indicated on Exhibit 10. Other types of residential streets, may be approved with site plan approval where special conditions occur (*e.g.*, alley and small lot single-family products) as noted in Exhibit 10. In certain circumstances the up-slope may be within two feet from the right-of-way, subject to approval of the City Engineer.

In small lot single-family and mixed use areas, public alleys may be appropriate. Alleys can provide rear entrances for vehicles, decrease intrusions onto the residential streets and enable homes to be placed closer to the street, creating a pedestrian-friendly environment. Separate pedestrian, bike and cart travel areas are not provided in alleys. Modified curb returns may be considered at the intersection of alleys and residential streets. Any alleys proposed with a site design/subdivision submittal shall have twenty feet concrete paving width plus five-foot general utility easements on both sides. The alley will be constructed to City standards and within a right-of-way dedicated to and maintained by the City. Alleys shall be constructed of concrete.

Residential Street Sections



Parkway Residential Street



Alley

Exhibit 14

II.2.3.5 Phasing of Road Improvements

The phasing of community development concurrent with provision of adequate road capacity and access improvements is fully described in the Public Facilities Finance Plan (Chapter II, Section II.5 of the SPA Plan). These improvements have been phased and designed to maintain an adequate level of service in the circulation system serving the Otay Ranch Village Six SPA throughout the development process. The provision of adequate internal circulation improvements is expected to be controlled via subdivision map conditions.

Streets shall be constructed to full planned improvements unless otherwise approved by the City Engineer. The required level of improvements and phasing is fully addressed in the Village Six PFFP.

II.2.3.6 Transit Planning Principles

Villages Six is designated by the Otay Ranch General Development Plan as an urban village to eventually be served by extension of the San Diego light rail transit system. As specified in the Otay Ranch General Development Plan, the village core will reserve area for a transit stop adjacent to the mixed use Neighborhood. The General Development Plan and SPA plan concentrate higher density residential development within the village core (generally within ½ mile of the transit stop) in order to make light rail transit viable.

The conceptual transit route enters the Village Six SPA project from Village Five, north of Olympic Parkway. The transit route enters Village Six within the Transit Village Entry Street median extending south from Olympic Parkway, to reach the planned transit station at the mixed use Neighborhood. From there, the trolley route extends southeast-ward exiting Village Six, crossing the SR-125 ROW and entering Planning Area 12 (Freeway Commercial) and on to the EUC, where, according to the Otay Ranch General Development Plan, additional trolley stations are to be located.

The Village Six Site Utilization Plan provides for the approximate location of the right-of-way. The tentative map will be conditioned for dedication of the right-of-way for the light rail transit system. Right-of-way will be reserved at the final map for the trolley station and light rail transit alignment consistent with the requirements of the Otay Ranch General Development Plan.

In addition to light rail service, bus service is planned to be provided to the project area by Chula Vista Transit (CVT). Currently, CVT provides bus service throughout the Eastern Territories, including the EastLake Business Center and nearby Southwestern College. Expansion of CVT service into the Village Six SPA project area is anticipated.

The planned transit system within Village Six is shown in the Transit Plan, Exhibit 14. Bus stops are based on Green Car and Blue Car service concepts described in the recently adopted *TransitWorks* Strategic Plan by MTDB. The Green Car represents local circulators using mini to mid-size buses. The Green Car would act as a collector and provide feeder access to Blue Car and/or Red Car concepts. Bus stop facilities would be Low to Medium level with service provided on

residential streets and major streets. The Blue Car provides short distance trips (1-5 miles) with frequent stops. This concept describes the current Chula Vista Transit service. Bus stop facilities would be at a Medium to High level. Service is provided on major streets and arterials. The Red Car concept in the strategic plan is the light rail service with a stop in the Village Core described above.

Non-rail services will be developed based on demand for transit services and the following principles:

Level of transit facilities: Low = bus stop sign/pole; Medium = bus stop sign/pole/bench; Medium-high = bus stop sign/pole/bench/shelter; and, High = bus stop/sign/pole/bench/ shelter/turnout.

Where there are numerous major pedestrian generators, access to stops for transit vehicles moving in both directions is facilitated by locating transit stops near striped intersections.

Transit stops should be located and walkways designed to provide access as directly as possible without impacting residential privacy.

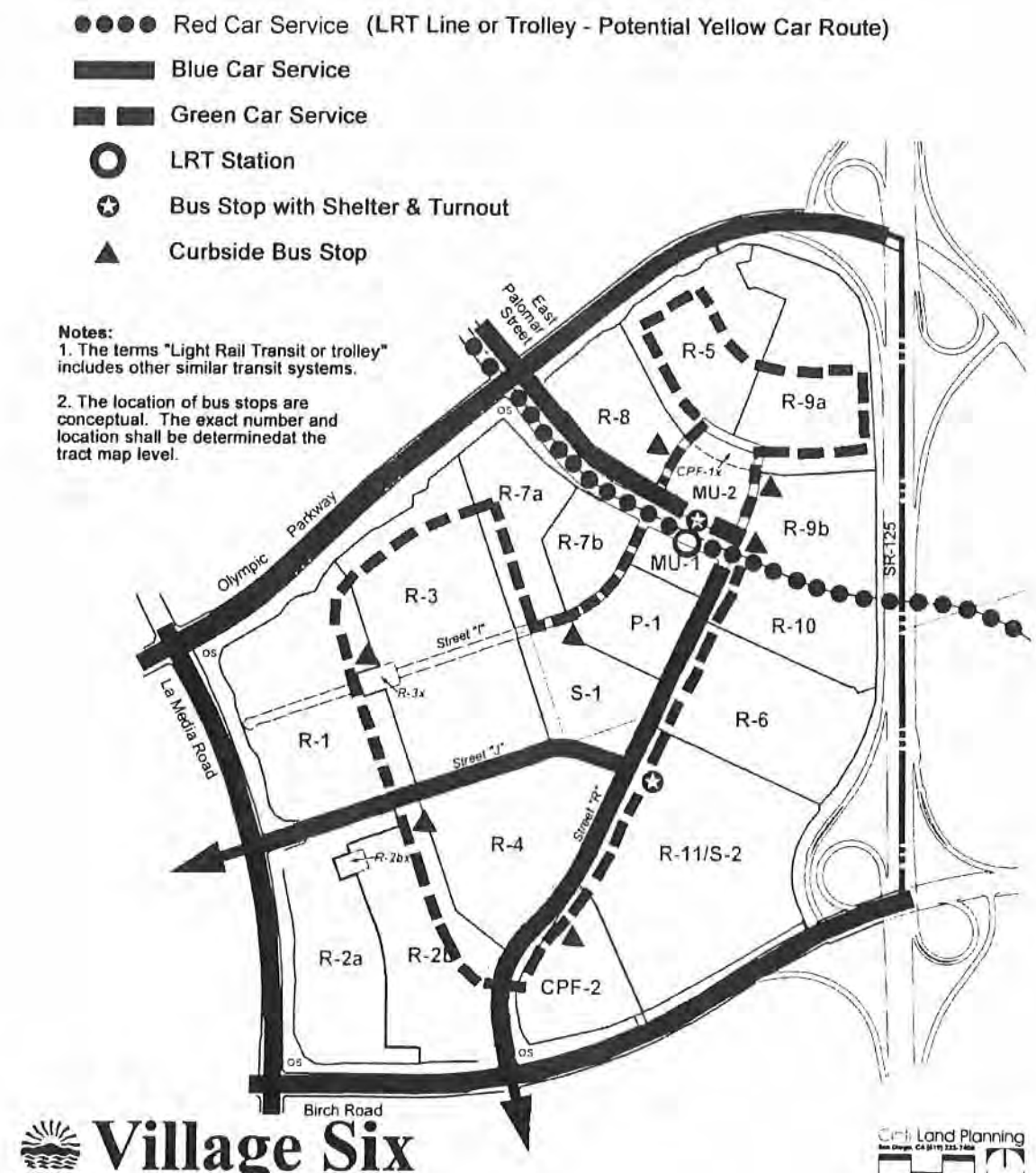
At intersection points of two or more transit routes, stops should be located to minimize walking distance between transfer stops.

Transit vehicle conflicts with automobile traffic can be mitigated by locating bus turnouts/bus stops at the far side of intersections in order to permit right-turning vehicles to continue movement.

Transit stops should be provided with adequate walkway lighting and well-designed shelters.

Walkway ramps should be provided at transit stops to ensure accessibility to the handicapped.

Conceptual Transit Plan



CITY OF CHULA VISTA

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Exhibit 15

II.2.3.7 Bicycle Routes, Pedestrian Trails & Cart Paths

Off-street trail routes which connect to the community-wide trail system of Otay Ranch as well as the regional system described in the Circulation Element of the Chula Vista General Plan are included as components of the perimeter arterials of Village Six. Both Olympic Parkway and La Media Road include a 10-foot off-street (Class I) trail for pedestrian and bicycle use within their ROWs. Birch Road includes bike lanes (Class II) adjacent to the curb and a five-foot wide pedestrian path behind the curb on both sides of the street. Within the village, the 15-foot Village Pathway extends along the East Palomar Street village entry, connecting to a potential pedestrian overpass to Village Five, north of Olympic Parkway. A similar, 10-foot wide Village Pathway extends from the Village Core along the Street "J" and Street "R." A potential overpass connection to Village Two is shown across La Media Road. Five-foot wide pedestrian trails are shown on the opposite side of the street from the Village Pathways and on both side of the Promenade Street "I." The viability of electric cart use is unknown due to need market acceptance and the need to post electric cart streets at 25 mph speed limit.

Bicyclists will share the internal streets with motor vehicles due to the low traffic volume and limited speeds allowed on residential streets. The trails and bike lanes provided are indicated on the Street Sections Exhibits 11-14 and the Trials Plan, Exhibit 16. Generally, the pedestrian trails follow the bicycle routes. Where the trails are off-street, the pedestrian and bicycle facilities are shared. Where bicyclists share the roadway with other vehicles, sidewalks are provided for pedestrians. Bikeways shall be consistent with the City of Chula Vista Bikeway Master Plan (August 1996).

Trails Plan

15' Wide Village Pathway

10' Wide Village Pathway

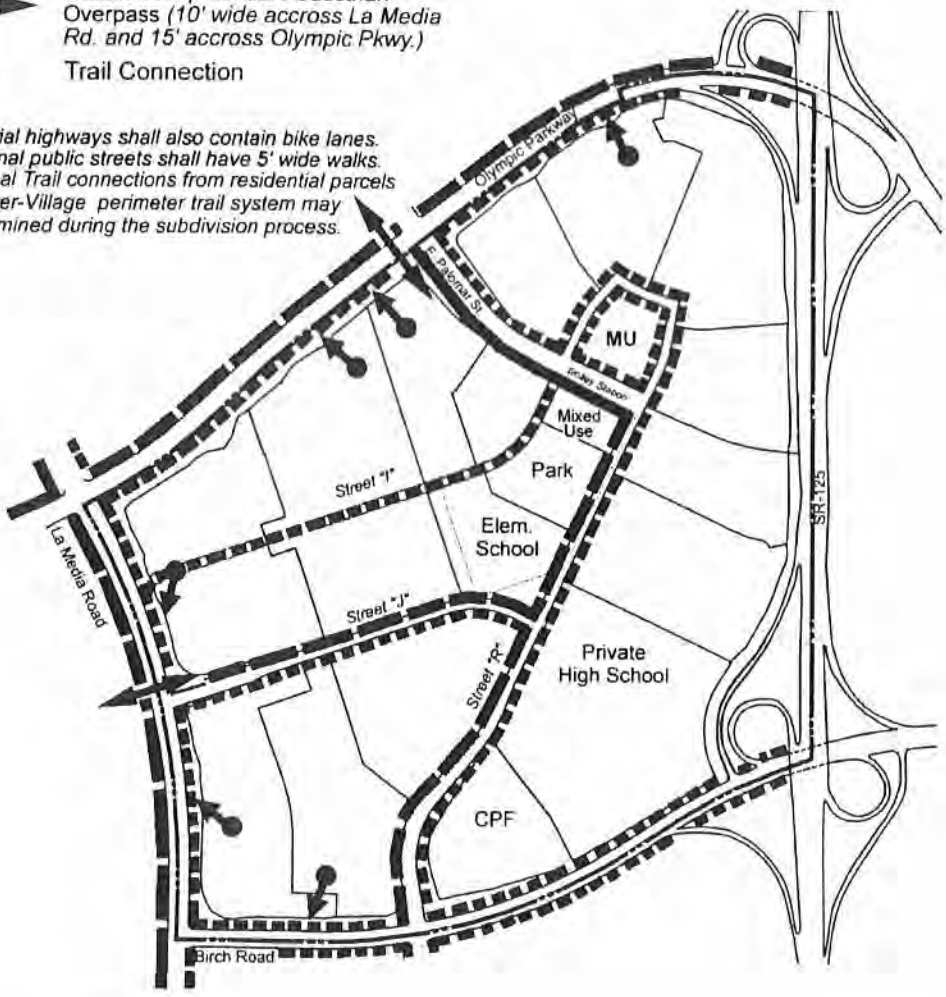
5' Wide Pedestrian Trail

Location for potential Pedestrian Overpass *(10' wide accross La Media Rd. and 15' accross Olympic Pkwy.)*

Trail Connection

Note:

1. *All arterial highways shall also contain bike lanes.*
2. *All internal public streets shall have 5' wide walks.*
3. *Additional Trail connections from residential parcels to the inter-Village perimeter trail system may be determined during the subdivision process.*



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CITY OF CHULA VISTA
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Exhibit 16

II.2.4 Grading

II.2.4.1 Introduction

The Land Use Element of the Chula Vista General Plan states that the mesas, hilltops and gently rolling topography in the Chula Vista area offer the best conditions for development. Steeply sloped hillsides 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. For the Village Six SPA, the arterial road corridors along the northern, western and southern edges of the project have been identified as scenic/greenbelt corridors. Development sites within the remainder of the SPA should be graded to blend with and create an aesthetically pleasing setting respecting these edges.

The Otay Ranch General Development Plan requires Part II, Chapter 10, Subsection 3):

> *Provide geotechnical investigations with each SPA plan.*
>
> *Roadways shall be designed to follow the natural contours of hillsides and minimize visibility of road cuts and manufactured slopes.*
>
> *Natural buffering (e.g., undeveloped open space) shall be provided between development and significant existing landforms, including the Jamul and San Yisdro Mountains.*
>
> *Variable slope ratios not exceeding 2:1 shall be utilized when developing grading plans.*
>
> *Eighty-three percent of existing steep slopes greater than 25% shall be preserved.*
>
> *As development occurs on steep lands, as defined by the governing jurisdictions, contour grade to reflect the natural hillside forms as much as possible, and round the top and toe of slopes to simulate natural contours.*
>
> *Grade and rehabilitate graded areas in conformance with grading regulations of the governing jurisdiction. Ensure proper drainage, slope stability and ground cover revegetation in conformance with applicable land use regulations.*

II.2.4.2 Grading Concept

The SPA level grading plan for Village Six is intended to provide a preliminary grading concept, identifying slope bank locations and necessary maintenance provisions. The preliminary grading design is as indicated on the Grading Concept, Exhibit 16.

The Village Six SPA earthwork is intended to be balanced or an equal amount of cut for an equal amount of fill. The estimated earthwork for SPA Village Six is approximately 7.2 million cubic yards of cut and fill in a graded area covering the total SPA Plan area and two off-site areas shown on Exhibit 16. The off-site areas allow each of the two ownerships to balance grading quantities within their ownership and/or provide grading material for future off-site GDP-level approved development.

The Otay Ranch General Development Plan requires the preservation of 83% of existing steep slopes with gradients of 25% or greater. Otay Ranch has been determined to contain 7,651 acres of land with gradients of 25% or greater. Application of the 83% preservation standard means that 6,350 acres of steep slopes must be preserved ranch-wide and 1,301 acres of steep slopes may be developed.

The approved Otay Ranch land plan anticipates that approximately 984 acres of steep slopes will be developed. This falls within the 83% (1,301 acres maximum) standard ranch-wide. The Phase 2 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 General Development Plan approved development areas. The Otay Ranch Biota Monitoring Program establishes a system to ensure that this standard is achieved ranch-wide.

There are very few major slopes greater than 25% within the Village Six SPA. According to the project EIR, 0.6 acre of such slopes are within the project area. The development areas proposed in the Village Six SPA land plan are consistent with the developable areas depicted on the approved General Development Plan land use plan. Because of the consistency between the proposed SPA development plan and the adopted Otay Ranch General Development Plan, the ranch-wide slope preservation goal will be maintained.

II.2.4.3 Grading Policies

Grading for Village Six includes on and off-site grading. On-site grading will create the proposed development areas for Village Six uses. Off-site grading will include borrow and temporary soil storage areas for the two primary Village Six landowners/developers. Off-site grading shall be conducted in accordance with established City policies and standards, and will be subject to conditions, including soil stabilization requirements, established with the issuance of a grading permit.

On-site grading includes larger manufactured and natural slopes generally occurring along and adjacent to the proposed arterial road system. In the Village Six SPA, these include La Media Road, Olympic Parkway, Birch Road and SR-125 at the easterly boundary. The design of these major slopes, particularly in highly visible areas, will utilize landform grading techniques (grading which

creates artificial slopes with curves and varying slope ratios which simulate the appearance of natural terrain), as defined in the Chula Vista General Plan, Otay Ranch General Development Plan and Village Six Village Design Plan. The following guidelines shall be considered in implementation of the plan:

With approval of the City Engineer, rounding of the tops and toes of slopes shall be accomplished. When slopes cannot be rounded, vegetation shall be used to alleviate sharp angular appearances.

When significant landforms are modified for project implementation, the landform should be graded to blend with the natural grade.

An average 75 foot buffer shall be maintained along prime arterials.

Manufactured slope faces greater than 25 feet in height shall be varied or additional low slope area provided at the toe of the slope to avoid excessive "flat planed" surfaces.

Grading shall be sensitive to significant and/or sensitive vegetation and habitat areas.

To complement landform grading, landform re-vegetation techniques shall be utilized. As in a natural setting, major element of the landscape are concentrated largely in the concave "drainages," while convex portions are planted primarily with ground cover and smaller materials. Vegetation should consist of drought-tolerant native or naturalized species, requiring little or minimal irrigation, deep rooted and well suited to the on-site soils. Final plans should be based on coordinated input from a licensed landscape architect.

Based on actual field conditions encountered, the erosion potential of slopes should be reduced with berms at the tops of all slopes, paved interceptor ditches and terrace drains and vegetation. Spray-on applications and coatings, combined with jute or hemp mesh can be effective methods for stabilizing soils.

Internal slopes within village core and secondary area are typically lower than the perimeter slopes due to the neo-traditional design. However, if at the tentative map stage, large slopes of 25 feet or greater are proposed in highly visible locations, landform grading techniques should be considered on a case-by-case basis.

Slopes between residential development areas may range up to 35 feet or more. These slopes are not intended to use landform grading techniques but will generally follow the standard engineering practices of 2:1 (horizontal to vertical) slopes. This will provide the maximum yard area for residential lots. Landform landscaping should be considered for use in the most visible of these

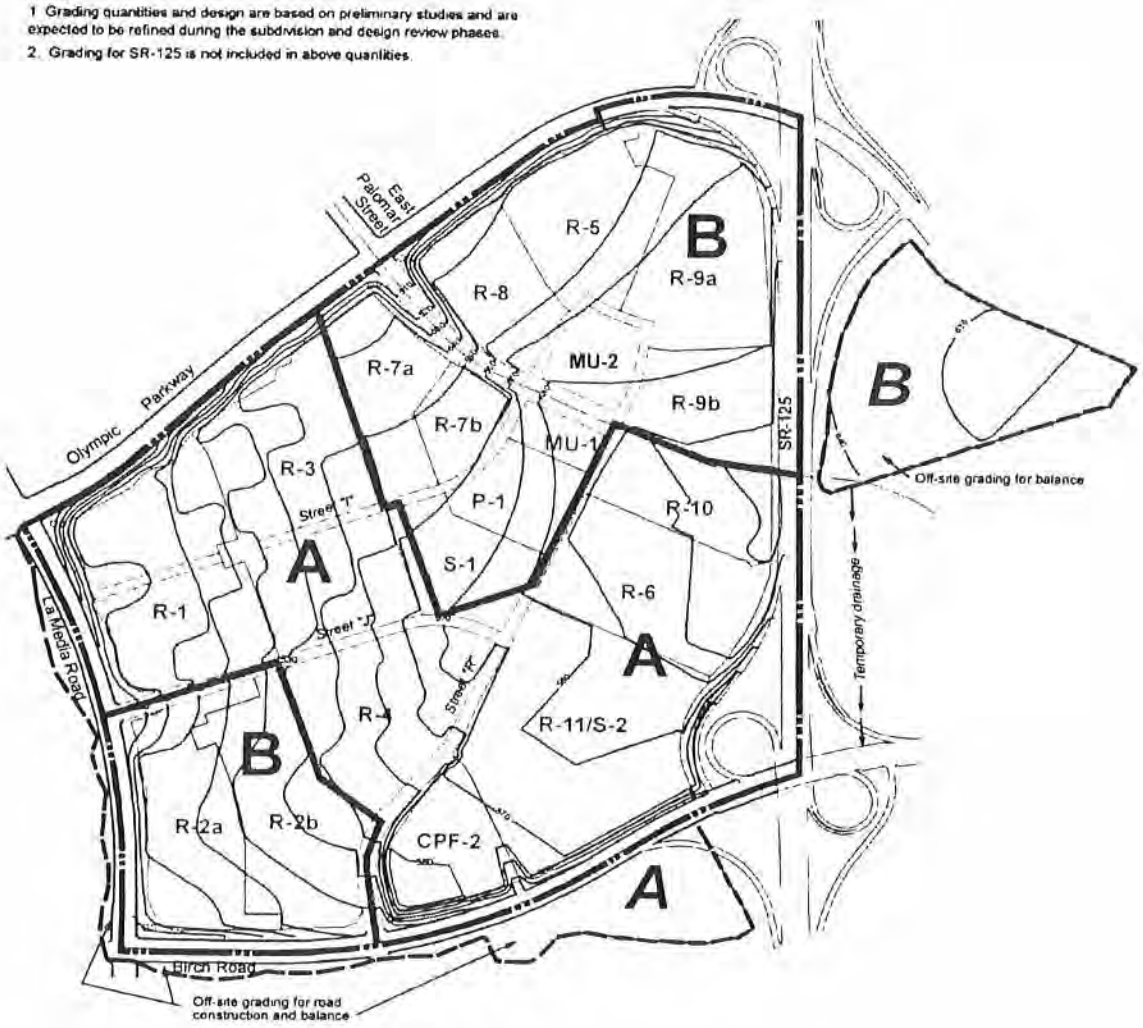
areas, especially to conceal drainage ditches. Small interior slopes between lots <4' in height may be graded at 1.5 to 1, with approval of the City Engineer.

Preliminary soils and geotechnical reports (Geotechnics 12/22/2000 and Geocon 2/2001) have been prepared for the Village Six EIR and have identified the site as being suitable for development. More detailed and refined studies will be provided at the final engineering stages of this project.

Grading Plan

Symbol	Ownership	Estimated Quantities (million cu Yds.)
A	Ownership "A" *(Applicant)*	3.7
B	Ownership "B"	3.5
	Total	7.2

Notes:
1. Grading quantities and design are based on preliminary studies and are expected to be refined during the subdivision and design review phases.
2. Grading for SR-125 is not included in above quantities.



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Village Six
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Exhibit 17

II.2.5 Parks, Recreation & Open Space

II.2.5.1 Introduction

The Otay Ranch General Development Plan establishes the following goal for parks and recreation facilities (Part II, Chapter 4, Section B):

> *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.*

The Otay Ranch General Development Plan also establishes the following policies for parks and recreation facilities (Part II, Chapter 4, Section B):

Policy: Provide 15 acres of regional park and open space per 1,000 Otay Ranch residents.

Policy: Provide a minimum of three 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 areas.

In order to achieve the goal and thresholds, the Otay Ranch General Development Plan establishes a four-tiered system of parks to be provided throughout the community. The four tiers are: 1) town square parks; 2) neighborhood parks; 3) community parks; and, 4) regional parks. Open space, community and regional parks are designated at the General Development Plan level and no facilities of this type are located in Otay Ranch Village Six except the perimeter open space slopes/scenic corridors. The Village Six SPA Plan provides for a 7.6 acre (7.0 acre net) neighborhood park in the Village Core as Neighborhood P-1 (refer to the Parks and Open Space Plan. Exhibit 17). The project will also contribute to the community park implementation program to meet the local park threshold, which will be located off-site. Although an option in the Village Core, no town square park is currently proposed in Village Six.

II.2.5.2 Required Park Land & Improvements

New development is required to provide public park land, improved to City standards, and dedicated to the City, based on established standards. The dedication requirements implement the 3 acre/1000 population standard noted above. They are specified in Section 17.10.040 of the Chula Vista Municipal Code.

In order to provide for both neighborhood and community parks, Village Six is required to provide parks equivalent to 3 acres/1000 population including contribution to the community park program. The projected dedication and/or fee requirement for the Village Six SPA, based on the proposed target number of units and the assumed product types on the Site Utilization Plan is 16.5 acres. The proposed amount of park acreage eligible for credit and to be credited to the project are 7.0 acres. In addition to the provision of park land, the ordinance specifies a standard level of improvement to be provided to meet park provisions requirements.

As noted above, the remaining (community) park requirement will be met through the payment of parkland development fees and/or dedication of land elsewhere in Otay Ranch. Should the private high school site develop under the residential alternative, it shall be assessed additional park land/fees per the park dedication requirements in effect at that time. Applying the current single family detached requirement of 423 square feet/DU to the potential 146 units assigned to Neighborhood R-11/S-2 yields 1.42 acres of dedication/fee requirement. These park acreage calculations are subject to refinement at more detailed levels of review, based on the Parkland Dedication Ordinance.

Table C
Improved Park Land Dedication Required

Dwelling Unit Type	Target Unit Count	Park Area/DU	Total
Single Family Detached	883	423 SQ FT/DU	8.57
Multiple Family/ Apartments	1,203	288 SQ FT/DU	7.95
TOTALS	**2,086**		**16.52***
* Actual park acres required shall be based on dwelling units approved in the Subdivision/Design Review process.			

Table D
Parks Provided and Eligible Credits

Park Neighborhood	Credit Acres (net)
Acreage Required	16.52
P-1 Public Park	7.00
Estimated Community Park Obligation	**9.52 ac**

II.2.5.3 Open Space

While generally accepted standards have been established for the provision of acreage and the function of a hierarchy of parks, the "need" for open space is more difficult to quantify. The Otay Ranch General Development Plan established a 12 acres per 1000 person standard, which is being

met offsite by dedication of open space preserves (RMP) to the east. Village Six includes 21.1 acres of land designated for open space use.

On-site the location and general extent of open space is determined at the General Development Plan level of planning. Open space within Village Six is to be provided for buffer areas, slopes and scenic corridors as required by the Otay Ranch General Development Plan. Village Six open space will implement the open space provisions of the Otay Ranch General Development Plan. The village open space areas fit into the overall regional/community-wide open space system.

Open Space is included in the overall Land Use Plan to fulfill the following community goals:

- Promote a natural community greenbelt linkage between the Otay Ranch villages.
- Preserve, enhance and manage natural resources located within Otay Ranch.
- Preserve vistas and maintain viewshed areas for the future residents of the Otay Ranch community.
- Define edges to aid in the delineation of the various communities within Otay Ranch.
- Provide trials and pathways for public recreational opportunities.

The Otay Ranch General Development Plan classifies open space into two categories (Part II, Chapter 4, Section E):

- Natural Open Space: Natural open space can be classified as land that has not been disturbed by development. The bulk of the natural open space within Otay Ranch is included within the Resource Management Plan (RMP). The RMP establishes a Resource Preserve which does not include any of the Village Six planning area.
- Other Open Space: The General Development Plan categorizes "other open space" as a mixture of neighborhood and community parks, bike trails, hiking trails, school playgrounds, utility easements, scenic corridors, pedestrian walkways, landscape buffers, and other public recreation areas. The other open space areas identified for Village Six are the arterial highway corridors/development perimeter slopes.

Three sub-Neighborhoods (CPF-1x, R-2bx and R-3x) shown on the Site Utilization Plan may be developed with common usable open space suitable for CPF uses/credit. If implemented, these areas would supplement the 21.1 acres of open space identified above.

Open space lands indicated on the Village Six Site Utilization Plan will be provided and maintained through the dedication of open space easements and/or lots to the City, landscape maintenance district or other appropriate agency, or to a Master Community Association, which will be

determined at the tentative tract map level of approval. Uses will be strictly controlled through zoning regulations (see Section II.3 PC District Regulations).

Landscaping within open space areas shall comply with all requirements of the City of Chula Vista Landscape Manual.

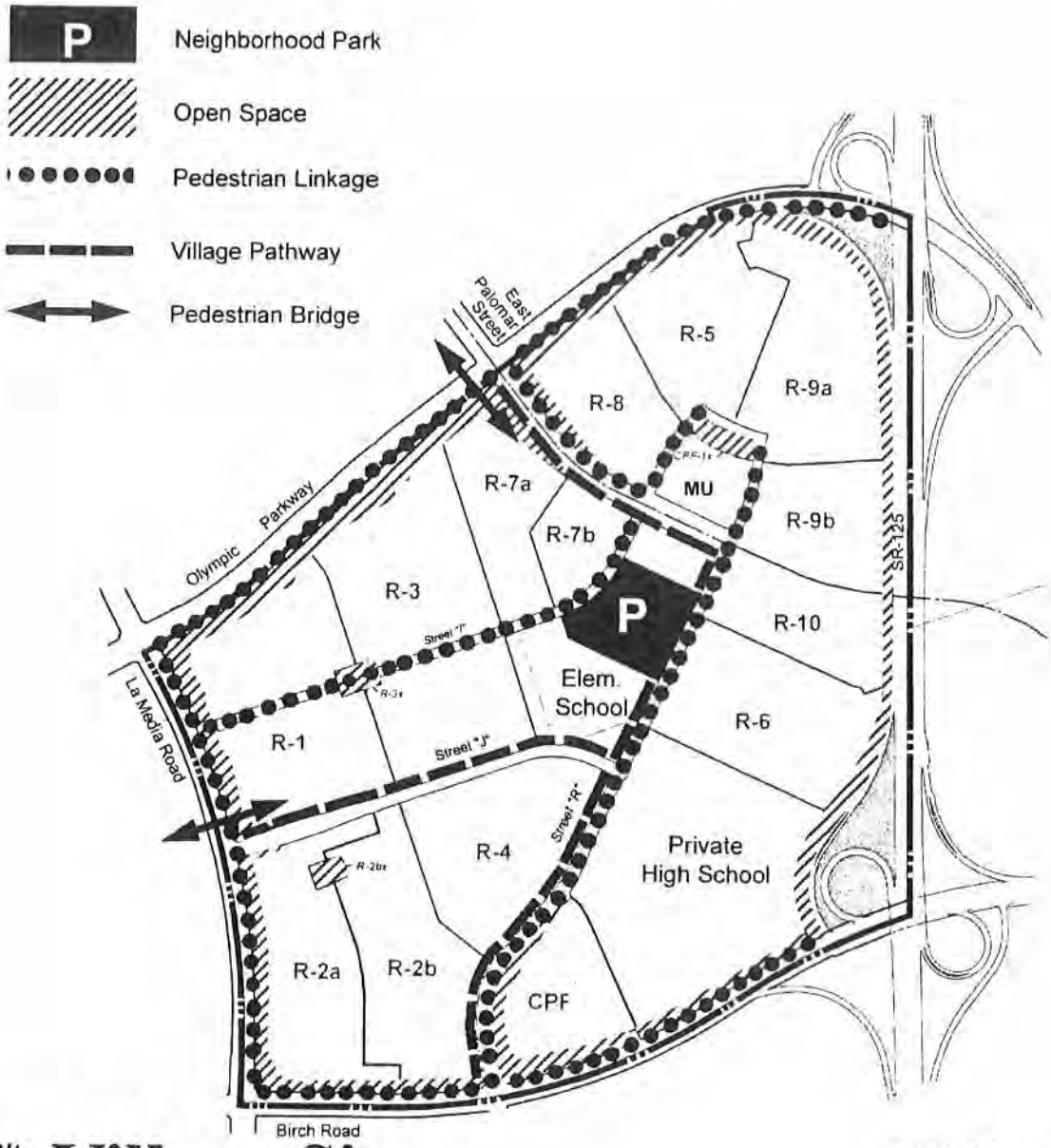
II.2.5.4 Edge Plan

Enhancement or preservation of sensitive habitat is not a significant issue for the Otay Ranch Village Six SPA. There are no sensitive habitat areas requiring protection, preservation or enhancement in the Village Six planning area. Because Village Six is not located adjacent to any sensitive habitat, no "Edge Plan" for such a sensitive land use boundary is necessary.

II.2.5.5 Community Gardens

The Otay Ranch General Development Plan requires that policies and guidelines be developed at the SPA level for community gardens. Community garden guidelines regarding size, location, facilities and operations were prepared and adopted in conjunction with the Otay Ranch SPA One project (see SPA One Parks, Recreation, Open Space and Trails Master Plan). No community gardens are proposed within the Village Six SPA.

Parks & Open Space



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Village Six
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Exhibit 18

II.2.5.6 Park & Open Space Implementation

All of the open space and public parks will be controlled through open space easements and/or dedication to the City, district or homeowners' association. Maintenance of the public neighborhood park will be provided by the city general fund. CFD, Open Space and/or Landscape Maintenance Districts may be established to ensure proper management and operation of public right-of-way improvements.

Private open space areas and slopes within "common interest" residential projects will be designated common areas and maintained by homeowners' associations. For detached residential projects, major open space slopes will be a single lot or lots, with open space easements protecting the slopes from development.

The phasing of community development concurrent with the provision of adequate park land and improvements is fully described in the Public Facilities and Finance Plan (Section II.5 of the SPA Plan). The schedule of improvements has been developed to maintain an adequate level of service for Otay Ranch Village Six residents. The mechanism to provide actual dedication and improvement of public park areas is expected to be subdivision map conditions.

II.2.6 Development Phasing

The development of Otay Ranch Village Six SPA will be completed in multiple, non-sequential phases to ensure construction of necessary infrastructure and amenities for each phase as the project progresses. The Phasing Plan (Exhibit 18) reflects anticipated market demand for a variety of housing types and commercial development. It also reflects the anticipated ownership patterns within the Village. The Phasing Plan is consistent with the Village Six SPA Public Facilities Finance Plan (PFFP).

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

Table E

Anticipated Development Phasing

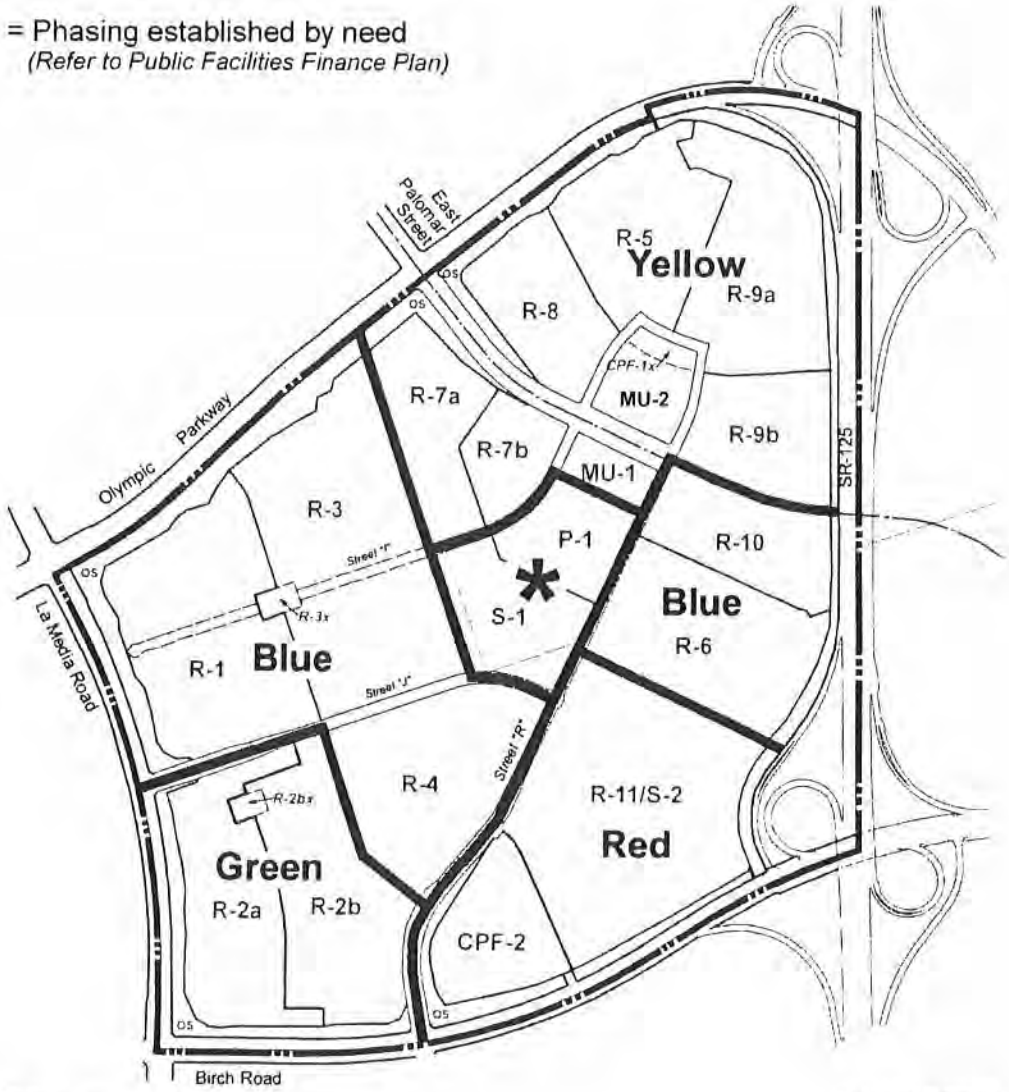
Neighborhood	Land Use	Blue	Red	Yellow	Green
R-1	Single Family	X			
R-2a/b	Single Family				X
R-3	Single Family	X			
R-4	Single Family	X			
R-5	Single Family			X	
R-6	Single Family	X			
R-7a	Single Family			X	
R-7b	Multi-family			X	
R-8	Multi-family			X	
R-9a/b	Multi-family			X	
R-10	Multi-family	X			
R-11/S-2	Pvt. School		X		
CPF-1	CPF			X	
CPF-2	CPF		X		
MU-1	Mixed Use			X	

Note: Public Park and Elementary School phasing to be established by need and is linked to building permits in the Public Facility Finance Plan.

Phasing

Color = Phase Identifier

* = Phasing established by need
(Refer to Public Facilities Finance Plan)



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9-10-01

Exhibit 19

II.2.7 Public Facilities

II.2.7.1 Introduction

The inclusion of public facilities issues is a distinguishing feature of SPA Plans. This portion of the plan outlines the public facilities which enable the community to function properly.

The Otay Ranch General Development Plan establishes the following goal regarding the provision of public facilities (Part II, Chapter 5, Section B):

> *GOAL: ASSURE THE EFFICIENT AND TIMELY PROVISION OF PUBLIC SERVICES AND FACILITIES TO DEVELOPABLE AREAS OF OTAY RANCH CONCURRENT WITH NEED.*

This chapter outlines the local and regional public facilities necessary to serve the Otay Ranch Village Six SPA. The Public Facilities Finance Plan (Section II.5) provides additional descriptions of public infrastructure and financing mechanisms planned for each facility. The public facilities described in this section have been sized and designed in response to the planned distribution of land uses shown on the Village Six Site Utilization Plan (Exhibit 5).

This section examines local facilities including water, water conservation, recycled water, sewer, drainage, urban runoff, schools, law enforcement, fire protection, animal control, civic, library and child care facilities.

This chapter is a summary of the information, recommendations and conclusions contained in other documents. All public services and facilities financing and phasing issues are addressed in the Village Six Public Facilities Finance Plan. Additionally, some facilities are the subject of separately prepared master plans which are included in the Technical Appendices.

II.2.7.2 Potable Water Supply & Master Plan

Water service and facilities are addressed in the Draft *Sub-Area Master Plan for Otay Ranch Villages 6 and 7, and PA-12, Volume 1 Conceptual Facilities Plan and Volume 2 McMillin Village 6 Water Facilities Plan* prepared by Powell/PBS&J (dated August 2001) and *Overview of Water Service for the Otay Ranch Company Village Six* prepared by Dexter Wilson Engineering, Inc. (dated August 31, 2001). The phasing and financing of water facilities is more thoroughly addressed in the Otay Ranch Village Six PFFP.

The Otay Ranch General Development Plan establishes the following goal for water service (Part II, Chapter 5, Section C, Subsection 5.c):

> *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.*

The Otay Ranch General Development Plan establishes the following threshold for water facilities (Part II, Chapter 5, Section C, Subsection 5.b):

Threshold: Ensure an adequate supply of water on a long-term basis, prior to the development of each Otay Ranch SPA.

The Metropolitan Water District and the County Water Authority plan to provide long term water supplies to member agencies to meet projected water demand based upon regional population forecasts. Development of the Otay Valley Parcel of Otay Ranch, including Village Six, is included in the adopted Series 8 regional population forecast.

Approximately 90% of the water used in the San Diego County Water Authority area is imported from the Metropolitan Water District. The Metropolitan Water District transports its water supply through the State Water Project and the Colorado River Aqueduct. The San Diego County Water Authority conveys water from the MWD to local water purveyors within San Diego County.

Potable water is provided to the Central Service Area of the Otay Water District via the Second San Diego Aqueduct. Water is delivered at aqueduct connections No. 10 and No. 12 and is conveyed by gravity to the Central Service Area emergency/operating reservoirs at a grade of 624 feet. Water is then pumped to the existing 711 and 980 service zones.

There are currently three 624 zone reservoirs in the Central Service Area. These are the 12.4 million gallon (MG) 624-1 (Patzig) Reservoir located adjacent to the Otay Ranch SPA One project, the 8.0 MG 624-2 Reservoir located in the EastLake I development, and the 30 MG 624-3 (EastLake Greens) Reservoir located adjacent to EastLake Parkway.

The 711 Zone has two existing reservoirs located at the same site within the EastLake Greens development. The reservoirs have capacities of 2.1 MG and 2.3 MG for a total of 5.4 MG. There are also two existing reservoirs in the 980 Zone. These reservoirs are located within the District's Use Area north of the Rolling Hills Ranch development. The reservoirs have a capacity of 5.0 MG each for a total of 10.0 MG.

Emergency storage for the 711 and 980 zones is provided in the 624 zone reservoirs. Other than providing a supply of water to the Central Area Pump Station, the 624 zone will not be utilized to serve Village Six.

The Central Area Pump Station, located at the Patzig Reservoir site, pumps water from the 624 zone to the 711 zone distribution system. The pump station currently has five pumps (including one standby), each rated for approximately 4,000 gallons per minute (gpm) which results in a firm capacity of about 16,000 gpm.

The 980 zone receives potable water from the EastLake Pump Station, which lifts water from the 711 zone to the 980 zone distribution system. This pump station is located on the south side of Otay Lakes Road at Lane Avenue and houses three 4,000 gpm pumps (including one standby) for a firm capacity of 8,000 gpm.

Existing 20-inch 711 zone transmission mains are located in Telegraph Canyon Road and EastLake Parkway along the northern and eastern boundaries of Otay Ranch SPA One, just north of Village Six. Current development of the SPA One project will include extension of 16-inch transmission mains in La Media Road and East Palomar Street (northerly extension of the Olympic Parkway Village Six entry street). The proposed potable water mains within Village Six will connect to the planned mains in La Media Road and East Palomar Street.

An existing 980 zone transmission main, ranging in size from 20 to 36 inches, is located in EastLake Parkway. To serve Village Six, an extension of this main in EastLake and Olympic Parkways to the project boundary would be required. Alternatively, a new 980 zone main could be extended from the existing 20-inch main in EastLake Parkway through the eastern portion of Otay Ranch SPA One to Olympic Parkway.

II.2.7.3 Potable Water Demand

The Otay Water District has established criteria to determine pressure zone boundaries within new and existing developments. The criteria constitute minimum and maximum allowable pressures and maximum velocity thresholds within the distribution system piping under specified system operating conditions. These criteria were used to determine the recommended 711 and 980 pressure zone service area boundaries with in Village Six. Generally, the 711 zone will be limited to the western portion of the village. The 711 zone will typically provide service to Neighborhoods with finished grades below 560 feet. The 980 zone will serve the remainder of the site.

The conceptual Domestic Water distribution system within each pressure zone is shown on Exhibit 20, which is based on reports prepared by Powell/PBSJ (8/01) and Dexter Wilson Engineering (8/01). These facilities were sized to meet the anticipated demand from the planned development incorporating average water demand, peak flows and fire flow requirements.

According to the 1991/1992 Capital Improvement Program for the San Diego County Water Authority (CWA), facilities planned by the CWA and Metropolitan Water District (MWD) will increase the filtered water conveyance capacity, permit raw water conveyance capacity within the aqueduct system and enable the CWA to meet projected demand through 2010. Based on the San Diego County Water Authority 1998 Treated Water Study: Options to Meet Near Term Need, the additional water supply made available from the recommended improvements will allow the Otay Water District to meet projected demands through 2010. Estimated average daily Village Six potable water demand is calculated in Table H, below.

Table F
Potable Water Demand

Land Use	Net Area (ac)	Dwelling Units	Unit Demand	Average Annual Day Demand (gpd)**
SF Residential	173.1	883	420 gpd/du	370,860
MF Residential	64.1	1203	315 gpd/du	378,945
Elementary School	10.0		1,250 gpd/ac	12,500
Private High School	32.5		2,232 gpd/ac	72,540
Mixed use	3.0		1,785 gpd/ac	5,355
CPF	16.7		1,785 gpd/ac	29,810
TOTAL				**0.870 mgd**

** gpd = gallons per day; mgd = million gallons per day Source: Powell/PBS&J (8/01)

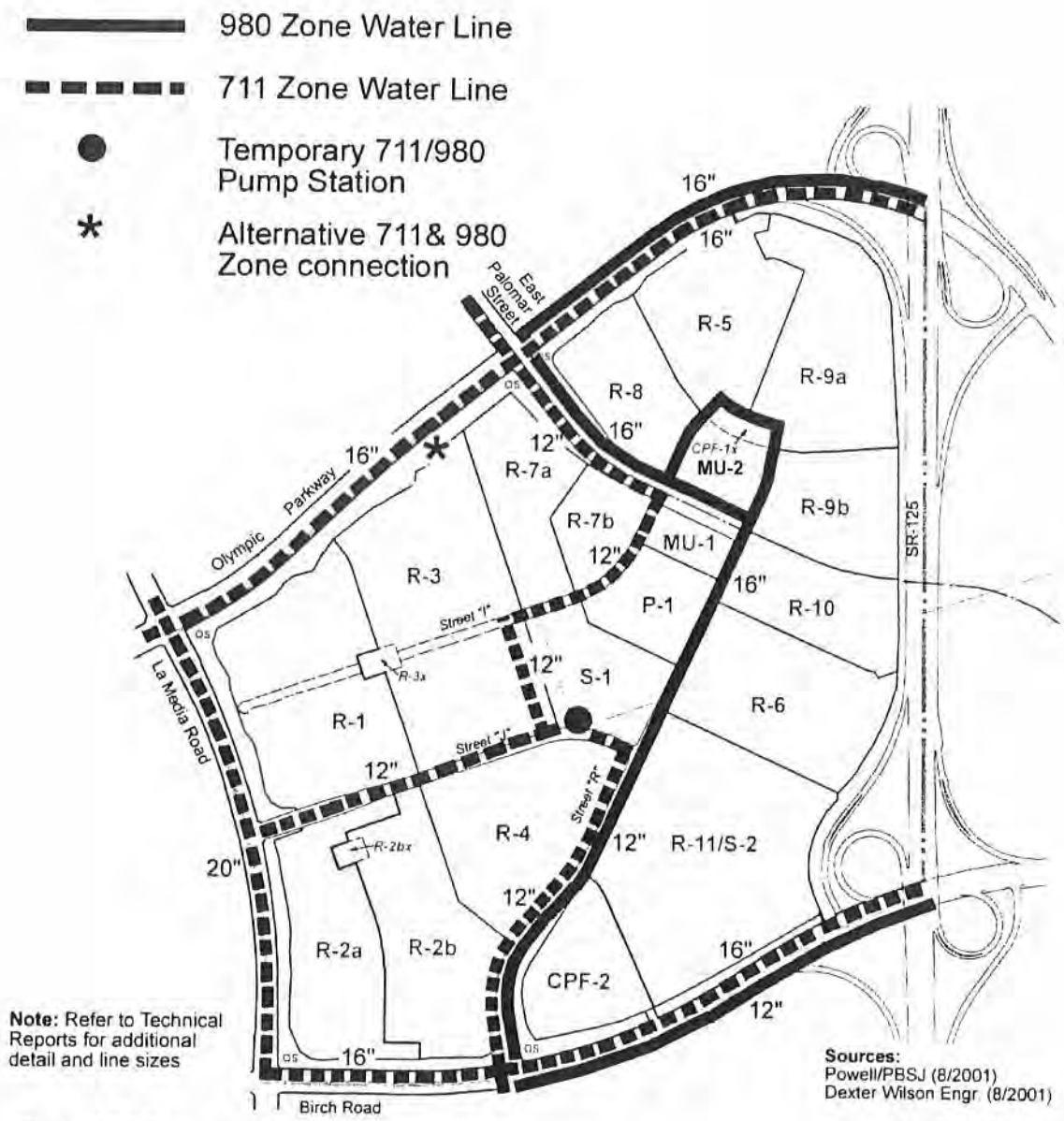
Water Conservation

The Otay Ranch General Development Plan establishes the following goal for water conservation (Part II, Chapter 10, Section F):

GOAL: CONSERVE WATER DURING AND AFTER CONSTRUCTION OF OTAY RANCH.

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

Domestic Water Plan



Note: Refer to Technical Reports for additional detail and line sizes

Sources:
Powell/PBSJ (8/2001)
Dexter Wilson Engr. (8/2001)

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Exhibit 20

II.2.7.4 Recycled Water Supply & Master Plan

Recycled water service and facilities are addressed in the Draft *Sub-Area Master Plan for Otay Ranch Villages 6 and 7, and PA-12, Volume 1 Conceptual Facilities Plan and Volume 2 McMillin Village 6 Water Facilities Plan* prepared by Powell/PBS&J (dated August 2001) and *Overview of Water Service for the Otay Ranch Company Village Six* prepared by Dexter Wilson Engineering, Inc. (dated April 2001). The phasing and financing of recycled water facilities is more thoroughly addressed in the Otay Ranch Village Six PFFP.

The Otay Ranch General Development Plan provides the following goal for water reclamation (Part II, Chapter 5, Section C, Subsection 6.c):

> *GOAL: DESIGN A SEWERAGE SYSTEM WHICH WILL PRODUCE RECYCLED WATER. ENSURE A WATER DISTRIBUTION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO USE RECYCLED WATER. CONSTRUCTION OF A DUAL SYSTEM OF WATER SUPPLY WILL BE REQUIRED FOR ALL DEVELOPMENT WHERE RECYCLED WATER IS USED.*

The Otay Ranch General Development Plan establishes the following threshold relative to recycled water (Part II, Chapter 5, Section C, Subsection 6.b):

> *Threshold: Design a sewerage system which will produce recycled water. Ensure a water distribution system will be designed and constructed to use recycled water. Construction of a "dual system" of water supply will be required for all development where recycled water is used.*

Consistent with the Otay Ranch General Development Plan, a dual system for potable and recycled water will be constructed. Recycled water will be used to irrigate arterial road landscaping, manufactured slopes along open space slope areas, parks and multi-family residential areas. The residential street parkways could also be potentially irrigated with recycled water, if approved by OWD. As noted in the potable water demand section above, the City is in the process of completing a pilot study to evaluate the relative effectiveness, costs and issues associated with various water conservation measures. The evaluation will include the potential expanded use of recycled water, and possible gray water use.

Recycled water supply is currently available to the Otay Ranch area from the 1.3 mgd capacity Ralph W. Chapman Water Recycling Facility (WRF) located near the intersection of Singer Lane and Highway 94. Supplemental recycled water supply will be available from the City of San Diego's planned 15 mgd capacity South Bay Water Reclamation Plant (SBWRP), to be located in the Tijuana River Valley near the Mexican border. Completion of the SBWRP is anticipated in year 2001.

Operational storage for the 680 zone will be provided in the planned 2.2 MG capacity 680 Recycled Zone reservoir currently under design. The reservoir will be located within the EastLake Greens development between South Greensview Drive and the Second San Diego Aqueduct right-of-way. The reservoir will have a connection to a planned 680 Recycled Zone transmission main within the

Aqueduct right-of-way. This main will tie into planned transmission mains in Telegraph Canyon Road and Olympic Parkway.

Two existing 16.3 MG capacity lined and covered ponds located within the District Use Area provide operational storage for the 950 Recycled Zone. The ponds are connected to an existing 20-inch transmission main in Lane Avenue which runs south to an existing main in Otay Lakes Road.

Recycled water will be supplied to Village Six through connections to the planned 12-inch 680 recycled zone main in La Media Road and the existing 16-inch 950 recycled zone main in EastLake Parkway. The District's current capital improvement plan includes construction of 680 recycled zone mains in La Media Road and Olympic Parkway, extension of the 950 recycled zone main in EastLake Parkway south to Birch Road, and construction of 950 recycled zone mains in Birch Road, Rock Mountain Road, and along SR-125.

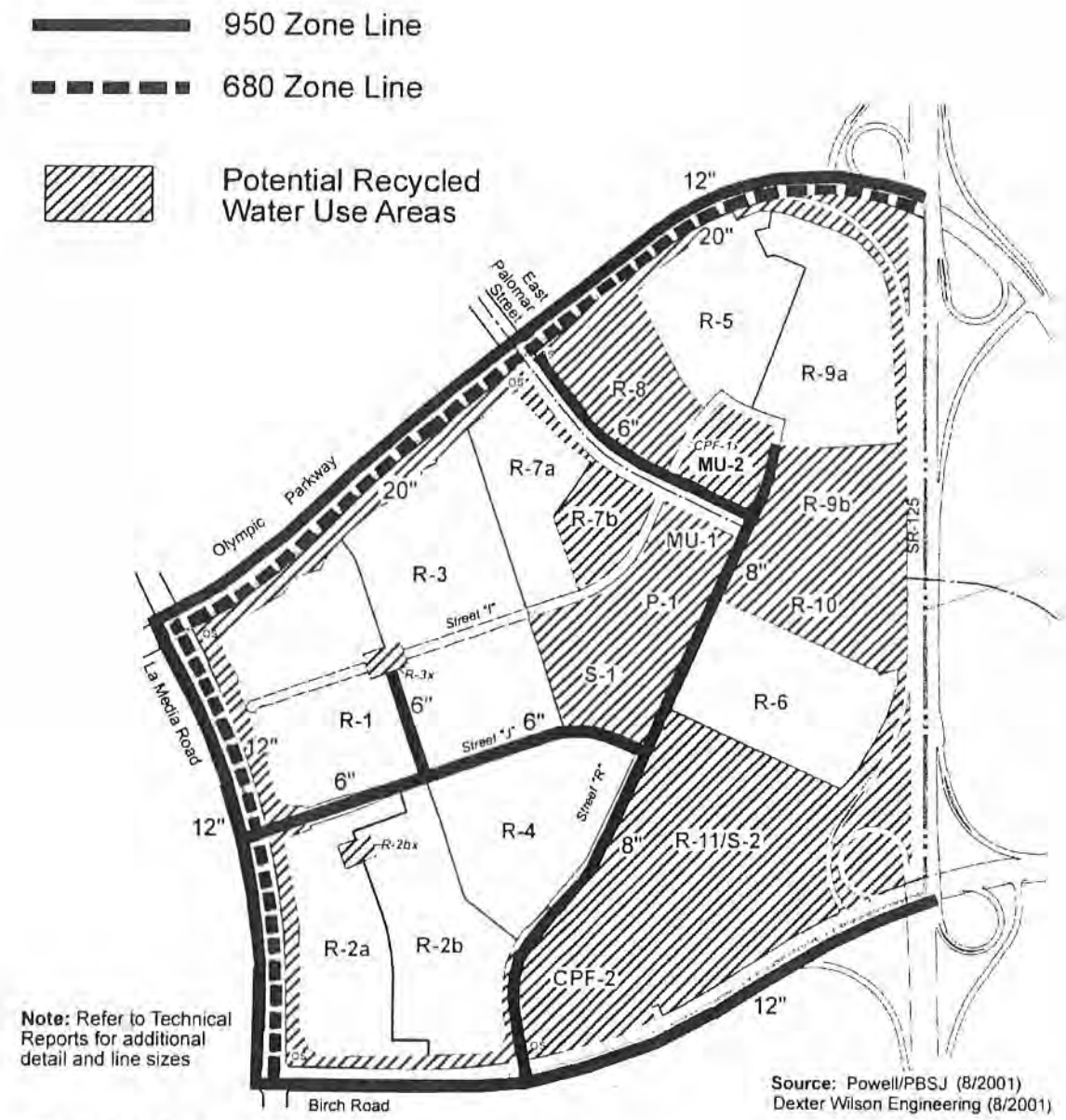
The recommended recycled water distribution system for Village Six is shown in Exhibit 20 Recycled Water Plan. As specified in current District design criteria, all on-site pipelines will be 6-inch minimum diameter. Recycled water pipelines will be installed concurrent with the phased construction of the potable water system. Recycled water demand within Village Six is estimated in Table G below. If expanded use of recycled water occurs as a result of the City's pilot study, the project demand for recycled water will increase from that shown below.

Table G
Recycled Water Demand

Land Use	Net Area (ac)	Percent Irrigated	Irrigated Area (ac)	Irrigation Rate (gpd/ac)	Average Day Demand (gpd)*
MF Residential	64.1	15%	9.6	2,232	21,427
Park	7.0	100%	7.0	2,232	15,624
Elementary. School	10.0	20%	2.0	2,232	4,464
Private High School	32.5	20%	6.5	2,232	14,508
CPF	16.7	20%	3.3	2,232	7,366
Open Space	21.1	50%	10.6	2,232	23,659
Circulation	58.3	25%	14.6	2,232	32,587
TOTAL					**0.12 mgd**

* gpd = gallons per day; mgd = million gallons per day Source: Powell/PBS&J (8/01)

Recycled Water Plan



Note: Refer to Technical Reports for additional detail and line sizes

Source: Powell/PBSJ (8/2001)
Dexter Wilson Engineering (8/2001)

Land Planning

11/30/01

Exhibit 21

Village Six
OTAY RANCH
CITY OF CHULA VISTA

II.2.7.5 Sewer Service

Sewerage services and facilities are addressed in the *McMillin - Otay Ranch Village 6 Gravity Sewer Study* prepared by Powell/PBS&J (dated August 2001) and *Overview of Sewer Service for the Otay Ranch Company Village Six* prepared by Dexter Wilson Engineering, Inc. (dated April 2001). The phasing and financing of sewerage facilities is more thoroughly addressed in the Otay Ranch Village Six PFFP.

The Otay Ranch General Development Plan establishes the following goal for sewerage facilities (Part II, Chapter 5, Section C, Subsection 2.c):

> *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 RECYCLED WATER.*

The Otay Ranch General Development Plan establishes the following threshold relative to the sewerage system (Part II, Chapter 5, Section C, Subsection 2.b):

> *Threshold: Provide a healthful and sanitary sewerage collection and disposal system for the residents of Otay Ranch, including a system designed and constructed to use recycled water and ensure that sewer connections not exceed capacity.*

The City of Chula Vista provides wastewater services in the project vicinity. Chula Vista operates and maintains its own sanitary sewer collection system which connects to the City of San Diego's Metropolitan Sewer System. The Otay Ranch Master Plan of Sewerage prepared in October 1993 by Wilson Engineering documented the feasibility of providing sewer service to the project area.

There are three existing sewer interceptors that collect and convey flow from the Otay Ranch area: the Telegraph Canyon Interceptor, located in Telegraph Canyon Road north of the proposed development, the Poggi Canyon Interceptor, located in Olympic Parkway west of the proposed development, and the Main Street Trunk Sewer which ends just west of the Otay Ranch General Development Plan boundary. These interceptors, which are owned and maintained by the City of Chula Vista convey sewage westerly to the San Diego Metropolitan Sewerage System (Metro), which collects and treats sewage at the Point Loma Wastewater Treatment Plant. Alternatives for providing new water reclamation facilities to serve the South Bay area are being considered. If a water reclamation facility is constructed in this area, the sewage flows from Otay Ranch may be redirected to that facility.

Village Six is located entirely within the Poggi Canyon drainage. Sewer flows generated in the Poggi Canyon Basin will be conveyed to a planned extension of the Poggi Canyon Interceptor trunk sewer. Exhibit 22 conceptually describes the sewer service to Village Six. The Poggi Canyon Interceptor extension will be a 15-inch diameter pipeline located in Olympic Parkway.

This interceptor sewer will be designed and constructed as part of the City's Olympic Parkway improvement project.

In July 1997, the City of Chula Vista developed a Gravity Sewer Basin Plan that estimated the cost of improving and extending the Poggi Canyon Interceptor based on ultimate basin sewage flow projections. Based on the estimated costs, the plan established a development impact fee (DIF) to fund the improvements. The Village Six project will be responsible for paying its fair share of the improvement costs.

The Poggi Interceptor is currently under construction near Village Six. The interceptor line flows west to the Date-Faivre Trunk Sewer which connects to the Metro system west of the I-5 freeway. The City recently evaluated the capacity in the Poggi Canyon system and determined that the Date-Faivre reach is the current constraint to the system with an estimated remaining capacity of 4,276 EDUs (equivalent dwelling units) each of which equals 265 gallons of flow per day. The City determined that 3,329 of the 4,276 EDUs are already reserved for previously approved projects so that only 947 EDUs are available. This limitation applies to all projects which flow to the Poggi Canyon gravity basin, including Village Six.

To alleviate the Date-Faivre constraint, the City has begun design work on a parallel trunk sewer known as Salt Creek Interceptor Reach 9B. This project is included in the City's Capital Improvement Program (CIP) as Improvement P-1. The project is expected to be completed in 2002 and have capacity for all ultimate flows within the basin. The project will need to be completed prior to the 947 EDUs existing capacity in the Poggi Basin system becoming exhausted.

The next constraint in Poggi Basin has been determined to be the reach under the I-805 freeway. The remaining capacity in this reach is 3,770 EDUs. This project is also in the City's CIP as Improvement P-2. As with the previous project, this project would need to be completed to allow flows greater than the additional 3,770 EDUs currently available.

Sewage generation from the developed uses within Village Six are estimated in Table H below. The project will need to be phased (along with other projects in the drainage basin) consistent with the interceptor sewer capacity limitations/improvements P-1 and P-2 identified above.

Table H
Sewage Generation

Land Use	Number	Units	Avg. Flow (gpd)/Unit	Average Day Flow (gpd)*
SF Residential	883	DU	265	233,995
MF Residential	1,203	DU	199	239,397
Park (net acres)	7.0	AC	500	3,500
Elementary. School	750	Students	15	11,250
Private High School	2,200	Students	20	44,000
Mixed use	3.0	AC	2,500	7,500
CPF	16.7	AC	2,500	41,750
TOTAL				**0.581 mgd**

* gpd = gallons per day; mgd = million gallons per day Source: Powell/PBS&J (8/01)

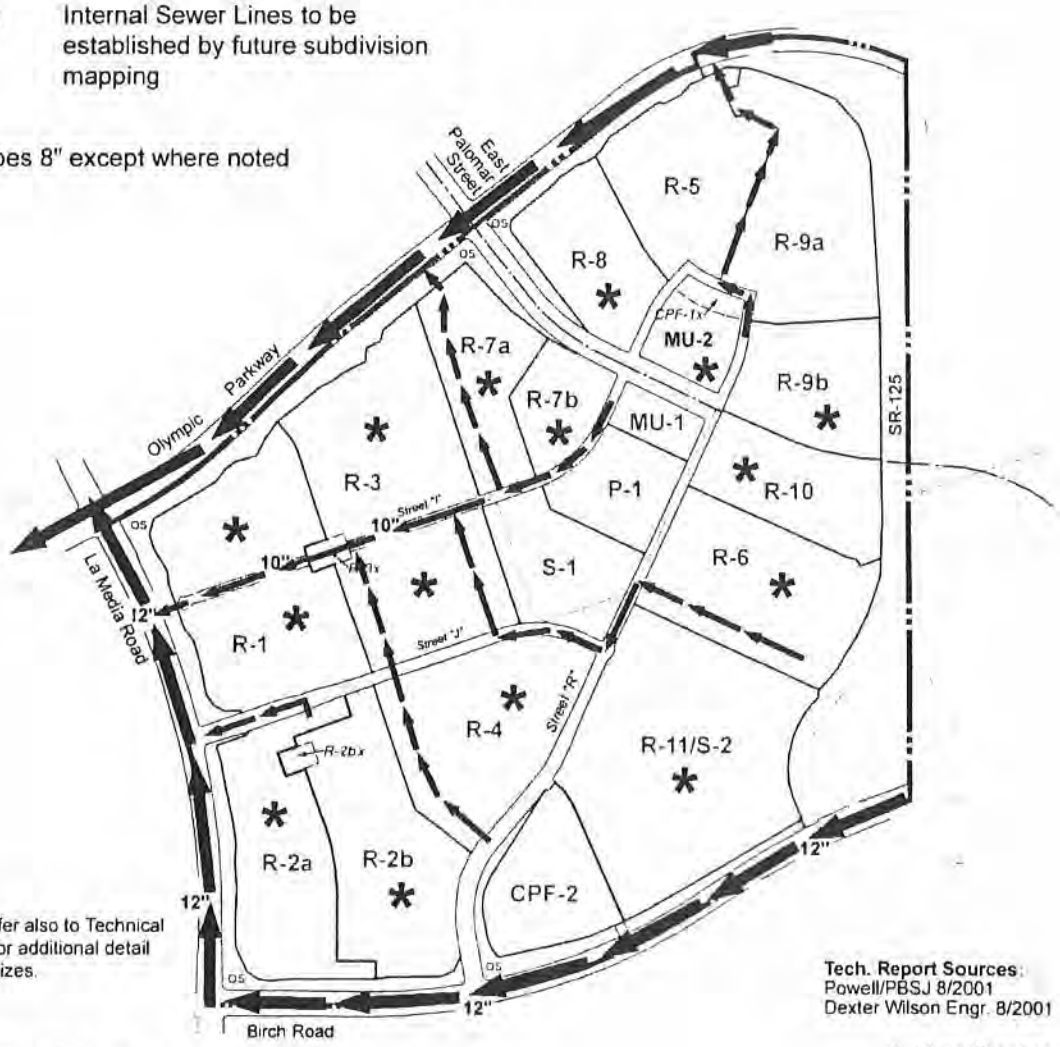
Sewer Plan

Sewer Main & Flow Direction

Internal Sewer Lines & Flow Direction

* Internal Sewer Lines to be established by future subdivision mapping

All pipes 8" except where noted



Note: Refer also to Technical Reports for additional detail and line sizes.

Tech. Report Sources:
Powell/PBSJ 8/2001
Dexter Wilson Engr. 8/2001

Village Six
OTAY RANCH

Land Planning
11/30/01

Exhibit 22

II.2.7.6 Storm Water Drainage System

Drainage facilities are addressed in the *Otay Ranch Village Six Preliminary Regional Drainage Study Major Drainage Patterns and Facilities* prepared by P&D Consultants, Inc. (revised September 4, 2001) and *Preliminary Hydrology Study for Otay Ranch Village 6* prepared by Hunsaker and Associates (dated July 18, 2001). The phasing and financing of drainage facilities is more thoroughly addressed in the Otay Ranch Village Six PFFP.

The Otay Ranch General Development Plan establishes the following goal for drainage facilities (Part II, Chapter 5, Section C, Subsection 1.c):

> *GOAL: PROVIDE PROTECTION TO THE OTAY RANCH PROJECT AREA AND SURROUNDING COMMUNITIES FROM FIRE, FLOODING AND GEOLOGIC HAZARDS.*

The Otay Ranch General Development Plan establishes the following threshold for drainage facilities (Part II, Chapter 5, Section C, Subsection 1.b):

> *Threshold: Storm water flows and volumes shall not exceed Engineering Standards of the governing land use jurisdiction.*

The City of Chula Vista is the governing land use jurisdiction for the Village Six project so the project drainage system will need to meet city standards for drainage.

Throughout the Village Six hydrologic planning area, the landscape is predominantly rolling hills with arroyos draining to canyons that flow to the west, away from the Otay Reservoir basin. These canyons converge into one major canyon, Poggi Canyon, which ultimately discharges into the Otay River, 4½ miles southwest of the study area. The major drainage course for Village Six is Poggi Canyon. Poggi Canyon is the location of existing Olympic Parkway, a 6-lane prime arterial that runs east and west along the northerly limits of the village.

To limit the increase in discharge to pre-development levels, a detention basin has been constructed in Poggi Canyon, west of the Village Six study area. To avoid the necessity of constructing small detention basins in the unnamed canyons that flow west from the study area and are tributary to Poggi Canyon, this detention basin was sized to retain more than the Poggi Canyon watershed.

According to the P&D report, the planned development of Village Six will not adversely impact the existing natural drainage condition(s). The limits of the proposed drainage basins of Village Six and a portion of the Freeway Commercial Neighborhood (east of SR-125 ROW) are consistent with the natural drainage basins and therefore no diversion of runoff is proposed. The proposed development will result in an increase in runoff. The increased runoff will be mitigated by the existing detention basin located in the western end of Poggi Canyon as identified in the *Master Drainage Study for Poggi Canyon Creek* by Hunsaker and Associates. The capacity of the existing detention basin is adequate as demonstrated and reconfirmed by the original study and addendum prepared by Hunsaker and Associates, dated October 19, 1999 and September 5, 2001 respectively.

The study area is divided into three major drainage basins to establish general drainage patterns and define master drainage facilities. Five master drainage facilities are identified: an open channel along the north side of Olympic Parkway; a storm drain system in Olympic Parkway; two storm drain systems within La Media Road; and a storm drain system within Birch Road.

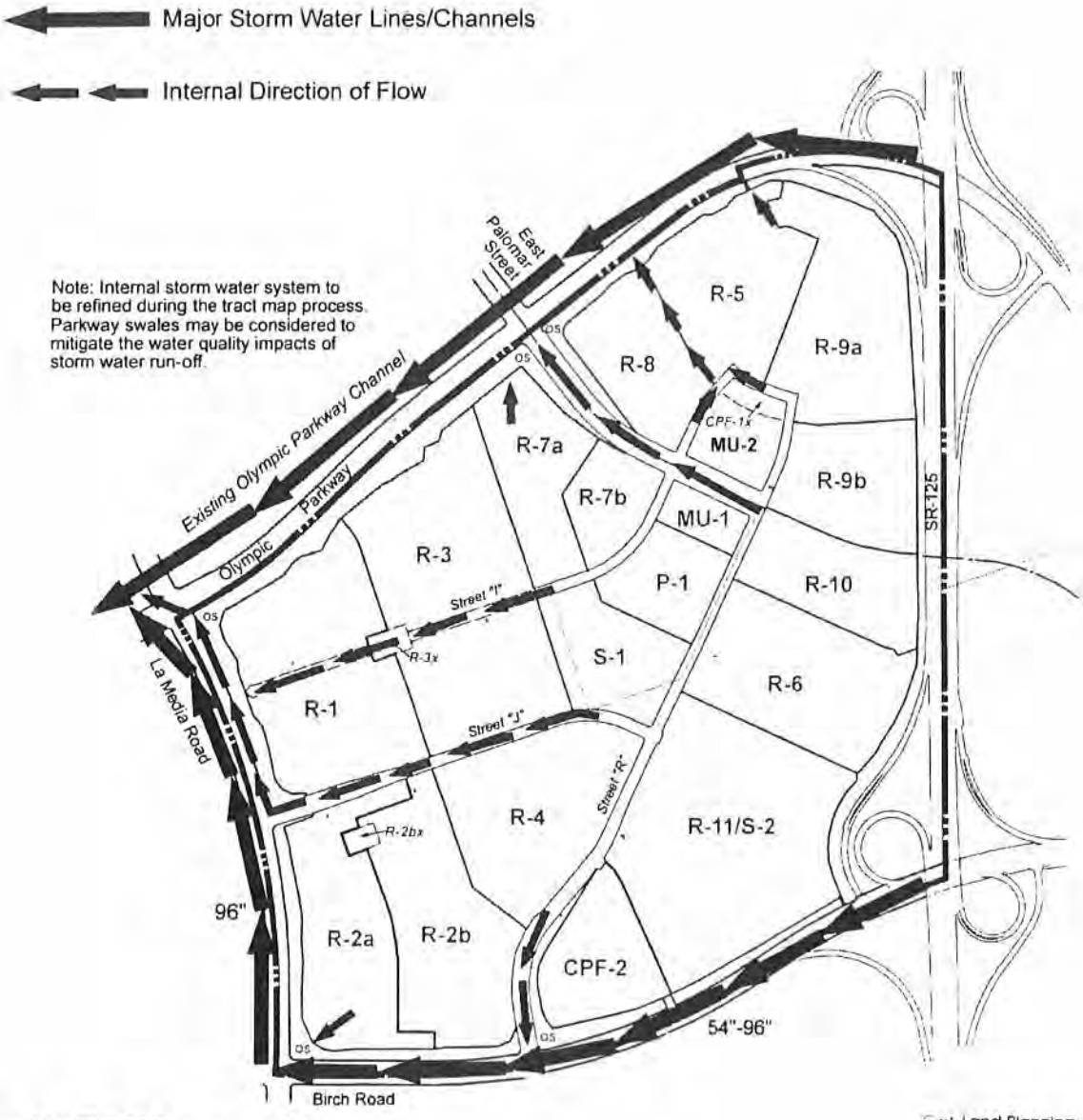
The open channel along the north side of Olympic Parkway is an integral part of the study area hydrology, although it is not part of the proposed master facilities included in the Village Six project. The channel has been constructed by others as part of the Otay Ranch SPA One project. The estimated 54 to 72-inch storm drain in Olympic Parkway is a master facility as it is part of the culvert system proposed by CalTrans to convey drainage from the east side to west side of SR-125. This master facility is the extension of the CalTrans facility to the Poggi Canyon open channel.

The two paralleling La Media Road storm drain systems are considered master facilities because they intercept drainage outside the Village Six project area and transport it to the existing open channel on the north side of Olympic Parkway. These systems are currently built as 84 and 96-inch pipes. The Birch Road storm drain is considered a master facility because it will connect to the culvert system proposed by CalTrans to convey drainage from the east side to the west side of SR-125 at the Birch Road overpass. This storm drain, estimated to be 54 to 72 inches in size, will run west under Birch Road and connect to the proposed master facility in La Media Road.

The on-site drainage facilities were not specifically addressed in the P&D study. However, these facilities, consisting of storm drain pipes, inlets, clean outs, headwalls, drainage ditches, *etc.* will be designed in the future and in accordance with City of Chula Vista standards.

Drainage within Village Six is conceptually depicted in the Storm Drainage Plan, Exhibit 23.

Storm Drainage Plan



Village Six
OTAY RANCH

Land Planning
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Exhibit 23

II.2.7.7 Urban Run-off

The Otay Ranch General Development Plan requires that applicants prepare an Urban Run-off Plan for the first SPA within the drainage area of the Otay Reservoir. Otay Ranch Village Six SPA does not drain into the Otay Reservoir drainage basin, thus there is no requirement for additional Otay Reservoir urban run-off planning as a condition of this SPA.

II.2.7.8 Roads

Roads and other circulation components of the Village Six development plan are fully described in Chapter 3 of this SPA Plan. The phasing and financing of roads is more thoroughly addressed in the Otay Ranch Village Six PFFP.

The Otay Ranch General Development Plan establishes the following goals for the transportation system (Part II, Chapter 2, Section B):

> *GOAL: PROVIDE A SAFE AND EFFICIENT TRANSPORTATION SYSTEM WITHIN OTAY RANCH WITH CONVENIENT LINKAGES TO REGIONAL TRANSPORTATION ELEMENTS ABUTTING THE OTAY RANCH.*
>
> *GOAL: ACHIEVE A BALANCED TRANSPORTATION SYSTEM WHICH EMPHASIZES ALTERNATIVES TO AUTOMOBILE USE AND IS RESPONSIVE TO THE NEEDS OF RESIDENTS.*

The roads and other components of the Village Six transportation system described in Chapter 3 of this SPA Plan provides a variety transportation alternatives consistent with these goals and other provisions of the Otay Ranch General Development Plan.

II.2.7.9 Schools

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

The Otay Ranch General Development Plan establishes the following goals for school facilities (Part II, Chapter 5, Section E, Subsection 8.c):

> *GOAL: PROVIDE HIGH QUALITY K-12 EDUCATIONAL FACILITIES FOR OTAY RANCH RESIDENTS BY COORDINATED PLANNING OF SCHOOL FACILITIES WITH THE APPROPRIATE SCHOOL DISTRICT.*
>
> *GOAL: COORDINATE THE PLANNING OF ADULT EDUCATIONAL FACILITIES WITH APPROPRIATE DISTRICT.*

The Otay Ranch General Development Plan establishes the following threshold for school facilities (Part II, Chapter 5, Section E, Subsection 8.b):

> *Threshold: Additional facilities needed to serve children generated by the new development shall be provided concurrent with need, and shall be of the quality and quantity to meet, at a minimum, State Department of Education standards.*

Village Six development includes 2,086 residential dwelling units, assuming Neighborhood R-11/S-2 is developed as a private high school. These units would generate approximately 1,364 students at full build-out according to Chula Vista Elementary School District and Sweetwater Union High School District student generation factors (see Table I below).

Table I
Student Generation

Grade	Generation Rate	Dwelling Units	Students
K-6 - Elementary	0.335	2,086	699
7-8 - Middle School	0.11	2,086	230
9-12 - High School	0.21	2,086	438
TOTAL STUDENTS			**1,367**
			Source: CVESD & SUHSD

The Otay Ranch General Development Plan provides for the siting of one elementary school in each village on the Otay Valley Parcel, (except Village Three) including Village Six. The Otay Ranch General Development Plan also plans for the location of two middle schools and two high schools on the Otay Valley Parcel. Middle schools are planned for Villages Ten and Seven. High schools are planned for Villages Two and Seven or Eight.

The Village Six Site Utilization Plan identifies a 10 acre elementary school site within the village core. As noted above, the build-out of Village Six would generate the need to house approximately 699 elementary students. An additional 49 students would be generated if R-11 were developed with residential uses. Generally, the Chula Vista Elementary School District prefers to construct schools which serve approximately 750 students, so the need is approximately equal to one school site. The elementary school site is located adjacent to a neighborhood park to facilitate joint use opportunities.

The Otay Ranch General Development Plan School Facility Implementation Plan is based on the premise that schools will be constructed when half of the school's projected students reside in the community. The maximum middle school capacity is 1,500 students which would indicate a school construction trigger of approximately 750 students.

The maximum capacity of a high school is approximately 2,400 students. It is anticipated that the 438 students generated from Village Six will be served at existing facilities until the first Otay Ranch

high school is constructed within Village Two. Village Six also includes a site for a private, church-related high school which may meet some of the demand for high school educational facilities.

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

II.2.7.10 Child Care Facilities

The Otay Ranch General Development Plan establishes the following goal for child care facilities (Part II, Chapter 5, Section D, Subsection 3.c):

> *GOAL: PROVIDE ADEQUATE CHILD CARE FACILITIES AND SERVICES TO SERVE THE OTAY RANCH PROJECT AREA.*

The Otay Ranch General Development Plan establishes the following threshold for child care facilities (Part II, Chapter 5, Section D, Subsection 3.b):

> *Threshold: Identify sites for child care and pre-school facilities adjacent to or as part of public and private schools, religious assembly uses, village center employment areas, residential areas, and other locations deemed appropriate.*

The City of Chula Vista adopted the Chula Vista General Plan Child Care Element 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."

As stated in the Child Care Element, "the highest priority child care needs, by age of child, are for infants (0-1 year old) and school age children (5-14)." In order to determine the demand for child care spaces within Village Six, the criteria established in the Child Care Element were applied to the village statistics.

Village Six generates a demand for approximately 67 child care spaces for infants. The foremost obstacle to providing infant care is higher costs due to lower child/adult ratios compared to preschool and school-age child care.

Village Six generates a demand for approximately 58 child care spaces for preschool children. Most child care providers prefer to offer preschool care for children between the ages of 3 to 5 because of regular hours and costs which can be covered by reasonable tuition fees.

Village Six generates a demand for approximately 176 child care spaces for school-age children. Serving this segment of the child population is challenging because of scheduling difficulties and securing sites close to elementary schools.

Village Six may have a mix of child care providers, such as school, church, non-profit or commercial facilities. Child care facilities may be located within private homes, village centers, offices, government and industrial complexes, and/or adjacent to public and private schools when appropriate. Family day care homes and facility-based child care centers are discussed below.

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 Otay Ranch Village Six PC District Regulations allow the establishment of SFDCHs and LFDCHs within the SF3 and SF4 single family residential districts. A large family daycare permit is required for all family day care homes within RM1 and RM2 multi-family residential districts. Based on the proposed zoning within Village Six, family day care homes could potentially be located within all residential zones throughout Village Six.

Village Six includes 15.9 acres of Community Purpose Facility (CPF) zoned land, not including the private high school site. Non-profit child care facilities are considered an accessory land use to CPF and are conditionally permitted within the CPF zone. In addition to CPF land, 3.0 acres of mixed use development is provided in the SPA Village Six project area. Commercial child care facilities are permitted within the village core mixed use area.

Most lands designated for CPF and mixed use uses are within or close to the village core and the proposed elementary school sites and light rail transit stations. This land use configuration will make child care readily accessible to Village Six residents.

II.2.7.11 Police and Fire Services

Law Enforcement

The Otay Ranch General Development Plan establishes the following goal for law enforcement facilities (Part II, Chapter 5, Section E, Subsection 6.c):

> *GOAL: PROTECTION OF LIFE AND PROPERTY AND PREVENTION OF CRIME OCCURRENCE.*

The Otay Ranch General Development Plan also establishes the following threshold for law enforcement services within urban areas which apply to the Village Six area (Part II, Chapter 5, Section E, Subsection 6.b):

> *Threshold: Urban Service: Properly equipped and staffed law enforcement units shall respond to 84 percent of "Priority One" emergency calls within 7 minutes and maintain an average response time for all "Priority One" emergency calls of 4.5 minutes or less. Urban Service: Properly equipped and staffed law enforcement units shall respond to 62 percent of "Priority Two Urgent" calls within 7 minutes and maintain an average response time to all "Priority Two" call of 7 minutes or less.*

The Chula Vista Police Department (CVPD) currently provides police service to the Village Six project area.

The Otay Ranch Village Six development will increase the demand for police service in the project area. According to the demand methodology identified in the Otay Ranch General Development Plan, the projected population increase generated by Village Six will require an additional 8 officers at build-out to maintain current levels of police service. Approximately 1,636 sq. ft. of police facilities would be required to house the additional 8 officers. A new police facility is planned at Fourth Avenue and F Street in downtown Chula Vista to accommodate anticipated increased law enforcement services due to new development in the region, including the demand generated by this project.

Fire Protection & Emergency Medical Services

The Otay Ranch General Development Plan establishes the following goal for fire protection facilities and emergency medical services (Part II, Chapter 5, Section E, Subsection 4.c):

> *GOAL: PROVIDE PROTECTION TO THE OTAY RANCH PROJECT AREA AND SURROUNDING COMMUNITIES FROM LOSS OF LIFE AND PROPERTY DUE TO FIRES AND MEDICAL EMERGENCIES.*

The Otay Ranch General Development Plan also establishes the following threshold for fire protection facilities and emergency medical facilities in urban communities which applies to the Village Six area (Part II, Chapter 5, Section E, Subsection 4.b):

> *Threshold: Provide sufficient fire and emergency services facilities to respond to calls within the Otay Ranch urban communities within a 7 minute response time in 85% of the cases.*

The Village Six project area is within the City of Chula Vista and is served by the City of Chula Vista Fire Department (CVFD). The closest CVFD stations to the project site are: Fire Station 4, located at 850 Paseo Ranchero, north of East H Street; and, Fire Station 6, located in the EastLake Business Park.

The Otay Ranch General Development Plan plans for the location of fire stations in Otay Ranch Villages Two and Nine of the Otay Valley Parcel and within Village Thirteen of the Proctor Valley Parcel. Construction of the new station #7 in Village Two will likely be required prior to build-out of Village Six.

The Otay Ranch General Development Plan requires that as a condition of SPA plan approval, the Fire Department review fuel modification plans. The Draft Brush Management Program, an addendum to the City of Chula Vista's Landscape Manual, prepared by the Chula Vista Fire Department was the basis for information included in the Fuel Modification and Brush Management section of the SPA One Parks, Recreation, Open Space and Trails Master Plan, which will also be implemented as applicable in the Village Six project.

The Otay Ranch General Development Plan includes the following requirement related to residential fire sprinklers (Part II, Chapter 5, Section E, Subsection 4.c):

> *Policy: Otay Ranch shall evaluate the provision of fire suppression sprinkler systems for residential development within the project area as part of SPA plans.*

In response to this requirement, a SPA One Residential Fire Sprinkler Analysis was prepared which reviewed fire incidents in Chula Vista, information related to the age of homes involved in fire incidents throughout California and improved construction and building codes and standards. The report found that the age of homes has a direct correlation to fire safety and fire fatalities.

The analysis concluded that the City of Chula does not currently have an ordinance requiring residential sprinklers. However, fire sprinklers are required in all buildings four stories or 40 feet in height. Continued demand for swift medical responses requires the provision of fire stations, equipment and personnel at current levels. Improved building standards (including smoke detector requirements) for new construction was found to ensure fire safety for Otay Ranch SPA One residents, and will for Village Six as well. Based on that analysis, a residential fire sprinkler program need not be implemented within Village Six. However, the provision of residential fire sprinklers in future SPAs in the rural areas of Otay Ranch should be evaluated when those SPA plans are developed and processed.

Emergency medical services are provided by American Medical Response on a contract basis 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 unit serves Imperial Beach. Otay Ranch Village Six will be served by these existing fire and emergency service facilities as it develops.

II.2.7.12 Library Services

The Otay Ranch General Development Plan establishes the following goal for library facilities Part II, Chapter 5, Section E, Subsection 7.c):

> *GOAL: SUFFICIENT LIBRARY FACILITIES TO MEET THE INFORMATION AND EDUCATION NEEDS OF OTAY RANCH RESIDENTS.*

The Otay Ranch General Development Plan establishes the following threshold for library facilities (Part II, Chapter 5, Section E, Subsection 7.b):

> *Threshold: 500 square feet (gross) of adequately equipped and staffed regional library facilities per 1,000 population.*

Based on the threshold of providing 500 square feet of library facilities per 1,000 residents, the Village Six population of 6,279 generates a demand for 3,140 sq. ft. of library facilities. Existing city library facilities currently exceed the 500 square feet per 1,000 population standard.

The Otay Ranch General Development Plan plans for the location of an approximately 36,750 sq. ft. "main library" in the Eastern Urban Center and/or one or more village libraries, reducing the size of the "main library" in the EUC. The Village Six demand for 3,140 sq. ft of library facilities generated by the build-out of Village Six will be satisfied by the large main library in the EUC. The final location of libraries may change as overall public facility planning evolves.

II.2.7.13 Community Purpose Facilities (CPF)

The Otay Ranch General Development Plan establishes the following goal for community and regional purpose facilities (Part II, Chapter 5, Section D, Subsection 5.c).

> *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 FACILITIES.*

The Otay Ranch General Development Plan establishes the following threshold for community and regional purpose facilities (Part II, Chapter 5, Section D, Subsection 5.b):

> *Threshold: Implement a Community Purpose Facility zone and a Regional Purpose Facility zone to provide land for religious, day care, health, social, and senior and youth recreation facilities.*

The Community Purpose Facility (CPF) zone is implemented in the Village Six PC District regulations which includes a CPF zone which corresponds to the CPF land use designation on the Site Utilization Plan. The Regional Purpose Facility zone is expected to be implemented in the Eastern Urban Center SPA where regional purpose facilities are to be clustered per the Otay Ranch General Development Plan.

The Otay Ranch General Development Plan establishes the following SPA processing requirement for community and regional purpose facilities.

- Specific acreage requirements identified and land designated for Community Purpose Facility and Regional Purpose Facility uses. (Land Plan)

The City of Chula Vista Community Purpose Ordinance requires that new planned communities identify 1.39 acres of net usable land per 1,000 proposed residents for community purpose facilities. The Village Six SPA population generates a demand for 8.72 acres of Community Purpose Facility sites, as shown in Table J below.

Table J
Required Community Purpose Facility Acres

Unit Type	Units	Persons/DU	Population	CPF ACRES Required
Single Family	883	3.01	2,658	3.69
Multi-family	1,203	3.01	3,621	5.03
TOTALS	**2,086**	- -	**6,279**	**8.72**
Sites Provided				**CPF ACRES Provided**
CPF-1				5.2
CPF-2				11.5
TOTAL PROVIDED				**16.7**

The following criteria have been employed during the SPA land planning process to locate Community Purpose Facility uses within the Village Six project area:

- Facilities shall be located within the village core.
- Facilities shall be encouraged to share parking with adjacent public and private uses.
- Facilities and corresponding parking within village cores shall be located and sized to avoid obstruction of pedestrian circulation.
- Facilities and other public structures may exceed height, bulk or set back requirements generally applicable to private uses if such deviations are necessary to enable the structure to become the focal point, "signature piece" or "point of ceremony" of a given village.
- Facilities may locate in traditional commercial and retail facilities.

Two CPF sites are shown on the Site Utilization Plan, CPF-1 located in the center of the village core and CPF-2, at the Street "R" entry to the village. CPF-2 is owned by the Catholic Diocese of San Diego and planned for development as a parish church associated with the private high school on the adjacent Neighborhood R-11/S-2.

Three additional sites may be credited for CPF use. These are sub-Neighborhoods R-2bx, R-3x, and CPF-1x, which may be developed as common usable open space, an open landscaped area suitable as a public gathering place. If privately owned and maintained, and constructed and available for use consistent with City standards for CPF uses, CPF credit may be granted for the sub-Neighborhood(s). No park credit will be granted for these Neighborhoods.

II.2.8 Appendices

II.2.8.1 Appendix A - Index of SPA Requirements

The Otay Ranch General Development Plan (GDP), Part III Implementation sets forth numerous implementation tasks that must be completed with the preparation/approval of the various SPA Plans which will implement the GDP. The implementation requirements are organized into four categories:

- Project-wide tasks (which must be completed with the first Otay Ranch SPA)
- SPA tasks (required for every SPA)
- Annual tasks (monitoring)
- SPA Specific tasks (specific tasks associated with site specific conditions)

The approval of Otay Ranch SPA One addressed the project-wide task list and established numerous ranch-wide master plans with which the Village Six SPA and subsequent SPAs will comply and/or implement. This section identifies and indexes the Village Six responses to the GDP SPA task list and site-specific tasks required in the Village Six planning area. Annual monitoring tasks are conducted independent of the individual SPA plans/approvals and are not addressed here.

The following Index of SPA Requirements is provided to assist the reader in determining where the various SPA requirements are addressed. The list is taken from the Otay Ranch GDP/SRP document, Part III Implementation, Section C SPA Implementation Tasks and Section E SPA Specific Implementation Tasks. The index lists the SPA requirement and then identifies the Village Six SPA related document and section which addresses the requirement.

Index of SPA Requirements

SPA IMPLEMENTATION TASKS	VILLAGE SIX SPA RESPONSE
SPA Land Plan	
1. Prepare SPA Land Use Plan	See Village Six SPA Plan
2. Prepare a Village Design Plan	See Village Six Village Design Plan
2.1 Identify a Design Review Process	Design Plan section II.4.2
2.2 Prepare Grading Plans	SPA Plan section II.2.4
2.3 Prepare Architecture Plans	SPA Plan section II.2.2.5 & Design Plan sections II.4.3, 4, 5, 6
2.4 Prepare Landscaping Plans	Design Plan section II.4.3
2.5 Provide Standards for Public and Private Streets	SPA Plan section II.2.3
2.6 Review Community Garden Requirements	SPA Plan section II.2.5.5
3. Perform a Visual Analysis Study	See EIR section 5.2
4. Prepare a Noise Abatement Program	See EIR section 5.12

Public Facilities Financing & Phasing Plan	
1. Prepare a Public Facilities Financing & Phasing Plan	See Village Six PFFP
2. Inventory of Existing and Proposed Facilities	See Village Six PFFP
3. Prepare a Fiscal Analysis	See Village Six PFFP
4. Prepare a Capital Facilities Plan	See Village Six PFFP
5. Prepare a Village Viability Analysis	Consistent with Phasing Plan and updates
6. Update Village Phasing Plan	Consistent with current Phasing Plan

Regional Facilities Report	
1. Prepare a Regional Facilities Report 1.1 Prepare a Community and Regional Purpose Facilities Report 1.2 Review the Demand for Cemetery Facilities 1.2.1 Determine the Desirability of Memorial Gardens 1.3 Establish Design Guidelines for an Arts/ Cultural Facility 1.4 Identify Social and Senior Services Facilities 1.5 Prepare a Correctional Facility Report 1.6 Prepare a Justice Facility Report 1.7 Prepare a Health and Medical Facility Report	Regional Facilities Report addressing all required issues was prepared and adopted as a part of SPA One package (see Appendix E to SPA One Plan). Village Six SPA is consistent with provisions of this plan; no regional facilities are designated for the Village Six site; see also relevant sections of Village Six PFFP

SPA Master Facility Plans	
1. Prepare an Air Quality Improvement Plan	See separate Air Quality Improvement Plan
2. Prepare an Animal Control SPA Master Plan	No facilities in Village Six; no DIF program
3. Prepare a Civic SPA Master Plan	No facilities in Village Six; see EIR 5.13.10 & PFFP
4. Prepare a Drainage SPA Master Plan	See SPA Plan section II.2.7.6 & Technical Report
4.1 Prepare a Watershed Impact and Protection Report	see Drainage Technical Report & EIR section 5.9
4.2 Prepare a Basin Specific Drainage Improvement Plan	see Drainage Technical Report
5. Prepare a Fire Protection/Emergency Service SPA Master Plan	See SPA Plan section II.2.7.11
5.1 Prepare an Emergency Disaster Plan	SPA Plan section II.2.7.11
5.2 Prepare a Fire Break and Fuel Modification Plan	No fire breaks in Village Six
5.3 Prepare a Fire Suppression Analysis/Design Plan	SPA Plan section II.2.7.11
5.4 Evaluate the Residential Fire Suppression Sprinkler Systems	SPA Plan section II.2.7.11
6. Prepare a Law Enforcement SPA Master Plan	See SPA Plan section II.2.7.11
7. Prepare a Library SPA Master Plan	See separate Parks, Recreation, Trails & Open Space Plan
8. Prepare a Parks SPA Master Plan	See SPA Plan section II.2.7.12
9. Prepare the School Master SPA Plans	See SPA Plan section II.2.5
10. Prepare a Sewerage SPA Master Plan	See SPA Plan section II.2.7.9
11. Prepare a Transportation SPA Plan	See SPA Plan section II.2.7.5 & Technical Report
11.1 Design a Phased Transit Plan	See SPA Plan section II.2.3
11.2 Design a Phased Bicycle Plan	SPA Plan section II.2.3.6
11.3 Design a Phased Trail Plan	SPA Plan II.2.3.7 & Design Plan II.4.3.6
12. Prepare a Water SPA Master Plan	SPA Plan II.2.3.7 & Design Plan II.4.3.6
13. Prepare a Water Reclamation SPA Plan	See SPA Plan section II.2.7.3 & Technical Report
14. Prepare a Water Conservation SPA Master Plan	See separate Water Conservation Plan
15. Prepare a Child Care Facility Master Plan	See SPA Plan section II.2.7.3
16. Prepare an Integrated Solid Waste Management Plan	See SPA Plan section II.2.7.10 See EIR section 5.13.4.1

Community Gardens	
1. Prepare Policies and Guidelines for SPA Community Gardens	See SPA Plan section II.2.5.5

Biological Resources/RMP Implementation	
1. Complete SPA Specific Biological Resource Plan 2. Implement Coastal Sage Scrub Restoration Plans 3. Implement Native Grasslands Plan 4. Implement Restoration Program for Riparian Habitats 5. Implement Wildlife Corridors Plans 6. Conduct Wetland Delineation Survey 6.1. Identify Areas Subject to CDFG Streambed Alteration 7. Identify SPA Specific Preserve Boundary Modifications 8. Prepare "Edge Plan" 9. Demonstrate that Mitigation Activities are Financially Feasible	Biological Resources are addressed in the Ranch-wide RMP adopted with approval of SPA One; the RMP addresses all of the issues listed as SPA requirements. Consistency with the RMP is described in EIR section 5.1. An analysis of Village Six impacts to biological resources is provided in EIR section 5.3 and requires specific RMP implementation actions as mitigation for project impacts including dedication of land or payment of in-lieu fees for the resource preserve program. No "Edge Plan" required because no development edges are close to habitat areas
Energy Conservation	
1. Prepare a Non-Renewable Energy Conservation Plan	see separate Non-Renewable Energy Conservation Plan
Geotechnical Review	
1. Provide Geotechnical Investigations	See Geotechnical Report by Geotechnics Inc. referenced in SPA Plan section II.2..4.3 and EIR section 5.5
Cultural Resources	
1. Prepare a Cultural Resources Plan	Cultural Resources are included in the ranch-wide RMP; specific Village Six information and mitigation requirements are included in the project EIR section 5.4
Housing	
1. Prepare a Housing Program SPA Master Plan 1.1. Develop Regional Share Allocations 1.2. Prepare an Affirmative Fair Marketing Plan 1.3. Support the Use of Accessory Units 1.4. Identify Housing Opportunities for Special Needs Groups	See SPA Plan section II.2.2.4 and AHP for Village Six Regional and ranch-wide housing issues are addressed in the Ranch-wide Affordable Housing Plan adopted as Appendix H of the SPA One project package; the Village Six AHP is consistent with and implements the ranch-wide plan
Jurisdictional Issues	
1. Establish a Reserve Fund Program 2. Negotiate Property Tax Agreements	Completed with Annexation Completed with Annexation

SPA SPECIFIC IMPLEMENTATION TASKS	VILLAGE SIX RESPONSE
Freeway Commercial - Planning Areas 5, 6, 7, 8, 9, 11 and 12	
1. Prepare Freeway Signage Program	See SPA Plan Section II.2.27