Otay Ranch

Sectional Planning Area One Plan

Village One, Village One West and Village Five

Original Approval June 4, 1996 - Resolution No. 18286
First Amendment June 24, 1997 - Ordinance No. 2709
Second Amendment February 24, 1998 - Ordinance No. 2722
Third Amendment: June 9, 1998 - Resolution No. 19033
Fourth Amendment: February 16, 1999 - Resolution No. 19376, Ordinance No. 2775

RESOLUTION NO. 2005-248

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AN AMENDMENT TO THE OTAY RANCH SECTIONAL PLANNING AREA (SPA) ONE SITE UTILIZATION MAP

WHEREAS, the properties which are the subject matter of this resolution are identified as Exhibits "A", "B" and "C" attached hereto and are commonly known as Community Purpose Facility (CPF) sites (Property); and

WHEREAS, an application (PCM 03-32) to amend the Otay Ranch Sectional Planning Area (SPA) One Plan was filed with the City of Chula Vista Planning and Building Department on June 7, 2004 by Otay Project, LP, The Otay Ranch Company (Applicant); and

WHEREAS, the application requests to amend the Otay Ranch SPA One Plan including modifying the land use designation on the Site Utilization Plan for Villages One, One West and Five; adding a CPF Master Plan supplement to the document; and to revise the SPA One Planned Community District Regulations, Zoning District Map to rezoning seven (7) existing privately-owned and maintained (HOA) recreation facilities from Open Space/Park (OS/P) to Community Purpose Facility (CPF) for the purpose of maintaining consistency with the Community Purpose Facility Ordinance, 19.48.025, of the Chula Vista Municipal Code and satisfying a portion of the CPF requirement for SPA One (Project); and

WHEREAS, the development of the Property has been the subject matter of a Sectional Planning Area One Plan (SPA One Plan) previously approved by the City Council on June 4, 1996 by Resolution No. 18286, wherein the City Council, in the environmental evaluation of said SPA One Plan, relied in part on the original Otay Ranch SPA One Plan Final Environmental Impact Report No. 95-01, SCH #94101046 (EIR 95-01) and the amended Otay Ranch SPA One Plan Final Environmental Impact Report No. 97-03, SCH #97091079 (EIR 97-03); and

WHEREAS, the City's Environmental Review Coordinator has determined that the proposed project was adequately covered in previously adopted Otay Ranch Amended Sectional Planning Area One Final Environmental Impact Report Plan, (FEIR 97-03). Thus, no further environmental review or documentation is necessary; and

WHEREAS, the Planning Commission set the time and place for a hearing on said Project and notice of said hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the city and its mailing to property owners within 500 feet of the exterior boundaries of the Project site at least ten days prior to the hearing; and

WHEREAS, the hearing was held at the time and place as advertised, namely 6:00 p.m., June 8, 2005, in the Council Chambers, 276 Fourth Avenue, before the Planning Commission and said hearing was thereafter closed; and

WHEREAS, by a vote of 5-0-0-2 the Planning Commission recommended approval the project; and

WHEREAS, a duly noticed public hearing was scheduled before the City Council of the City of Chula Vista on said Project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chula Vista does hereby find, determine, resolve and order as follows:

I. PLANNING COMMISSION RECORD

The proceedings and all evidence introduced before the Planning Commission at their public hearing held on June 8, 2005, and the minutes and resolutions resulting therefrom, are hereby incorporated into the record of this proceeding. These documents, along with any documents submitted to the decision makers, shall comprise the entire record of the proceedings for any California Environmental Quality Act (CEQA) claims.

II. COMPLIANCE WITH CEQA

The City Council hereby finds that the Project, as described and analyzed in the Second-Tier Final EIR 95-01 and Final EIR 97-03, would have no new effects that were not examined in said Final EIR [Guideline 15168 (c)(2)].

III. ACTION

The City Council hereby approves the amendment to the Otay Ranch SPA One Plan, including modifying the land use designation on the Site Utilization Plan for Villages One, One West and Five; and adding a CPF Master Plan supplement to the document for the purpose of maintaining consistency with the Community Purpose Facility Ordinance, 19.48.025, of the Chula Vista Municipal Code and satisfying a portion of the CPF requirement for SPA One. The approval of the amendment is based upon findings contained herein and is consistent with the City of Chula Vista General Plan, the Otay Ranch General Development Plan, and all other applicable Plans, and that the public necessity, convenience, general welfare and good planning and zoning practice support their approval and implementation.

IV. SPA PLAN FINDINGS

A. THE OTAY RANCH SPA ONE-PLAN AMENDMENTS ARE IN CONFORMITY WITH THE OTAY RANCH GENERAL DEVELOPMENT PLAN AND CITY OF CHULA VISTA GENERAL PLAN.

The Otay Ranch SPA One Plan amendment to modify the land use designation on the Site Utilization Plan for Villages One, One West and Five, and add a CPF Master Plan supplement to the document for the purpose of maintaining consistency with the Community Purpose Facility Ordinance, 19.48.025, of the Chula Vista Municipal Code and to satisfy a portion of the CPF requirement for SPA One reflects the land uses, circulation system, open space and recreational uses, and public facility uses consistent with the Otay Ranch General Development Plan and Chula Vista General Plan.

B. THE PROPOSED AMENDMENTS TO THE OTAY RANCH SPA ONE PLAN WILL PROMOTE THE ORDERLY SEQUENTIALIZED DEVELOPMENT OF THE INVOLVED SECTIONAL PLANNING AREA.

The Otay Ranch SPA One Plan amendment involves existing facilities and does not affect the development of the SPA One Area, which is generally built-out.

C. THE PROPOSED OTAY RANCH SPA ONE PLAN AMENDMENT WILL NOT ADVERSELY AFFECT ADJACENT LAND USE, RESIDENTIAL ENJOYMENT, CIRCULATION OR ENVIRONMENTAL QUALITY.

The land uses within Otay Ranch SPA One are designed for residential enjoyment and convenience. The privately owned and maintained recreation sites provide residents with convenient neighborhood amenities as promoted by the goals and objectives of the Otay Ranch General Development Plan. A comprehensive street network serves the Project and provides for access to off-site adjacent properties. The proposed SPA Plan amendment follows all existing environmental protection guidelines through the provision of mitigation measures specified in the Otay Ranch SPA One Final Second-Tier Environmental Impact Report (Final EIR 95-01 and 97-03).

D. IN THE CASE OF PROPOSED INDUSTRIAL AND RESEARCH USES, THAT SUCH DEVELOPMENT WILL BE APPROPRIATE IN AREA, LOCATION, AND OVERALL DESIGN AND DEVELOPMENT STANDARDS ARE SUCH AS TO CREATE A RESEARCH OR INDUSTRIAL ENVIRONMENT OF SUSTAINED DESIRABILITY AND STABILITY; AND, THAT SUCH DEVELOPMENT WILL MEET PERFORMANCE STANDARDS ESTABLISHED BY THIS TITLE.

The Project does not involve areas planned for industrial or research uses.

E. IN THE CASE OF INSTITUTIONAL, RECREATIONAL, AND OTHER SIMILAR NONRESIDENTIAL USES, THAT SUCH DEVELOPMENT WILL BE APPROPRIATE IN AREA, LOCATION AND OVER-ALL PLANNING TO THE PURPOSE PROPOSED, AND THAT SURROUNDING AREAS ARE PROTECTED FROM ANY ADVERSE EFFECTS FROM SUCH DEVELOPMENT.

The Project does not involve these Institutional, Recreational or similar uses.

F. THE STREET AND THOROUGHFARES PROPOSED ARE SUITABLE AND ADEQUATE TO CARRY THE ANTICIPATED TRAFFIC THEREON.

The circulation system depicted in the SPA Plan is consistent with the Circulation system identified on the City's General Plan and Otay Ranch General Development Plan and contains adequate internal circulation consistent with the policies of the Otay Ranch General Development Plan and the City's General Plan. The Project will not add any new traffic volumes.

G. ANY PROPOSED COMMERCIAL DEVELOPMENT CAN BE JUSTIFIED ECONOMICALLY AT THE LOCATION(S) PROPOSED AND WILL PROVIDE ADEQUATE COMMERCIAL FACILITIES OF THE TYPES NEEDED AT SUCH PROPOSED LOCATION(S).

The location of proposed commercial development area in the Village One core area of SPA One does not affect the subject Project and is consistent with the requirements of the SPA One Plan.

H. THE AREA SURROUNDING SAID DEVELOPMENT CAN BE PLANNED AND ZONED IN COORDINATION AND SUBSTANTIAL COMPATIBILITY WITH SAID DEVELOPMENT.

The SPA One plan is consistent with the approved plans and regulations applicable to surrounding areas and therefore, said development can be planned and zoned in coordination and substantial compatibility with said development. The proposed amendments to the SPA One Plan is consistent with the Otay Ranch General Development Plan and Chula Vista General Plan, as amended.

V. CONDITIONS OF APPROVAL

The Project does not require any new conditions of approval. All previous conditions of approval remain in full force and effect.

VI. CONSEQUENCE OF FAILURE OF CONDITIONS

If any of the foregoing conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny, revoke or further condition issuance of all future building permits issued under the authority of approvals herein granted, institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation.

VII. INVALIDITY; AUTOMATIC REVOCATION

It is the intention of the City Council that its adoption of this Resolution is dependent upon the enforceability of each and every term, provision and condition herein stated; and that in the event that any one or more terms, provisions, or conditions are determined by a Court of competent jurisdiction to be invalid, illegal or unenforceable, this resolution shall be deemed to be automatically revoked and of no further force and effect ab initio.

Presented by

Jim Sandoval
Planning and Building Director

Approved as to form by

Ann Moore
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 12th day of July, 2005, by the following vote:

AYES: Councilmembers: Davis, McCann, Rindone, and Padilla

NAYS: Councilmembers: None

ABSENT: Councilmembers: Castaneda

Stephen C. Padilla, Mayor

ATTEST:

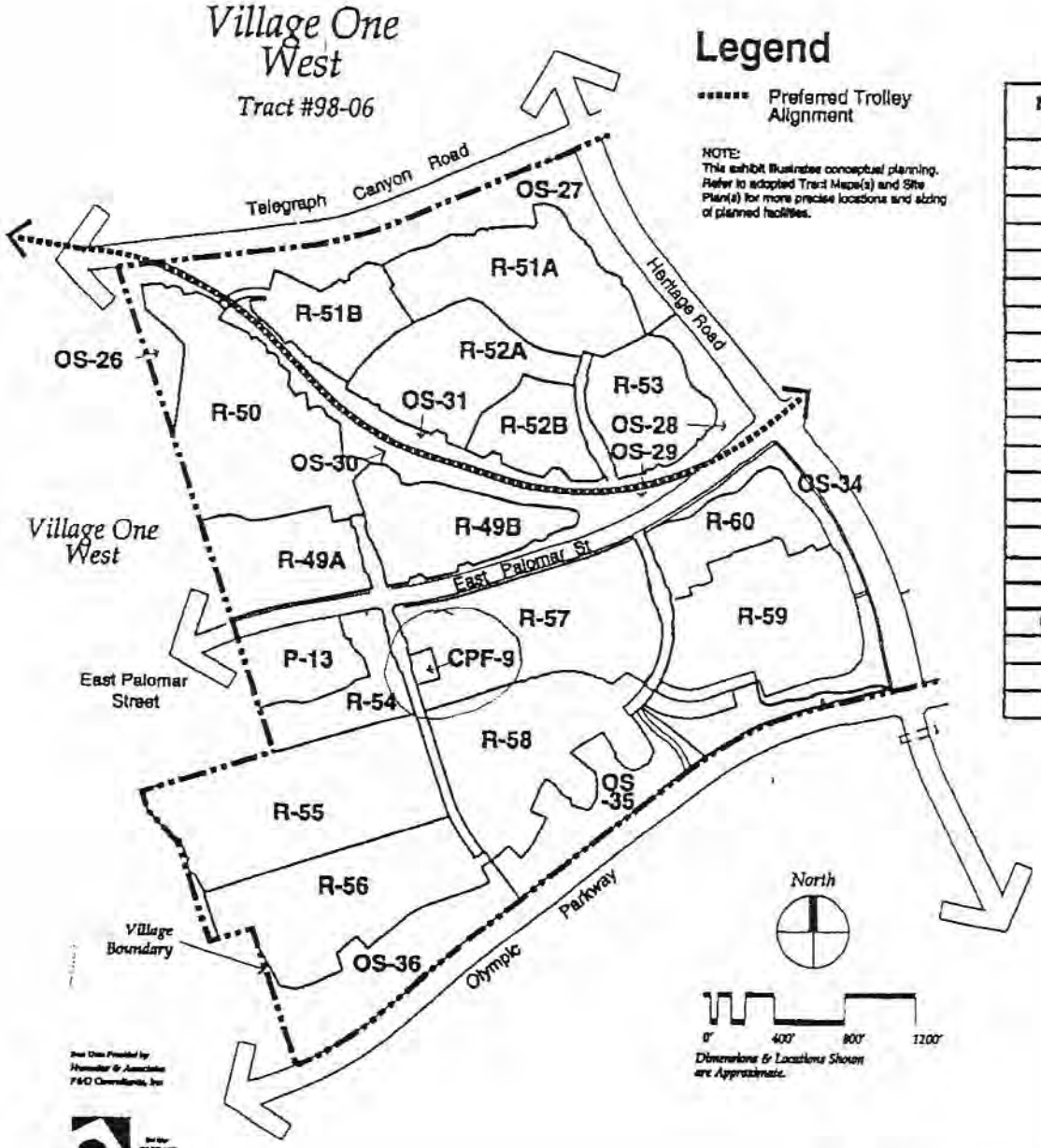
Susan Bigelow, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Susan Bigelow, City Clerk of Chula Vista, California, do hereby certify that the foregoing Resolution No. 2005-248 was duly passed, approved, and adopted by the City Council at a regular meeting of the Chula Vista City Council held on the 12th day of July, 2005.

Executed this 12th day of July, 2005.

Susan Bigelow, MMC, City Clerk



Legend

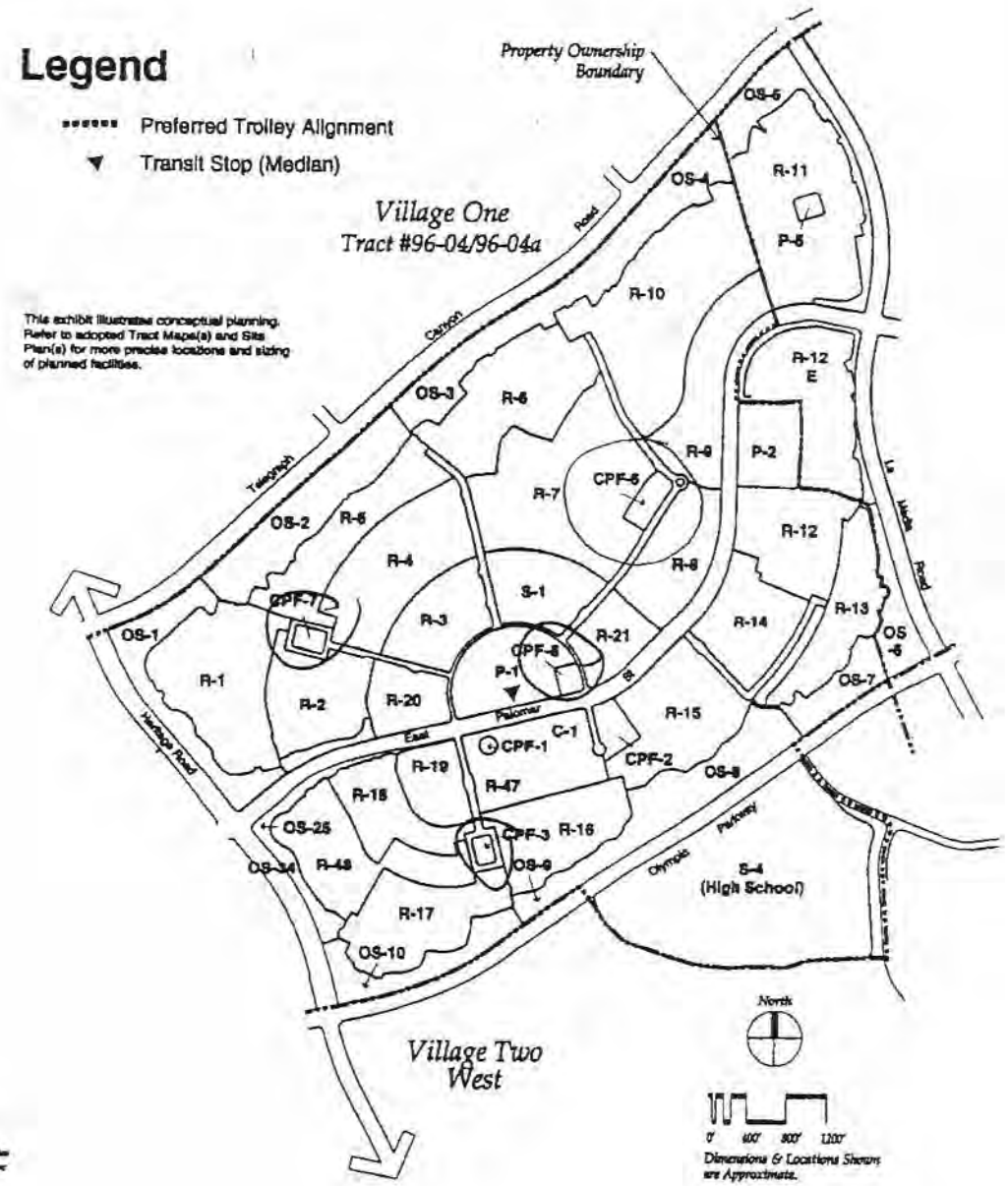
Preferred Trolley Alignment

NOTE:
This exhibit illustrates conceptual planning. Refer to adopted Tract Maps(s) and Site Plan(s) for more precise locations and sizing of planned facilities.

Village One West Land Use Summary

Neighborhood Area	Land Use	Acreage	Dwelling Units	Target DUs/AC
R-49A	SF	15.1	89	5.9
R-49B	SF	4	27	6.8
R-50	SF	21.5	84	3.9
R-51A	SF	16.9	65	3.8
R-51B	SF	8	24	3.0
R-52A	SF	17.8	67	3.8
R-52B	SF	1.7	8	4.7
R-53	SF	9.1	36	4.0
R-54	SF	6.2	39	6.3
R-55	SF	21	87	4.1
R-56	SF	16.5	75	4.5
R-57	SF	19.9	94	4.7
R-58	SF	18.2	60	3.3
R-59	SF	18.5	106	5.7
R-60	SF	7.3	49	6.7
Residential Subtotal		201.7	910	4.6
P-13	Park	5.6		
Open Space	OS	63.4		
Circulation	Street	37.3		
CPF-9	CPF	0.5		
Village One West Total		308.5		

Exhibit I-12
Village One West Land Use Plan



Village One Land Use Summary

Neighborhood Area	Land Use	Acreage	Dwell. Units	...get DUs/AC
R-1	SF	23.1	88	3.7
R-2	SF	13.4	81	6.0
R-3	SF	10.6	75	7.1
R-4	SF	19.7	94	4.8
R-5	SF	14.9	72	4.8
R-6	SF	21.6	77	3.6
R-7	SF	31.2	131	4.2
R-8	SF	12.5	61	4.9
R-9	SF	16.4	74	4.5
R-10	SF	32.3	123	3.8
R-11	SF	28.3	120	4.2
R-12	SF	14.5	83	5.7
R-12E	SF	16.4	109	6.6
R-13	SF	9.6	88	9.5
R-17	SF	17.2	99	5.8
R-18	SF	10.3	74	7.2
R-48	SF	16.5	97	5.9
	Subtotal SF	312.3	1,544	
R-14	MF	16.6	139	8.4
R-15	MF	16.3	422	25.9
R-16	MF	14.4	115	7.9
R-19	MF	6.8	204	30.0
R-20	MF	6.6	160	24.2
R-21	MF	7.0	168	24.0
R-47	MF	4.4	180	40.9
	Subtotal MF	72.1	1,388	
C-1	Com'l/MU	8.1	91	11.2
	Subtotal Comm.	8.1	91	
	TOTAL RESIDENTIAL	392.5	3,023	
P-1	Park	11.8		
P-2	Park	6.4		
	Subtotal Park	18.9		
CPF-1	CPF	1.5		
CPF-2	CPF	4.5		
CPF-3	Park	0.8		
CPF-6	Park	2.2		
CPF-7	Park	0.6		
CPF-8	Park	0.8		
	Subtotal CPF	10.6		
S-1	School	10.4		
OS	O.S.	93.8		
Circulation	Street	57.7		
	Subtotal	161.9		
	Village One Total	591.1		
Village 2				
S-4	School	50.0		

Exhibit I-10
Village One Land Use Plan

EXHIBIT B

Legend

- Preferred Trolley Alignment
- Transit Stop (Median)
- Commercial/Mixed Use Overlay (C-3/R-45)



Note:
This exhibit illustrates conceptual planning. Refer to adopted Tract Maps(s) and Site Plan(s) for more precise locations and sizing of planned facilities.

North

0' 400' 800' 1200'

Dimensions & Locations Shown are Approximate.

Village Five Land Use Summary

Neighborhood Area	Land Use	Acreage	Dwelling Units	Target DUs/AC
R-22	SF	11.4	86	7.5
R-23	SF	15.3	87	5.7
R-24	SF	28.9	138	4.8
R-25	SF	15.2	56	3.7
R-26a	SF	6.6	29	4.4
R-26b	SF	6.7	34	5.1
R-27	SF	10.4	69	6.6
R-28	SF	10.0	73	7.3
R-31	SF	14.5	85	5.9
R-32a	SF	10.9	61	5.6
R-32b	SF	11.8	57	4.8
R-33	SF	9.8	42	4.3
R-34	SF	9.0	35	3.9
R-35	SF	9.8	36	3.7
R-36	SF	13.3	62	4.7
R-37	SF	11.9	60	5.0
R-38	SF	7.7	43	5.6
R-41	SF	14.4	90	6.3
R-42	SF	9.6	74	7.7
	Subtotal SF	227.2	1,217	
R-29	MF	10.4	83	8.0
R-30a	MF	8.0	141	17.6
R-30b	MF	10.5	241	23.0
R-39	MF	14.8	122	8.2
R-40	MF	12.4	198	16.2
R-43	MF	8.2	240	29.3
R-44	MF	8.8	200	29.4
R-45	MF	7.2	117	16.3
	Subtotal MF	78.3	1,342	
C-3/R-45	MU	2.9	72	
	Subtotal MU	2.9	72	
	Total Residential	308.4	2,631	
P-6.1	Park	5.3		
P-6.2	Park	1.5		
P-7	Park	5.7		
P-9.1	Park	1.0		
P-9.2	Park	1.0		
	Subtotal Park	14.5		
CPF-4	CPF	4.8		
CPF-5	CPF	5.3		
CPF-7	CPF	1.3		
CPF-8	CPF	1.1		
	Subtotal CPF	12.5		
S-2	School	10.0		
OS	O.S.	90.2		
Int Circ	Street	20.5		
Ext Circ	Street	20.3		
	Subtotal	141.0		
	Village Five Total	475.6		

Exhibit I-11

Village Five Land Use Plan

ORDINANCE NO. 3014

ORDINANCE OF THE CITY OF CHULA VISTA APPROVING AN AMENDMENT TO THE OTAY RANCH SECTIONAL PLANNING AREA (SPA) ONE PLANNED COMMUNITY DISTRICT REGULATIONS MODIFYING THE SPA ONE ZONING DISTRICT MAP RE-DESIGNATING SEVEN (7) OPEN SPACE/PARK (OS/P) SITES TO COMMUNITY PURPOSE FACILITY (CPF)

WHEREAS, the properties which are the subject matter of this ordinance are identified as Exhibit "A", "B" and "C", attached hereto and are commonly known as Community Purpose Facility (CPF) sites (Property); and

WHEREAS, an application to amend the Sectional Planning Area (SPA) One Planned Community District Regulations, Zoning District Map, was filed with the City of Chula Vista Planning and Building Department on June 7, 2004 by Otay Project, LP, The Otay Ranch Company (Applicant); and

WHEREAS, the modified Otay Ranch SPA One Planned Community District Regulations, Zoning District Map, is intended to ensure that the Otay Ranch SPA One Plan is prepared in accordance with the Otay Ranch General Development Plan (GDP), to implement the City of Chula Vista General Plan for eastern Chula Vista, to promote the orderly planning and long term phased development of the Otay Ranch GDP and to establish conditions that will enable the amended Otay Ranch SPA One area to exist in harmony within the community ("Project"); and

WHEREAS, the amended Otay Ranch SPA One Planned Community District Regulations, Zoning District Map, is established pursuant to Title 19 of the Chula Vista Municipal Code, specifically Chapter 19.48 (PC) Planned Community Zone, and are applicable to the Otay Ranch SPA One Land Use Plan of the amended SPA One Plan; and

WHEREAS, the amended Otay Ranch SPA One Planned Community District Regulations modifies the SPA One Zoning District Map for Villages One, One West and Five to reflect rezoning of seven (7) existing privately-owned and maintained (HOA) recreation facilities from Open Space/Park (OS/P) to Community Purpose Facility (CPF) for the purpose of maintaining consistency with the Community Purpose Facility Ordinance, 19.48.025, of the Chula Vista Municipal Code and satisfying a portion of the CPF requirement for SPA One; and

WHEREAS, the development of the Property has been the subject matter of a Sectional Planning Area One Plan (SPA One Plan) previously approved by the City Council on June 4, 1996 by Resolution No. 18286, wherein the City Council, in the environmental evaluation of said SPA One Plan, relied in part on the original Otay Ranch SPA One Plan Final Environmental Impact Report No. 95-01, SCH #94101046 (FEIR 95-01) and the amended Otay Ranch SPA One Plan Final Environmental Impact Report No. 97-03, SCH #97091079 (FEIR 97-03); and

WHEREAS, the amended Otay Ranch SPA One Plan refines and implements the land plans, goals, objectives and policies of the Otay Ranch GDP as adopted by the City Council of the City of Chula Vista on October, 28, 1993, and as amended on May 14, 1996, and November 10, 1998; and

WHEREAS, the City's Environmental Review Coordinator has determined that the proposed project was adequately covered in previously adopted Otay Ranch Amended Sectional Planning Area One Final Environmental Impact Report Plan, (FEIR 97-03). Thus, no further environmental review or documentation is necessary; and

WHEREAS, the Planning Commission set the time and place for a hearing on said Otay Ranch Sectional Planning Area (SPA) One Plan amendment (PCM-03-32) and notice of said hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the city and its mailing to property owners within 500 feet of the exterior boundaries of the Project site at least ten days prior to the hearing; and

WHEREAS, the hearing was held at the time and place as advertised, namely 6:00 p.m. June 8, 2005, in the Council Chambers, 276 Fourth Avenue, before the Planning Commission and said hearing was thereafter closed; and

WHEREAS, by a vote of 5-0, the Planning Commission recommended approval the project; and

WHEREAS, a public hearing was scheduled before the City Council of the City of Chula Vista on the Otay Ranch SPA One Amendment and adopting the ordinance to modify the Otay Ranch SPA One Planned Community District Regulations, Zoning District Map for Villages One, One West and Five.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chula Vista does hereby find, determine, resolve and order as follows:

I. PLANNING COMMISSION RECORD

The proceedings and all evidence introduced before the Planning Commission at their public hearing on the amended SPA One Plan held on June 8, 2005 and the minutes and resolutions there from, are hereby incorporated into the record of this proceeding. These documents, along with any documents submitted to the decision makers, shall comprise the entire record of the proceedings for any California Environmental Quality Act (CEQA) claims.

II. ACTION

The City Council hereby amends the SPA One Planned Community District Regulations by modifying the Zoning District Map for Village One, One West and Five, as identified as Exhibit "D" in this ordinance, finding that it is consistent with the City of Chula Vista General Plan, the Otay Ranch General Development Plan, Otay Ranch SPA One Plan,

and all other applicable Plans, and that the public necessity, convenience, general welfare and good planning and zoning practice support their approval and implementation.

III. CERTIFICATION OF COMPLIANCE WITH CEQA

The City Council hereby finds that the Project, as described and analyzed in the Second-Tier Final EIR 95-01 and Final EIR 97-03, would have no new effects that were not examined in said Final EIR [Guideline 15168 (c)(2)].

IV. INCORPORATION OF ALL MITIGATION MEASURES AND ALTERNATIVES

The City Council does hereby re-adopt and incorporate herein as conditions for this approval all applicable mitigation measures and alternatives, as set forth in the findings adopted in the Mitigation Monitoring Program for FEIR 95-01 and FEIR-97-03.

V. NOTICE WITH LATER ACTIVITIES

The City Council does hereby give notice, to the extent required by law, that this Project was fully described and analyzed and is within the scope of the FEIR 95-01 and FEIR-97-03 adequately describes and analyzes this project for the purposes of CEQA [Guideline 15168(e)].

VI. EFFECTIVE DATE

This Ordinance shall take effect and be in full force on the thirtieth day from and after its adoption.

Presented by

Jim Sandoval
Planning and Building Director

Approved as to form by

Ann Moore
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 19th day of July, 2005, by the following vote:

AYES:	Councilmembers:	Castaneda, Davis, McCann, Rindone and Padilla
NAYS:	Councilmembers:	None
ABSENT:	Councilmembers:	None

Stephen C. Padilla, Mayor

ATTEST:

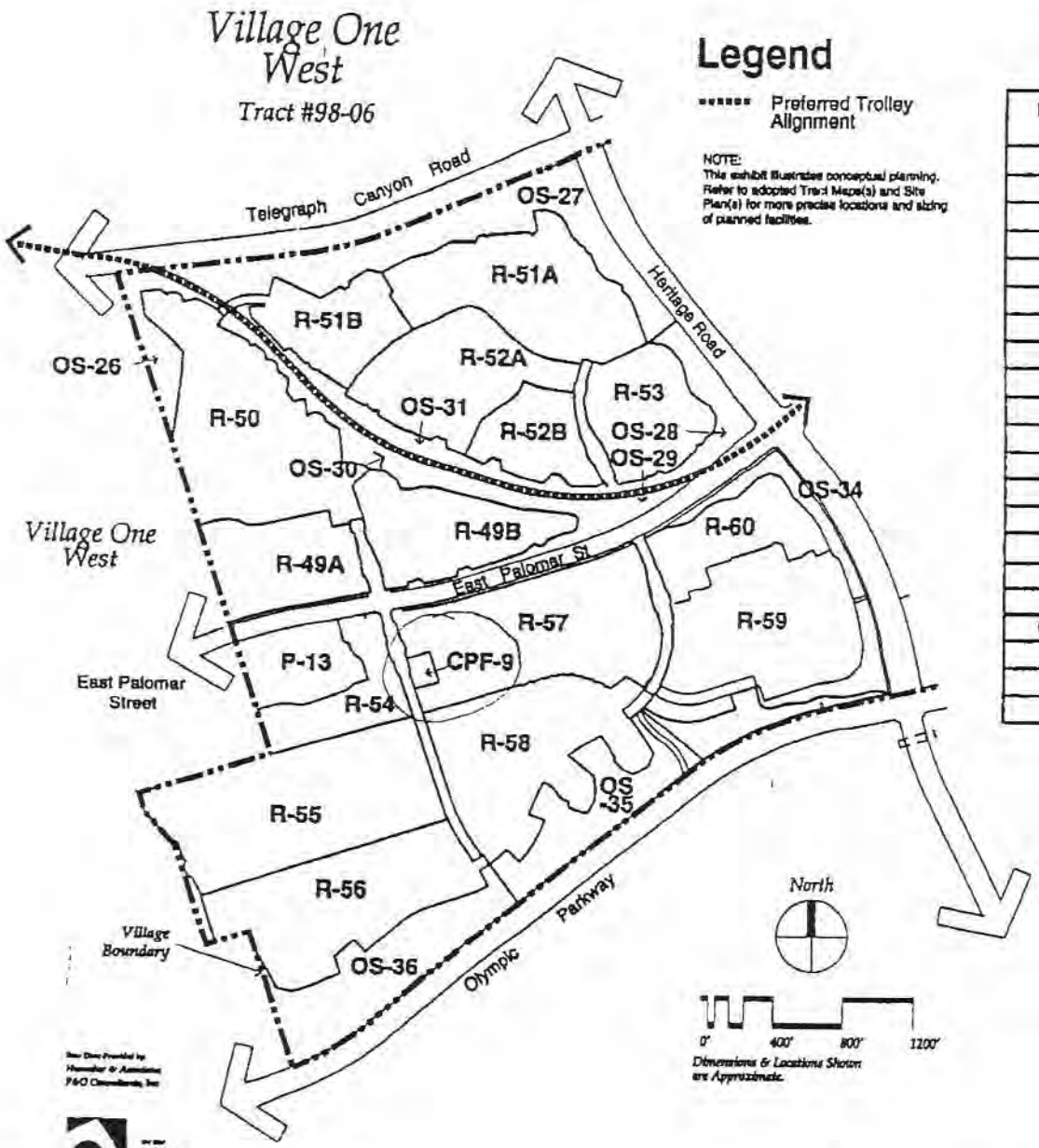
Susan Bigelow, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Susan Bigelow, City Clerk of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 3014 had its first reading at a regular meeting held on the 12th day of July, 2005 and its second reading and adoption at a regular meeting of said City Council held on the 19th day of July, 2005.

Executed this 19th day of July, 2005.

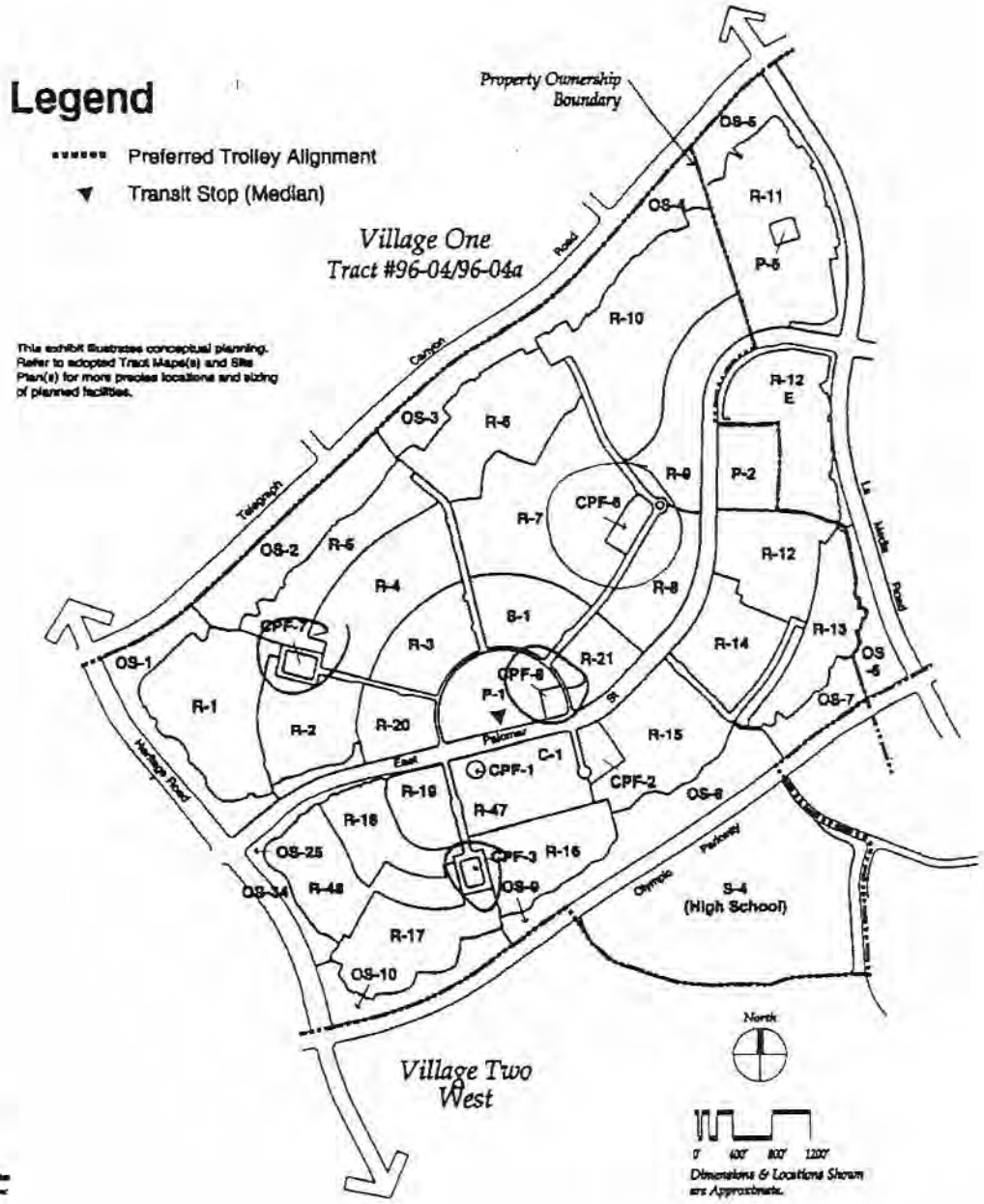
Susan Bigelow, MMC, City Clerk



Village One West Land Use Summary

Neighborhood Area	Land Use	Acreage	Dwelling Units	Target DUs/AC
R-49A	SF	15.1	89	5.9
R-49B	SF	4	27	6.8
R-50	SF	21.5	84	3.9
R-51A	SF	16.9	65	3.8
R-51B	SF	8	24	3.0
R-52A	SF	17.8	67	3.8
R-52B	SF	1.7	8	4.7
R-53	SF	9.1	36	4.0
R-54	SF	6.2	39	6.3
R-55	SF	21	87	4.1
R-56	SF	16.5	75	4.5
R-57	SF	19.9	94	4.7
R-58	SF	18.2	60	3.3
R-59	SF	18.5	106	5.7
R-60	SF	7.3	49	6.7
Residential Subtotal		201.7	910	4.6
P-13	Park	5.6		
Open Space	OS	63.4		
Circulation	Street	37.3		
CPF-9	CPF	0.5		
Village One West Total		308.5		

Exhibit I-12
Village One West Land Use Plan



Village One Land Use Summary

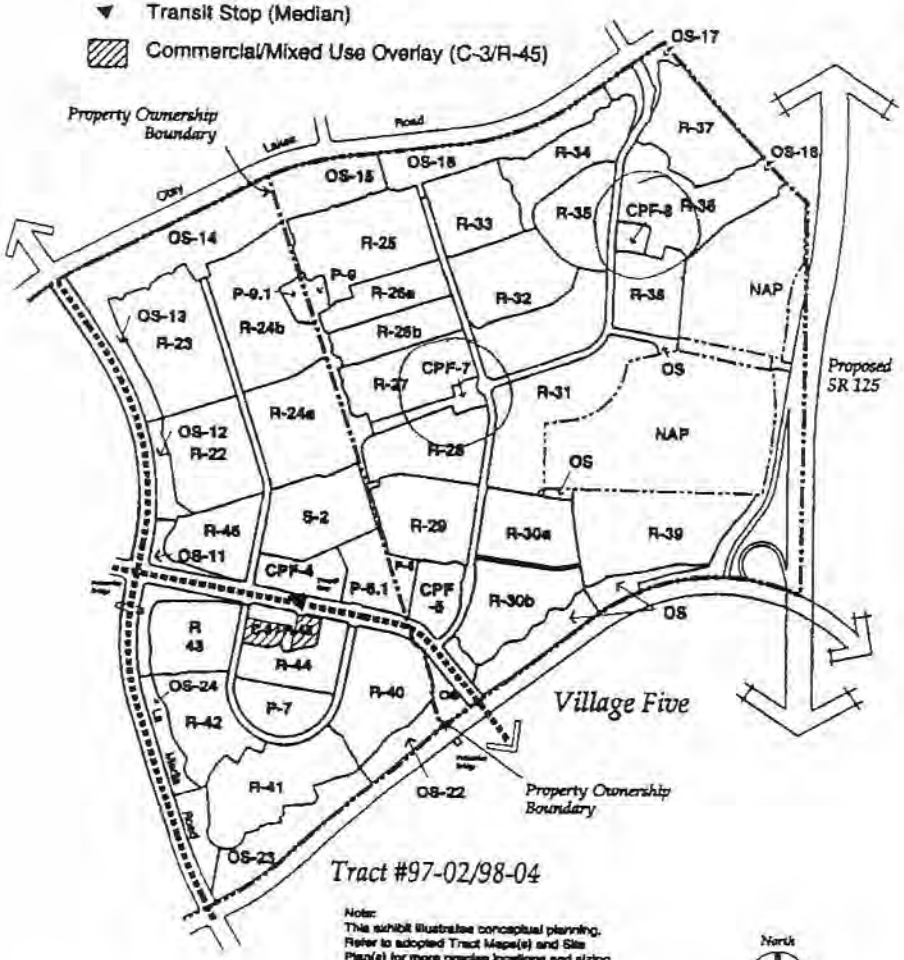
Neighborhood Area	Land Use	Acreage	Dwelling Units	Target DUs/AC
R-1	SF	23.1	88	3.7
R-2	SF	13.4	81	6.0
R-3	SF	10.6	75	7.1
R-4	SF	19.7	94	4.8
R-5	SF	14.9	72	4.8
R-6	SF	21.6	77	3.6
R-7	SF	31.2	131	4.2
R-8	SF	12.5	61	4.9
R-9	SF	16.4	74	4.5
R-10	SF	32.3	123	3.8
R-11	SF	28.3	120	4.2
R-12	SF	14.5	83	5.7
R-12E	SF	16.4	109	6.6
R-13	SF	9.5	88	9.6
R-17	SF	17.2	99	5.8
R-18	SF	10.3	74	7.2
R-48	SF	16.5	97	5.9
	Subtotal SF	312.3	1,544	
R-14	MF	16.6	139	8.4
R-15	MF	16.3	422	25.9
R-16	MF	14.4	115	7.9
R-19	MF	6.8	204	30.0
R-20	MF	6.6	160	24.2
R-21	MF	7.0	168	24.0
R-47	MF	4.4	180	40.9
	Subtotal MF	72.1	1,368	
C-1	Com'l/MU	8.1	91	11.2
	Subtotal Comm.	8.1	91	
	TOTAL RESIDENTIAL	392.5	3,023	
P-1	Park	11.8		
P-2	Park	6.4		
	Subtotal Park	18.8		
CPF-1	CPF	1.5		
CPF-2	CPF	4.5		
CPF-3	Park	0.8		
CPF-6	Park	2.2		
CPF-7	Park	0.8		
CPF-8	Park	0.8		
	Subtotal CPF	10.6		
S-1	School	10.4		
OS	O.S.	83.8		
Circulation	Street	57.7		
	Subtotal	161.9		
	Village One Total	591.1		
Village 2				
S-4	School	50.0		

Exhibit I-10
Village One Land Use Plan

EXHIBIT B

Legend

- Preferred Trolley Alignment
- Transit Stop (Median)
- Commercial/Mixed Use Overlay (C-3/R-45)



Note:
This exhibit illustrates conceptual planning. Refer to adopted Tract Maps(s) and Site Plan(s) for more precise locations and sizing of planned facilities.

North

0' 600' 800' 1200'

Dimensions & Locations Shown are Approximate.

Village Five Land Use Summary

Neighborhood Area	Land Use	Acreage	Dwelling Units	Target DUs/AC
R-22	SF	11.4	86	7.5
R-23	SF	15.3	87	5.7
R-24	SF	28.9	138	4.8
R-25	SF	15.2	56	3.7
R-26a	SF	6.6	29	4.4
R-26b	SF	6.7	34	5.1
R-27	SF	10.4	69	6.6
R-28	SF	10.0	73	7.3
R-31	SF	14.5	85	5.9
R-32a	SF	10.9	61	5.6
R-32b	SF	11.8	57	4.8
R-33	SF	9.8	42	4.3
R-34	SF	9.0	35	3.9
R-35	SF	9.8	36	3.7
R-36	SF	13.3	62	4.7
R-37	SF	11.9	60	5.0
R-38	SF	7.7	43	5.6
R-41	SF	14.4	90	6.3
R-42	SF	9.6	74	7.7
	Subtotal SF	227.2	1,217	
R-29	MF	10.4	83	8.0
R-30a	MF	8.0	141	17.6
R-30b	MF	10.5	241	23.0
R-39	MF	14.8	122	8.2
R-40	MF	12.4	198	16.2
R-43	MF	8.2	240	29.3
R-44	MF	6.8	200	29.4
R-46	MF	7.2	117	16.3
	Subtotal MF	78.3	1,342	
C-3/R-45	MU	2.9	72	
	Subtotal MU	2.9	72	
	Total Residential	308.4	2,631	
P-6.1	Park	5.3		
P-6.2	Park	1.5		
P-7	Park	5.7		
P-9.1	Park	1.0		
P-9.2	Park	1.0		
	Subtotal Park	14.5		
CPF-4	CPF	4.8		
CPF-5	CPF	5.3		
CPF-7	CPF	1.3		
CPF-8	CPF	1.1		
	Subtotal CPF	12.5		
S-2	School	10.0		
OS	O.S.	90.2		
Int Circ	Street	20.5		
Ext Circ	Street	20.3		
	Subtotal	141.0		
	Village Five Total	475.6		

Exhibit I-11

Village Five Land Use Plan

EXHIBIT C

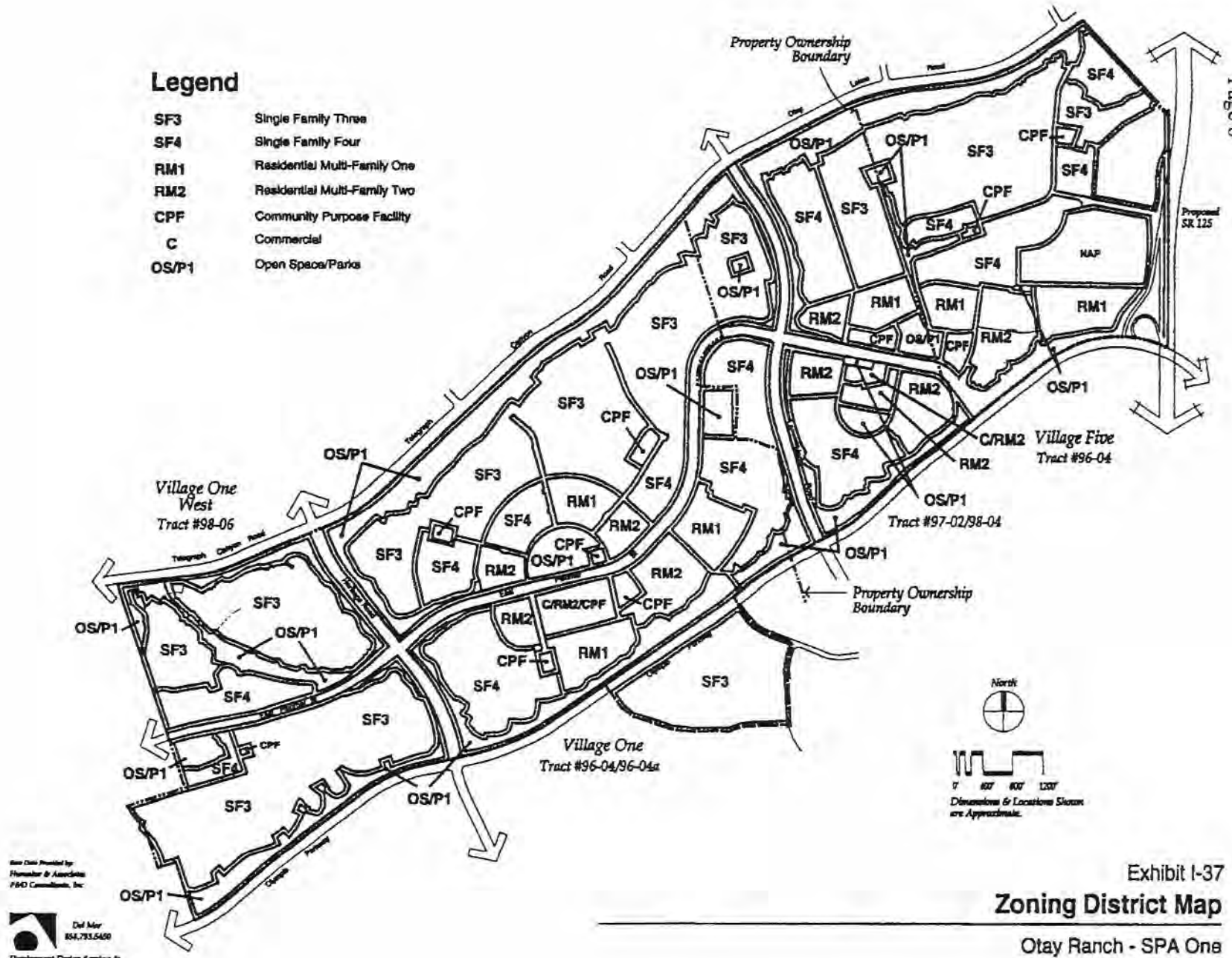


Exhibit I-37

Zoning District Map

Otay Ranch - SPA One

III-7

August 2003

Otay Ranch

Sectional Planning Area One Plan

Village One, Village One West and Village Five

City of Chula Vista City Council

Shirley Horton, Mayor	Mary Salas	Patty Davis
John Moot		Steve Padilla

City of Chula Vista Planning Commission

Kevin O'Neal	John Willett	Frank Tarantino
John Ray		Robert Thomas

Project Aprovals

Original Approval June 4, 1996 - Resolution No. 18286
First Amendment June 24, 1997 - Ordinance No. 2709
Second Amendment February 24, 1998 - Ordinance No. 2722
Third Amendment: June 9, 1998 - Resolution No. 19033
Fourth Amendment: February 16, 1999 - Resolution No. 19376, Ordinance No. 2775

February 16, 1999

TABLE OF CONTENTS

PART I OTAY RANCH SECTIONAL PLANNING AREA ONE PLAN

PREFACE I-1
BACKGROUND AND SCOPE I-1
SPA ONE DOCUMENT ORGANIZATION I-2
RELATED DOCUMENTS I-2

INTRODUCTION I-7
A. BACKGROUND I-7
B. LOCATION AND REGIONAL SETTING I-7
C. PLANNING PROCESS I-12
1. CHULA VISTA GENERAL PLAN I-12
2. OTAY RANCH GENERAL DEVELOPMENT PLAN I-12
3. PLANNED COMMUNITY ZONE I-22
D. SPA PLAN CONSISTENCY WITH APPROVED OTAY RANCH GDP I-23

LAND USE I-24
A. VILLAGE ONE I-27
1. DESIGN INFLUENCES I-28
2. COMMUNITY CHARACTER I-31
3. LAND USE PLAN I-31
4. ROAD CONNECTIONS I-32
B. VILLAGE FIVE I-34
DESIGN INFLUENCES I-35
UNITY CHARACTER SUMMARY I-36
3. LAND USE PLAN I-37
4. ROAD CONNECTIONS I-37
C. VILLAGE ONE WEST I-39
1. DESIGN INFLUENCE I-39
2. COMMUNITY CHARACTER I-42
3. LAND USE PLAN. I-42

RESOURCES I-43
A. OTAY RANCH RESOURCE MANAGEMENT PLAN I-43
B. AGRICULTURAL PLAN I-49
C. EXISTING RESOURCES I-51

MOBILITY I-53
A. INTRODUCTION I-53
B. REGIONAL CIRCULATION NETWORK I-53
1. REGIONAL ACCESS I-53
2. PROJECT ACCESS I-54
3. SIGNALIZED INTERSECTIONS I-54
C. CIRCULATION PLAN I-55
1. TRANSIT I-55
2. PRIME ARTERIALS AND MAJOR ROADS I-59
3. VILLAGE ENTRY STREETS I-62
4. VILLAGE CORE STREETS I-63
5. PROMENADE STREETS I-64
6. RESIDENTIAL STREETS I-65
7. ALLEY I-67
8. PASEO I-68
9. BIKE LANES I-68

TABLE OF CONTENTS

GRADING I-69
A. INTRODUCTION I-69
B. GENERAL DEVELOPMENT PLAN REQUIREMENTS I-69
C. GRADING CONCEPT I-69

PUBLIC FACILITIES I-75
A. INTRODUCTION I-75
B. LOCAL FACILITIES - SPA ONE I-77
1. WATER I-77
2. WATER CONSERVATION I-82
3. RECYCLED WATER FACILITIES I-85
4. SEWERAGE I-88
5. DRAINAGE I-91
6. URBAN RUNOFF I-94
7. SCHOOLS I-95
8. PARKS, RECREATION, OPEN SPACE AND TRAILS I-97
9. LAW ENFORCEMENT I-103
10. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES I-105
11. ANIMAL CONTROL I-110
12. CIVIC I-111
13. LIBRARY I-112
14. CHILD CARE FACILITY ANALYSIS I-117
C. REGIONAL FACILITIES I-119
1. INTEGRATED SOLID WASTE MANAGEMENT I-119
2. ARTS & CULTURAL I-121
3. HEALTH AND MEDICAL I-122
4. COMMUNITY AND REGIONAL PURPOSE FACILITIES I-124
5. SOCIAL & SENIOR SERVICES I-126
6. CORRECTIONAL I-128
7. JUSTICE I-129
8. CEMETERY I-130

AIR QUALITY I-131
A. INTRODUCTION I-131
B. PROJECT IMPACTS I-131
1. SHORT-TERM CONSTRUCTION EMISSIONS I-131
2. LONG-TERM EMISSIONS I-132
C. MITIGATION I-132
1. LAND USE I-132
2. SITING/DESIGN I-133
3. TRANSPORTATION-RELATED MANAGEMENT ACTIONS I-134
4. CONSTRUCTION I-134

ENERGY I-135
A. LAND USE AND COMMUNITY DESIGN I-135
B. TRANSIT FACILITIES I-136
C. BUILDING SITING AND CONSTRUCTION I-136

AFFORDABLE HOUSING I-139
A. AFFORDABLE HOUSING POLICY I-139
B. AFFORDABLE HOUSING PLAN I-140
1. SPA ONE AFFORDABLE HOUSING PLAN I-141
2. RANCH-WIDE AFFORDABLE HOUSING PLAN I-141

PHASING PLAN I-143
VILLAGE ONE I-143
VILLAGE FIVE I-144
VILLAGE ONE WEST I-145

PART II INDEX OF SPA REQUIREMENTS

INTRODUCTION II-1

PART III PLANNED COMMUNITY DISTRICT REGULATIONS

I. GENERAL PROVISIONS III-1
I.1 PURPOSE AND SCOPE III-1
I.2. PRIVATE AGREEMENTS III-2
I.3. REPEAL OF CONFLICTING ORDINANCES III-3
I.4. ESTABLISHMENT OF LAND USE DISTRICTS III-3
I.5. CLARIFICATION OF AMBIGUITY III-6
I.6. EFFECT OF REGULATIONS III-6
I.7. ENFORCEMENT III-6
I.8. DEFINITIONS III-8
II. RESIDENTIAL DISTRICTS III-9
II.1 PURPOSE III-9
II.2 PERMITTED AND CONDITIONAL USES III-9
II.3 PROPERTY DEVELOPMENT STANDARDS III-12
II.4 PERFORMANCE STANDARDS III-16
II.5 ACCESSORY STRUCTURES III-19
II.6 WALLS AND FENCES III-19
II.7 SIGNS III-20
III. VILLAGE CORE DISTRICTS III-21
III.1. PURPOSE III-21
III.2 PERMITTED USES III-21
III.3. PROPERTY DEVELOPMENT STANDARDS III-25
III.4. PERFORMANCE STANDARDS III-26
III.5. COMMUNITY PURPOSE FACILITY (CPF) III-27
III.6 PRECISE PLAN III-27
IV. OPEN SPACE/PARK DISTRICTS III-29
IV.1. PURPOSE III-29
IV.2. PERMITTED AND CONDITIONAL USES. III-30
IV.3. PROPERTY DEVELOPMENT STANDARDS III-31
V. SPECIAL USES AND CONDITIONS III-33
V.1. PURPOSE III-33
V.2. TEMPORARY USES III-33
V.3 UNCLASSIFIED USES III-36
V.4. HOME OCCUPATIONS III-38
VI. COMPREHENSIVE SIGN REGULATIONS III-39
VI.1. PURPOSE III-39
VI.2. PERMIT REQUIREMENTS AND REVIEW PROCEDURES III-39
VI.3. SIGN REGULATIONS III-45
VI.4. DESIGN STANDARDS III-48

TABLE OF CONTENTS

VII. OFF STREET PARKING III-50
VII.1. PURPOSE III-50
VII.2. GENERAL PROVISIONS III-50
VII.3. SCHEDULE OF OFF-STREET PARKING REQUIREMENTS III-52
VII.4. PROPERTY DEVELOPMENT STANDARDS III-55
VII.5. PERFORMANCE STANDARDS III-56
VIII. ADMINISTRATION III-58
VIII.1. PURPOSE III-58
VIII.2. STANDARD PROCEDURES III-58
VIII.3. ADMINISTRATIVE REVIEW III-58
VIII.4. SITE PLAN AND DESIGN REVIEW APPROVAL III-59
VIII.5. SCENIC CORRIDOR CRITERIA III-59
VIII.6. OTHER PROVISIONS III-60

TABLE OF CONTENTS

EXHIBIT LIST

I-1 DOCUMENT ORGANIZATIONAL CHART I-5
I-2 REGIONAL LOCATION MAP I-8
I-3 REGIONAL CONTEXT MAP I-9
I-4 VICINITY MAP I-10
I-5 AERIAL MAP I-11
I-6 OTAY RANCH GDP LAND USE MAP I-20
I-7 OTAY RANCH GDP VILLAGES ONE, FIVE AND ONE WEST I-21
I-8 LAND USE PLAN – SPA ONE I-25
I-9 OTAY RANCH SPA ONE OWNERSHIP I-26
I-10 VILLAGE ONE LAND USE PLAN I-33
I-11 VILLAGE FIVE – LAND USE PLAN I-38
I-12 VILLAGE ONE WEST– LAND USE PLAN I-41
I-13 AGRICULTURE MANAGEMENT PLAN I-50
I-14 CIRCULATION PLAN I-56
I-15 PUBLIC TRANSPORTATION CONCEPT MAP I-58
I-16 SCENIC CORRIDOR I-59
I-17 PRIME ARTERIAL I-60
I-18 FOUR LANE MAJOR I-61
I-19 PRIMARY VILLAGE ENTRY STREETS I-62
I-20 SECONDARY VILLAGE ENTRY STREETS I-62
I-21 VILLAGE CORE STREET I-63
I-22 VILLAGE CORE STREET WITH DIAGONAL PARKING I-64
I-23 RESIDENTIAL PROMENADE I-64
I-24 CORE PROMENADE I-65
I-25 RESIDENTIAL A I-66
I-26 RESIDENTIAL B I-66
I-27 ALLEY CROSS SECTION I-67
I-28 CONCEPTUAL GRADING PLAN I-72
I-29 CUT AND FILL MAP I-73
I-30 WATER PLAN I-79
I-31 RECYCLED WATER PLAN I-87
I-32 SEWER PLAN I-90
I-33 DRAINAGE PLAN I-93
I-34 PARKS, RECREATION, OPEN SPACE AND TRAILS PLAN I-102
I-35 PHASING I-146
I-36 PHASING SUMMARY I-147
I-37 ZONING DISTRICT MAP III-7

TABLE OF CONTENTS

TABLE LIST

I-1	OTAY RANCH GDP LAND USE DESIGNATIONS	I-14
I-2	LAND USE COMPARATIVE TABLE - SPA ONE	I-24
I-3	GDP LAND USE COMPARATIVE - VILLAGE ONE	I-27
I-5	GDP LAND USE COMPARATIVE - VILLAGE FIVE	I-34
I-5A	GDP LAND USE COMPARATIVE - VILLAGE ONE WEST	I-39
I-6	PHASE 2 RESOURCE MANAGEMENT PLAN TASKS	I-47
I-7	OTAY RANCH VILLAGE ONE WEST CONSERVATION MEASURES	I-83
I-8	STUDENT GENERATION BY DISTRICT/GRADE	I-95
I-9	LOCAL PARK FACILITY DEMAND	I-100
I-10	COMMUNITY PURPOSE FACILITY DEMAND	I-125
I-11	SHORT-TERM CONSTRUCTION EMISSIONS	I-131
I-12	TOTAL LONG-TERM CONSTRUCTION EMISSIONS	I-132
III-1	SPA ONE ZONING DISTRICTS DEFINITIONS	III-4
III-2	PERMITTED USE MATRIX RESIDENTIAL DISTRICTS	III-10
III-3	RESIDENTIAL PROPERTY DEVELOPMENT STANDARDS	III-12
III-4	EXTERIOR NOISE LIMITS	III-17
III-5	INTERIOR NOISE LIMITS	III-17
III-6	PERMITTED USE MATRIX VILLAGE CORE DISTRICT	III-22
III-7	PERMITTED USE MATRIX OPEN SPACE/PARK DISTRICTS	III-30
III-8	OFF-STREET PARKING REQUIREMENTS	III-52

PART ONE OTAY RANCH SECTIONAL PLANNING AREA ONE PLAN

PREFACE

BACKGROUND AND SCOPE

The Sectional Planning Area (SPA) Plan refines and implements the land use plans, goals, objectives and policies of the Otay Ranch General Development Plan (GDP). This SPA Plan addresses existing and planned land uses, public facilities, design criteria, circulation, parks and open space, for Otay Ranch Village One, Five One West and the Village Two high school site. This plan, known as the Otay Ranch SPA One Plan, is provided as required by the Otay Ranch General Development Plan and 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 benefiting 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 pedestrian oriented villages with intense urban cores 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.
- Create a unique Otay Ranch image and identity which differentiates Otay Ranch from other communities.
- Wisely manage limited physical resources.
- Implement the provisions of the Multiple Species Conservation Program.
- Implement the Phase 2 Resource Management Plan.
- Establish a land use and facility plan which assures village viability in consideration of existing and anticipated economic conditions.

SPA ONE DOCUMENT ORGANIZATION

This document is divided into three parts - Part I - Sectional Planning Area (SPA) One, Part II - Index of SPA Requirements and Part III - Planned Community District Regulations. Part I includes the following:

- Summary of previous planning processes
- Brief analysis of the relationship between this SPA Plan and the Otay Ranch General Development Plan
- Development characteristics for Otay Ranch Villages One, Five and One West
- Local and regional facilities necessary to serve the SPA One project area
- Affordable Housing
- Air Quality
- Non-Renewable Energy Conservation

Part II contains the Index of SPA Requirements organized by topic. The index includes the GDP and/or Findings of Fact reference and where the requirement is addressed in SPA associated planning documents and reports.

Part III contains the Planned Community District Regulations required for implementation of the plan. These regulations establish standards for development and address open space provisions and major improvements. 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.

RELATED DOCUMENTS

Because of Otay Ranch's size, location and history, it represents an important opportunity to do comprehensive long range planning. The Otay Ranch GDP requires the preparation of an array of planning documents and reports well beyond the scope of other Chula Vista Sectional Planning Area Plans or SPA plans processed in the County of San Diego.

The depth and breadth of this planning is intended to foster a premier quality of life for Otay Ranch residents and their neighbors. However, the volume and complexity of the SPA planning requirements, can be overwhelming for the reviewer. Accordingly, the following chart (Exhibit I-1) depicts the relationship of various documents to Otay Ranch SPA One. The exhibit can also assist the reader to determine where additional information and analysis can be found to support the conclusions, recommendations and plans contained in this document.

Each of these documents is an appendix to the Otay Ranch SPA One document, and is briefly described below. The EIR for SPA One will analyze all components of the proposed project.

Appendix A, Overall Design Plan - The Overall Design Plan identifies the major design influences which shape Otay Ranch and serves as a design context for the more detailed design programs contained in the Village Design Plans. The Overall Design Plan was approved by the County of San Diego and City of Chula Vista concurrent with the approval of the initial Otay Ranch SPA.

Appendix B, Village Design Plans - The Otay Ranch GDP requires the preparation of a Village Design Plan for each Otay Ranch Village. The Village Design Plans for Villages One, Five and One West are contained jointly within this document. The Village Design Plans delineate the identity of each village or planning area through design guidelines, streetscape and landscape design, signage programs and architectural and lighting guidelines. The Village Design Plans also identify village core design concepts including typical village elevations and programs to implement Otay Ranch's planned pedestrian orientation, where appropriate.

Appendix C, Public Facilities Finance Plan - This document addresses the requirements of the Chula Vista Municipal Code relative to the preparation of Public Facilities Finance Plans (PFFP) and also addresses the requirements of the Growth Management chapter of the Otay Ranch GDP. The Public Facilities Finance Plan ensures that the project will be constructed and phased to comply with Chula Vista and GDP facility thresholds. Additionally, the Public Facilities Finance Plan summarizes a fiscal analysis which identifies the fiscal impact of SPA One in context with the fiscal impact of the entire Otay Ranch project. The Public Facilities Finance Plan includes a series of facility related subappendices including a Subarea Master Plan for Water and Recycled Water Services, Water Conservation Plan, Overview of Sewer Service Master Drainage Plan and Addendum and Fiscal Impact Analysis.

Appendix D, Parks, Recreation, Open Space and Trails Master Plan - This plan satisfies the Otay Ranch GDP requirement that a Parks and Recreation Master Plan be prepared. This document analyzes the various GDP requirements relative to parks, recreation, trails and open space and further analyzes the Chula Vista Municipal Code requirements relative to those facilities and services. This plan identifies the availability of park and recreation facilities in the Chula Vista Eastern Territories currently and prospectively and based upon that analysis identifies a SPA One park and recreation program. The report also analyzes SPA One open space including the identification of open space buffers and scenic corridors and the Fuel Modification and Brush Management Plan. This plan also identifies a trail plan consistent with the Otay Ranch GDP, the Overall Design Plan and the SPA One Land Plan, and addresses the GDP requirements relative to the identification of community garden opportunities.

Appendix E, Regional Facility Report - This report is incorporated into the SPA One document and satisfies the Otay Ranch GDP Growth Management Chapter requirement for the preparation of a regional facility report to address the following regional facilities: Arts and Cultural Facilities, Cemetery Facilities, Health and Medical Facilities, Community and Regional Purpose Facilities, Social and Senior Facilities, Correctional Facilities, and Justice Facilities.

Appendix F compiles the many resource related studies, plans and programs required to be performed prior to the adoption of the initial Otay Ranch SPA. These tasks are collectively referred to as the Phase 2 Resource Management Plan (Phase 2 RMP).

The initial Otay Ranch Resource Management Plan (Phase 1 RMP) is a comprehensive plan for the preservation, enhancement and management of sensitive natural and cultural resources within Otay Ranch.

The Phase 1 RMP identifies an open space system as a permanent 11,375 acre Resource Preserve dedicated to the protection and enhancement of multiple resources present on Otay Ranch.

Unlike the Phase 1 RMP, the Phase 2 RMP is not a single plan or document, but rather a process. That is, the Phase 2 RMP encompasses a series of tasks that must be performed over time throughout implementation of the Otay Ranch project. A summary of the treatment of Phase 2 RMP requirements is contained on page I-44.

Appendix G, Non-Renewable Energy Conservation Plan - This report satisfies the Otay Ranch GDP requirement for the preparation of a non-renewable energy analysis to identify measures to reduce the consumption of non-renewable energy resources. This document addresses a range of feasible methods to ensure energy conservation is implemented within Otay Ranch.

Appendix H, Otay Ranch Ranch-Wide Affordable Housing Plan - This plan was approved concurrent with initial SPA One approval and satisfies the Otay Ranch GDP requirement for the preparation of a ranch-wide affordable housing plan to address the provision of affordable housing in the various Otay Ranch villages.

Appendix I, SPA One Affordable Housing Plan - This document satisfies the Otay Ranch GDP requirement to prepare a SPA-based affordable housing plan. This plan identifies the manner and location by which Otay Ranch SPA One will satisfy the obligation to provide affordable housing.

Appendix J, Geotechnical Reconnaissance Report - The Otay Ranch GDP requires that SPA One Plan be accompanied by a soils analysis of the project site. This requirement is satisfied through the preparation of this geotechnical investigation report.

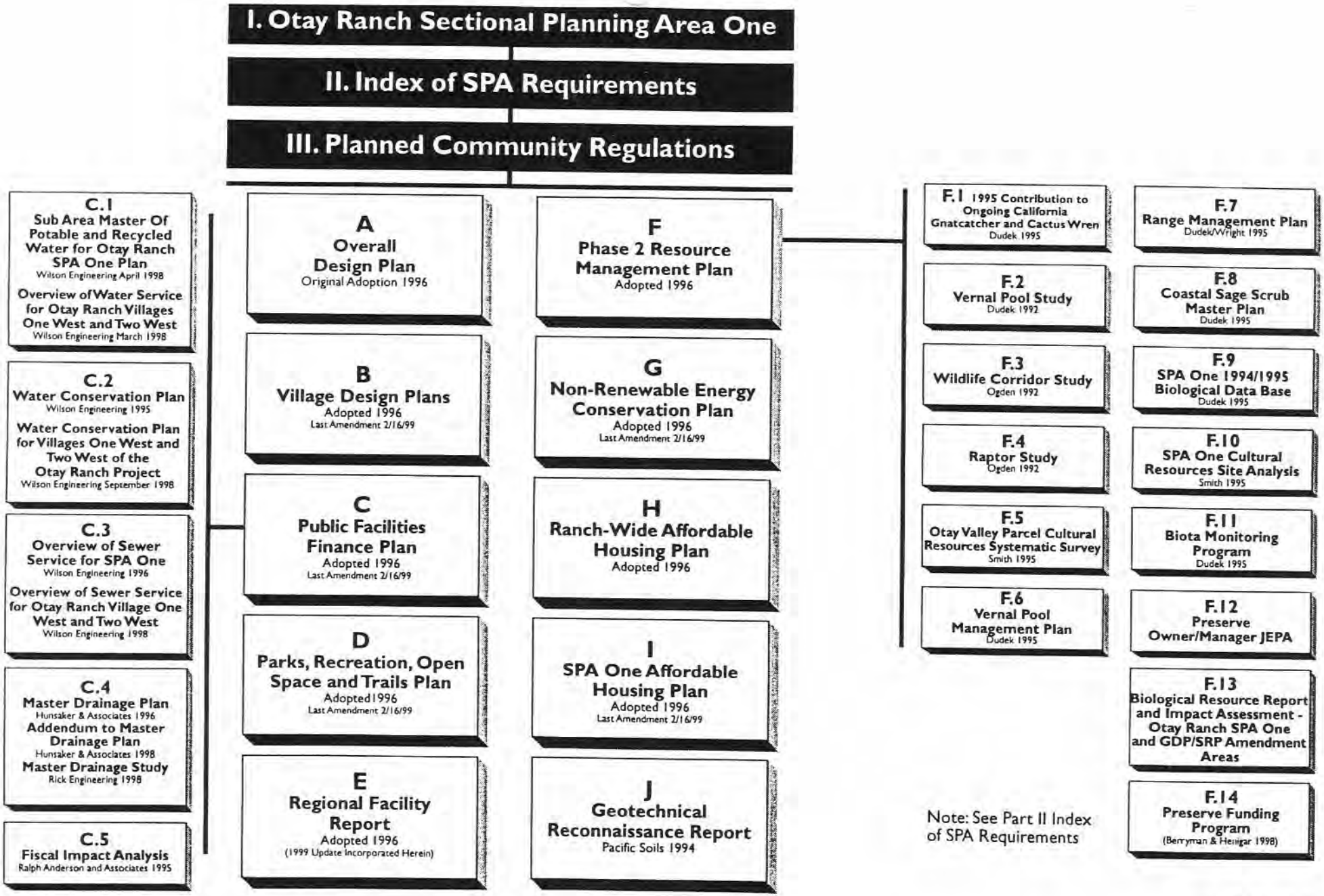


Exhibit 1-1
Document Organization Flow Chart

This page left blank intentionally.

INTRODUCTION

A. BACKGROUND

The Otay Ranch Sectional Planning Area (SPA) One Plan provides the entitlement bridge linking the Chula Vista General Plan and the Otay Ranch General Development Plan (GDP) policies and land use designations with subsequent project-level approvals.

B. LOCATION AND 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. The Otay Ranch SPA One is located in roughly the center of the Eastern Territories Planning Area.

The SPA One project area is located in the Otay Valley Parcel of Otay Ranch. SPA One includes Village One, Five and One West. A 50 acre high school site within Village Two is also included in the SPA One project area. The SPA One project area contains approximately 1,398.8 acres of gently rolling terrain.

The project area is surrounded on three sides by the urbanized areas of the City of Chula Vista to the east, west and north. Villages Two and Six and the Otay Landfill are south of the project area, as shown on Exhibit I-2, Regional Location Map. Other adjacent properties include the Otay Water District property and the planned State Route 125 corridor to the east, and the proposed Phase 2 of Sunbow to the west. A Vicinity Map is included as Exhibit I-4.

Access to the site is currently provided via Telegraph Canyon Road/Otay Lakes Road, an east-west arterial, which forms the northern boundary of the site.

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

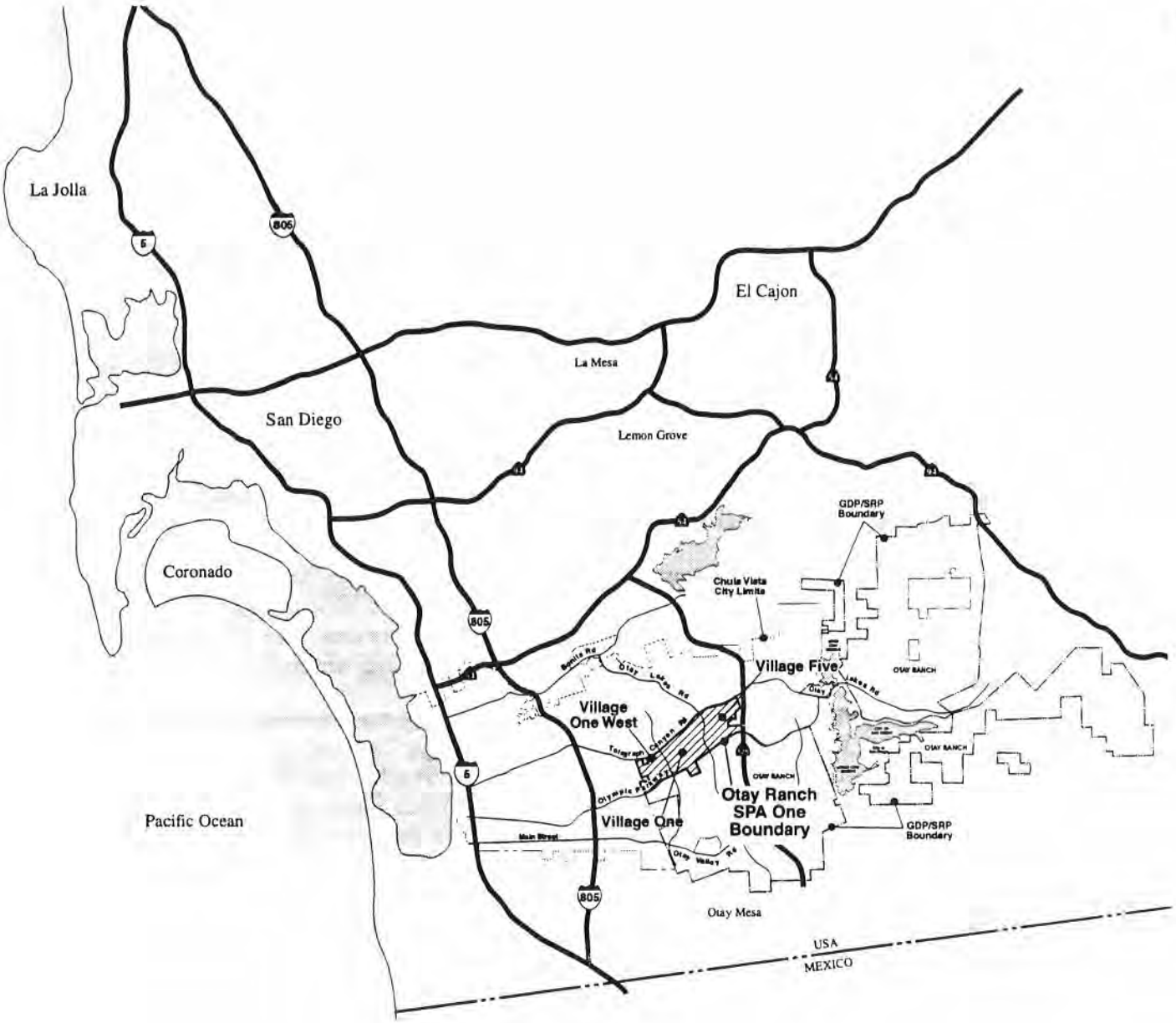


Exhibit I-2
Regional Location Map

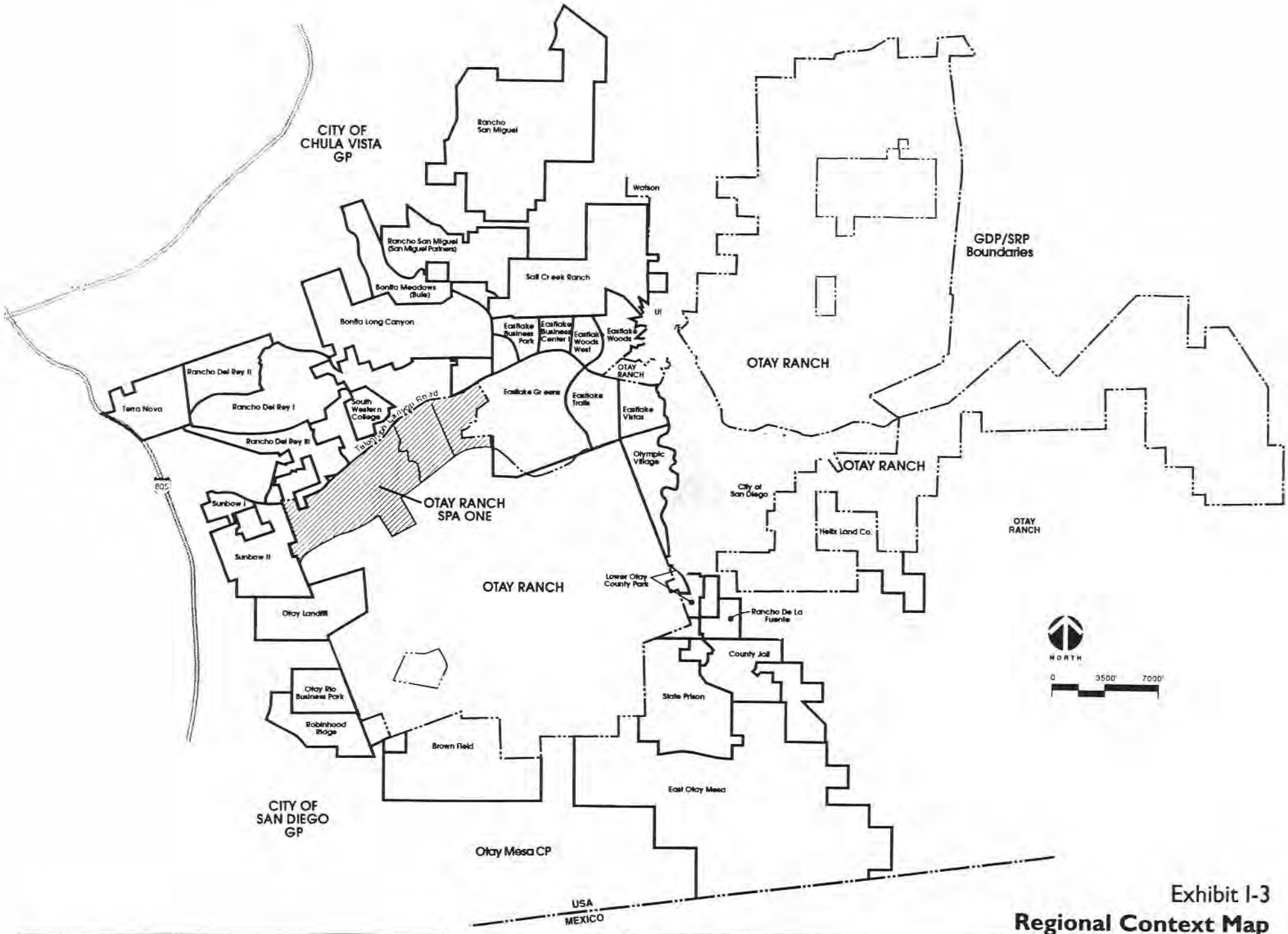


Exhibit I-3

Regional Context Map

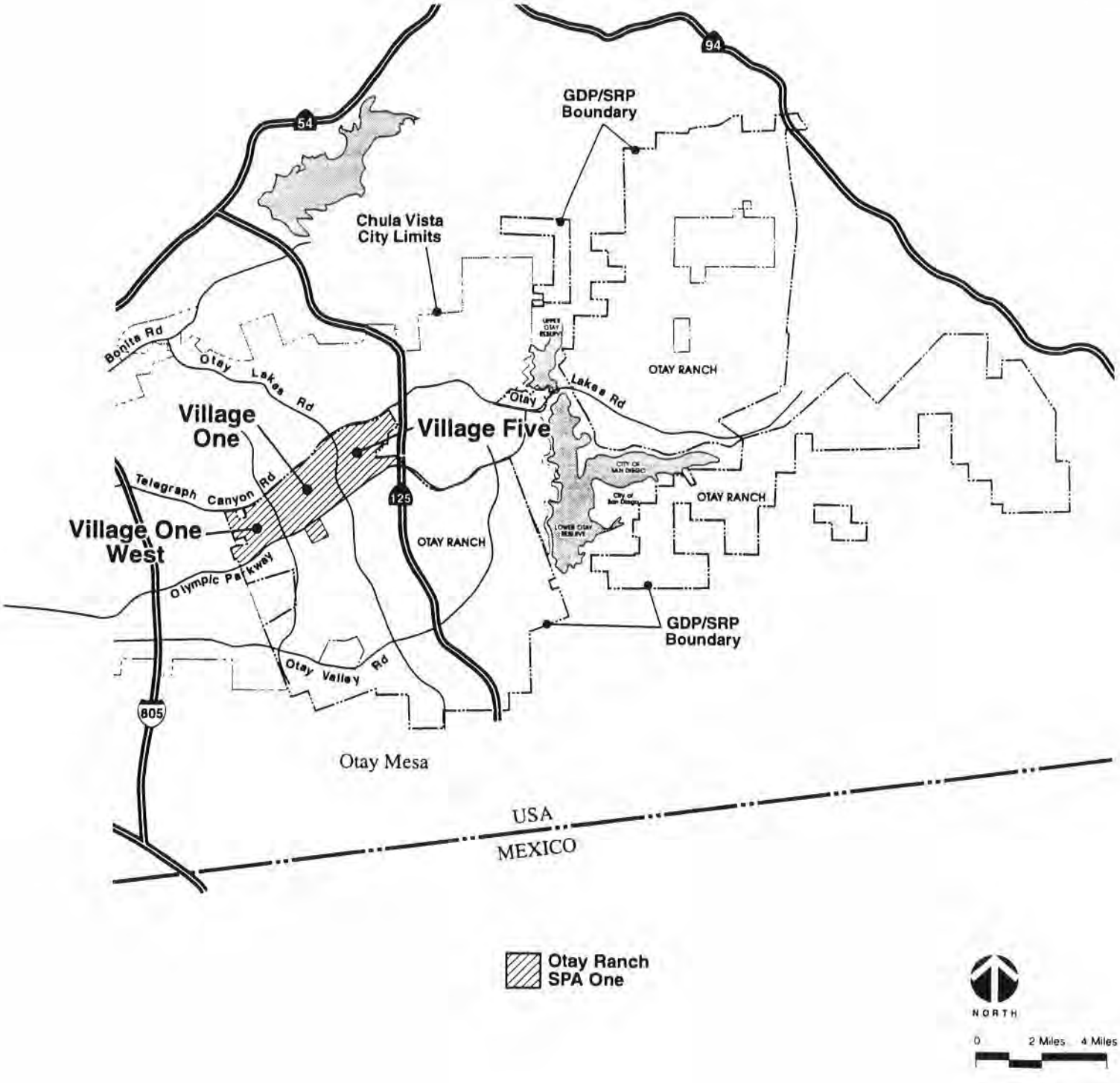


Exhibit I-4
Vicinity Map

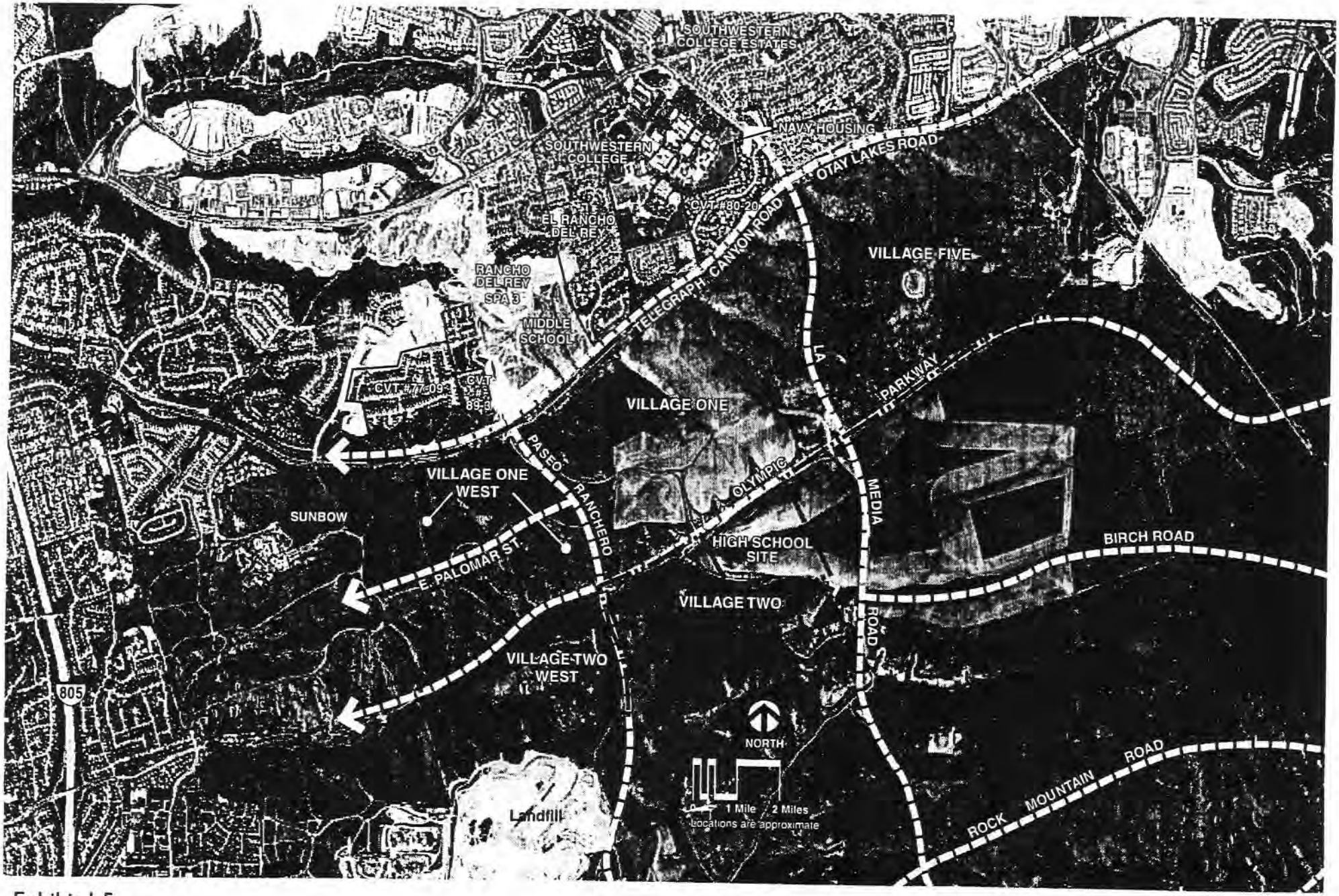


Exhibit I-5
Aerial Map

Aerial Flown: 2/19/95

C. PLANNING PROCESS

1. Chula Vista General Plan

The Chula Vista General Plan Land Use Element designates land uses for Otay Ranch Villages One, Five, One West and the Village Two high school site. For the subject property, the Chula Vista General Plan is implemented through the Otay Ranch General Development Plan (GDP). Table I-1 describes the Otay Ranch GDP Land Use Designations.

2. Otay Ranch General Development Plan

The Otay Ranch General Development Plan is based upon, and directly implements, the goals and policies of the City of Chula Vista General Plan.

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.

Otay Ranch lies largely within an unincorporated area in San Diego County, yet it abuts the City of Chula Vista on three sides. In 1988, The Baldwin Company initiated general plan amendment discussions with Chula Vista and the County. In response, the City and County executed a memorandum of understanding (MOU) agreeing to plan the property jointly. While each jurisdiction retained independent authority, the two agreed to strive to prepare and adopt a single plan for the property.

The Otay Ranch GDP includes plans for eleven urban villages, a golf course community, a resort village, the Eastern Urban Center, two 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 four of the Otay Valley Parcel urban villages, a Park and Ride facility located in the Freeway Commercial area and the Eastern Urban Center.

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 SPA One. 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 served by transit.

The General Development Plan consists of the Otay Ranch GDP, 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 (Exhibit I-6) depicts generalized facility locations, land use designation, and the open space system for Otay Ranch. The Otay Ranch GDP Land Use Map for Villages One and Five is depicted in Exhibit I-7.

The Chula Vista City Council adopted the initial SPA One Plan on June 4, 1996. The City of Chula Vista Council adopted the first amendment on June 24, 1997 related to neighborhood R-11. The City Council adopted the second amendment on February 24,1998 related to Hollywood driveways within McMillin's ownership. The City of Chula Vista adopted the third amendment on June 9,1998 concerning the McMillin Ownership in Villages One and Five. The fourth Amendment was adopted by the Chula Vista City Council on February 16, 1999 concerning Otay Project L.P.'s Ownership in Village One.

Table I-1 Otay Ranch GDP Land Use Designations

SYMBOL	CATEGORY	USES
VL	Very Low Density Residential	Larger lot, rural character, single family detached residential. The maximum density is 1 dwelling unit per acre and lot sizes vary depending on topography, with minimum lot size defined in Section F. (Otay Ranch General Development Plan)
L	Low Residential	Estate lot single family residential, ranging in density from 1 to 3 dwelling units per acre.
LM	Low Medium Residential	This category includes single-family detached dwellings on medium size lots. Although not a minimum or a standard, these areas are typically 7,000 square foot lots. In addition, under the concept of cluster development, single-family dwellings on smaller lots, zero lot line homes, and some single-family attached units (townhouses and patio homes) could also be consistent with this designation.
LMV	Low Medium Village	This category is permitted only in large scale master planned communities containing a variety of uses, including commercial, designed and organized in a manner that encourages non-automotive travel and pedestrian orientation: a village. To ensure character differentiation and village viability, the LMV category requires specific area densities within the range of 3 to 6 dwelling units per acre. Therefore, LMV categories are accompanied by a specific density and number of homes. The density is not tied to any segment of the range. This housing type includes a wide variety of lot sizes, predominantly single family, organized in patterns which contribute to a small scale pedestrian-oriented community. The occurrence of some attached homes within this designation is consistent with the intent, as long as the character of the development area is consistent with the typical single family neighborhood.

SYMBOL	CATEGORY	USES
M	Medium Residential	This category includes small single family, detached units on smaller lots, zero lot line, patio and attached homes, such as duplexes and townhomes with a limited amount of stacked flats. Densities with the range of 6 to 11 dwelling units per acre are appropriate, with densities above 8 dwelling units per acre considered multi-family for purposes of GDP/SRP planning.
MH	Medium High	This category includes multi-family units such as townhomes, garden apartments and stacked flats, including flats over commercial. Densities within the range of 11 to 18 dwelling units per acre are appropriate. Mobile homes are also included in this category.
MU	Mixed Use	The most critical element of the village cores is mixed use areas. Mixed land uses are provided in order to concentrate activities accessible to pedestrians. The creative mixing of uses enhances interaction and discourages multiple auto trips. The mixed use development category is a combination of uses, befitting an energetic town-like environment. The mixed use category promotes innovation and economic service to the village, therefore there is flexibility in the standards.
EUC	Eastern Urban Center	This designation indicates a regional center comprised of regional shopping complexes and office and employment uses configured up to 15 stories. Visitor Commercial such as transit lodging, hotel, motels, commercial recreation and other retail are allowed. High density and high rise residential is allowed.
FC	Freeway Commercial	This category includes regional uses which require an automobile orientation near regional transportation systems. Expected uses include thoroughfare commercial, visitor commercial, and regionally oriented retail commercial.

SYMBOL	CATEGORY	USES
I	Industrial	This category includes light manufacturing, warehousing, flexible use buildings and public utilities. Very limited amounts of restaurant and office oriented commercial are also permitted Village Three (Applicable to City of Chula Vista) Primary Land Use Designation: The area indicated on the GDP Land Use Map as Village Three has a primary land use designation as industrial. Secondary Land Use Designations: Village Three also has secondary land use designations for village purposes as described in GDP Part II, Chapter 1, Section F3. This area may be developed for said secondary land uses if (a) Planning Area 18a, designated on the Otay Ranch GDP Land Use Map, is de-annexed from the City of San Diego and annexed to the City of Chula Vista, or (b) the Otay Ranch GDP is amended to increase the industrial-designated acreage elsewhere on the Otay Valley Parcel by an amount equal to that in Village Three.
PQ	Public/Quasi Public	This includes public uses such as sewerage treatment plants, utility yards, corporate yards, etc.
CP/P	Community Park/Park	This overlay designation indicates the approximate location of Community Parks (CP) and Neighborhood Parks (P). These facilities to be fixed in location at the SPA level.

SYMBOL	CATEGORY	USES
University Site	University	*Primary Land Use Designation:* The area indicated on the Otay Ranch GDP Land Use Map as the University Site has a primary land use designation as a university site. At any time, this area may be developed for a university campus and ancillary uses such as campus-related commercial, residential, and research and development support services. However, use of the area west of Wueste Road, east of Otay Valley Road, by a campus is permitted, provided that the use of Salt Creek Canyon (including defining slopes) is limited to trails, passive recreation, and to biological research and educational activities in keeping with the preservation of sensitive habitat and biological species located here. No buildings or structures shall be permitted within Salt Creek Canyon. *Secondary Land Use Designation:* The University Site also has secondary land use designations; the land within Villages Nine and Ten has secondary designations for village purposes as described in Part II, Chapter 1, Sections F9 and F10, and the area west of West Road, east of Otay Valley Road, has a secondary designation as open space. This area may be developed for university purposes at any time. This area may be developed for said secondary land uses only after the development of "western Phases I, II, and III," as identified in the Otay Ranch Phasing Plan, has been completed. Completion of such development for purposes of this requirement shall be deemed to be the issuance of building permits for 75% of the residential units in Phases I through III. (See Village Phasing Plan).
PR	Park & Ride	This area is designated for parking and intermodal transfers from and to buses, trolley and automobiles.

SYMBOL	CATEGORY	USES
GC	Golf Courses	This category includes areas intended for use as golf course and golf course associated uses. See GDP Part II, Chapter 1, Section F, Villages Thirteen and Fourteen for more details.
OS	Open Space	These areas include Management Preserve, open space, regional park, and open space district areas. No dwelling units are allocated to these areas. See GDP Chapter 4, Parks & Open Space, for more details.
LDA	Limited Development Area	An open space easement will cover the areas designated as "Limited Development Area" (LDA). These areas will be refined at the SPA level. Exact edge locations will vary depending primarily on slope and location of significant vegetation. Overall open space acreage cannot be reduced at the SPA level during refinement. These areas will be left as natural open space with the exception that roads and utilities are anticipated to cross or lie within these areas. The placement of roads and utilities in these areas should minimize disturbance by crossing perpendicular through the easement. Roadways and utilities should not follow canyon bottoms. "Limited Development Areas" may be included within private lots but would have the following set of restrictions. Removal of native vegetation would be prohibited except as necessary for construction of roads and utilities. There would be no buildings or other structures, agriculture, landscaping, livestock, grazing, horses, trash disposal or fences allowed within these areas. Brushing for fire control zones would conform to the local fire district regulations.
SCC/CC	Specialty Conference Center/	This is the designation ascribed to the Otay Ranch House indicating the intent to preserve some level of public use of the facility.
R	Resort facilities	This category includes mixed use and resort oriented development such as village commercial, recreation, theaters, restaurants, and hotel oriented commercial, recreation and conference facilities.

SYMBOL	CATEGORY	USES
SRSA	Sensitive Resource Study Area	This category is a designation indicating the potential presence of sensitive resources such as vernal pools and native grasslands. Upon completion of additional study at the SPA level, this designation may be reconfigured or eliminated based on the studies and/or planned mitigation, without the need for a GPA or Otay Ranch GDP amendment. Those areas without resource may be developed to the resort land use. Those areas identified SRSA will be preserved.

Legend

RESIDENTIAL

- LM — Low-Medium Density Residential
- LMV — Low-Medium Village Density Residential
- M — Medium Density Residential
- MH — Medium-High Density Residential

COMMERCIAL

- FC — Freeway Commercial
- CR — Commercial/Retail
- PA — Commercial Professional & Admin

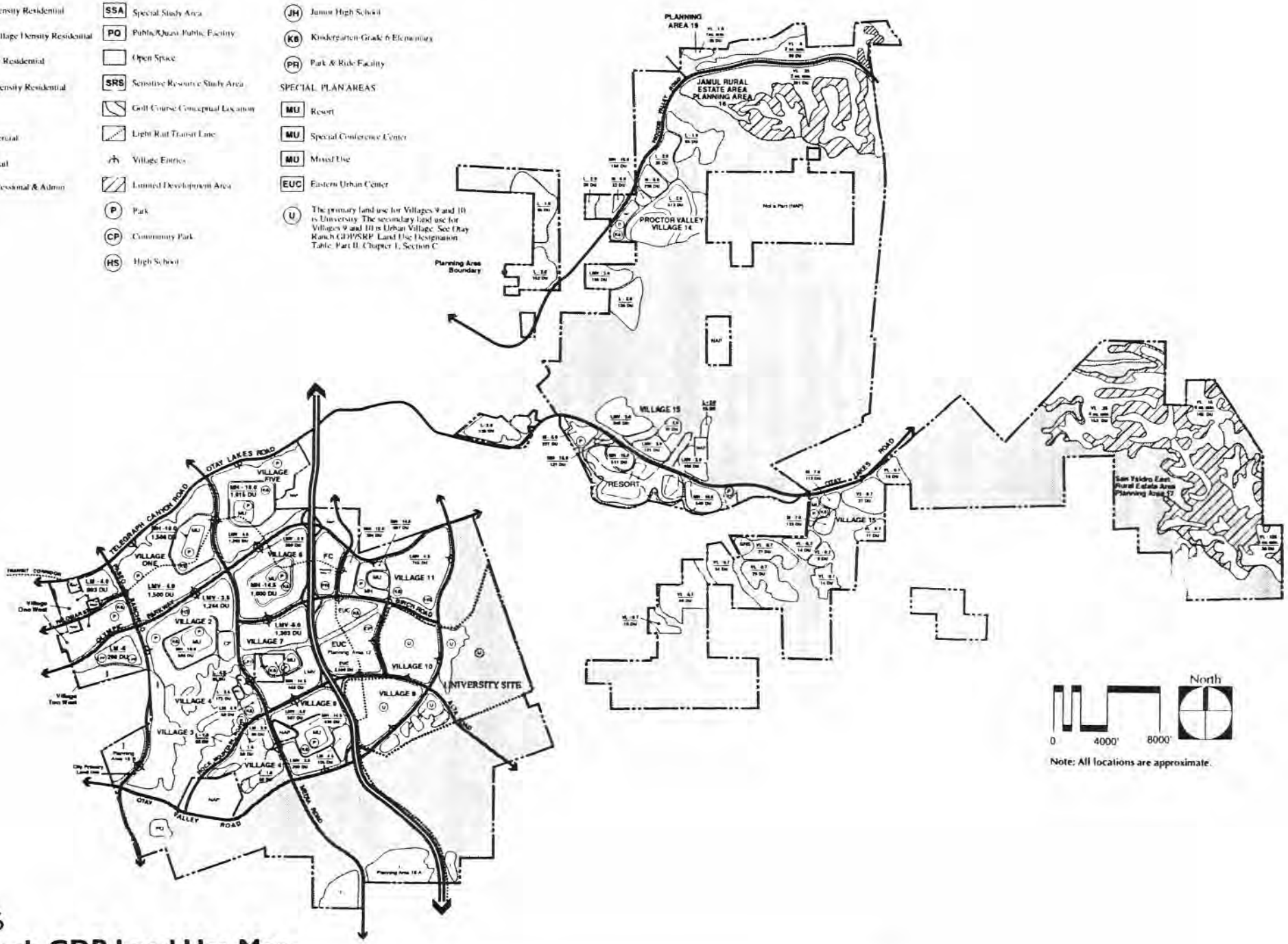
INDUSTRIAL

- I — Industrial

- SSA — Special Study Area
- PQ — Public/Quasi-Public Facility
- Open Space
- SRS — Sensitive Resource Study Area
- Golf Course Conceptual Location
- Light Rail Transit Line
- Village Entries
- Limited Development Area
- (P) Park
- (CP) Community Park
- (HS) High School
- (JH) Junior High School
- (K8) Kindergarten-Grade 8 Elementary
- (PR) Park & Ride Facility

SPECIAL PLAN AREAS

- MU — Resort
- MU — Special Conference Center
- MU — Mixed Use
- EUC — Eastern Urban Center
- (U) The primary land use for Villages 9 and 10 is University. The secondary land use for Villages 9 and 10 is Urban Village. See Otay Ranch GDP/SRP Land Use Designation Table, Part II, Chapter 1, Section C.



Note: All locations are approximate.

Exhibit I-6
Otay Ranch GDP Land Use Map

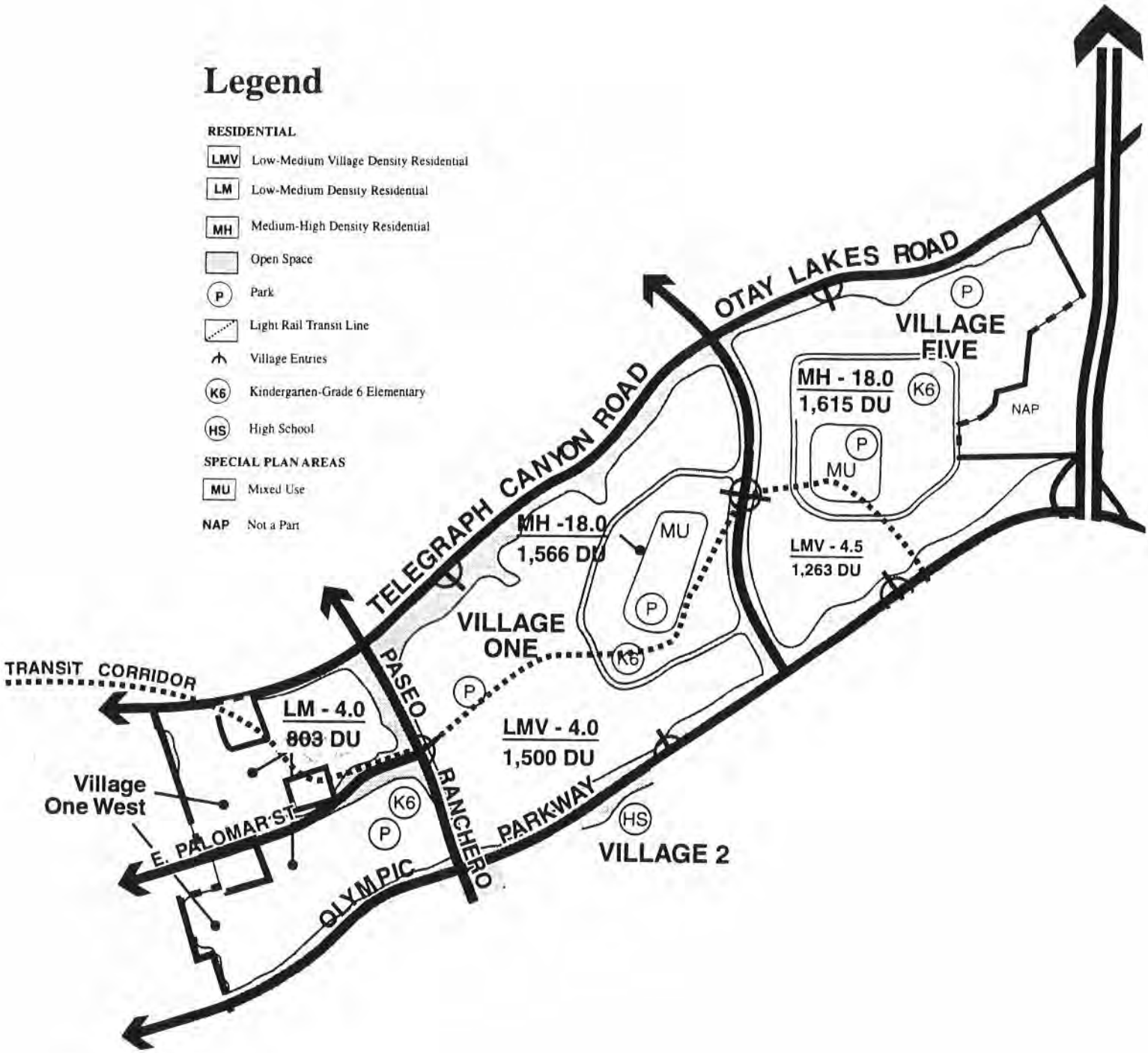


Exhibit I-7
Otay Ranch GDP
Villages One, One West and Village Five

The General Development Plan establishes a number of goals relevant to SPA One, as follows:

- Develop comprehensive, well-integrated and balanced land uses which are compatible with the surroundings.
- Environmentally sensitive development should preserve and protect sensitive resources and large open space areas.
- Reduce reliance on the automobile and promote alternative modes of transportation.
- Promote village land uses which offer a sense of place to residents and promote social interaction.
- Diversify the economic base within Otay Ranch.
- Promote synergistic[1] uses between the villages of the Otay Ranch to provide a balance of activities, services and facilities.

3. Planned Community Zone

The General Development Plan is implemented through the Zoning Ordinance's PC Zone (§19.48.010).[1] The purpose of the PC Zone is to:

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

[1] A village core may compiement and supplement the uses within another village core.

D. SPA PLAN CONSISTENCY WITH APPROVED OTAY RANCH GDP

A Sectional Planning Area Plan must be consistent with the Otay Ranch General Development Plan and the Chula Vista General Plan. According to the Otay Ranch GDP, consistency of the Sectional Planning Area Plan and subsequent discretionary applications with the General Development Plan is evaluated by the following criteria. (GDP page 117)

- 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.

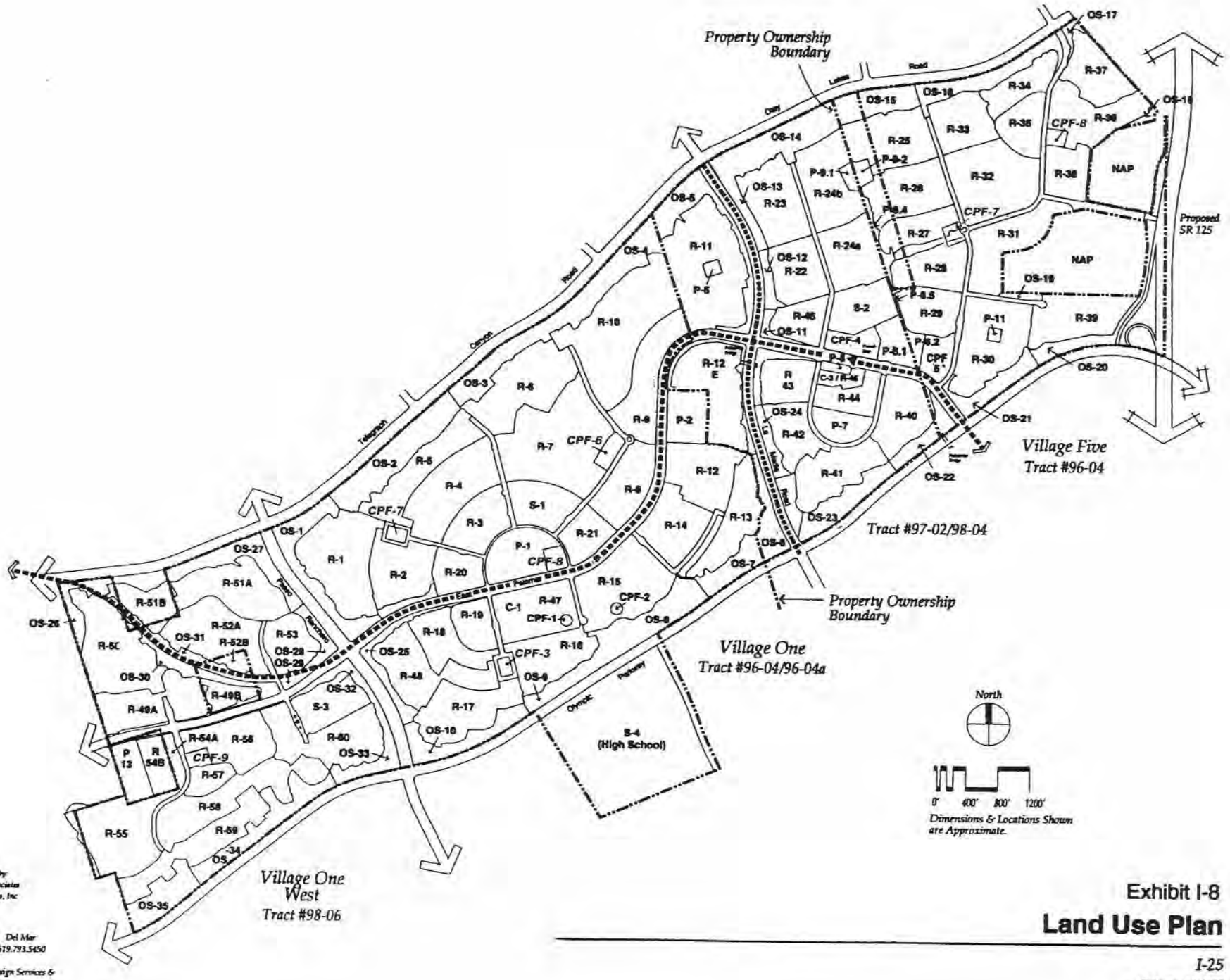
LAND USE

The following provides a detailed description of Village One and Village Five land uses, as depicted on the SPA One Land Use Plan (Exhibit I-7). Table I-2 provides a comparison between the GDP and SPA land use plans. Differences in acres (as described in more detail below) are attributable to more precise road locations, open space areas and development areas.

This portion of the document also analyzes the SPA land plan to evaluate consistency between this SPA Plan and the Otay Ranch General Development Plan. The following table summarizes the differences between the GDP defined Villages One and Five and the scope of this SPA Plan.

Table I-2 Land Use Comparative Table - SPA One

	ACRES		DUS	
	GDP	SPA	GDP	SPA
Village One	623.6	571.1	3,066	2,968
Village Five	493.4	480.6	2,878	2,480
Village One West	280.0	296.5	803	845
Village Two High School	0	50.0	0	0
Overall Total	**1,397.0**	**1,398.2**	**6,561**	**6,293**



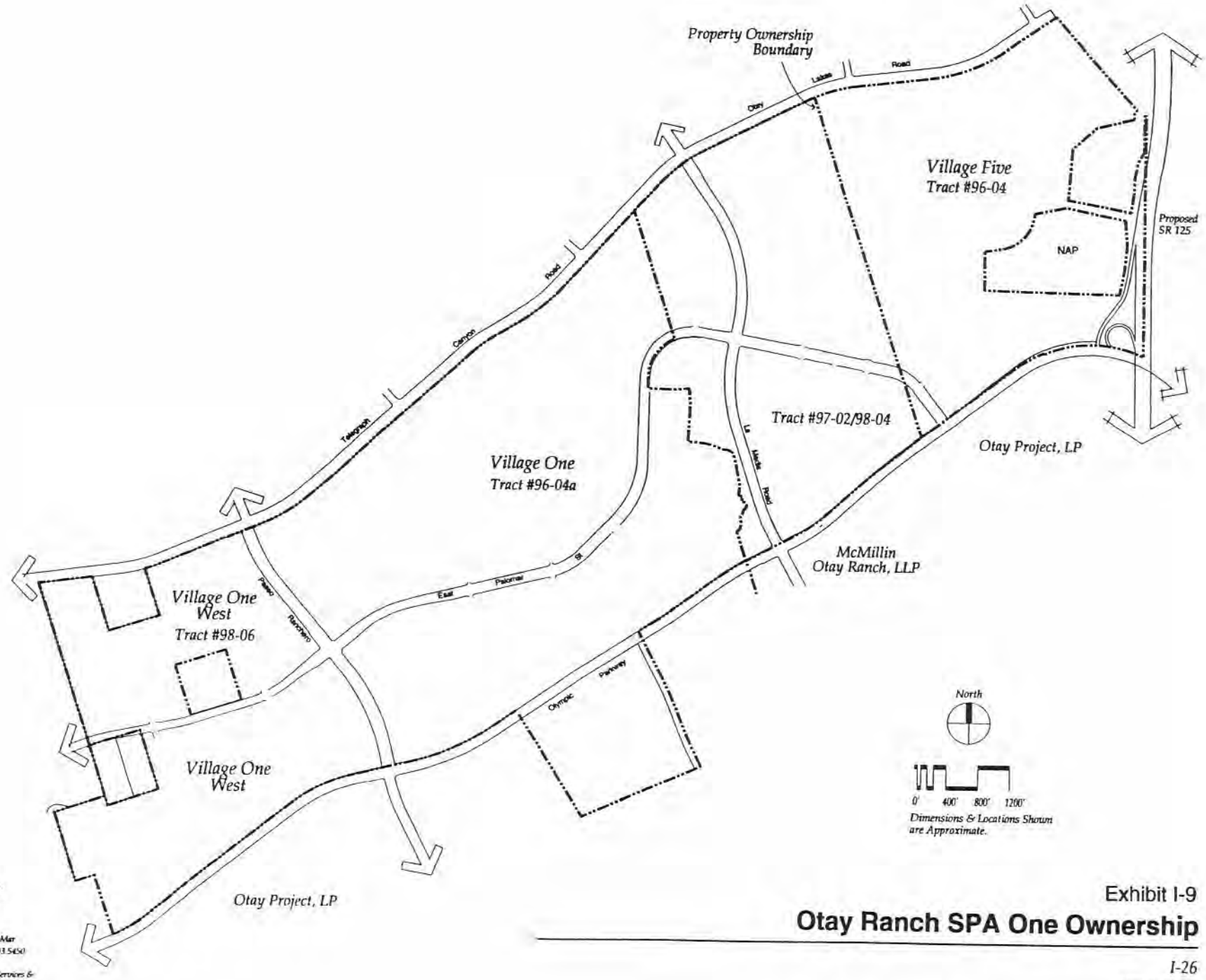
Base Data Provided by:
Hunsaker & Associates
P&D Consultants, Inc

Del Mar
619.793.5450
Development Design Services & GraphicAccess, Inc.
LUP.fgn

Exhibit I-8

Land Use Plan

February 16, 1999



Base Data Provided by
Hunsaker & Associates
P&D Consultants, Inc

Del Mar
619 793 5450
Development Design Services & Graphic Access, Inc.

Exhibit I-9

Otay Ranch SPA One Ownership

A. VILLAGE ONE

The following table summarizes the differences between the GDP defined Village One and the scope of this document.

Table I-3 GDP Land Use Comparative - Village One

	ACRES		DUS	
Village One	GDP	SPA	GDP	SPA
Single Family	328.6	298.8	1,500	1,456
Multi-Family	87.0	81.8	1,566	1,512
Parks	10.0	22.6		
School	10.0	10.4		
CPF	13.4	6.0		
Commercial	11.4	8.1		
Circulation	46.5	57.7		
Open Space	93.8	93.8		
Village One Subtotal	**600.7**	**579.2**	**3,066**	**2,968**

The Otay Ranch General Development Plan defines Village One as containing approximately 904 acres. However, the initial Otay Ranch SPA One covered a smaller Village One area of approximately 624 acres. This reduced planning area included the land surrounded by Paseo Ranchero, Telegraph Canyon Road, La Media and Olympic Parkway and excluded the Village One West area accordingly, the number of units identified in the initial Village One SPA plan reflected the land uses approved in the Otay Ranch General Development Plan for Village One areas east of Paseo Ranchero and excluded the Village One West area.

As depicted in Table I-3 above, there are differences between the acreages depicted in the GDP and SPA for Village One. These differences are attributable to the more precise level of planning undertaken to prepare the SPA One Land Use Plan and reflect the expanded development area resulting from the agreement with the Wildlife Agencies discussed on page I-72. For example, the GDP included 9.7 acres of neighborhood park land within the Village One residential acreage, but the SPA identifies neighborhood park acreage separately.

Village One includes a village core totaling approximately 120 acres including a neighborhood park, elementary school site, community purpose facility uses, commercial land, and higher density housing. Village One is planned to be accessed by the light rail transit system.

I. Design Influences

A number of factors influence the design of the Otay Ranch SPA One Plan. The primary design influence is the pedestrian friendly village concept described in the Otay Ranch General Development Plan. Other influences reflect on-site conditions and characteristics, such as landforms, biological resources, drainage patterns, aesthetics, land use relationships and circulation patterns.

Existing adjacent development patterns and Chula Vista General Plan policies governing adjoining undeveloped land also influence the design of Village One, including the regional open space system, off-site circulation, biology, public facility connections and the planned land uses for adjacent properties. Village One design influences and requirements are addressed in the SPA One Village Design Plans (Appendix B).

a. Site Characteristics and Visual Context

Village One is located south of Telegraph Canyon Road between Paseo Ranchero and the planned extension of La Media Road. Telegraph Canyon is a broad, flat canyon to the north and Poggi Canyon is a steeper canyon to the south. Village One is located on a broad mesa, climbing gently from west to east. The areas are largely, but not entirely, devoid of habitat due to historic farming activities.

The southern edge of the village consists of the undulating slopes of Poggi Canyon. Due to farming on the Otay Valley Parcel, the natural habitat of the canyon contains varying levels of sensitivity, with areas of significant coastal sage scrub habitat on the western edges of the canyon. The remaining portion of the canyon is largely disturbed after decades of farming.

The project area has views to the surrounding mountains to the northeast and east. Limited scenic values from Village One extend along Telegraph Canyon Road and Poggi Canyon/Olympic Parkway. These east-west routes are defined as scenic corridors by the Otay Ranch GDP.

The dominant features within the Village One site include:

- Telegraph Canyon
- Poggi Canyon
- Associated Drainage Courses
- Limited Views of Canyons and Mountains
- Limited Natural Vegetation

The Otay Ranch GDP provides for urban village development on the broad mesa of Village One. The development area is surrounded by an open space system that will eventually be part of a Ranch-wide system of open space and trails. Existing site conditions influenced Village One design by locating development in defined areas, while protecting dominant features and a large open space buffer.

The preservation of open space along Village One's edges directs neighborhoods, public improvements and amenities into a well-defined community. There are 137.6 acres of open space within Village One. The largest open space area includes the slopes of Poggi Canyon. Graded slopes will be landscaped to be visually compatible with the natural slopes.

b. Transition to Existing and Planned Surrounding Land Uses

The Village One Land Use Plan was also influenced by existing and planned surrounding land uses. Surroundings projects are depicted on the Regional Context Map (Exhibit I-3).

The Otay Ranch GDP requires a sensitive design that includes transition areas between villages. The southern edge of Village One is Otay Ranch Village Two, which is also defined as an urban village, separated from Village One by a major arterial (Olympic Parkway) and a linear open space system. Village Five, another urban village and part of the SPA One plan, lies to the east of Village One. Village One West is immediately west of Village One.

Villages One and Five are defined on their northern and southern edges by significant landscape buffers and slopes. The northern buffer is Telegraph Canyon and Telegraph Canyon Road. The southern buffer is Poggi Canyon and Olympic Parkway. These buffers separate developed areas from land uses on the opposite sides of the canyons. The existing land uses north of Telegraph Canyon are varied, ranging from a Mobilehome Park to single family homes. Most of these uses are set back from the roadway and buffered by landscaping. The roadways and landscaped setbacks provide a transition between the planned village and existing development.

The Otay Ranch GDP permits the western portion of Village One (west of Paseo Ranchero) to contain development similar in lot size, density, and character to the planned Sunbow development further west. The pattern of development further relates to Sunbow.

Transition and separation between Villages One and Five is accomplished through a 75 foot average buffer along La Media. Transition and separation between Village One and Village One West is accomplished through a 75 foot average landscape buffer along Paseo Ranchero. Transition is further established by landscaping the La Media area pursuant to the standards contained in the Mobility Chapter of this plan, the Overall Design Plan (Appendix A) and the Village Design Plans (Appendix B).

c. Transitions Within The Village

Within Village One, the higher intensity uses are focused around the core of the village, and gradually decrease in intensity with distance from the core. In the core area, joint use parking areas will blend land uses rather than separate them. Lot size changes in the single family areas generally occur at the rear lot lines to maintain similarly sized lots and homes on the same streets. This graduation of intensity provides the transition between land uses.

2. Community Character

Village One is an urban village with transit and pedestrian orientation. The village core is centrally located and includes medium-high density residential units, an elementary school site, a local park site, commercial/retail and CPF sites. The Village One core identity is based on a traditional "main street" theme. The village spine street (E. Palomar Street) extends through the village and includes the light rail transit right-of-way in its median. The main street concept is implemented along a portion of E. Palomar Street. Commercial, office and public/quasi-public uses are organized in a linear fashion along a pedestrian friendly, tree lined street across from the 11.6 acre neighborhood park. The secondary area of Village One includes single-family residential neighborhoods, with a range of lot and home sizes and residential product types and several pedestrian park sites.

3. Land Use Plan

The Land Use Plan for Village One is for an urban village, surrounded by prime arterials and an open space buffer. The land use pattern incorporates a village concept with medium-high densities within the village core and decreasing densities away from the core area.

The land use pattern required by the Otay Ranch GDP emphasizes balanced yet diverse land uses, environmentally sensitive development, transit and pedestrian orientation, creating a "sense of place" for Village One residents. The SPA One Plan establishes single-family development with densities ranging from 3.6 to 7.2 dwelling units/acre, and multiple-family development from 8.0 to 39.5 dwelling units/acre.

Village One densities are consistent with the Otay Ranch General Development Plan. There are 1,456 single family units planned for Village One. The village core includes 1,512 medium-high density residential units, a 10.4 acre elementary school site, an 11 acre neighborhood park site, a transit station, future light rail transit right-of-way, 8.1 acres of commercial/retail use and 6.0 acres for Community Purpose Facilities. The exact location of the CPF sites will be determined in conjunction with preparation of the precise plan for the village core commercial area and the development plan for the adjacent multi-family site.

While technically within the boundaries of Village Two, the initial Otay Ranch high school site is included in the SPA One Plan and discussed in this section to facilitate organization of the document. The initial Otay Ranch high school site is 50 net acres and is located within Village Two. However, the site will serve the residents of SPA One, other portions of the Eastern Territories and future Otay Ranch SPAs. The site lies immediately south of Olympic Parkway and is accessed through a Village Entry Street from Olympic Parkway. It is anticipated that additional access to the site will be provided through Village Two.

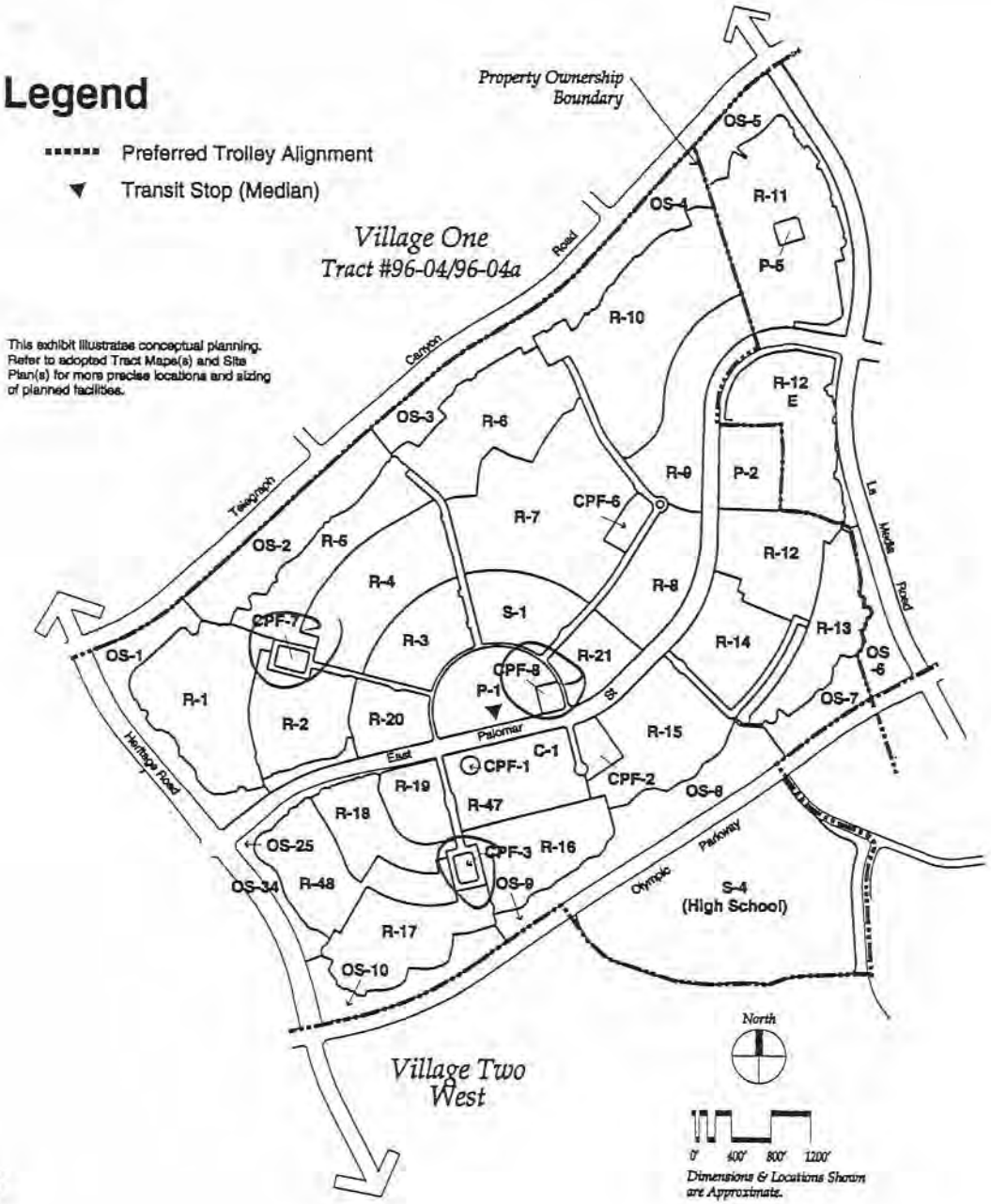
The Village One Land Use Plan[2] (Exhibit I-10) identifies single-family and multi-family neighborhoods and the Land Use Plan summary.

As discussed more fully in the Village Design Plans (Appendix B), village and neighborhood identity and character are defined by architectural style; landscape theme; and design and detailing of site improvements such as walls, fences, lights and signage.

4. Road Connections

In some instances, SPA One identified road alignments differ slightly from the alignments depicted in the GDP. As a "general" development plan, the GDP anticipated and permits such modest changes between the GDP and SPA. These differences are necessary as the land plan becomes more precise due to physical requirements of the actual road location, grading considerations, and traffic safety requirements (such as, sight distances, "T" intersection requirements and road crossing separations).

[2] Within this document the phrase "Land Use Plan" is intended to satisfy the requirements of a "Site Utilization Plan" required by the City of Chula Vista Planned Community Ordinance.



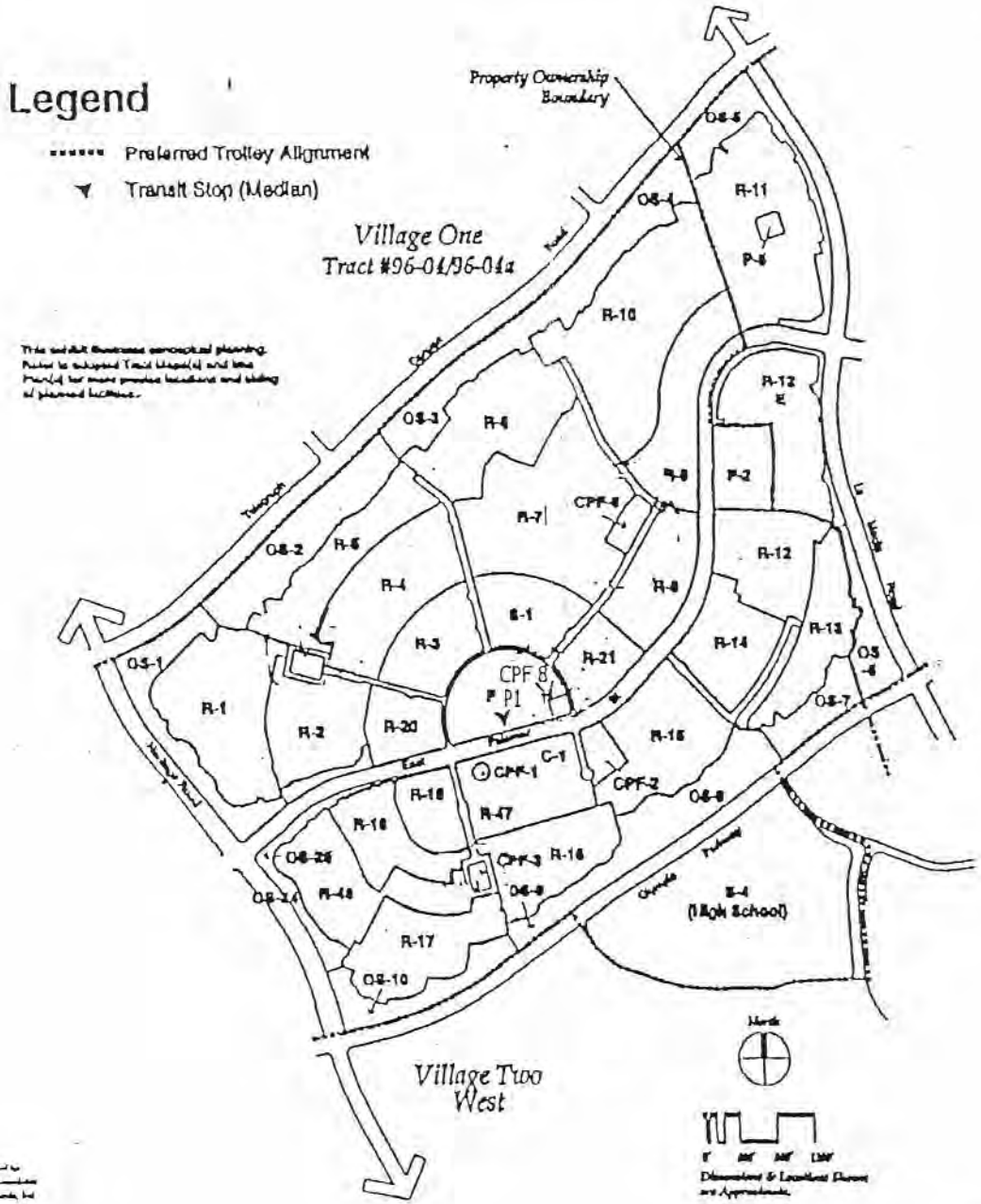
Village One Land Use Summary

Neighborhood Area	Land Use	Acreage	Dwelling Units	Target DUs/AC
R-1	SF	23.1	88	3.7
R-2	SF	13.4	81	6.0
R-3	SF	10.6	75	7.1
R-4	SF	19.7	94	4.8
R-5	SF	14.9	72	4.8
R-6	SF	21.6	77	3.6
R-7	SF	31.2	131	4.2
R-8	SF	12.5	61	4.9
R-9	SF	16.4	74	4.5
R-10	SF	32.3	123	3.8
R-11	SF	28.3	120	4.2
R-12	SF	14.5	83	5.7
R-12E	SF	16.4	109	6.6
R-13	SF	9.6	88	9.6
R-17	SF	17.2	99	5.8
R-18	SF	10.3	74	7.2
R-48	SF	16.5	97	5.9
	Subtotal SF	312.3	1,544	
R-14	MF	16.6	139	8.4
R-15	MF	16.3	422	25.9
R-16	MF	14.4	115	7.9
R-19	MF	6.8	204	30.0
R-20	MF	6.6	160	24.2
R-21	MF	7.0	168	24.0
R-47	MF	4.4	180	40.9
	Subtotal MF	72.1	1,388	
C-1	Com'l/MU	8.1	91	11.2
	Subtotal Comm.	8.1	91	
	TOTAL RESIDENTIAL	392.5	3,023	
P-1	Park	11.6		
P-2	Park	6.4		
	Subtotal Park	18.8		
CPF-1	CPF	1.5		
CPF-2	CPF	4.5		
CPF-3	Park	0.8		
CPF-6	Park	2.2		
CPF-7	Park	0.8		
CPF-8	Park	0.8		
	Subtotal CPF	10.6		
S-1	School	10.4		
OS	O.S.	93.8		
Circulation	Street	57.7		
	Subtotal	161.9		
	Village One Total	591.1		
Village 2				
S-4	School	50.0		

Base Data Provided by:
Hunsaker & Associates
P&D Consultants, Inc

Development Design Services & Graphic Access, Inc.
Village 1.dgn 8/03

Exhibit I-10
Village One Land Use Plan



Village One Land Use Summary

Neighborhood Area	Land Use	Acreage	Dwelling Units	Target DU/AC
R-1	SF	23.1	84	3.7
R-2	SF	13.4	81	6.0
R-3	SF	10.6	75	7.1
R-4	SF	19.7	84	4.3
R-5	SF	14.9	72	4.8
R-6	SF	21.6	77	3.6
R-7	SF	31.2	131	4.2
R-8	SF	12.5	61	4.9
R-9	SF	18.4	74	4.0
R-10	SF	32.3	123	3.8
R-11	SF	28.3	120	4.2
R-12	SF	14.5	83	5.7
R-12E	SF	16.4	109	6.6
R-13	SF	9.6	84	8.8
R-17	SF	17.2	99	5.8
R-18	SF	10.3	74	7.2
R-19	SF	16.5	97	5.9
	Subtotal SF	312.3	1,544	
R-14	MF	16.6	136	8.4
R-15	MF	16.3	422	25.9
R-16	MF	14.4	115	7.9
R-19	MF	6.8	204	30.0
R-20	MF	8.6	160	24.2
R-21	MF	7.0	168	24.0
R-17	MF	4.4	180	40.9
	Subtotal MF	72.1	1,348	
C-1	Comm'l/U	8.1	91	11.2
	Subtotal Comm.	8.1	91	
	TOTAL RESIDENTIAL	392.5	3,025	
P-1	Park	11.8		
P-2	Park	6.4		
	Subtotal Park	18.5		
CPF-1	CPF	1.5		
CPF-2	CPF	4.5		
CPF-3	Park	0.8		
CPF-8	Park	2.2		
CPF-7	Park	0.8		
CPF-8	Park	0.8		
	Subtotal CPF	10.6		
S-1	School	10.4		
OS	O.S.	83.8		
Circulation	Street	57.7		
	Subtotal	161.9		
	Village One Total	401.1		
Village 2				
S-1	School	50.0		

Exhibit I-10

February 2003 **Village One Land Use Plan**

B. VILLAGE FIVE

Village Five is comprised of approximately 493 acres located in the northern portion of the Otay Valley Parcel, southwest of the planned interchange of SR-125 and Otay Lakes Road. The Otay Ranch General Development Plan designates Village Five as an urban village to be served by a light rail transit system. The Otay Ranch GDP permits 2,878 units. As an urban village, the Otay Ranch GDP provides for an approximately 115 acre village core including commercial uses, an elementary school site, neighborhood parks, CPF land uses, and medium-high density housing.

The following table summarizes the GDP defined Village Five and the scope of this document.

Table I-5 GDP Land Use Comparative - Village Five

	ACRES		DUS	
Village Five	GDP	SPA	GDP	SPA
Single Family	280.6	241.0	1,263	1,262
Multi-Family	89.7	81.6	1,615	1,218
Parks	10.0	17.3		
School	10.0	10.0		
CPF	11.3	10.1		
Commercial	6.0	2.9		
External Circulation	15.4	20.3		
Internal Circulation		20.5		
Open Space	70.4	90.2		
Village Five Total	**493.4**	**493.9**	**2,878**	**2,480**

As depicted in Table I-5 above, there are differences between the acreages depicted in the GDP and SPA for Village Five. These differences are attributable to the more precise level of planning undertaken to prepare the SPA One Land Use Plan. For example, the GDP included acreage for internal circulation in the single family residential acreage - the SPA identifies internal circulation acreage separately. The GDP included 6.6 acres of neighborhood park land within the Village Five residential acreage, but the SPA identifies neighborhood park acreage separately. Village Five includes more open space acreage because the GDP did not include the slope areas adjacent to the Otay Water District Property in the open space totals - the SPA Land Use Plan includes those open space areas.

I. Design Influences

The primary design influence for Village Five is the pedestrian friendly village concept established in the Otay Ranch General Development Plan. Other influences reflect on-site conditions and characteristics such as, landforms, biological resources, drainage patterns, aesthetics, land use relationships and circulation patterns. Existing development patterns and Chula Vista's General Plan policies for adjoining undeveloped land also influenced the design of Village Five. The adjacent plans and uses include the regional open space system, off-site circulation consideration, public facility connections, the Telegraph Canyon SPA and EastLake Greens. Village Five design influences and requirements are reviewed more fully in the Village Design Plans (Appendix B).

a. Site Characteristics and Visual Context

Village Five is bounded on the north by Otay Lakes Road and the south by Poggi Canyon. The entire Otay Ranch Otay Valley Parcel has been farmed or grazed, leaving only isolated areas of very fragmented habitat. The southern edge of the village consists of the undulating slopes of eastern Poggi Canyon. The northern edge of Village Five is Telegraph Canyon. Limited scenic values extend along Otay Lakes Road and Olympic Parkway, both identified in the Otay Ranch GDP as scenic corridors. The village contains views to the surrounding mountains to the northeast and east and to the Pacific Ocean to the west. The dominant features within the Village Five site include:

- Telegraph Canyon
- Poggi Canyon
- Associated Drainage Courses
- Limited Views to Mountains and Pacific Ocean

Preserved open space areas within Village Five will surround residential neighborhoods, public improvements and amenities, creating a well-defined community. There are 90.2 acres of open space within Village Five. The largest open space area includes the slopes of Poggi and Telegraph Canyons. This area will eventually be part of a Ranch-wide system of open space and trails. Graded slopes will be landscaped to be visually compatible with the other natural slopes.

b. Transition to Existing and Proposed Surrounding Land Uses

The Village Five Land Use Plan is influenced by current and planned surrounding land uses. Surrounding projects are depicted on the Regional Context Map (Exhibit I-3).

Villages One and Five are defined on their northern and southern edges by significant landscape buffers and slopes. The northern buffer is Telegraph Canyon and Otay Lakes Road. The southern buffer is Poggi Canyon and Olympic Parkway. These buffers separate developed areas from land uses on the opposite sides of the canyons. The existing land uses north of Telegraph Canyon are varied, ranging from a Mobilehome Park to single family homes. Most of these uses are set back from the roadway and buffered by landscaping. The roadways and landscaped setbacks provide a transition between the planned village and existing development.

The Otay Water District property, a portion of EastLake Greens and a segment of the scenic corridors, are located along the eastern edge of Village Five. Village One, also part of this SPA, is located to the west of Village Five. Transition and separation between Villages One and Five is accomplished through the use of a 75 foot average buffer along the prime arterial. Separation is further established by landscaping the La Media corridor pursuant to the standards contained in the Mobility Chapter of the plan, the Overall Design Plan (Appendix A) and the Village Design Plans (Appendix B).

c. Transition within The Village

Within Village Five, higher intensity uses are focused around the core of the village, gradually decreasing in intensity with distance from the core. In the core areas, joint use parking areas will blend, rather than separate, land uses. Lot size changes in the single family areas are accomplished at the rear lot lines to maintain similarly sized lots and homes on the same street. This graduation of intensity provides the transition between land uses.

2. Community Character Summary

Village Five is a transit and pedestrian-oriented urban village. The village core is located in the southwestern portion of the village and includes medium-high density residential units, an elementary school site, two neighborhood park sites, commercial/retail and CPF sites. The Village Five core identity is based on a traditional town square design implemented with commercial, office and public/quasi-public uses organized around a small tree-lined square.

The town square park provides a focal point for the village center and reflects a pedestrian orientation and urban character due to its proximity to higher density residential and commercial uses. The town square is connected by a "paseo" extending to the secondary area of the village located to the northeast. The secondary area includes single-family residential neighborhoods, with a range of lot sizes and product types and several pedestrian park sites.

3. Land Use Plan

Village Five is an urban village, surrounded by major arterials and buffered by open space. The land use plan incorporates the village concept with higher densities within the village core and decreasing densities away from the village core area.

The land use pattern established by the Otay Ranch GDP emphasizes balanced land uses, environmentally sensitive development, transit/pedestrian orientation, a diverse economic base, diverse housing opportunities and land uses that offer a sense of place to Village Five residents.

The Village Five Land Use Plan establishes single-family densities from 4.1 to 6.9 dwelling units/acre, and multiple-family densities from 7.5 to 30.9 dwelling units/acre. The densities planned for this Village are consistent with the approved Otay Ranch General Development Plan. The village core includes medium-high density residential units, a 10.0 acre elementary school site, a town square, two neighborhood park sites, a transit stop and shelter, future light rail transit right-of-way, 2.9 acres of commercial/retail with residential above and 10.1 acres for Community Purpose Facilities.

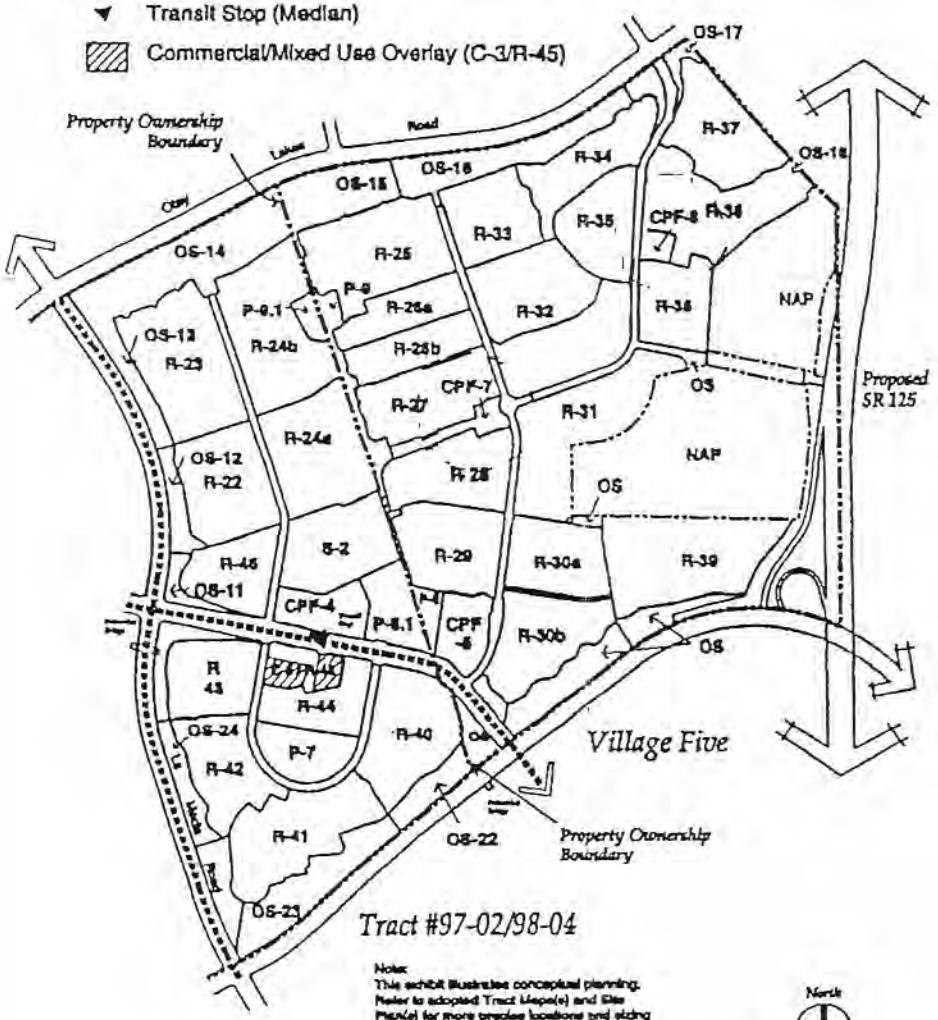
The Village Five Land Use Plan (Exhibit I-11) depicts single-family and multi-family neighborhoods and the Land Use Plan summary.

4. Road Connections

In some instances, SPA identified road alignments differ slightly from the alignments depicted in the GDP. As a "general" development plan, the GDP anticipated and permits such modest changes between the GDP and the SPA. These differences are necessary as the land plan becomes more precise due to physical requirements of the road location, grading consideration, and traffic safety requirements (such as, sight-distances, "T" intersections requirements and road crossing separations).

Legend

- Preferred Trolley Alignment
- Transit Stop (Median)
- Commercial/Mixed Use Overlay (C-3/R-45)



Note:
This exhibit illustrates conceptual planning. Refer to adopted Tract Map(s) and Site Plan(s) for more precise locations and sizing of planned facilities.

North

0' 600' 800' 1200'

Dimensions & Locations Shown are Approximate.

Neighborhood Area	Land Use	Acreage	Dwelling Units	Target DUs/AC
R-22	SF	11.4	86	7.5
R-23	SF	15.3	87	5.7
R-24	SF	28.9	138	4.8
R-25	SF	15.2	56	3.7
R-26a	SF	6.6	29	4.4
R-26b	SF	6.7	34	5.1
R-27	SF	10.4	69	6.6
R-28	SF	10.0	73	7.3
R-31	SF	14.5	85	5.9
R-32a	SF	10.9	61	5.6
R-32b	SF	11.8	57	4.8
R-33	SF	9.8	42	4.3
R-34	SF	9.0	35	3.9
R-35	SF	9.8	36	3.7
R-36	SF	13.3	62	4.7
R-37	SF	11.9	60	5.0
R-38	SF	7.7	43	5.6
R-41	SF	14.4	90	6.3
R-42	SF	9.8	74	7.7
	Subtotal SF	227.2	1,217	
R-29	MF	10.4	83	8.0
R-30a	MF	8.0	141	17.6
R-30b	MF	10.5	241	23.0
R-39	MF	14.8	122	8.2
R-40	MF	12.4	198	16.2
R-43	MF	8.2	240	29.3
R-44	MF	6.8	200	29.4
R-45	MF	7.2	117	16.3
	Subtotal MF	78.3	1,342	
C-3/R-45	MU	2.9	72	
	Subtotal MU	2.9	72	
	Total Residential	308.4	2,631	
P-8.1	Park	5.3		
P-8.2	Park	1.6		
P-7	Park	5.7		
P-9.1	Park	1.0		
P-9.2	Park	1.0		
	Subtotal Park	14.5		
CPF-4	CPF	4.8		
CPF-5	CPF	5.3		
CPF-7	CPF	1.3		
CPF-8	CPF	1.1		
	Subtotal CPF	12.5		
S-2	School	10.0		
OS	O.S.	90.2		
Int Circ	Street	20.5		
Ext Circ	Street	20.3		
	Subtotal	141.0		
	Village Five Total	475.6		

Exhibit I-11

Village Five Land Use Plan

C. VILLAGE ONE WEST

Villages One West are comprised of approximately 296 acres located in the northern portion of the Otay Valley Parcel, south of Telegraph Canyon Road, east of the Sunbow master planned community, west of Paseo Ranchero and north of the Olympic Parkway.

The Otay Ranch General Development Plan designates Village One West as a neighborhood with single family detached homes compatible with the adjacent Sunbow development. The GDP permits 803 single family detached homes on approximately 296.5 acres within Village One West.

The table below compares the land uses permitted in the GDP with those contained in the SPA Plan.

Table I-5a GDP Land Use Comparative - Village One West

	ACRES		DUS	
	GDP	SPA	GDP	SPA
Village One West				
Single Family	192.8	192.8	803	845
Park	5.1	5.1		
School	10.2	10.2		
Open Space	63.1	63.1		
Circulation	37.3	37.3		
Total Village One West	308.5	308.5	803	845

1. Design Influence

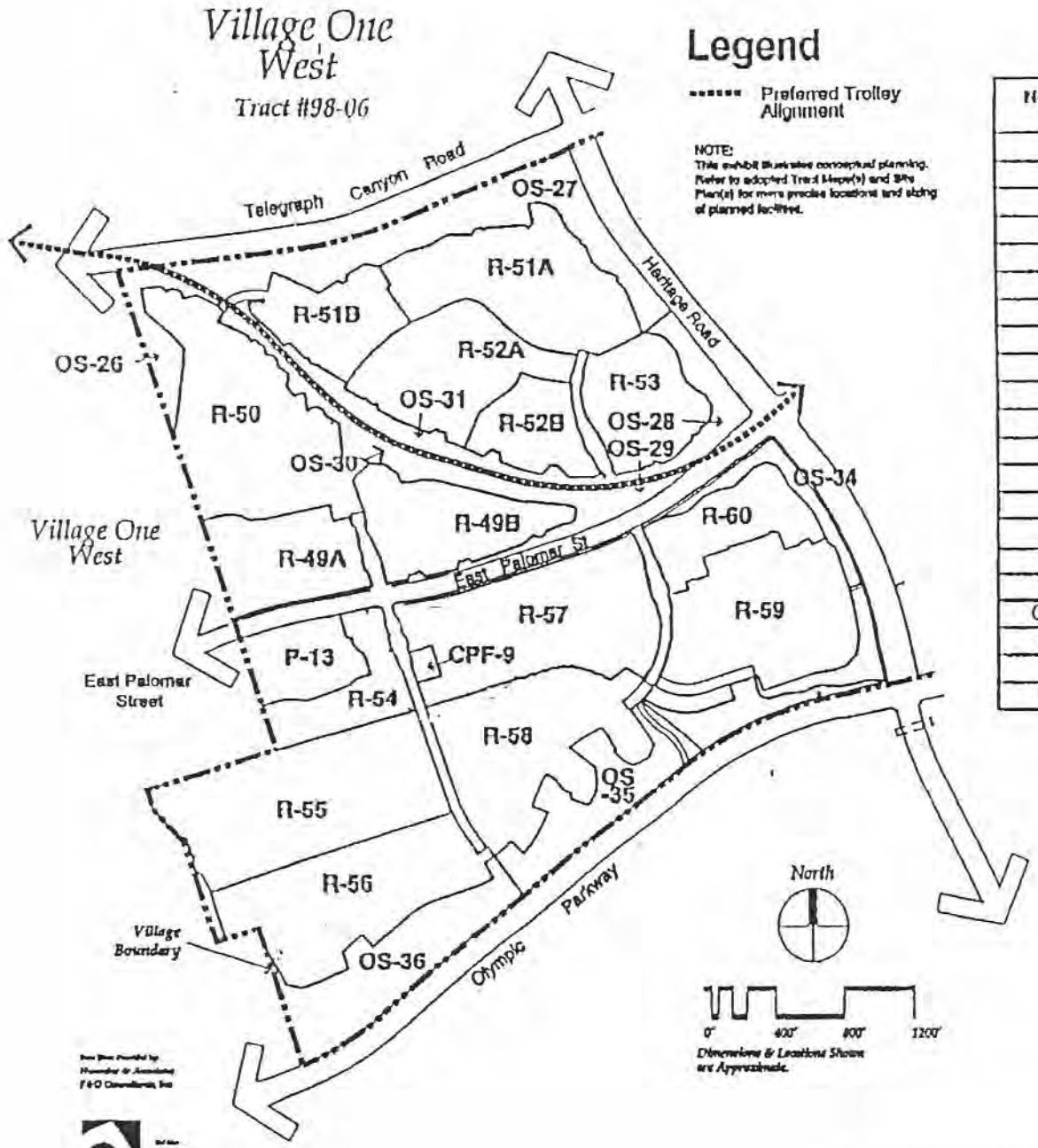
The primary design influences for Village One West are the future trolley alignment, slopes along Telegraph Canyon Road and Olympic Parkway and proximity to the Sunbow development. Village One West design influences and requirements are more fully reviewed in the Village Design Plan.

A. Site Characteristics and Visual Context

Village One West is bounded on the north by Telegraph Canyon Road and the south by Poggi Canyon/future Olympic Parkway. Much of this area has been previously farmed or grazed leaving only isolated areas of fragmented habitat. The southern edge of Village One West consists of the undulating slopes of western Poggi Canyon. The northern edge of Village One West is Telegraph Canyon. Limited scenic views extend to future Olympic Parkway and Telegraph Canyon Road, both identified in the Otay Ranch GDP as scenic corridors. The area contains views to the surrounding mountains to the northeast and east and to the Pacific Ocean to the west. The dominant features in Village One West include:

- Paseo Ranchero
- Telegraph Canyon
- Poggi Canyon
- The Sunbow Development
- The future trolley corridor

There will be approximately 63.7 acres of open space within Village One West, the largest open space areas includes the canyons along Poggi and Telegraph Canyons, the buffer landscaping along Paseo Ranchero and slopes adjacent to the future trolley right-of-way. Graded slopes will be landscaped and be visibly compatible with natural slopes.



Legend

Preferred Trolley Alignment

NOTE:
This exhibit illustrates conceptual planning. Refer to adopted Tract Map(s) and SPA Plan(s) for more precise locations and sizing of planned facilities.

Village One West Land Use Summary

Neighborhood Area	Land Use	Acreage	Dwelling Units	Target DUs/AC
R-49A	SF	15.1	89	5.9
R-49B	SF	4	27	6.8
R-50	SF	21.5	84	3.9
R-51A	SF	16.9	65	3.8
R-51B	SF	8	24	3.0
R-52A	SF	17.8	67	3.8
R-52B	SF	1.7	8	4.7
R-53	SF	9.1	36	4.0
R-54	SF	6.2	39	6.3
R-55	SF	21	87	4.1
R-56	SF	16.5	75	4.5
R-57	SF	19.9	94	4.7
R-58	SF	18.2	60	3.3
R-59	SF	18.5	106	5.7
R-60	SF	7.3	49	6.7
Residential Subtotal		201.7	910	4.6
P-13	Park	5.6		
Open Space	OS	63.4		
Circulation	Street	37.3		
CPF-9	CPF	0.5		
Village One West Total		308.5		

Exhibit I-12
Village One West Land Use Plan

B. Transition to existing and proposed surrounding land uses

The Village One West Land Use Plan is influenced by current and planned surrounding land uses. Surrounding projects are depicted on the Regional Context Map (Exhibit 1-3). The Sunbow land use plan to the west identifies areas along the Village One West boundary for single family detached homes and a future elementary school site. Village One is a transit-oriented village located to the west of Village One West. The western edge of Village One predominately contains single family detached homes. The Rancho del Rey SPA 3, which is a mix of single family detached, multi family homes, a neighborhood park, middle school and elementary school, is immediately north of Village One West.

2. Community Character

The community character within Villages One West is influenced by surrounding land uses and typography. As a result of these and other influences, Village One West is not a transit oriented urban village. To the contrary, as expressly stated in the Otay Ranch GDP, Village One West's character is influenced by the more traditional suburban development of Sunbow. However, in spite of the influence of the Sunbow development, Village One West will also include many of the pedestrian oriented design features included in Village One and as more precisely delineated in the Village Design Plans.

3. Land Use Plan.

The Village One West land use plan establishes single family neighborhoods with densities ranging from 2.4 dwelling units per acre to 6.9 dwelling units per acre. The Village also contains a 10-acre elementary school site and a 5.1-acre neighborhood park site. In response to anticipated elementary school phasing, the neighborhood park is adjacent to the future Sunbow elementary school site to facilitate joint use opportunities. Village One West incorporates right-of-way for the future light rail transit system connecting to Village One proper and Village Five along East Palomar Street. As permitted by the GDP, 42 single family units were transferred from Village One east of Paseo Ranchero to Village One west of Paseo Ranchero.

RESOURCES

A. OTAY RANCH RESOURCE MANAGEMENT PLAN

The goal of the Otay Ranch Resource Management Plan is to establish a permanent preserve within Otay Ranch to protect and enhance biological, paleontological, cultural and scenic resources, maintain biological diversity, and promote the survival and recovery of native species and habitats.

The Phase 2 RMP (Appendix F) compiles the many resource related studies, plans and programs required to be performed prior to adoption of the initial Otay Ranch SPA.

The initial Otay Ranch Resource Management Plan (RMP) is a comprehensive plan for the preservation, enhancement and management of sensitive natural and cultural resources within Otay Ranch. The RMP was adopted by the County of San Diego and City of Chula Vista, concurrent with the enactment of the Otay Ranch GDP/SRP. For the purpose of clarity, this document refers to the initial RMP as the Phase 1 RMP.

The Phase 1 RMP identifies an open space system as a permanent 11,375 acre Resource Preserve dedicated to the protection and enhancement of multiple resources present on Otay Ranch. The Otay Ranch Resource Preserve also connects large areas of open space through a series of wildlife corridors.

In addition to the preserve, other "restricted development" areas and parks have been designated in the Otay Ranch GDP. Combined, over 13,000 acres or 62% of Otay Ranch is to be preserved as open space or parks.

The Otay Ranch General Development Plan provides that the Phase 1 RMP is to be implemented through the Phase 2 RMP. Unlike the Phase 1 RMP, the Phase 2 RMP is not a single plan or document, but rather a process. That is, the Phase 2 RMP encompasses a series of tasks that must be performed over time throughout implementation of the Otay Ranch project.

Some Phase 2 RMP tasks are fully satisfied upon completion of a single study or creation of a plan (i.e., Otay Valley Parcel Cultural Resource Survey). Other Phase 2 RMP tasks must be completed as a condition of approval of subsequent Otay Ranch SPAs (i.e., SPA Level Cultural Resource Site Analysis). Still other Phase 2 RMP tasks must be performed over time, even if there are no pending discretionary actions (i.e., the Biota Monitoring Program).

Accordingly, it is incorrect to assume that adoption of this document constitutes satisfaction of all Phase 2 RMP requirements. Instead, this document is a collection of the implementation studies, plans and programs, which must be performed or processes which must be initiated as a condition of approval of the initial Otay Ranch SPA.

As a dynamic planning process, it is difficult to organize the Phase 2 RMP into a single report. Rather, it should be viewed as a status report on the Phase 2 RMP tasks upon the approval of the initial Otay Ranch SPA.

Subsequent SPAs must re-examine the status of many of the Phase 2 RMP tasks. Additionally, some Phase 2 RMP tasks need not be started until the processing of subsequent SPAs, or the occurrence of some other event, such as adoption and implementation of the Otay Valley Regional Park Plan.

The Phase 2 RMP is organized into five chapters. The first chapter contains background materials and addresses administrative topics. The chapter discusses the background of the Phase 1 and 2 RMPs, the organization of this document, the manner in which State and Federal Resource Agencies have been consulted, the relationship of the RMP to the MSCP, and RMP amendment process and procedures.

The second chapter addresses activities related to preserve management, conveyance and funding. This chapter addresses the selection of the Preserve Owner/Manager, a Preserve Conveyance Plan and Preserve Funding Plan. These are the three Phase 2 RMP tasks which the Otay Ranch GDP/SRP requires be approved by both the City of Chula Vista and the County of San Diego prior to adoption of the initial Otay Ranch SPA.

The third chapter contains the Ranch-wide Phase 2 RMP Studies, Plans and Programs. The chapter divides these efforts into two categories:

- Ranch-wide Phase 2 RMP Studies
- Ranch-wide Phase 2 RMP Plans and Programs

"Phase 2 RMP Studies" review tasks which provide a data base from which plans and programs are prepared. Once completed, these studies will generally not be revisited. "Phase 2 RMP Plans and Programs" are those efforts which generally require a continuing commitment to implementation.

Four of the "Phase 2 RMP Studies" were completed prior to the adoption of the original Otay Ranch GDP/SRP, and require no further action. These studies include: the Vernal Pool Study; the Wildlife Corridor Study; the Raptor Study; and Resource Identification and Mapping.

The fourth chapter contains the SPA One Phase 2 RMP Studies, Plans and Programs. This chapter contains those efforts which solely focus on the SPA One Project Area. The Community Garden Plan and Trails Plan are also addressed in the SPA One Parks, Recreation, Open Space and Trails Master Plan and in the Overall Design Plan (ODP).

The fifth chapter identifies tasks listed in the Phase 2 RMP but not required to be performed as part of the initial SPA plan. These tasks are referenced in this document to acknowledge their importance and to assure that they are not later overlooked. Those tasks include:

- Otay Valley Riparian Habitat Restoration Plan;
- Demonstration Agriculture Plan; and
- The Otay Valley Regional Park Active Use Plan.

Each of these three tasks relate to future uses within the Otay River Valley. The Otay River Valley is currently the subject of study by the Otay Valley Regional Park JEPA. These tasks will be performed after completion of that joint planning effort.

Several of the Phase 2 RMP Studies, Plans and Programs are of such scope and size that they cannot be comfortably contained in a single document and are therefore presented as appendices to this document. The appendices are as follows:

- Appendices F1. 1995 Contribution to Ongoing California Gnatcatcher and Cactus Wren Studies, Dudek 1995 (Gnatcatcher and Cactus Wren Studies)
- Appendices F2. Report on the Flora of the Otay Ranch Vernal Pools 1990-1991, San Diego County, California, Dudek 1992 (Vernal Pool Study)
- Appendices F3. Baldwin Otay Ranch Wildlife Corridor Study, Ogden, 1992 (Wildlife Corridor Study)
- Appendices F4. Otay Ranch Raptor Management Study, Ogden 1992 (Raptor Study)
- Appendices F5. Otay Valley Parcel Cultural Resources Systematic Survey, Smith 1995 (Cultural Resources Survey)
- Appendices F6. Vernal Pool Preservation Management Plan, Dudek 1995 (Vernal Pool Management Plan)
- Appendices F7. Range Management Plan, Dudek/Wright 1995
- Appendices F8. Otay Ranch Coastal Sage Scrub and Maritime Succulent Scrub Habitat Replacement Master Plan, Dudek 1995 (Coastal Sage Scrub Master Plan)
- Appendices F9. SPA One 1994/1995 Biological Data Base, Dudek 1995 (SPA One Biological Data Report)
- Appendices F10. Results of an Archaeological Survey and the Evaluation of Cultural Resources at the Otay Ranch Sectional Planning Area One and Annexation Project, Smith 1995 (SPA One Cultural Resources Site Analysis)
- Appendices F11. Biota Monitoring Program, Dudek 1995

- Appendices F12. Preserve Owner/Manager JEPA
- Appendices F13. Biological Resource Report and Impact Assessment – Otay Ranch SPA One and GDP/SRP Amendment Area.
- Appendices F14. Preserve Funding Program

To foster a clearer understanding of the Phase 2 RMP document, Table I-6 provides a listing of all the Phase 2 RMP tasks. This table identifies those tasks that are discussed more thoroughly in an appendix, those tasks which were completed concurrent with the adoption of the Otay Ranch GDP/SRP, those tasks which are also addressed in one of the SPA One documents and those tasks which were not performed as part of the initial SPA, but must be performed as a condition of a subsequent approval.

Table I-6 Phase 2 Resource Management Plan Tasks

TITLE	APPENDIX TO PHASE 2 RMP	COMMENT
INTRODUCTION		
Background		
Document Organization		
Resource Agency Consultation		
Relationship to MSCP		
RMP Amendments		
Procedures for Ongoing Species		
Listings		
PRESERVE MANAGEMENT, CONVEYANCE, FUNDING		
Preserve Owner/Manager	F12	
Preserve Conveyance Plan		Modified as part of 1998 SPA Amendment
Preserve Funding Plan CFD 97-2 established	F14	Preserve Maintenance
RANCH-WIDE PHASE 2 RMP STUDIES, PLANS AND PROGRAM		
Ranch-Wide Phase 2 RMP Studies		
California Gnatcatcher and Cactus Wren Studies	F1	Modified as part of 1998 SPA One Amendment
Vernal Pool Study	F2	Completed as Part of GDP/SRP
Wildlife Corridor Study	F3	Completed as Part of GDP/SRP
Raptor Study	F4	Completed as Part of GDP/SRP
Resource Identification and Mapping		Completed as Part of GDP/SRP
Otay Valley Parcel Cultural Resources Survey	F5	
RANCH-WIDE PHASE 2 RMP PLANS AND PROGRAMS		
Vernal Pool Management Plan	F6	
Range Management Plan	F7	
Coastal Sage Scrub Master Plan	F8	

TITLE	APPENDIX TO PHASE 2 RMP	COMMENT
Coastal Sage Scrub Pilot Restoration Program		
Biota Monitoring Program	F11	CFD 97-2 established
Conceptual Infrastructure Plan		
Nature Interpretive Center Site Analysis		
SPA ONE PHASE 2 RMP STUDIES, PLANS AND PROGRAMS		
Biological Resources Study	F9 - A, C, D	
Wetland Delineation	F9 - B	
Riparian Restoration Plan		
Native Grassland Restoration Plan		
Preserve Edge Plan		
Cultural Resources Site Testing	F10	Located in the SPA One EIR Plan
Community Garden Guidelines		Located in the SPA One Plan, Park Master Plan
Trail Plan		Located in SPA One Plan, ODP, Park Master Plan
TASKS PERFORMED BY LATER SPAS		
Otay River Valley Riparian Habitat Restoration Plan		Condition of Later Approvals
Habitat Restoration Plan		Condition of Later Approvals
Demonstration Agriculture Plan		Condition of Later Approvals
Otay Valley Regional Park Active Use Plan		Condition of Later Approvals

B. AGRICULTURAL PLAN

The Otay Ranch Mitigation Measures also require the preparation of an agricultural plan concurrent with the approval of any SPA affecting onsite agricultural resources. The Findings of Facts state that the agricultural plan shall indicate the type of agriculture activity being allowed as an interim use including buffering guidelines designed to prevent potential land use interface impacts related to noise, odors, dust, insects, rodents and chemicals that may accompany agricultural activities and operations.

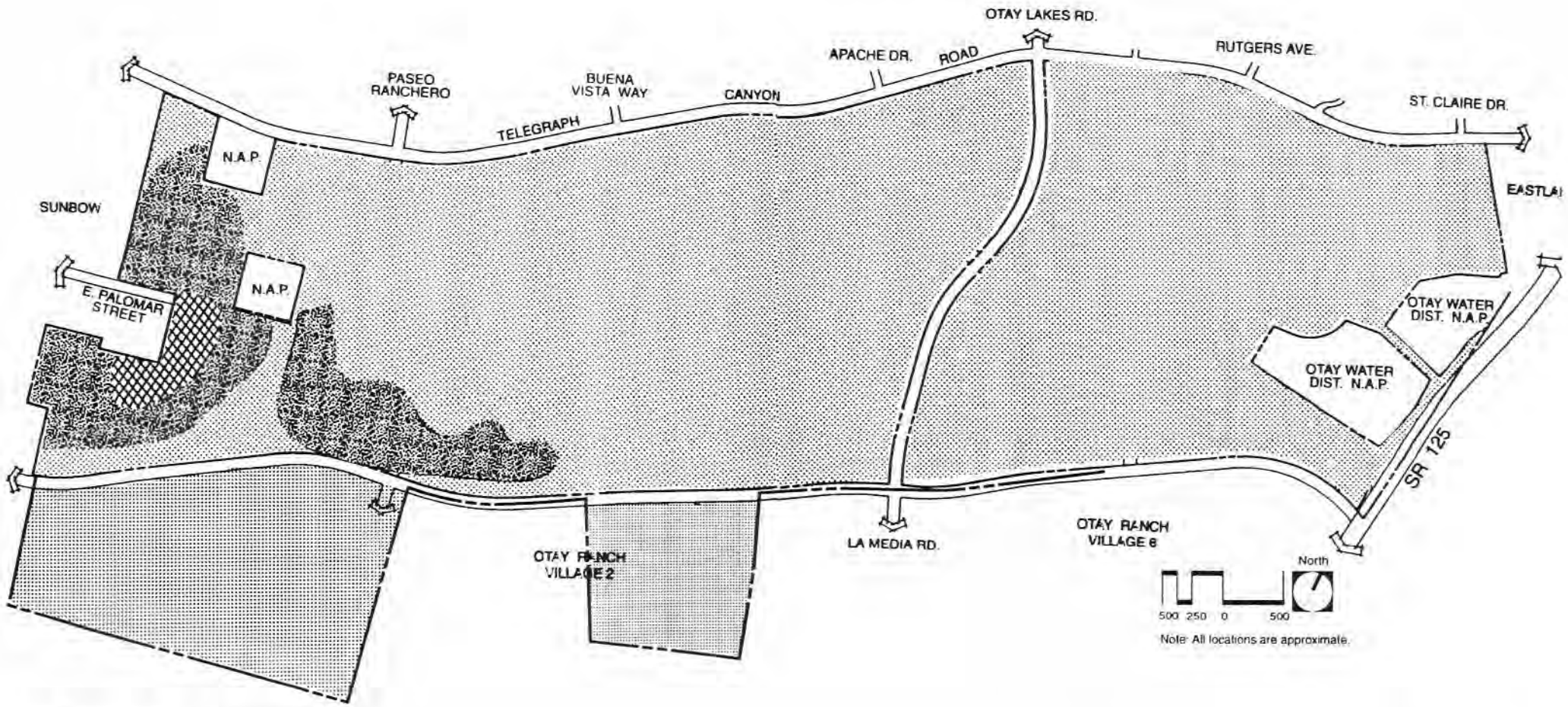
Historical agricultural uses in the SPA One Project Area include dry farming, as well as cattle and sheep grazing. Crop production was limited to hay and grains due to limited water availability. Between 1950 and 1960, the agricultural products from the property were primarily grains and lima beans.

Cultivation and cattle grazing activities are permitted and currently conducted within the majority of the SPA One Project Area. Cultivation within this area consists primarily of wheat and barley production. The western portion of the SPA One Project Area is restricted to cattle grazing only.

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

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

- A 200 foot distance buffer shall be maintained between developed property and ongoing agriculture operations. Use of pesticides shall comply with federal, state and local regulations.
- In those areas where pesticides are to be applied, vegetation shall be utilized to shield adjacent urban development (within 400 feet) from agriculture activities.
- The applicant shall notify adjacent property owners of potential pesticide application through advertisements in newspapers of general circulation.
- Where necessary to ensure the safety of SPA One residents, appropriate fencing shall be utilized.
- Agricultural uses shall comply with the Agricultural Plan Map that follows (Exhibit I-11).



Note: This exhibit illustrates conceptual planning. Refer to adopted Tract Map(s) and Site Plan(s) for more precise locations and sizing of planned facilities.

Exhibit I-13
Otay Ranch SPA One Agriculture Management Plan

C. EXISTING RESOURCES

The SPA One Biological Data Base studies were completed by Dudek & Associates, Inc. (Appendices F.9, A, C and D). These studies document existing conditions within the SPA One project area and include the following:

- Focused Survey for California Gnatcatcher and Cactus Wren 1995
- Wetlands Delineation Report 1995
- Updated Vegetation Map
- Focused Survey for California Gnatcatcher and Cactus Wren 1994
- West of Paseo Ranchero - Illustrative Vegetation Mapping 1989 and 1990
- Biological Resources Report and Impact Assessment – Otay Ranch SPA One and GDP/SRP Amendment Areas

The SPA One area is characterized by gently rolling topography with elevations generally ranging from 400 feet to 600 feet above mean sea level (msl). The most prominent land forms within the SPA One project area are Telegraph Canyon and Poggi Canyon traversing the planning area in an east/west direction. Portions of the Telegraph Canyon and Poggi Canyon drainages, which ultimately discharge to the Otay River, have been mapped by FEMA. A portion of the Telegraph Canyon drainage adjacent to the SPA area has been recently channelized in conjunction with improvements to Telegraph Canyon Road. The Poggi Canyon drainage has been channelized west of the project site.

The majority of the SPA area is overlain by the San Diego Formation, a marine sedimentary deposit dating to the middle or late Pliocene (approximately 2-3 million years ago). The Otay and Sweetwater Formations also overlay the planning area. These formations date from the Oligocene (28-30 million years ago) and generally consist of conglomerates, mudstones and sandstones.

Active agricultural and grazing activities have removed the native vegetation from the majority of the planning area with the exception of the western portions of Poggi Canyon. Maritime succulent scrub and coastal sage scrub habitat patches are present primarily in the ravines and drainages north of the western Poggi Canyon area. Small populations of California gnatcatcher (*Polioptila californica*), cactus wren (*Campyorhyncus brunneicapillus sandiegensis*) and sage sparrow (*Amphispiza belli*) have been observed in these habitat patches. In addition, both the Poggi Canyon area and agricultural areas within the SPA One project area provide habitat for raptor foraging and perching.

The western Poggi Canyon area is identified as a key biological resource area in the Otay Ranch RMP. In addition to the species noted above, sensitive plant species have been observed within remnant habitat patches in the Poggi Canyon area and throughout Village One West including San Diego sunflower (*Viguiera laciniata*), San Diego barrel cactus (*Ferocactus viridescens*), Otay tarweed (*Hemizonia conjugens*) and snake cholla (*Opuntia parryi var. serpentina*).

The South County Multiple Species Conservation Plan (MSCP) approved by the County of San Diego, accompanied by an EIR/EIS certified by the City of San Diego and the U.S. Fish and Wildlife Agency, permits "taking" of habitat in Villages One West and Two West and within Poggi Canyon. The draft Chula Vista MSCP Subarea Plan includes similar plans and provisions.

MOBILITY

A. INTRODUCTION

The SPA One mobility plan provides for a transportation system which extends existing routes and constructs planned facilities. The mobility 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, in substantial compliance with the Otay Ranch GDP 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 SPA One area (i.e. transit right-of-way location, village commercial 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 Otay Ranch General Development Plan is supported by a Traffic Analysis, which has been refined in this SPA Plan. This study has been expanded for the SPA through the traffic analysis prepared by BRW, in conjunction with the preparation of the SPA One Environmental Impact Report. A supplemental transportation analysis was prepared by Linscott, Law and Greenspan in conjunction with the SPA One Amendment EIR 97-03. The analyses address both existing and planned circulation system conditions. The studies also detail necessary improvements and outline the incremental circulation improvements based upon planned project phasing.

B. REGIONAL CIRCULATION NETWORK

1. Regional Access

Regional access is currently provided by I-805, which is located approximately one and one half miles west of the project site. Future construction of State Route 125 will provide additional north-south access for the traffic generated for the buildout 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 provides regional east-west circulation north of the project area.

The Otay Ranch GDP provides for the eventual expansion of the regional light rail transit system into Otay Ranch, bisecting Villages One and Five. Otay Ranch SPA applications 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.

2. Project Access

Local access in the east-west direction to the SPA One project area is provided by Telegraph Canyon Road/Otay Lakes Road, which also serves as a continuous east-west link between I-805 and SR-94. This facility is a divided roadway with four travel lanes between Medical Center Drive and Paseo Ladera, and six travel lanes from Paseo Ladera to a point just east of EastLake Parkway, where it transitions to two lanes.

Otay Lakes Road is a north/south facility with four lanes from Bonita Road to Telegraph Canyon Road. The Chula Vista Circulation Element designates Otay Lakes Road as a six-lane prime arterial between Bonita Road and Telegraph Canyon Road.

3. Signalized Intersections

The Telegraph Canyon Road at Otay Lakes Road intersection is signalized. The Telegraph Canyon Road at Rutgers Avenue and Paseo Ranchero intersections are planned for future signalization. The intersections of Olympic Parkway at both Paseo Ranchero and La Media will be signalized in the future, as traffic requires.

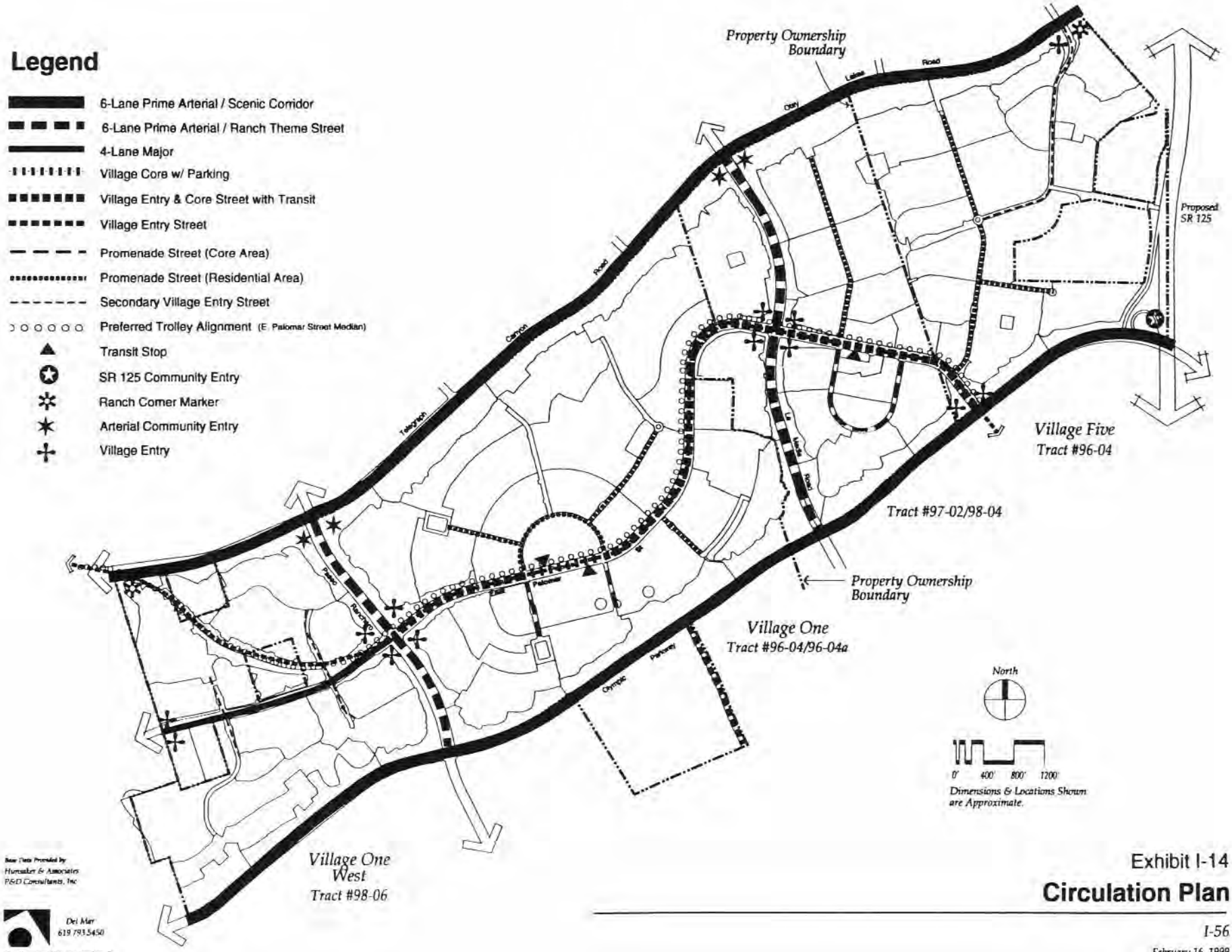
C. CIRCULATION PLAN

The Otay Ranch circulation system is based upon a hierarchy of streets and roads. 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 SPA One is described below.

1. Transit

Both Villages Five and One are designated by the Otay Ranch GDP as urban villages to eventually be served by extension of the San Diego light rail transit system. Within the Otay Ranch GDP, the Village Five and One village cores contain transit stops. The GDP and SPA plan concentrate higher density residential development within the village core (generally within 1/2 mile of the transit stop) in order to make light rail transit viable.

The SPA One Land Use Plan and Circulation Plan identify the location for the planned transit route and stations. The planned transit route enters the SPA One project in Village One West from Telegraph Canyon Road. The transit route enters Village One within the East Palomar Street median at the corner of Paseo Ranchero and East Palomar Street. The first Otay Ranch trolley station is located in the Village One village core area. Thereafter, the light rail transit route continues within the East Palomar Street median through Village One, exiting Village One at the intersection of La Media and East Palomar Street. The light rail transit route enters Village Five at the intersection of La Media and East Palomar Street, with the Village Five trolley station located next to the town square at the heart of the Village Five village core. Thereafter, the trolley route extends southward exiting Village Five extending into Village Six, where according to the Otay Ranch GDP, another trolley station is to be located.



Base Data Provided by Hunsaker & Associates P&D Consultants, Inc

Del Mar 619 793.5450

Development Design Services & GraphicAccess, Inc. Circulation Agn

Exhibit I-14

Circulation Plan

The SPA One Land Use Plan and Circulation 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 GDP.[3]

Bus service will be provided by Chula Vista Transit (CVT). Currently, CVT provides bus service through the Eastern Territories, including the EastLake Business Center and nearby Southwestern College. Expansion of CVT service into the SPA One Project Area is contemplated in Exhibit I-15, Public Transportation Concept Plan.

The following principles guide the location of transit stops:

- Locate transit stops where there are a number of major pedestrian generators.
- Locate transit stops and pedestrian walkways to provide access without violating privacy considerations in residential areas.
- At the intersection of two or more transit routes, locate stops to minimize walking distance between transfer stations.
- Locate bus turn-outs at the far side of the intersections to avoid conflicts between transit vehicles and automobile traffic, permitting right-turning vehicles to continue turning movements.
- Locate interim transit stops in the location of future light rail transit stations, if feasible.

[3] A GDP amendment was approved concurrent with this SPA Plan to make the GDP language related to dedication of LRT right-of-way consistent with state law.

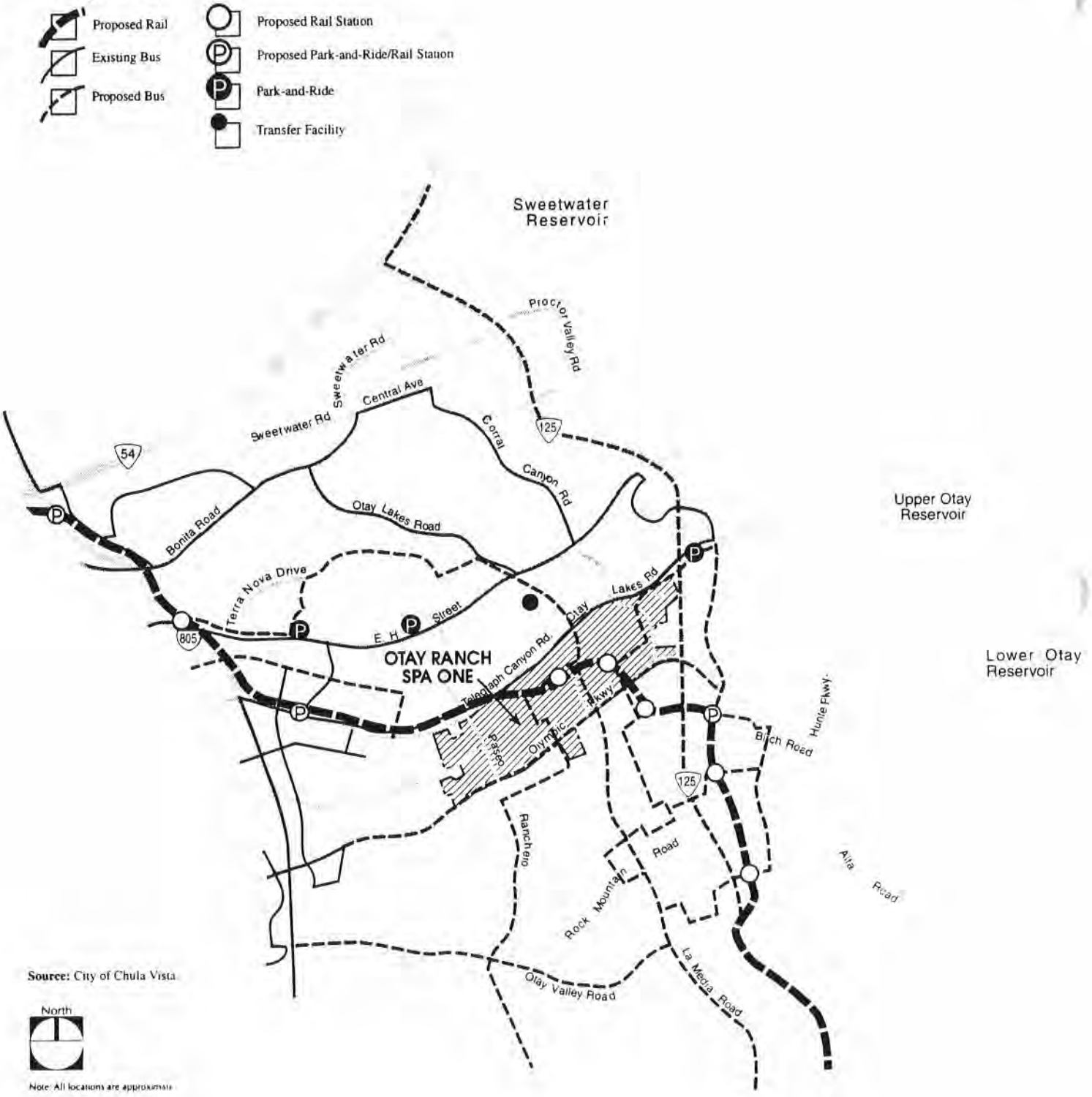


Exhibit I-15
Public Transportation Concept Map

2. Prime Arterials and Major Roads

These roads provide for the completion of the regional transportation system. They are designed to operate at maximum efficiency and provide for automobile and bus access to regional destinations including freeways. Prime Arterials and major roads cross each other at intervals of three-quarter miles or greater. Entry on to these roads is restricted to village entry streets. The following facilities[4] within the SPA One project area are designated prime arterials or major roads.

Telegraph Canyon Road/ Otay Lakes Road	6-Lane Arterial
Paseo Ranchero	6-Lane Arterial
La Media Road	6-Lane Arterial
Olympic Parkway	6-Lane Arterial
E. Palomar Street (East of Paseo Ranchero)	Class I Collector
E. Palomar Street (West of Paseo Ranchero)	4-Lane Major

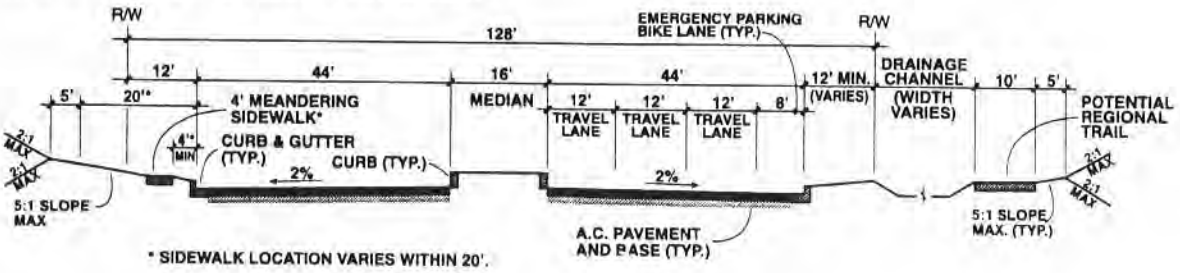
The SPA Plan recognizes two types of prime arterial/major roads:

- Scenic Corridor (road within an open space scenic corridor)
- Prime Arterial (road outside of an open space corridor)

a. Scenic Corridor

A Scenic Corridor is a major road located within an open space corridor. Both of SPA One's east-west prime arterial/major roads are designated scenic roadways – Telegraph Canyon Road and Olympic Parkway. The cross section of a typical Scenic Corridor along a prime arterial/major road is illustrated below.

I-16 Scenic Corridor – not to scale



Treatment of these facilities is an especially important design and aesthetic

[4] The designations reflect the ultimate widths, but widths may be reduced at the SPA level based upon the SPA traffic analysis in accordance with the phasing plan.

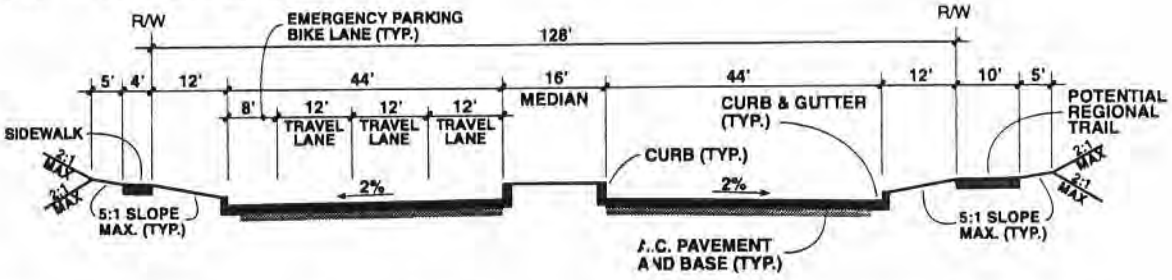
consideration because they provide the identity for the Otay Ranch property and the Eastern Territories. They will be informally landscaped with naturalized plantings complimenting existing and naturalized land forms.

The landscape treatment and design elements of scenic corridors are addressed more fully in the Village Design Plans (Appendix B).

b. Prime Arterial

A Prime Arterial is a major road located outside of an open space corridor. Prime Arterials within the SPA project area include Paseo Ranchero and La Media Road.

I-17 Prime Arterial-not to scale



Prime Arterials are similar 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 provide a transition from the informal ranch-wide character to the more formal character typical of the urban villages.

The landscape treatment and design elements of Prime Arterials are addressed more fully in the Village Design Plans (Appendix B).

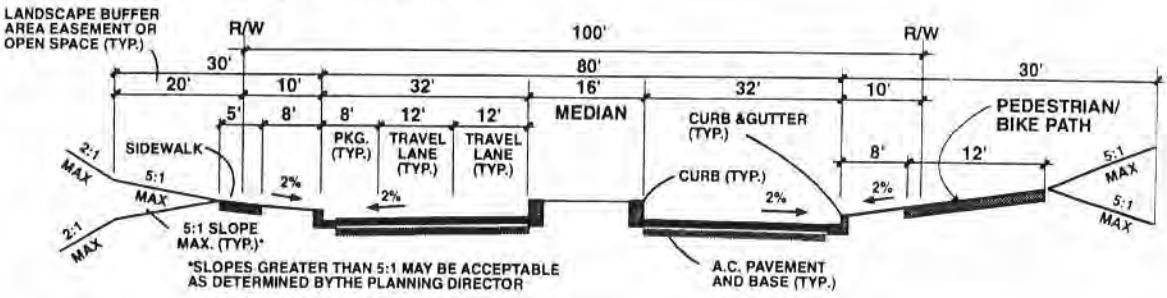
c. Four Lane Major

A 4-Lane Major Road is a road located outside of an open space corridor. 4-Lane Major Roads within the SPA One Project Area include the portion of East Palomar Street from the western property boundary to Paseo Ranchero.

This portion of East Palomar Street will serve as a transition between the design character of Village One to the east and Sunbow to the west.

Landscape treatment and design elements of this 4-Lane Major Road are addressed more fully in the Village One West Design Plan (Appendix B).

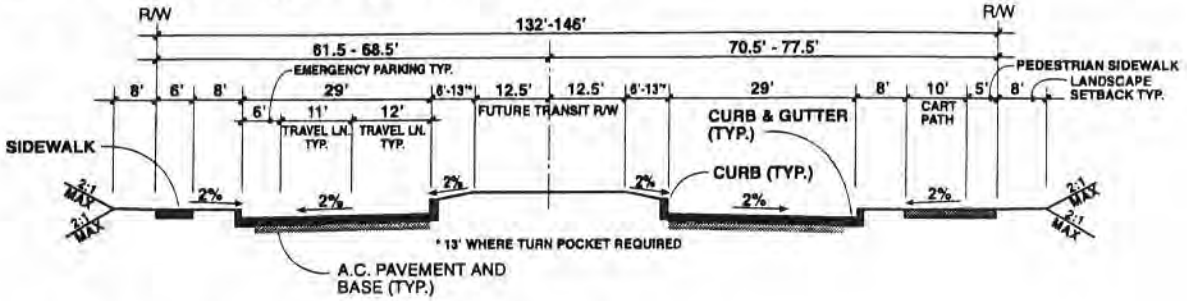
I-18 Four Lane Major - not to scale



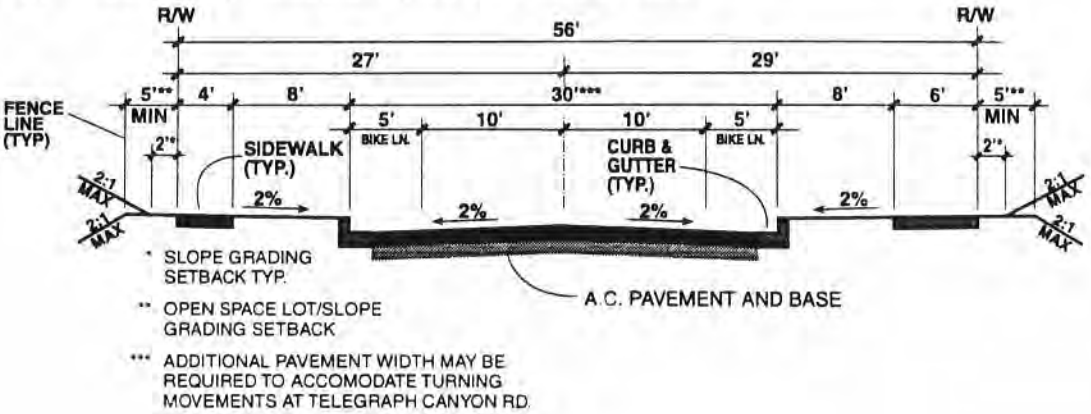
3. Village Entry Streets

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 One and Village Five, the Village Entry Street connects the village core to the arterial/major road and contains the right-of-way for future light rail transit alignments.

I-19 Primary Village Entry Streets - not to scale



I-20 Secondary Village Entry Streets - not to scale



Village Entry Streets introduce the village theme, identity and character. Entry streets provide a transition from the prime arterials/major roads to the village. SPA One Village Entry Streets create a semi-formal agrarian environment representing a feeling of understated quality.

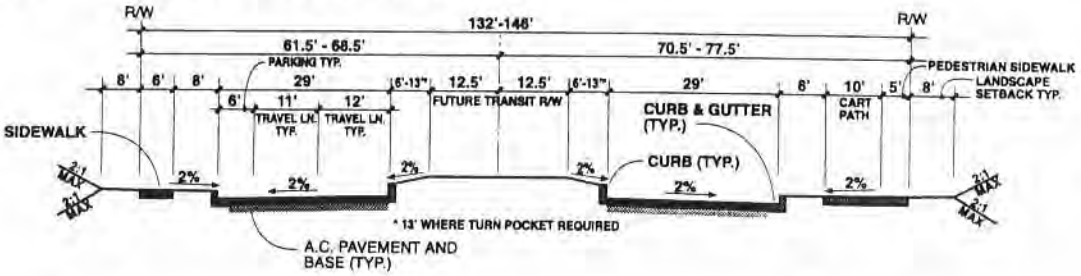
The landscape treatment and design elements of Village Entry Streets are addressed more fully in the Village Design Plans (Appendix B).

4. Village Core Streets

a. Village Core Street

Village Core Streets connect the Village Entry and the mixed-use/village core area. Parallel parking is provided along the sides of the roadway. Within SPA One, light rail transit right-of-way is reserved within the Village Core Street median.

I-21 Village Core Street - not to scale



Village Core Streets are urban and formal, with a tree-lined median and sidewalk plantings. Village Core Streets contribute to the pedestrian scale, creating a feeling of welcome and friendliness. Off street cart paths are provided for future use by electric carts.

The landscape treatment and design elements of Village Core Streets are addressed more fully in the Village Design Plans (Appendix B).

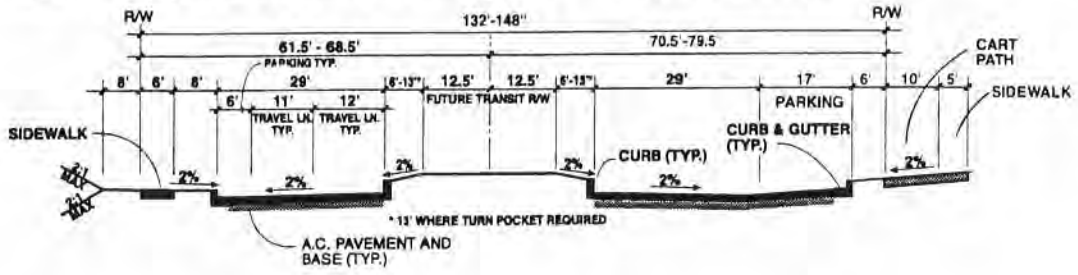
b. Village Core Street with Diagonal Parking

Village Core Street with Diagonal Parking is a special section of the Village Core Street that provides diagonal parking in front of the commercial/mixed use area of the village core. Within SPA One, the light rail transit right-of-way is reserved within the Village Core Street median. Transit stops are provided within the median on an interim basis in this area.

Village Core Streets with Diagonal Parking are urban and formal, with a tree-lined median and sidewalk plantings. These streets contribute to the pedestrian scale, creating a feeling of welcome and friendliness. Off street cart paths are provided, in the Village Pathway, for future use by electric carts.

The landscape treatment and design elements of the Village Core Street with Diagonal Parking are more fully addressed in the Village One Design Plan (Appendix B).

I-22 Village Core Street with Diagonal Parking – not to scale



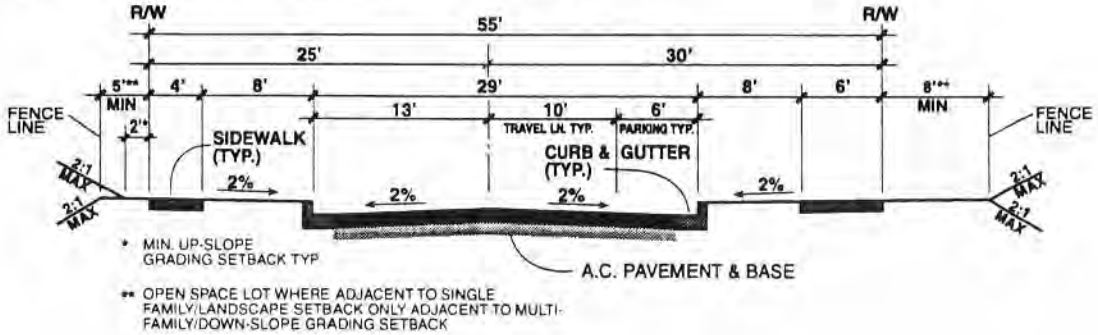
5. Promenade Streets

Promenade Streets provide the most direct route from village residential areas to the village core. Promenade Streets serve automobile, cart, pedestrian and/or bike traffic.

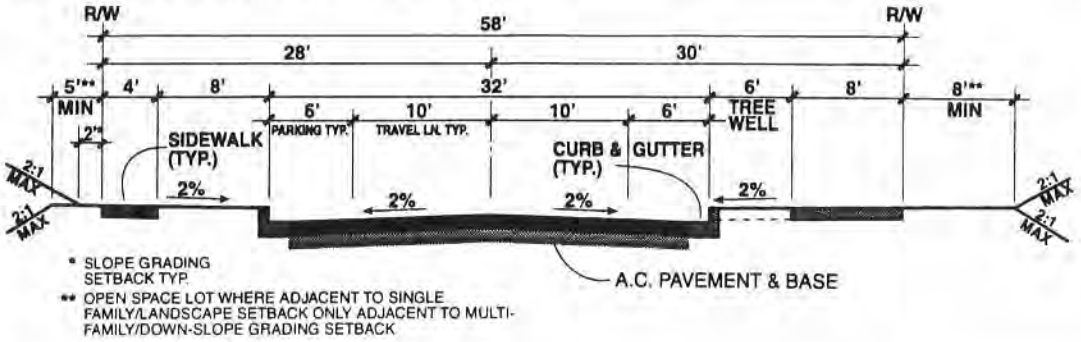
Promenade Streets create a semi-urban, formal atmosphere which contributes to a feeling of security and pedestrian safety. Promenade Streets are tree-lined with formal street tree patterns.

SPA One contains two types of Promenade Streets – Residential Promenades and Core Promenades. The primary difference between the two is the treatment of the streetscape on the featured side of the promenade with the double line of street trees. The Residential Promenade contains an 8 foot landscaped parkway and a 6 foot sidewalk. The Core Promenade contains a 6 foot hardscape parkway (with tree well plantings) and an 8 foot sidewalk. Both Promenade Streets incorporate a secondary 4 foot sidewalk and 8 foot parkway opposite the featured side.

I-23 Residential Promenade - not to scale



I-24 Core Promenade - not to scale



The landscape treatment and design of Promenade Streets are addressed more fully in the Village Design Plans (Appendix B).

6. Residential Streets

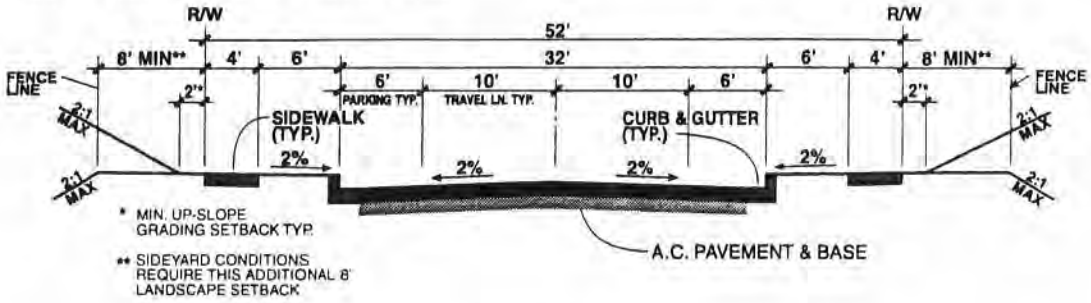
Residential Streets occur throughout each village. The streets have homes on one or both sides. Parking is provided along the sides of the streets. Cart and bike travel is permitted in the roadway without specially designated lanes.

The Otay Ranch General Development Plan permits 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 permitted in perimeter areas.

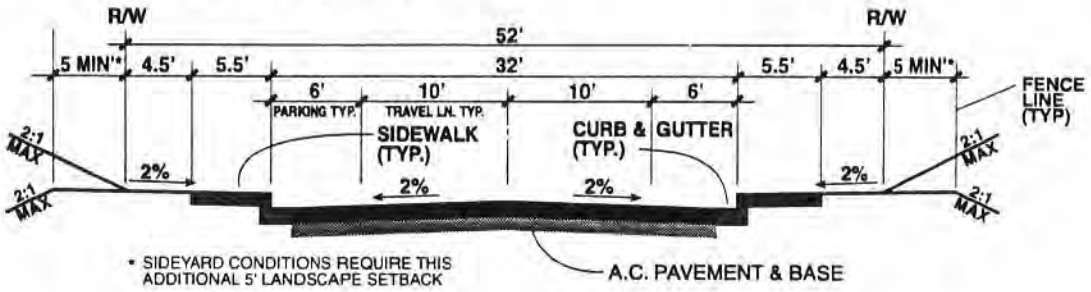
Residential Streets are semi-urban streets with a pedestrian scale. Residential Streets reflect individual neighborhood character depending upon the nature of the adjacent residential development.

SPA One contains two types of Residential Streets, Residential A and Residential B. Residential A establishes a residential streetscape with parkway plantings and contains an 8 foot parkway, with a 4 foot sidewalk. Residential B does not utilize parkway plantings. It contains a 10 foot right-of-way with a 5 foot sidewalk adjacent to the street. Residential A, with parkways, would be predominately used. Residential B, without parkways, may be used where special conditions occur (i.e. alley and small lot single-family products).

I-25 Residential A - not to scale



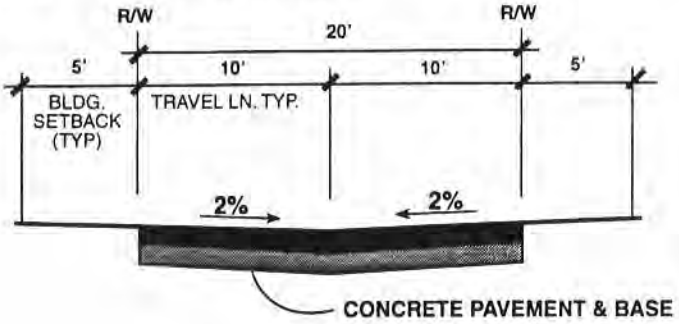
I-26 Residential B - not to scale



7. Alley

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. Driveway cuts shall be provided at the intersection of alleys and residential streets.

I-27 Alley cross section



8. Paseo

Paseos are unique off-street paths providing alternative circulation routes for pedestrian, bicycles and carts. Paseos are approximately 25 to 100 foot wide greenbelt corridors extending from the Village Core to the residential neighborhoods of the secondary areas. The paseos have a semi-urban park-like character which reflects the individual character of the neighborhood through which is passes.

The landscape treatment and design elements of Paseos are addressed more fully in the Village Design Plans (Appendix B).

9. Bike Lanes

Class I Bike Lanes are separate from the street system and accommodate one-way or two-way traffic. These facilities occur off road, parallel to prime arterials and major roads, in open space corridors and along scenic corridors.

Class II Bike Lanes are on-street facilities designated by a six-inch solid white stripe on the right-hand side of the road. Bike lanes are usually designed for one-way travel in the direction of traffic flow and are typically established on both sides of the street, except at through intersections.

Bike lanes within SPA One will be designed and constructed in accordance with CalTrans design criteria to comply with appropriate California State Design Standards.

Exhibit I-34 depicts the SPA One Parks, Recreation, Open Space and Trail system.

GRADING

A. INTRODUCTION

The Land Use Element of the Chula Vista General Plan states that the mesas, hilltops and gently rolling topography in the Chula Vista area offer the best conditions for development. Sloped hillsides and valleys can serve as resources, linking the developed regions and the important natural features in the area. The goal of the General Development Plan is to concentrate urban development on the flatter areas and retain the sensitive natural topographic features. Therefore, grading associated with the development of SPA One should result in undulating slopes of variable horizontal and vertical gradients, to reflect and enhance the appearance of the surrounding terrain.

B. GENERAL DEVELOPMENT PLAN REQUIREMENTS

The Otay Ranch GDP requires:

- Geotechnical investigations shall be provided with each SPA plan.
- Relate development to topography and natural features, and strive to retain the character of the land forms to the extent feasible.
- Naturalized buffering be provided as a transition between development and significant existing landforms.
- Variable slope ratios not exceeding 2:1 should be utilized when developing grading plans.
- 83% of existing steep slopes greater than 25% should be preserved.

C. GRADING CONCEPT

The SPA One earthwork is intended to be balanced or an equal amount of cut for an equal amount of fill. The proposed earthwork for SPA One is 22,990,000 cubic yards of cut and fill in a graded area of approximately 1,364 acres. Sensitive slopes along Telegraph Canyon Road and a portion of Olympic Parkway will remain natural and undisturbed. These natural areas comprise approximately 70 acres.

The Otay Ranch GDP requires the preservation of 83% of existing steep slopes with gradients of 25% or greater. Otay Ranch contains 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% standard ranch-wide. The Phase 2 RMP provides that SPA level analysis of the impacts to steep slopes needs to completed only when a SPA proposes development outside of the GDP approved development areas. The Otay Ranch Biota Monitoring Program (Appendix F.11) establishes a system to ensure that this standard is achieved ranch-wide.

There are 193.7[5] acres of steep slopes within the SPA One project area. The development areas proposed in the SPA One land plan are consistent with the developable areas depicted on the approved GDP land use plan. This impact is offset by acreage of slopes preserved within Villages 13 and 15 by virtue of the GDP amendment that accompanied the Villages One/One West and Two West SPA plan amendments. Concerning the GDP-wide threshold, an additional 18.8 acres of slopes are preserved.

Generally, predominant manufactured and natural slopes occur along and adjacent to the proposed arterial road system. In SPA One, these include Telegraph Canyon Road, Olympic Parkway, Paseo Ranchero, La Media Road and SR-125 at the easterly boundary of Village Five. The design of these major slopes, particularly in highly visible areas, will utilize landform grading techniques. The following factors are 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 land forms are modified for project implementation, the land form should be rounded as much as possible to blend into the natural grade.
- Manufactured slope faces over 25' shall be varied to avoid excessive "flat planed" surfaces.
- Grading shall be sensitive to significant and/or sensitive vegetation and habitat areas.
- To complement landform grading, land form revegetation techniques will 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 minor materials.
- An average 75' buffer shall be maintained along 6-lane arterials.

Grading within each village is intended to balance in order to minimize the earthmoving distances and to facilitate phased grading.

- Village One proposes approximately 8,000,000 cubic yards of balanced cut and fill.
- Village Five proposes approximately 5,900,000 cubic yards of balanced cut and fill.
- Village One West proposes approximately 5,759,000 cubic yards of balanced cut and fill.

---

[5] The steep slope analysis includes the Village Two West area consistent with second tier EIR for the proposed Otay Ranch SPA One and GDP/SRP Amendment 97-03.

- The Village Two high school site proposes approximately 1,500,000 cubic yards of balanced cut and fill.

Grading quantities include grading within Olympic Parkway.

The actual quantities may vary from these numbers based on more detailed engineering at the tentative map, grading plan and final map stages.

Internal slopes within SPA One village cores are typically lower due to the neo-traditional design. The larger slopes as discussed earlier occur at the village perimeter. If however, at the tentative map stage, slopes of 25% or greater in highly visible locations are proposed, landform grading techniques should be considered on a case-by-case basis.

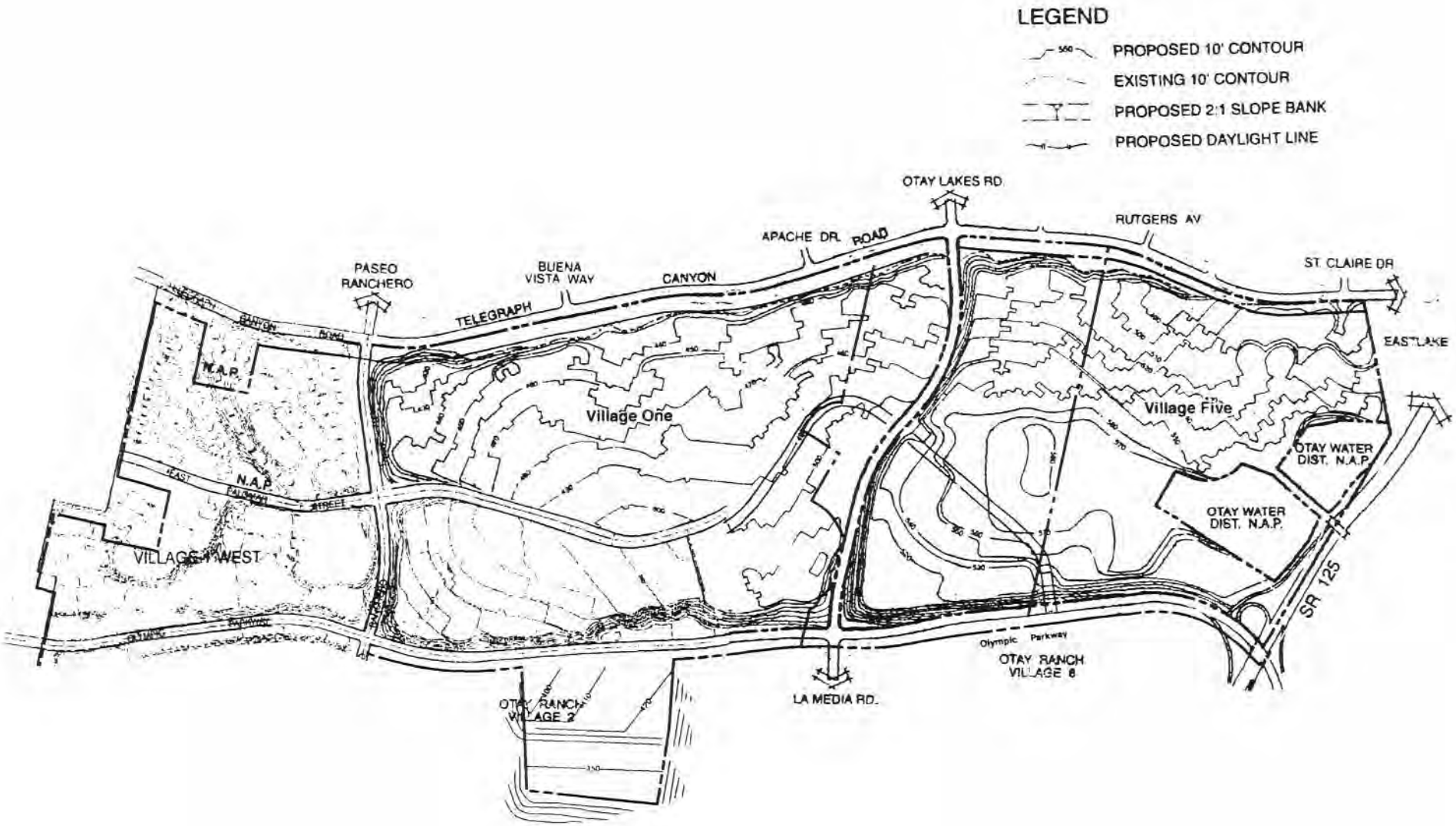
Internal slopes within SPA One are also typically smaller, again, due to the neo-traditional design concept. Slopes proposed to the north between the various levels of single family pads range from 5 up to 35 feet. These slopes are not intended to use contour grading techniques but will follow the standard engineering practices of 2:1 slopes. This will provide the maximum yard area of the single family lots. Landform landscaping should be considered for use in these areas.

Village Five abuts two Otay Water District parcels with existing or proposed domestic water reservoirs. Slopes either existing or proposed adjacent to these parcels have a maximum gradient of 2:1 and landform landscaping should be considered to soften the angular features of the reservoirs.

The design of Village One West is based on a traditional hillside development concept. Perimeter slopes along arterials shall follow the previously listed standards for Villages One and Five. Internal slopes, ranging up to 70 feet in height, will follow the standard engineering practices of 2:1 slopes. Landform landscaping should be considered for use in these areas.

Preliminary soils and geotechnical reports have been prepared for SPA One and have identified the site as being suitable for development proposals. More refined studies will be provided at the final engineering stages of this project.

Landform grading policies will be implemented consistent with the GDP and Chula Vista General Plan.



Note: This exhibit illustrates conceptual planning. Refer to adopted Tract Map(s) and Site Plan(s) for more precise locations and sizing of planned facilities.

Exhibit I-28

Otay Ranch SPA One Conceptual Grading

EARTHWORK SUMMARY	
VILLAGE ONE	TOTAL CUT: 8,000,000 CY TOTAL FILL: 8,000,000 CY
VILLLAGE FIVE	TOTAL CUT: 5,900,000 CY TOTAL FILL: 5,900,000 CY
VILLAGE ONE WEST	TOTAL CUT: 5,800,000 CY TOTAL FILL: 5,800,000 CY
HIGH SCHOOL SITE	TOTAL CUT: 1,500,000 CY TOTAL FILL: 1,500,000 CY
SPA ONE TOTAL	TOTAL CUT: 21,200,000 CY TOTAL FILL: 21,200,000 CY

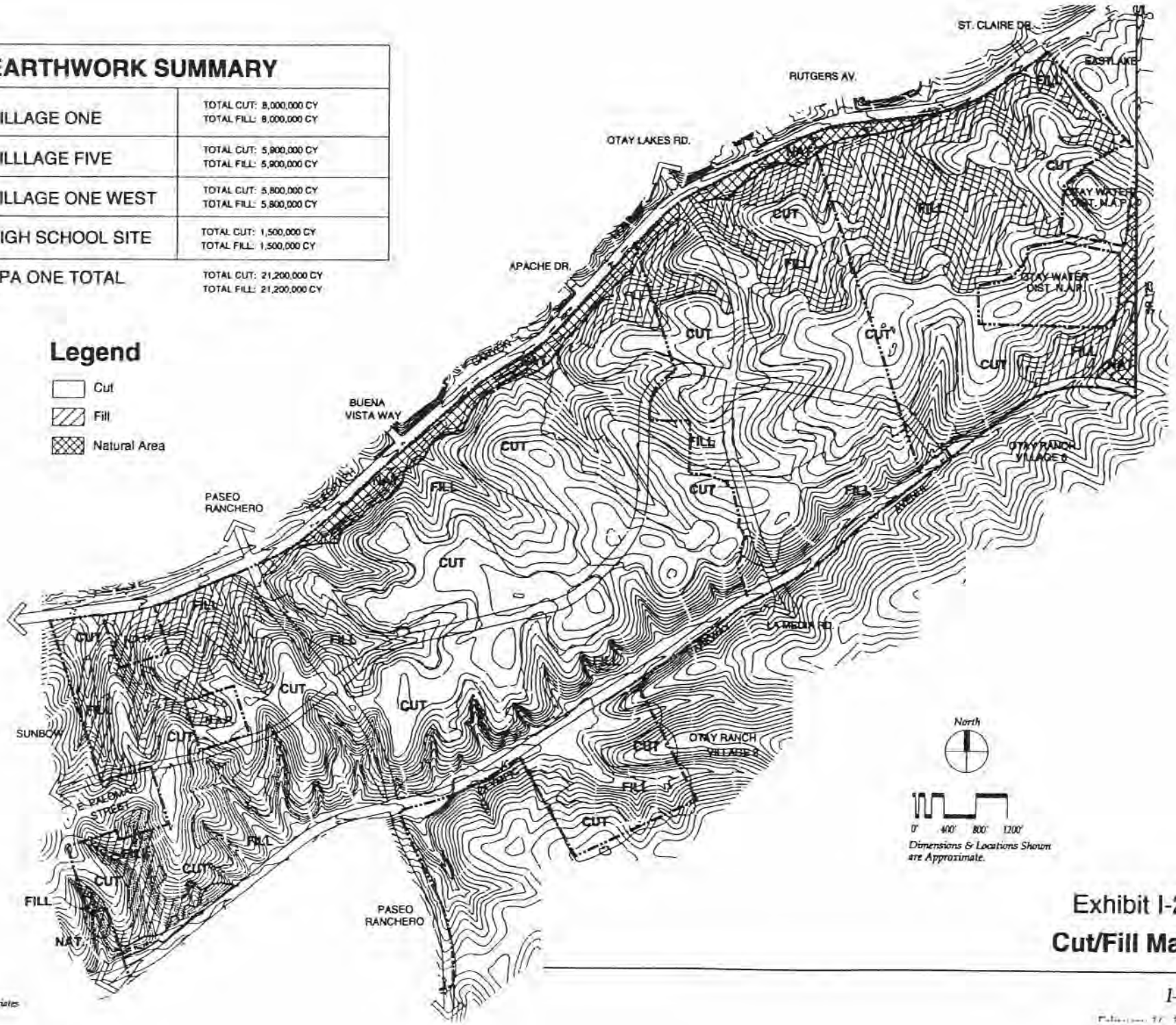


Exhibit I-29

Cut/Fill Map

Provided by:
Hunsaker & Associates

Page left blank intentionally.

PUBLIC FACILITIES

A. INTRODUCTION

The Otay Ranch GDP establishes the following goal regarding the provision of public facilities.

> 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 SPA One. The Public Facilities Finance Plan (Appendix C) 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 One and Five Land Use Plan.

Section B examines local facilities including water, water conservation, recycled water, sewer, drainage, urban runoff, schools, parks, recreation, open space and trails, law enforcement, fire protection, animal control, civic, library and child care facilities.

The Otay Ranch GDP requires that applicants prepare an Urban Run-off Plan for the first SPA within the drainage area of the Otay Reservoir. Otay Ranch SPA One 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.

Section C addresses regional facilities necessary to serve the SPA One project area. Regional facilities include: integrated solid waste management, arts and cultural, health and medical, community and regional purpose facilities, social and senior services, correctional, justice and cemetery facilities. This section is supplemental to the Otay Ranch SPA One Regional Facility Report (Appendix E).

This chapter is a summary of the information, recommendations and conclusions contained in other documents. Financing and phasing issues are addressed in the SPA One Public Facilities Finance Plan. Additionally, some public facilities are the subject of separately prepared master plans including the following.

- Water - Subarea Master Plan (SAMP), April 1998, Wilson Engineering (for the Otay Water District)
- Recycled Water - Subarea Master Plan (SAMP), April 1998, Wilson Engineering (for the Otay Water District)
- Water Conservation - SPA One Water Conservation Plan 1995, Wilson Engineering, and Water Conservation Plan for Villages One West and Two West of Otay Ranch 1998, Wilson Engineering.
- Drainage - SPA One Master Drainage Plan and Addendum 1996, Hunsaker and Associates Master Drainage Study 1998, Rick Engineering.
- Sewer - Overview of Sewer Service for SPA One of the Otay Ranch Project 1996, Wilson Engineering and the Overview of Sewer Service for Otay Ranch Village One West/Two West of Otay Ranch, March 1998, Wilson Engineering.

B. LOCAL FACILITIES - SPA ONE

1. Water

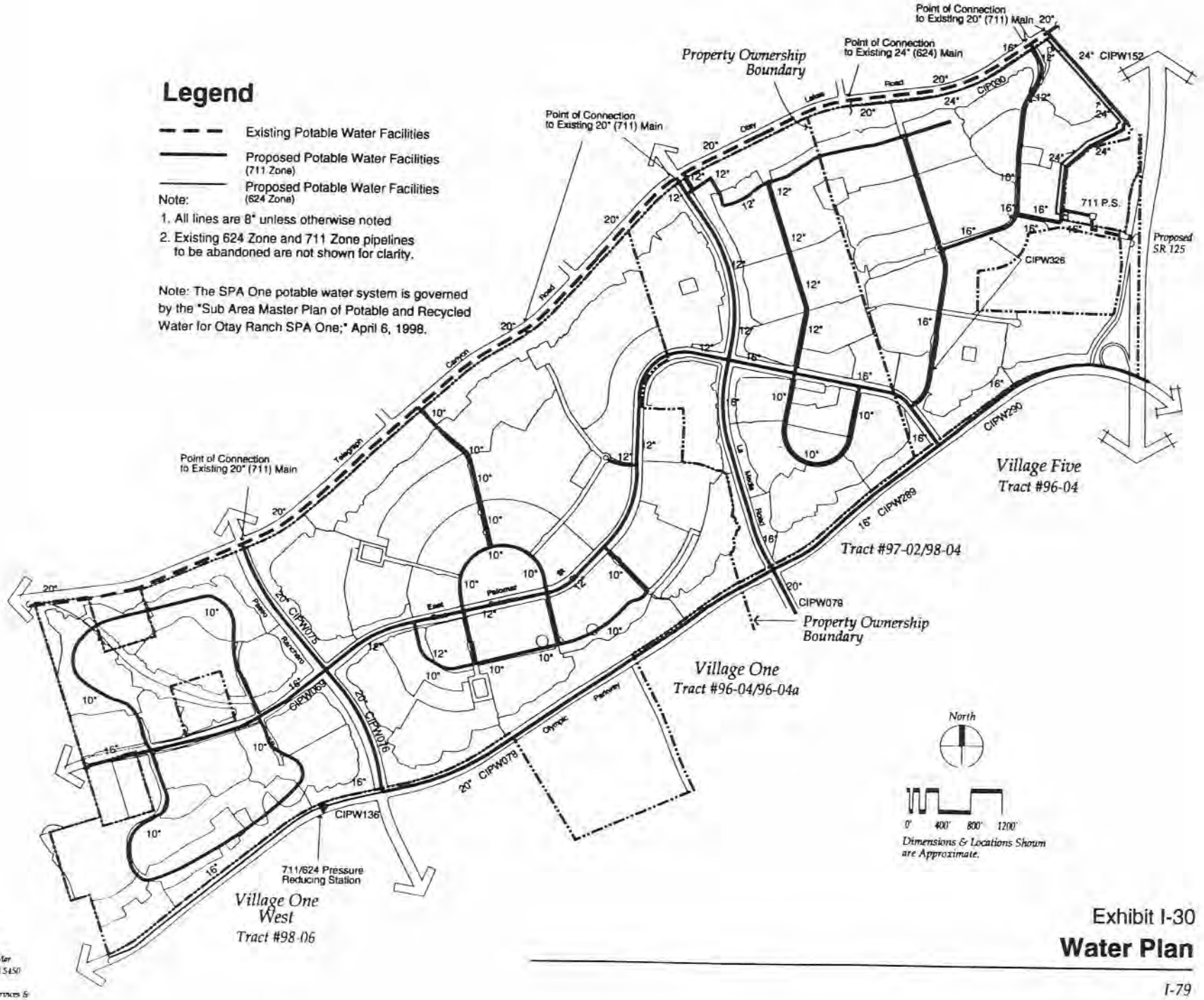
Water service and facilities are addressed in the Subarea Master Plan of Potable and Recycled Water for Otay Ranch SPA One (SAMP) prepared by Wilson Engineering. The phasing and financing of water facilities is more thoroughly addressed in the Otay Ranch SPA One PFFP (Appendix C).

The Otay Ranch GDP establishes the following goal for water service.

> 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 GDP establishes the following SPA processing requirements.

GDP SPA PROCESSING REQUIREMENTS	WHERE ADDRESSED
Identify phased demands in conformance with street improvements and in coordination with the construction of sewer facilities.	PFFP
Identify location of facilities for on-site and off-site improvements in conformance with the master plan of the water district serving the planned project.	SAMP
Provide costs estimates.	SAMP
Identify financing methods.	PFFP
Provide a Water Conservation Plan	Water Conservation Plan
Annexation of property to MWD/CWA/water district, if appropriate	Not Applicable
Assure adequate water supply in accordance with the phasing plan.	PFFP
Prepare a Water Master Plan in conformance with the water standards of the appropriate district.	SAMP



Base Data Provided by:
Hunsaker & Associates
P&D Consultants, Inc

Del Mar
619.793.5450
Development Design Services & Graphic Access, Inc.
Water Agn

Exhibit I-30
Water Plan

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.[6] Development of the Otay Valley Parcel of Otay Ranch is included in the Series 8 population forecasts (18,500+ dwelling units by 2015).[7]

a. Existing Water Facilities

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.

Currently, the CWA transports filtered water to Lower Otay Reservoir through Pipeline Number 3. The Water Authority is in the process of extending Pipeline Number 4 from Mission Gorge to the Sweetwater Reservoir and Lower Otay Reservoir. Once this extension is completed, Pipeline Number 3 will be converted to carry untreated water and Pipeline Number 4 will carry treated water.

The Otay Water District currently has five connections to Pipeline Number 3 of the San Diego County Water Authority aqueduct. From these connections, a system of reservoirs, pump stations, and distribution lines exist to meet demands within the District. Completion of Pipeline Number 4 by the Water Authority will increase the reliable supply of water to the Otay Water District. SPA One will provide an additional connection to the pipeline at Telegraph Canyon Road.

b. Otay Water District Master Plan

The Otay Water District Water Resources Master Plan (April 1995) was prepared by Montgomery-Watson[8]. The facilities that the Otay Water District has master planned for the 711 Zone, but are yet to be built, include some distribution and transmission pipelines, upgrading of the existing water booster station and a second water booster station. These facilities will be discussed later as they relate to water service for SPA One.

The Otay Water District has approximately 5 million gallons of reservoir storage

---

[6] The issue of long term water supply is extensively evaluated in the Chula Vista Sphere of Influence EIR and related responses to comments.

[7] The adopted Otay Ranch GDP permits the development of a maximum of 27,059 units. For a more thorough discussion of long term water supply, see the Final Program EIR for the City of Chula Vista Sphere of Influence Update Study (94-03).

[8] The Water Resources Master Plan is utilized as an information source since there are no other plans upon which to rely for planning purposes.

capacity in the 711 Zone. This reservoir storage capacity is for operational and fire protection storage only, and does not include an emergency storage capacity.

Distribution pipelines will be constructed as required to provide adequate service based on the land use within the 711 Zone.

c. Facilities and Demand for SPA One

Villages One and Five are within the Otay Water District 711 pressure zone. The water facilities required for the SPA One project area consist of water service from the 711 Zone. Consistent with the Water Resources Master Plan, the area of Village One West north of E. Palomar Street is served by the 711 pressure zone. The balance of Village One West and all of Village Two West are within the Otay Water District 624 pressure zone. Exhibit I-30 depicts the recommended distribution system required for the SPA One project area.

711 Zone Water Service - The 711 Water Service Zone will serve all of Villages One, Five and a portion of Village One West.

711 Zone Pump Station - The recently completed Central Area Pump Station has a total pumping capacity of 23.0 mgd (16,000 gpm)

624 Zone Water Service - The 624 Water Service Zone will serve a portion of Village One West South of E. Palomar Street and all of Village Two West.

624 Pressure Reducing Station - A 711 Zone/624 Zone Pressure reducing station will be constructed along the 16" pipeline in Olympic Parkway.

711/624 Zone Reservoir - The operational and fire flow storage requirement for SPA One is 6.7 mg.

Emergency Storage - Emergency storage for the 711 Zone, 624 Zone, and other pressure zones served from the San Diego County Water Authority aqueduct connection and the Central Area pump station is part of a District-wide project. Presently, there are plans for a large storage reservoir, of approximately 50 to 100 million gallons, near the Central Area pump station and the aqueduct connection; the exact size and location of this reservoir has not yet been determined. The Otay Water District intends to provide emergency storage equivalent to ten average days' demand. For Otay Ranch SPA One, the required volume of emergency storage is approximately 19 million gallons. The SPA One project could comply with the emergency storage requirement by paying the Central Area Service Zone Terminal Reservoir Construction Fee.

The 711-3 or 711-4 reservoir is needed to serve SPA One, as are the transmission mains connecting the new 711 reservoir to the existing 20-inch main at Eastlake Parkway. Both SPA One project owners have entered into agreements with the Otay Water District to fund construction of the 711 Reservoir and Transmission Mains.

e. Water Supply

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 1987 Distribution Study, the additional water supply made available from these improvements will allow the Otay Water District to meet projected demands through 2010.

2. Water Conservation

The Otay Ranch GDP establishes the following goal for water conservation:

Goal: Conserve water during and after construction of Otay Ranch.

The Otay Ranch GDP and the Chula Vista Growth Management Program also require the approval of a water conservation master plan concurrent with SPA approval. The SPA One Water Conservation Plan (Appendix C.2) and the Water Conservation Plan for Villages One West and Two West were prepared by Wilson Engineering to satisfy this requirement.

A cost/budget analysis was performed to identify water conservation measures that should be incorporated into the planning and design of the Otay Ranch SPA One project. Because the project consists of primarily residential development, the discussion emphasizes urban water control devices.

The total average water demand for Villages One ,Five and One West is 1.74 million gallons per day. Also, open space and common landscaped areas provide for the potential use of 0.62 MGD of recycled water.

Indoor water conservation measures analyzed include ultra-low flow shower heads and water efficient appliances. Outdoor water conservation measures analyzed include low water use landscaping, xeriscaping, soil moisture sensors, and state-of-the-art drip irrigation and gray water systems. An education/public awareness program to educate SPA One residents regarding the benefits of water conservation and to change personal water use habits, is also included.

For each of the water conservation measures analyzed, a benefit/cost ratio was calculated. Table I-7 provides a summary of the benefit/cost ratios for the water conservation measures analyzed. Water conservation devices with a benefit/cost ratio greater than 1.0 will more than cover the cost of implementation. Also, water conservation devices produce additional benefits such as reduced sewage volume and energy savings.

a. Water Conservation Measures

Table I-7 Otay Ranch Village One West Conservation Measures
(All costs in August 1997 dollars)

Water Conservation Measure	Water Savings per residence (gpd/DU)	Incremental cost ($/DU)	Water Savings over service life ($/DU)	Benefit/ cost/ ratio
INDOOR				
Ultra Low Flow Showerhead	8.5	12.44	89.55	7.2
Efficient Clothes Washer	25.9	130.44	218.40	1.7
Efficient Dishwasher	1.5	36.6	12.60	0.3
Pressure Reducing Valve	9.2	183.00	129.2	0.7
Hot Water Pipe Insulation	4.3	250.00	45.60	0.2
Recirculating Hot Water Pump	8.6	350.00	91.2	0.3
OUTDOOR				
Low Water Use Landscape	23.1	0.00	243.45	
Xeriscaping	1,002.60	0.277.0	2,867.00	
Soil Moisture Sensors		38.5	244.00	
Automatic Timer Shutoff	23.1	36.60		
OUTDOOR				
Water Conservation Guide	30.8	2.44		
PublicAwareness/ Education Program	57.6	3,000.00	404.70	0.1[9]

[9] Not including annual operation and maintenance expenses which exceed annual water savings.

The SPA One Water Conservation Plan, April 1995 and the Water Conservation Plan for Villages One West and Two West, September 1998, prepared by Wilson Engineering, provides that plans for SPA One, include, but not be limited to, the following water conservation measures:

- Ultra low flow shower heads
- Pressure reducing valves
- Water conservation guide
- Soil moisture sensors
- Drought resistant plants in public landscaping areas
- Use of recycled water where possible
- Efficient irrigation systems design and management
- Education/Public Awareness Program

The projected value of water saved by using these water conservation measures over their service life will be higher than the initial cost of implementation.

3. Recycled Water Facilities

Recycled water service and facilities are addressed in the Otay Water District Subarea Master Plan of Potable and Recycled Water for SPA One (SAMP) prepared by Wilson Engineering. The phasing and financing of recycled water facilities is more thoroughly addressed in the Otay Ranch SPA One PFFP (Appendix C). The Reclaimed Water Uses and Restrictions Plan is addressed in the SAMP, the Otay Water District Reclaimed Water Master Plan and the Otay Water District Recycled Water Rules and Regulation.

The Otay Ranch GDP provides the following goal for water reclamation.

> Goal: Design a sewage system which will produce reclaimed water. Ensure a water distribution system will be designed and constructed to use reclaimed water. Construction of a dual system water supply will be required for all development where reclaimed water is used.

The Otay Ranch GDP proposes the following SPA requirements relative to recycled water:

GDP SPA PROCESSING REQUIREMENTS	WHERE ADDRESSED
Identify phased demands in conformance with the construction of sewage facilities.	PFFP
Identify location of facilities for on-site and off-site improvements in conformance with the master plan of the water district serving the proposed project.	SAMP
Provide cost estimates	SAMP
Identify financing methods.	PFFP
Ensure compliance with RWQCB and County Health Dept. rules and regulations for the use of recycled water.	SAMP

Consistent with the Otay Ranch GDP, it is anticipated that recycled water will be utilized to irrigate street parkway landscaping, manufactured slopes along open space slope areas and parks. The recycled water duty factor for irrigating park, open space areas, and irrigating parkways is 2,232 gpd/acre. The SAMP proposes utilizing recycled water to irrigate landscaped areas in multi-family

development, schools, parks, CPF, open space slope areas and parkways. The recycled water system is designed so that non-residential uses could connect in the future, if desired.

The source of recycled water for the Otay Ranch will be the planned Otay Valley Water Reclamation Plant. Additionally, a connection should be made to the San Diego County Water Authority raw water aqueduct to provide a back-up source of irrigation water to the project area. The recycled water system consists of a series of pump stations, transmission piping and storage reservoirs that will provide recycled water to portions of Otay Ranch, including the SPA One project area.

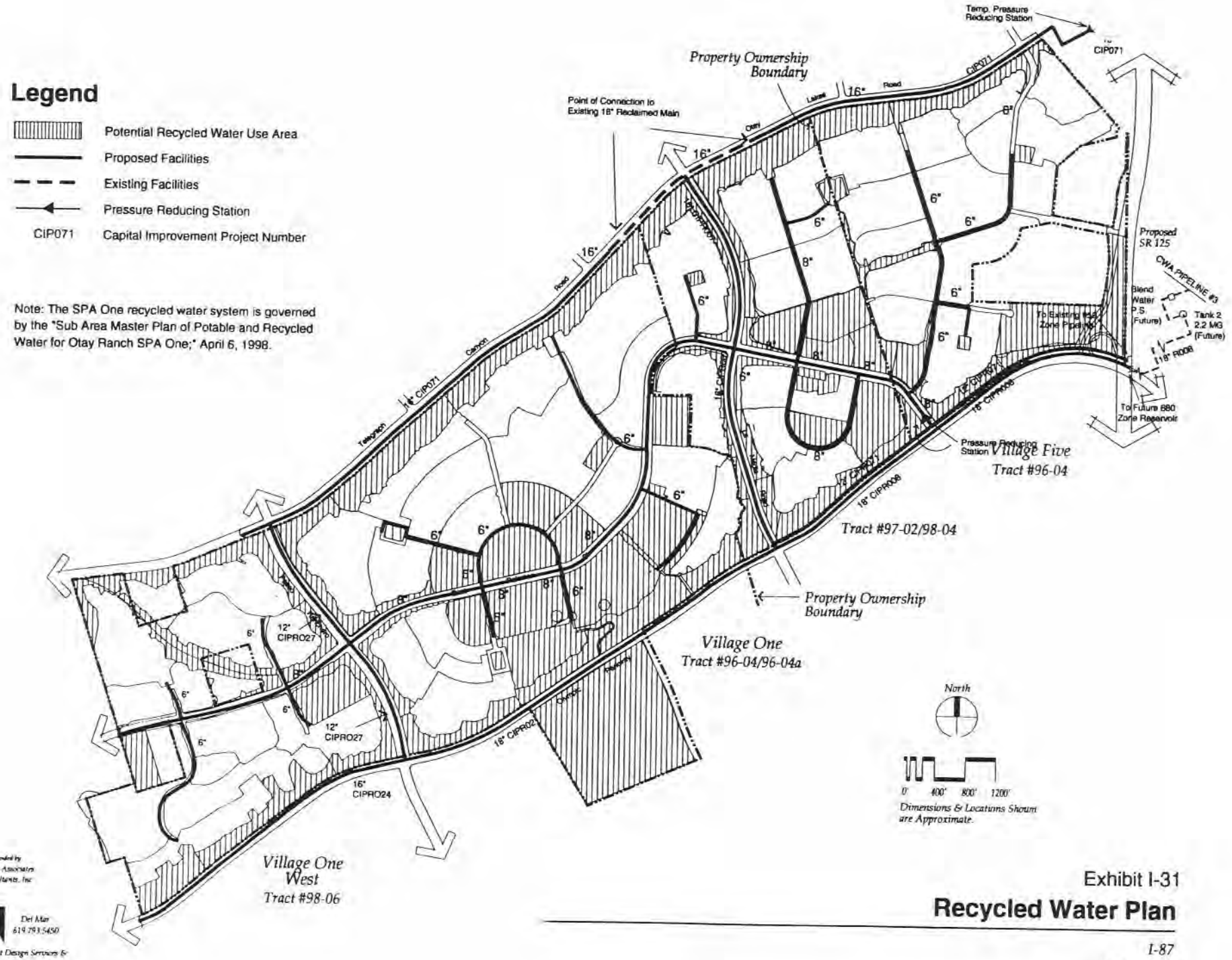
a. Facilities

The planned recycled water system is sized to meet the demands of Otay Ranch, including the SPA One project area. Otay Ranch may eventually be required to oversize some of these facilities to meet recycled water demands outside of the project.

SPA One is approximately two and one-half to three miles from the future Otay Valley Water Reclamation Plant. Consequently, to provide recycled water to these villages would require construction of two pump stations, an operational storage reservoir and a significant length of transmission mains. It is recommended that recycled water lines be constructed within the streets during SPA One development, but recycled water not be utilized until necessary facilities are constructed during subsequent phases of development.

Recycled water pump stations are required to boost recycled water from the Otay Valley Reclamation Plant to the SPA One project area. Village One is within the 600 Zone and Village Five is within the 980 Zone.

Villages One West and Two West will ultimately be served by the 680 Zone recycled water system. The project includes the construction of a temporary pressure reducing station in Otay Lakes Road near the northwest corner of SPA One. This project will convert 950 Zone recycled water to 750 Zone recycled water on an interim basis until a permanent source of 680 recycled water is available. A pump station is planned at the intersection of Olympic Parkway and La Media. One pump station is required to move the recycled water from the Otay Valley Reclamation Plant to Zone 600. From the 600 Zone, two pump stations are planned to boost recycled water up to the 980 Zone to serve the SPA One project area.



Base Data Provided by Hunsaker & Associates P&D Consultants, Inc

Del Mar 619.793.5450

Development Design Services & Graphic Access, Inc

reclaimed water 5/99

Exhibit I-31

Recycled Water Plan

4. Sewerage

Sewerage services and facilities are addressed in the Overview of Sewer Service for SPA One (June 4, 1996) and the Overview of Sewer Service for Village one West and Two West (March 1998), prepared by Wilson Engineering. The phasing and financing of sewerage facilities is more thoroughly addressed in the Otay Ranch SPA One PFFP (Appendix C).

In addition to the requirements of the Otay Ranch GDP, the provision of sewerage facilities within SPA One is guided by the Otay Ranch Sewerage Master Plan, Wilson Engineering, October 19, 1993.

The Otay Ranch GDP establishes the following goal for sewerage facilities:

> Goal: Provide a healthful and sanitary sewerage collection and disposal system for the residents of Otay Ranch and the region, including a system designed and constructed to accommodate the use of recycled water.

The Otay Ranch GDP establishes the following SPA processing requirements:

GDP SPA PROCESSING REQUIREMENTS	WHERE ADDRESSED
Identify phased demands for sewer trunk lines.	Sewer Master Plan, Wilson Engineering
Identify location of facilities for on-site improvements, including recycled water facilities.	Sewer Master Plan, Wilson Engineering; SAMP
Provide estimated costs for all facilities.	PFFP
Identify financing methods.	PFFP
For septic systems, preliminary soils testing to determine both suitability and reasonable density.	Not Applicable

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. Existing and planned sewer facilities are illustrated on Exhibit I-32. The Otay Ranch Master Plan of Sewerage prepared in October 1993 by Wilson Engineering, documents the feasibility of providing sewer service to the project area.

a. SPA One Sewerage Flows

As provided in the Overview of Sewer Services for SPA One of the Otay Ranch Project, and Overview of Sewer Service for Village One West and Two West, March 1998, prepared by Wilson Engineering, sewer service for SPA One will be provided by the City of Chula Vista. SPA One is within the Telegraph Canyon Drainage Basin and the Poggi Canyon Drainage Basin. The City of Chula Vista has sewer facilities in each of these basins to serve existing development. The Overview of Sewer Service reports provide recommendations for needed improvements in each basin to serve the SPA One project area.

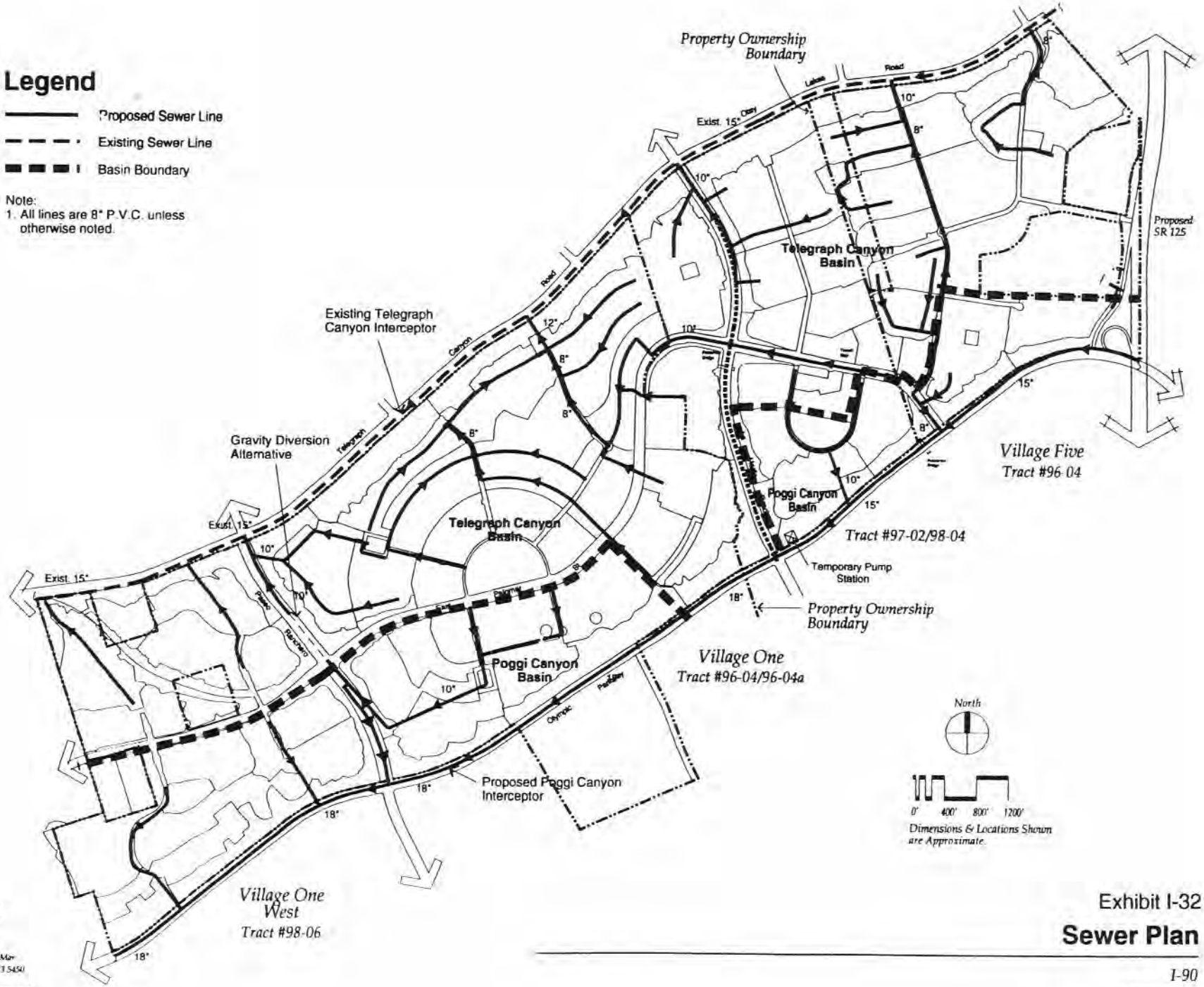
The City of Chula Vista's Subdivision Manual establishes sewage generation factors based on population multipliers used to project sewage flows. With the planned developments, the average sewage generation for all of the SPA One project area is estimated at approximately 1.58 MGD.

This flow can be accommodated, provided that required facilities are designed, financed and implemented in a timely manner. The Public Facilities Finance Plan thoroughly discusses phasing and financing.

b. Sewerage Facilities

There are -3,842 equivalent dwelling units planned within the Telegraph Canyon drainage basin of the SPA One project. The average daily flow into the Telegraph Canyon Basin from SPA One is estimated at 0.96 MGD. The remaining 0.62 MGD drains to the Poggi Canyon Basin. There are 528 Village One West equivalent dwelling units planned within the Poggi Canyon Basin. Portions of gravity sewer lines have been sized to handle flows during the interim period when Poggi Canyon flows are pumped and conveyed through the Telegraph Canyon Basin Sewer System.

Sewer service to development within the Telegraph Canyon Basin (Villages One, Five and One West) can be provided by paying a fee and connecting to the existing Telegraph Canyon Interceptor. To provide gravity sewer service to the portion of development in the Poggi Canyon Basin, would require some improvements to the Poggi Canyon Interceptor. As an alternative to completing the improvements to the Poggi Canyon Interceptor, the feasibility of temporarily pumping flows from the Poggi Canyon Basin to the Telegraph Canyon Basin on an interim basis will be evaluated by the City Engineer.



Base Data Provided by
Hunsaker & Associates
P&D Consultants, Inc

Del Mar
619.793.5450
Development Design Services &
GraphicAccess, Inc.
Sewer.dgn 5/99

Exhibit I-32

Sewer Plan

February 16, 1999

5. Drainage

Drainage facilities are addressed in the SPA One Master Drainage Plan and Addendum to the SPA One Master Drainage Plan prepared by Hunsaker & Associates and the Master Drainage Study prepared by Rick Engineering. The phasing and financing of drainage facilities is more thoroughly addressed in the Otay Ranch SPA One PFFP (Appendix C).
The Otay Ranch GDP establishes the following goal for drainage facilities:

> Goal: Provide protection to the Otay Ranch project area and surrounding communities from fire, flooding and geologic hazards.

The Otay Ranch GDP establishes SPA processing requirement for drainage facilities:

GDP SPA PROCESSING REQUIREMENTS	WHERE ADDRESSED
Basin specific drainage improvement plan will be submitted with the first SPA. The plan will also address the adequacy of existing facilities	Master Drainage Plan and Addendum Hunsaker & Assoc. Master Drainage Study Report Rick Engineering
Specific facility site(s) identified and reserved.	Master Drainage Plan, Hunsaker & Assoc.
Equipment needs identified.	Master Drainage Plan, Hunsaker & Assoc. Master Drainage Study Report
Alternative financing methods refined.	PFFP
Timing of construction consistent with Otay Ranch GDP project requirements.	PFFP

Otay Ranch SPA One is topographically defined by a ridgeline that runs in an east-west direction, dividing the site into two drainage basins. These basins are referred to as the Telegraph and Poggi Canyon Basins, and are identified on Exhibit I-32. The proposed storm drain system is shown on Exhibit I-33. Detailed drawings of the existing and proposed drainage basins are contained in the preliminary hydrology analysis contained in the Master Drainage Plan and Addendum (1996), prepared by Hunsaker & Associates and the Master Drainage Study (1998) prepared by Rick Engineering. The Telegraph Canyon Channel has been improved to City of Chula Vista standards, and the detention basin has been installed at La Media per the Addendum to the Master Drainage Study prepared by Rick Engineering while the Poggi Canyon Channel presently remains in its natural, unimproved state.

A detention basin has been constructed in Telegraph Canyon and one is planned within Poggi Canyon. These detention basins will control the amount of water leaving SPA One and reduce the peak flows to lower than predevelopment levels.

a. Telegraph Canyon Basin

The land use plan shows development within this basin. It will be necessary to construct storm drain systems within the southerly extensions of Otay Lakes Road (La Media) and Paseo Ranchero.

Under present conditions, the drainage basin area is 3.73 square miles with a 100-year storm peak discharge of 1,725 cubic feet per second (CFS). Preliminary site studies indicate that under developed conditions, this area will decrease to 2.68 square miles, with a 100-year peak runoff calculated at 1,857 CFS. The proposed culverts under the La Media Road will be sized to reduce the peak runoff to 1,464 CFS by using the storage capacity of the earth channel.

b. Poggi Canyon Basin

The existing drainage basin area is 3.29 square miles with a peak runoff of 1,527 CFS for a 100-year storm. The developed basin area, as determined from preliminary site studies, has been increased to 3.50 square miles with a 100-year storm peak runoff of 2,029 CFS.

SPA One development provides a naturalized earth lined channel system paralleling Olympic Parkway. This channel requires culvert undercrossings at La Media Road, Olympic Parkway, between La Media and Paseo Ranchero, and at Paseo Ranchero. There is a proposed detention basin at the western edge of the project site. The proposed drainage system will reduce the peak runoff to 1,306 CFS.

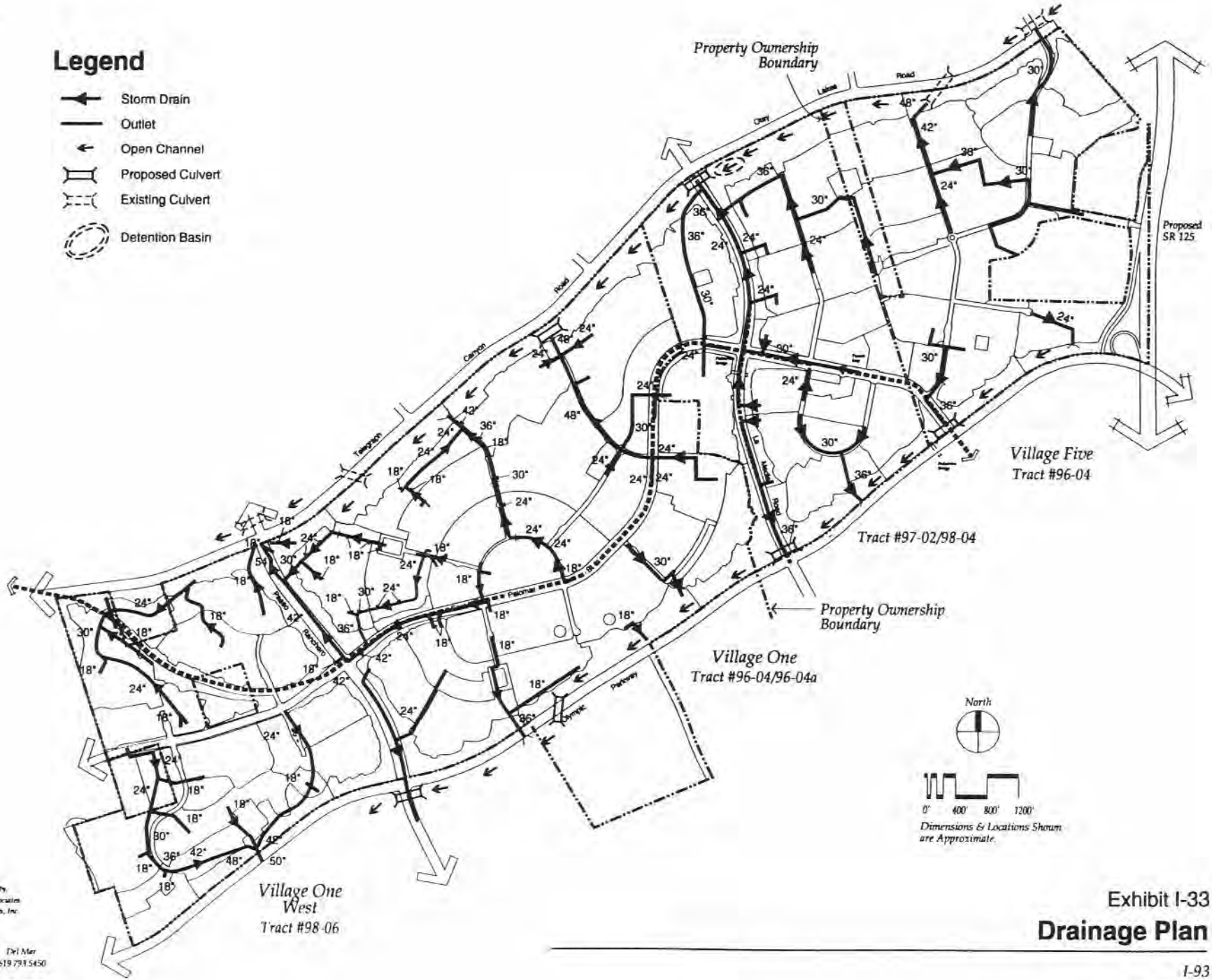
c. Conclusion

i. Telegraph Canyon Basin

It will be necessary to construct a storm drain system within future La Media Road and Paseo Ranchero to convey runoff to the existing Telegraph Canyon channel. The preliminary hydrology analysis contained in the Master Drainage Plans indicate that constructing a double 7 foot wide by 6 foot deep box culvert under the future La Media Road will reduce post-development peak flows at the westerly project boundary from 1,857 CFS to 1,464 CFS. Since the project will reduce peak runoff below pre-development conditions, the development of this basin will not adversely impact the downstream drainage system.

ii. Poggi Canyon Basin

The proposed drainage detention basin near the westerly project boundary will reduce post-development peak flow. Development of this basin will not adversely impact the downstream drainage system.



Base Data Provided by
Hunsaker & Associates
P&D Consultants, Inc.

Del Mar
619.793.5450
Development Design Services &
GraphicAccess, Inc.
Drainage.dgn

Exhibit I-33

Drainage Plan

February 16, 1999

6. Urban Runoff

The Otay Ranch GDP establishes the following goals for urban runoff facilities:

The Otay Ranch GDP establishes the following goals for urban runoff facilities:

Goal: Ensure that water quality within the Otay Ranch project area is not compromised.

Goal: Ensure that the City of San Diego's water rights within the Otay River Watershed shall not diminish.

The Otay Ranch GDP establishes the following SPA processing requirements for urban runoff facilities:

GDP SPA PROCESSING REQUIREMENTS	WHERE ADDRESSED
Identify potential drainage basin impacts on the reservoir system.	Not Applicable
Identify cost of potential runoff protection system by phase.	Not Applicable
Identify area of benefit from provision of system phase.	Not Applicable
Provide a Reservoir Protection Plan (as detailed in City of San Diego correspondence dated 10/25/91).	Not Applicable
Select urban runoff protection system prior to or concurrent with first SPA in a drainage basin for the reservoirs.	Not Applicable

In order to protect water quality in the Lower and Upper Otay Reservoirs from potential storm water impacts, an urban runoff protection system will be provided for portions of Otay Ranch with potential impacts to the Otay Reservoirs. Completed preliminary reports have been reviewed by the City of San Diego, and on-going studies are being conducted to size the urban runoff protection facilities.

The Otay Ranch GDP requires that applicants prepare an Urban Runoff Plan for the first SPA within the drainage area of the Otay Reservoir. Otay Ranch SPA One does not drain into the Otay Reservoir drainage basin, thus there is no requirement for additional Otay Reservoir urban runoff planning as a condition of this SPA.

7. Schools

The Otay Ranch GDP 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 SPA One PFFP (Appendix C).

The Otay Ranch GDP establishes the following goals for school facilities:

Goal: Provide high quality K-12 educational facilities for Otay Ranch residents by coordinated planning of school facilities with the appropriate school district.

Goal: Coordinate the planning of adult educational facilities with appropriate district.

The Otay Ranch SPA One Plan plans construction of up to 6,293 units. SPA One could generate approximately 3,714 students at full buildout according to Chula Vista Elementary School District and Sweetwater Union High School District student generation factors. This would translate into approximately 1,888 elementary students, 630 middle school students and 1,196 high school students.

Table I-8 Student Generation by District/Grade

	CHULA VISTA ELEMENTARY SCHOOL		SWEETWATER UNION HIGH SCHOOL	
	K-6	7-8	9-12	Total
Village One	890	297	564	1,751
Village Five	744	248	471	1,388
Village One West	254	85	161	500
TOTAL	**1,888**	**630**	**1,196**	**3,714**

The Otay Ranch GDP provides for the siting of one elementary school in each village on the Otay Valley Parcel, (except Village Three) including Villages One, Five, and One West. The Otay Ranch GDP 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 Eleven and Two.

a. Elementary Schools

The Otay Ranch SPA One land plan identifies a 10 acre elementary school site within Village One, Village Five and Village One West. In addition, there is an elementary school site located on the western edge of Village One West, within the Sunbow Project.

As discussed above, the build-out of SPA One would generate the need to house approximately 1,888 elementary students. Generally, the Chula Vista Elementary School District prefers to construct schools which serve approximately 725 students. Students may be served in a school located outside of the SPA One area (i.e., Sunbow, Rancho del Rey). The elementary school sites within Villages One and Five are located adjacent to or across a Promenade Street from a neighborhood park to facilitate joint use opportunities.

b. Middle Schools

It is anticipated that the 630 middle school students generated by SPA One will be served at facilities in Rancho del Rey until the first Otay Ranch middle school is constructed. Rancho del Rey Middle School is located approximately one mile north of Village One along Paseo Ranchero. The Otay Ranch GDP 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.

c. High Schools

Based on the maximum high school capacity of 2,400 students, it is anticipated that the 1,196 students generated from SPA One will be served at existing facilities until the first Otay Ranch high school is constructed within Village Two. Depending on actual build-out and the capacity of existing area schools, it may be necessary to construct a high school within Otay Ranch prior to build-out of SPA One.

d. Adult School

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

8. Parks, Recreation, Open Space and Trails

a. Introduction

Parks, recreation, open space and trails are addressed in the Otay Ranch SPA One Parks, Recreation, Open Space and Trails Master Plan (Appendix D). The phasing and financing of these facilities is more thoroughly addressed in the SPA One PFFP (Appendix C).

The Otay Ranch GDP establishes the following goal for parks and recreation facilities:

> 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 GDP establishes the following thresholds for parks and recreation facilities:

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

Local Park Threshold: Provide 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.

The Otay Ranch GDP establishes the following SPA processing requirements for park and recreation facilities:

GDP SPA PROCESSING REQUIREMENTS	WHERE ADDRESSED
Provide a Parks Master Plan.	Parks, Recreation, Open Space and Trails Master Plan
Specific facility site identified and reserved including consideration of areas adjacent to public schools and other public lands where co-location is feasible and desirable.	Parks, Recreation, Open Space and Trails Master Plan
Equipment needs identified.	Parks, Recreation, Open Space and Trails Master Plan
Alternative financing methods refined.	PFFP
Alternative maintenance entities and funding identified.	PFFP
Timing of construction consistent with Otay Ranch Park and Recreation Implementation Plan identified.	PFFP
Sites for special purpose parks reviewed.	Parks, Recreation, Open Space and Trails Master Plan
Develop plans for the use of recycled water, as appropriate.	Parks, Recreation, Open Space and Trails Master Plan, and Subarea Master Plan
Design criteria for land adjacent to regional parks prepared.	Not Applicable
Request recommendations from County Transit System regarding transit facility needs.	Request solicited as part of County review of this document

b. Local Park Standards

i. Neighborhood Parks

The Otay Ranch GDP and the Chula Vista Park Land Dedication Ordinance require the provision of 3 acres of local parks per 1,000 residents, resulting in a demand for 54.3[10] acres of local parks to serve SPA One. As depicted in Exhibit I-34. The SPA One Plan identifies 45.0 acres of neighborhood parks, of which 37.9 qualifies for park credit[11]. The remaining local park acreage is satisfied through the provision of community parks in Otay Ranch. The Otay Ranch GDP identifies 78 acres of community park land throughout Otay Ranch. Of this amount, proportionately, 16.4 acres of community park land will serve the residents of SPA One. Accordingly, the 37.9 acres of neighborhood parks, combined with the 16.4 acres of community park land satisfies the 54.3 acres local park land requirement for SPA One.

The Otay Ranch GDP requires that the following facilities be provided within local parks to serve SPA One residents:

[10] The Otay Ranch GDP and Chula Vista Municipal Code require the provision of 3.0 acres of local parks per 1,000 residents. The SPA One planning area satisfies its local park obligation through the provision of a series of neighborhood parks within each village and through the provision of a community park in Village Two (the subject of a subsequent SPA).

[11] The Chula Vista City Council approved 25% to 50% park credit for pedestrian parks. 50% credit is assumed in the analysis. No park credit will be given for private parks located within controlled access neighborhoods.

Table I-9 Local Park Facility Demand

	VILLAGE ONE	VILLAGE FIVE	VILLAGE ONE WEST	SPA ONE TOTAL
NEIGHBORHOOD PARK FACILITIES				
Picnic Shelters	8.3	8.3	2.5	19
Tennis Courts	4.1	4.1	1.3	10
Softball Fields	1.7	1.7	.5	4
Multi-Purpose Field[12]	1.7	1.7	.5	4
Soccer Field	1.7	1.7	.5	4
Handball Court	0.4	0.4	.0	1
Basketball Court	1.7	1.7	.5	4
COMMUNITY PARK FACILITIES				
50 Meter Pool	0.4	0.4	0	1
Center	0.3	0.3	0	1
Theater	0.4	0.4	0	1

ii. Community Park

As discussed above, development of SPA One will result in a demand for 17.8acres of community parks. This demand for a community park will be satisfied through construction of a 25-acre community park within Otay Ranch Village Two, consistent with the Otay Ranch Facility Implementation Plan and the Otay Ranch Village Phasing Plan.

iii. Private Parks

The provision of any private park within SPA One that does not receive park credit will be at the sole discretion of the Applicant. The timing, size and design of these private parks shall be determined by the Applicant.

[12] The Otay Ranch GDP requires 1 multi-purpose field/5,000 residents. However, the Chula Vista Planning and Building Department does not accept multi-purpose fields, instead they prefer dedicate softball or soccer fields.

c. Compliance with Regional Park Standard

The Otay Ranch regional park standard is met through the eventual identification of ±3,000 acres for the Otay Valley Regional Park, as set forth in the Otay Ranch GDP.

d. Local Open Space

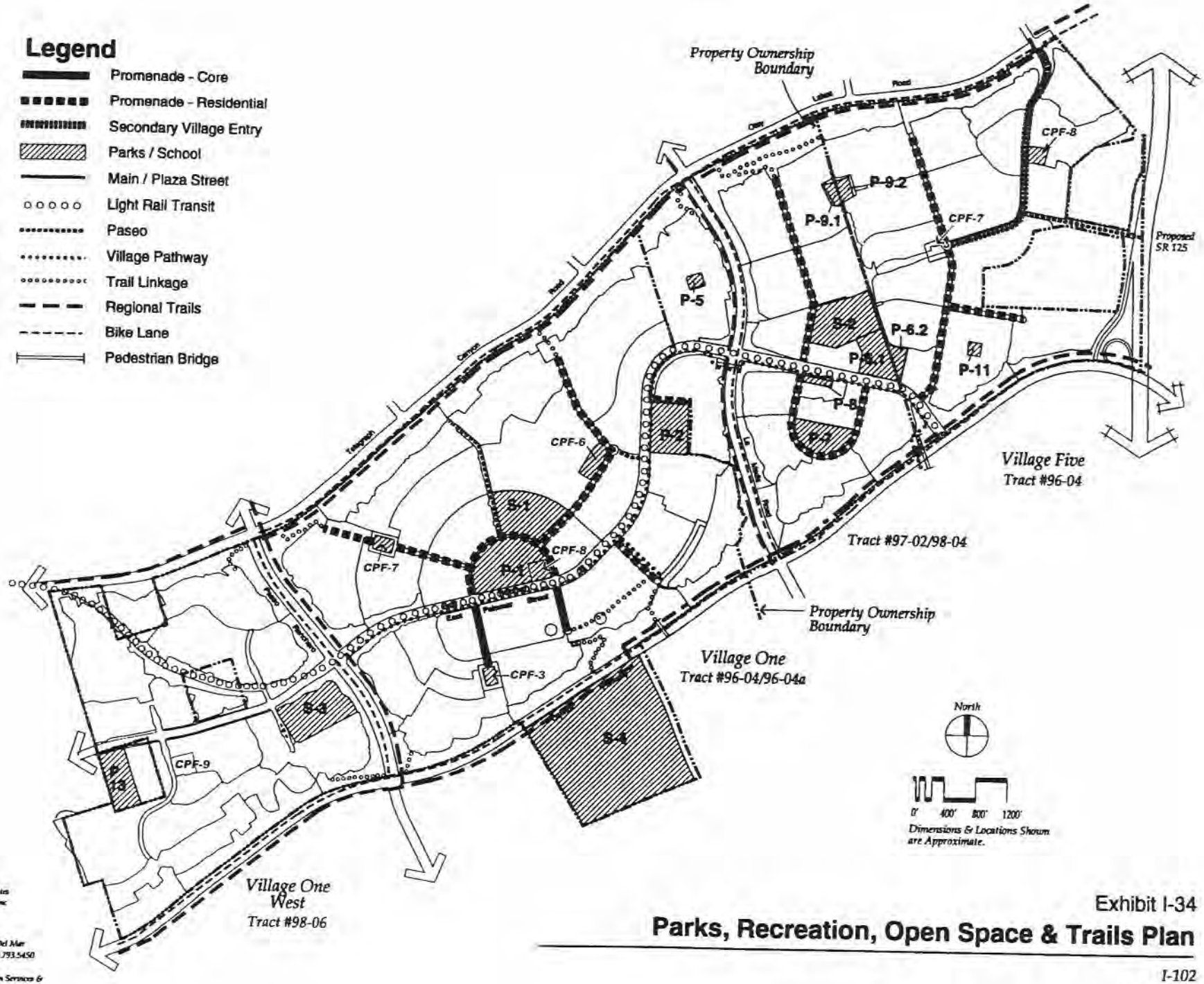
The SPA One project area is surrounded by an open space buffer system. This buffer area includes 217.5 acres and satisfies the 12-acres/1,000 residents local open space requirement. The SPA One Parks, Recreation, Open Space and Trails Master Plan (Appendix D) provides a more detailed discussion of local open space.

e. Trails

A system of regional and local bike lanes and pedestrian paths is incorporated as critical mobility and recreation components of SPA One. Local paths within Villages One and Five connect to regional trails. A trail system traverses open space areas and is looped to provide for a variety of lengths of rides. In some areas, pedestrian and bike trails overlap. The SPA One trail system is depicted in Exhibit I-34. The SPA One Parks, Recreation, Open Space and Trails Master Plans (Appendix D) provides a more detailed discussion of the SPA One trail system.

f. Community Gardens

The Otay Ranch GDP requires that policies and guidelines be developed at the SPA level for community gardens. Community garden guidelines regarding size, location, facilities and operations are provided in the SPA One Parks, Recreation, Open Space and Trails Master Plan (Appendix D).



Base Data Provided by:
Hunsaker & Associates
P&D Consultants, Inc.

Del Mar
619.793.5450
Development Design Services & GraphicAccess, Inc.
Parks.Ai

Exhibit I-34

Parks, Recreation, Open Space & Trails Plan

February 16, 1999

9. Law Enforcement

The Otay Ranch GDP establishes the following goal for law enforcement facilities:

Goal: Protection of life and property and prevention of crime occurrence.

The Otay Ranch GDP also establishes the following threshold for law enforcement services:

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.

The Otay Ranch GDP establishes the following SPA processing requirements for law enforcement facilities:

GDP SPA PROCESSING REQUIREMENTS	WHERE ADDRESSED
Facility site identified, with consideration of SPA plan for the Eastern Urban Center.	Not Applicable
Equipment needs identified.	Addressed herein
Financing methods identified by the appropriate law enforcement agency and implementation method assured.	PFFP
Develop site design techniques and guidelines to deter crime.	Village Design Plans
Develop "Project Specific Guidelines: consistent with thresholds of the appropriate jurisdiction.	Addressed herein

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

The Otay Ranch SPA One development will increase the demand for police service in the project area. According to the demand methodology identified in the Otay Ranch GDP, the projected population increase generated by SPA One will require an additional 24 officers at buildout to maintain current levels of police service. Approximately 4,908 sq. ft. of police facilities would be required to house the additional 24 officers. According to the Chula Vista Civic Center Master Plan (May 1989), the existing police facility at 276 Fourth Avenue has capacity to accommodate anticipated law enforcement services through the year 2000, including the demand generated by this project.

In order to satisfy the Final Otay Ranch Mitigation Monitoring Program to "assess staffing needs of the California Highway Patrol (CHP)," information regarding SPA One was provided to the CHP. The CHP concluded[19] that CHP staffing would be impacted by SPA One development. However, they were unable to quantify the impacts.

10. Fire Protection and Emergency Medical Services

The Otay Ranch GDP establishes the following goal for fire protection facilities and emergency medical services:

> 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 GDP also establishes the following threshold for fire protection facilities and emergency medical facilities:

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 Otay Ranch GDP establishes the following SPA processing requirements for fire protection and emergency medical services:

GDP SPA PROCESSING REQUIREMENTS	WHERE ADDRESSED
Specific facility site refined.	Not Applicable
Equipment needs identified.	Addressed herein
Alternative financing methods identified by the appropriate fire agency and implementation methods assured.	PFFP
Fire suppression (sprinkler plan) analysis prepared and jurisdictional requirements applied.	Separate analysis
Demonstrate ability to provide facilities in conjunction with sewer, water and road facilities.	PFFP
Determine that response times have been met.	PFFP
Identify radio communication problems associated with the Otay Ranch (if any).	PFFP
Develop project specific guidelines.	Addressed herein
Consider HAZMAT service location, if appropriate and warranted.	Not Applicable
Review of fuel modification plans by fire department(s).	Parks, Recreation, Open Space and Trails Master Plan
Assure appropriate water pressures and supply for fire control.	Assume through plan implementation
Include design guidelines that implement the concept of "municipal fire insurance," if appropriate.	Pending

a. Fire Protection Facilities

The SPA One 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 on Otay Lakes Road, south of East H Street, and
- Fire Station 6, located in the EastLake Business Park.

The Fire Master Plan for the City of Chula Vista provides for a nine fire station network at build-out. The Master Plan proposes relocating existing fire station #3 east of I-805 and station #4 to the Rancho del Rey development. This Master Plan is currently being updated by the City.

The Otay Ranch GDP 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. All service responsibility would be transferred to the Chula Vista Fire Department upon annexation of the SPA One project area to the City of Chula Vista. Otay Ranch SPA One will be served by existing CVFD facilities.

i. Fire Break and Fuel Modification

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

ii. Residential Fire Suppression Sprinkler Systems

The Otay Ranch GDP includes the following requirement related to residential fire sprinklers:

Policy: Otay Ranch shall evaluate the provision of fire suppression sprinkler systems for residential development within the project area as part of SPA plans. (GDP Page 314)

In response to this requirement, a SPA One Residential Fire Sprinkler Analysis[20] 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 analysis was submitted to the City of Chula Vista for review is summarized below.

The age of homes has a direct correlation to fire safety and fire fatalities. Based on an analysis completed by the California Building Industry Association, the age of the home is a key determinant in fire safety. Less than 2% of the total fires throughout California occurred in units built during the 10 year period, 1982-1991. The

overwhelming majority (90.6%) of California's residential fire fatalities are occurring in older homes (pre-1972).

Homes built today are constructed under far more stringent building codes than homes built 20 years ago. New homes are built with many fire protection features, such as improved electrical wiring and controls, safer heating equipment, and more importantly, smoke detectors. Even without sprinklers, new homes are significantly safer than homes built under less stringent building codes.

Improved construction methods include fire stopping and fire separation walls, more electrical outlets, circuit breakers instead of fuse boxes and larger gage wires. Heating equipment is not only safer, but is now sized and installed so that homeowners are less likely to rely on portable heating equipment. Smoke detectors have produced the greatest reduction in fire deaths in residential buildings. According to statistics compiled by the United States Fire Administration, over the past 15 years, annual fire deaths nationally have decreased 50% primarily due to the installation of smoke detectors in homes.

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 will ensure fire safety for Otay Ranch SPA One residents. Based on this analysis, a residential fire sprinkler program need not be implemented within SPA One. 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.

iii. Municipal Fire Insurance

The City has determined that municipal fire insurance is not feasible at this time.

b. Emergency Medical Services

Hartson Medical Services provides contract emergency medical services for the City of Chula Vista, National City and Imperial Beach. There are five Hartson South County paramedic units. Two are located in Chula Vista, two in National City and one unit serves Imperial Beach. The SPA One project area is not currently within the boundaries of any fire district or municipality. Through annexation to the City of Chula Vista, emergency medical services could be provided, by the City of Chula Vista through a contract arrangement. Otay Ranch SPA One will be served by existing fire and emergency service facilities.

i. Emergency Disaster Plan

The San Diego region is exposed to a number of hazards, all of which have the potential for disrupting communities, causing damage and creating casualties. Possible natural disasters include earthquakes, floods, fires, landslides and tropical storms. There is also the threat of man-made incidents such as war, nuclear disasters, hazardous material spills, major transportation accidents, crime, fuel shortages, terrorism or civil disorder. The following section includes the GDP goals, policies and implementation measures related to public safety and emergency programs. In addition, the County of San Diego Emergency Plan and mutual aid programs are described. Finally, Chula Vista's participation in regional disaster preparedness and emergency plans is described.

Otay Ranch Goals, Policies and Implementation Measures

The Otay Ranch GDP requires that SPA plans address emergency disaster issues, as described in the following GDP goal and policies (page 313, 341-343):

Goal: Promote public safety and provide public protection from fire, flooding, seismic disturbances, geologic phenomena and man-made hazards in order to:

- Preserve life, health and property;
- Continue government functions and public order;
- Maintain municipal services; and
- Rapidly resolve emergencies and return the community normalcy and public tranquillity.

Policy: Otay Ranch SPA plans shall include Emergency Disaster Plans to become operative during periods of major emergencies.

Policy: Otay Ranch shall participate in cooperative agreements with urban and rural emergency services providers.

Policy: Incorporate the Otay Ranch Project Area into existing regional disaster preparedness programs.

Policy: Provide for the continuity of government and public order.

Policy: Maintain public services and ensure the rapid resolution of emergencies.

Policy: Minimize social and economic dislocations resulting from injuries, loss of life and property damage.

Policy: Otay Ranch service providers should participate in cooperative agreements for disaster preparedness with other urban and rural emergency service providers and voluntary agencies.

Policy: Incorporate the Otay Ranch Project Area into existing regional disaster preparedness programs including mutual aid agreements.

Policy: Establish and maintain safe and effective evacuation routes.

Policy: Facilitate post-disaster relief and recovery operations.

San Diego County Emergency Plan

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

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

The foundation of California's emergency planning and response is a statewide mutual aid system which is designed to ensure that adequate resources, facilities and other support is provided to jurisdictions whenever their own resources prove to be inadequate to cope with a given situation. The basis for the system is the California Disaster and Civil Defense Master Mutual Aid Agreement, as provided for in the California Emergency Services Act. This Agreement was developed in 1950 and adopted by California's incorporated cities and by all 58 counties. San Diego County is in Mutual Aid Region 6.

City of Chula Vista Emergency Plan

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

11. Animal Control

The Otay Ranch GDP establishes the following goal for animal control facilities:

> Goal: Ensure that the Community of Otay Ranch is served by an effective animal control program that provides for the care and protection of the domestic animal population, safety of people from domestic animals and the education of the public regarding responsible animal ownership.

The Otay Ranch GDP establishes the following SPA processing requirements for animal control facilities:

- Establish a method of funding for the expansion of animal control facilities needed to serve Otay Ranch. (Satisfied through DIF fee program if implemented)

The County of San Diego Department of Animal Control currently provides animal health and regulatory services to the SPA One project area. The City of Chula Vista has one animal shelter located on Otay Valley Road which provides animal shelter services for domestic animals, reptiles, fish and small livestock. Based on the methodology in the GDP, the SPA One project area would generate the need for approximately 795 sq. ft. of additional animal control facilities. The City of Chula Vista provides animal control services to the SPA One area . Neither the City of Chula Vista, nor the County of San Diego currently impose impact fees to fund the expansion of animal control facilities necessary to serve new development. The County of San Diego previously contemplated, but discarded, such an impact fee program. Should an animal control fee be imposed by either the County of San Diego or the City of Chula Vista, Otay Ranch land governed by such a fee program would be required to comply with the exaction.

12. Civic

The Otay Ranch GDP establishes the following goal for civic facilities:

> Goal: Assure the efficient and timely provision of public services and facilities to developable areas of the Otay Ranch Project Area concurrent with need while preserving environmental resources of the site and ensuring compatibility with the existing character of surrounding communities. Integrate different types of public facilities where such facilities are compatible and complementary.

The Otay Ranch GDP establishes the following SPA processing requirements for civic facilities:

GDP SPA PROCESSING REQUIREMENTS	WHERE ADDRESSED
Specific space and facility sites identified for civic uses necessary to serve Otay Ranch in conjunction with the government structure determination and/or the EUC SPA plan.	Chula Vista Sphere of Influence Update Study
Alternative financing methods refined.	PFFP

The City of Chula Vista is currently served by the Chula Vista Civic Center. The present facility totals 119,780 sq. ft., with 333 parking spaces. The Chula Vista Civic Center Master Plan anticipates expanding the Civic Center facility by nearly 46,000 sq. ft. to meet the 2010 population forecast of 207,000. This expansion would meet the needs generated by the SPA One population of 17,628. Additionally, SPA One development is subject to the Chula Vista DIF Program, revenue from which is utilized to finance needed civic facilities.

13. Library

The Otay Ranch GDP establishes the following goal for library facilities:

Goal: Sufficient library facilities to meet the information and education needs of Otay Ranch residents.

The Otay Ranch GDP establishes the following threshold for library facilities:

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

The Otay Ranch GDP establishes the following SPA processing requirements for library facilities:

GDP SPA PROCESSING REQUIREMENTS	WHERE ADDRESSED
Specific library facility site identified with consideration of the plans.	Satisfied with this document
Equipment needs identified.	Satisfied with this document
Timing of construction consistent with the Public Facility Financing and Phasing Plan.	PFFP
County library requirements determined with the first SPA processed in the unincorporated area.	Not applicable

Based on the City's goal to provide 600 square feet of library facilities per 1,000 residents, SPA One population generates a demand for 10,655 sq. ft. of library facilities. Village One generates a demand for 5,129 sq. ft. and Village Five generates a demand for 4,066 sq. ft. of library facilities. In addition, Village One West generates a demand for 1,460 sq. ft. of library facilities.

The Otay Ranch GDP plans for the location of a 36,758 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 demand for 10,655 sq. ft of library facilities generated by the build-out of SPA One will be satisfied by the 36,758 sq. ft. main library in the EUC.

14. Child Care Facility Analysis

The Otay Ranch GDP/SRP establishes the following goal for child care facilities:

> Goal: Provide adequate child care facilities and services to serve the Otay Ranch Project Area.

The Otay Ranch GDP/SRP establishes the following SPA processing requirements for child care facilities:

GDP SPA PROCESSING REQUIREMENTS	WHERE ADDRESSED
Specific acreage requirements identified, design/ co-location guidelines development and land designated for Community Purpose Facility uses.	Land Plan
Develop further implementation guidelines for family child care homes within residential neighborhoods for the first SPA for use on the entire project.	Child Care Master Plan
Develop design guidelines that address child care facilities in the design of public and private buildings for the first SPA for use on the entire project and facilitate the development of family day care homes in residential planning.	Village Design Plan and PC Regulations

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."

1. Demand

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 SPA One, the criteria established in the Child Care Element was applied to SPA One. A discussion of the demand for infant (0-2), preschool (2-5) and school-age (5-12) follows.

a. Infant Child Care

SPA One generates a demand for approximately 185 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.

b. Preschool Child Care

SPA One generates a demand for approximately 163 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.

c. School-Age Child Care

SPA One generates a demand for approximately 495 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.

2. SPA One Child Care

SPA One 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.

a. Family Day Care Homes

Home-based child care includes small family day care homes (SFDCH) that serve 6 children and large family day care homes (LFDCH) that serve 7-12 children.

The Chula Vista Municipal Code allows the establishment of SFDCHs and LFDCHs within the R-1 Zone as well as the RE and RS land use districts of the PC Zone. A conditional use permit is required for all family day care homes within R-2 and R-3 Zones. Consistent with Chula Vista zoning regulations and based on proposed zoning within SPA One, family day care homes could potentially be located within all residential zones throughout Villages One and Five.

The California Code of Regulations, Title 22, Division 12, Chapter 3, Section 102417 includes regulations related to the operation of family day care homes. Since the State of California has family day care home licensing responsibility, all family day care homes within Otay Ranch SPA One would comply with state and local regulations.

The Chula Vista Child Care Element includes recommendations the City could implement to simplify the regulations and permitting process for family day care homes within the City, including:

- Conduct studies to simplify and streamline the development review and approval processes for large family day care home permits by standardizing the siting criteria in certain zoning districts to allow the processing of non-discretionary permits.

- Consider the designation of an existing staff member in the Planning Department or other development service department as a City "child care specialist" to conduct early review of plans for child care centers.
- Develop guidelines and a procedural handbook that outlines the criteria to be used by both staff and the applicant in streamlining the permit and development review process.
- Consider staff participation on the San Diego County child care advisory commissions to assist in establishing acceptable development standards and to identify sources of money for child care.
- Consider the feasibility of waiving fees for small family day care providers that wish to expand from six to twelve children.
- Coordinate with state regulatory agencies to review and revise state licensing and local requirements to allow for more flexibility on a case-by-case basis.

Family day care homes within SPA One would comply with current and future provisions and specific implementation measures of the Chula Vista General Plan Child Care Element.

i. Current Licensing Requirements

Licensing for family day care homes is regulated by the State of California. Applicants must contact the State of California, Department of Social Services Community Care Licensing to apply for a family day care home license.

Pursuant to the California Code of Regulations, an applicant for a family day care home license must submit a written application to the State of California. Prior to completing the application, the applicant must attend an orientation provided by the licensing agency. All applicants must be screened. In addition, a fire safety clearance must be obtained.

ii. Family Day Care Home Requirements

State of California: Pursuant to the State of California Code of Regulations, certain requirements must be met to operate a family day care home. The home must provide a safe environment for the care of children, including proper heating and ventilation, telephone service and safe toys and play equipment. Firearms and poisonous materials must be secured. Fireplaces, pools, stairs and play areas must be screened and/or secured according to these regulations.

In addition to the physical requirements of a licensed family day care home, State Law includes requirements related to transportation and liability insurance.

Most of the physical requirements for operating a licensed family day care home are met in newly constructed homes. However, minimal costs associated with the provision of safety devices to secure stairways, pools, firearms, and poisonous materials may be incurred by day care providers.

City of Chula Vista: Pursuant to the Chula Vista Municipal Code, certain

requirements must be met to operate a large family day care home, including the following:

- A large family day care home shall not be within 1,200 feet of another such facility on the same street as measured from the exterior boundaries of the property.
- An area shall be provided for the temporary parking of at least two vehicles for the safe loading and unloading of children. In most cases, in front of a two-car garage will satisfy this requirement.
- A usable rear yard play area of 1,200 sq. ft. shall be provided. Outdoor play activity shall not be allowed in the front or exterior side yard of the home.
- Play areas shall be designed and located to reduce the impact of noise on surrounding properties. The Zoning Administrator may impose reasonable requirements to alleviate noise, including but not limited to installation of a six-foot high block wall around the perimeter of the rear yard.

b. Facility-Based Child Care

SPA One includes 15.5 acres of Community Purpose Facility (CPF) zoned land. Non-profit child care facilities are considered an accessory land use to CPF and are permitted within the CPF zone. In addition to CPF land, 10.9 acres of commercial land is provided in the SPA One project area. Commercial child care facilities are permitted within the village core commercial areas.

Lands designated for Community Purpose Facility and Commercial uses are within the village cores of Village One and Five, close to proposed elementary school sites and proposed light rail transit stations. This land use configuration should make child care accessible to SPA one residents.

The California Code of Regulations, Title 22, Division 12, Chapters 1 and 2 include regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements and physical environment for child day care and day care centers. Since the State of California has day care center licensing responsibility, all child care facilities within Otay Ranch SPA One would comply with state, as well as local regulations.

The Chula Vista Child Care Element includes proposed incentives and activities the City may undertake to encourage the establishment of locations and/or facilities for not-for-profit child care in new development, including:

- Develop a marketing/media campaign for residential, business and commercial and shopping center development to include child care facilities.

- Grant priority processing for development projects that include an on-site child care facility.
- Consider a program that evaluates an incentive program that offers a bonus in density or intensity of use for commercial, industrial, and residential projects that provide child care facilities.
- Integrate child care needs with local transportation planning process by coordinating efforts between land use and transportation planners.
- Include the provision of child care facilities as a transportation control measure.
- Consider information and referral assistance and/or subsidy vouchers to be used to reduce child care costs, and reconciliation of child care licensing requirements with City requirements and standards.

SPA One, along with any facility-based child care provider would comply with current and future provisions and specific implementation measures of the Chula Vista General Plan Child Care Element.

c. Conclusion

The above sections outline the GDP policies, as well as local regulations relating to the integration of child care into the community of Otay Ranch. The demand for infant, pre-school and school-age child care has been determined based on formulas contained in the City's Child Care Element. Three age groups of children have been identified (infant, preschool and school-age) that will require child care. Child care is anticipated to be provided at various locations, including facility-based sites and family day care homes.

The Otay Ranch village design anticipates that both for-profit and non-profit child care facilities will be located within the village core area through commercial space and community purpose facility land. Having child care facilities located near many other services is consistent with the neo-traditional principles established for Otay Ranch, as well as the goals and objectives of the City's Child Care Element.

This master plan has also examined City and State regulations that impact the provision of large and small family day care homes throughout the residential community. Current City criteria and State licensing requirements have been examined to determine if providing home-based child care might be precluded in any way by proposed residential neighborhood designs or product types. The Otay Ranch development cannot alone be responsible for the provisions of child care facilities; however, through community design and the distribution of information, such as this master plan, potential child care providers will be better informed and will have an opportunity to locate facilities when and where needed.

C. REGIONAL FACILITIES

The Otay Ranch GDP requires that SPA applications be accompanied by a Regional Facility Report. The SPA One Regional Facility Report was completed and distributed to outside agencies for review in conjunction with the initial SPA One approval and as required by the Otay Ranch GDP. The following section have been updated to evaluate the demands generated by the SPA One development area for the following facilities and services: Integrated Solid Waste Management, Arts and Cultural Facilities, Health and Medical Services and Facilities, Community and Regional Purpose Facilities, Social and Senior Services, Correctional Facilities, Justice Facilities and Cemetery Facilities.

The Regional Facility Report is incorporated into the SPA One Plan and identifies forecasted demand for regional facilities generated by development of the SPA One Plan. Generally, the Otay Ranch General Development Plan requires that demand generated for these facilities be satisfied through participation in a regional impact fee program (if such a program is implemented) and/or, reserve land or facilities for regional service programs in the Eastern Urban Center. Accordingly, the information provided below, addresses those issues.

I. Integrated Solid Waste Management

The Otay Ranch GDP establishes the following goal for integrated solid waste management.

> Goal: Provide solid waste facilities and services which emphasize recycling of reusable materials and disposal of remaining solid waste so that the potential adverse impacts to public health are minimized.

The Otay Ranch GDP establishes the following SPA processing requirements for integrated solid waste management.

GDP SPA PROCESSING REQUIREMENTS	WHERE ADDRESSED
Specific facility sites identified and reserved.	Not applicable to this SPA except location of buy back center in both SPA One village cores
Alternative financing methods refined.	PFFP
Determine, in cooperation with the County Solid Waste Division, that adequate capacity exists for South County area solid waste to serve the proposed development. Adequate capacity shall be that which allows the County and/or the City of Chula Vista to maintain compliance with solid waste programs, laws and regulations.	Request for County comment is sought through County review of this document and environmental review.
Timing of construction consistent with GDP project requirements identified.	Not Applicable

According to the County Solid Waste Management Plan, an integrated waste management system is required to meet the State mandated recycling goal of 50% by the year 2000. The City of Chula Vista is pursuing implementation of an integrated waste management system.

The City of Chula Vista has a franchise agreement with Pacific Waste Management to provide weekly solid waste collection within the City. Pacific Waste also provides collection for commercial waste generators. In total, the franchise hauler collects approximately 55 to 60% of Chula Vista's waste stream. The waste collected is disposed at the Otay Landfill.

Chula Vista has also mandated source separation of recyclables for residential, commercial, and industrial generators. The City provides collection of commingled recyclables (curbside collection) for single-family households and is phasing in multi-family homes. The recyclables are sorted curb-side and transported to the San Diego Recycling Facility in Lemon Grove where the materials are separated and prepared for markets.

The City began a yard waste collection program for residential customers in January

1994. Initially, the yard waste was transported to the Otay Landfill for mulching in the County's "Clean Green" program. The City's yard waste is transported to a commercial facility, made into compost and mulch, and sold in bulk to local landscapers.

The City of Chula Vista has investigated the feasibility of contracting for waste disposal services other than through the County system. Regardless of the outcome of this review, the City of Chula Vista will continue to provide solid waste disposal services to the SPA One project area (assuming annexation into the City of Chula Vista). Through the City of Chula Vista, SPA One residents will participate in the City's curbside recyclable and yard waste collection program.

Multi-family residential and commercial developments integrate recycling and reduction activities into each project. Individual storage area(s) dedicated to recyclable storage bins are included. These special recycling storage bins will conform to City of Chula Vista standards.

Within SPA One, neighborhood recycling/buy-back centers will be provided in the village core commercial areas of Villages One and Five.

2. Arts & Cultural

The Otay Ranch GDP establishes the following goal for arts and cultural facilities.

> Goal: Plan sites for facilities dedicated to the enhancement of the arts at the community level, which can contain indoor and outdoor facilities capable of supporting community theater, training and exhibition of art and sculpture, musical training and concerts, film and cultural festivals, public meetings and other community events.

The Otay Ranch GDP establishes the following SPA processing requirements for arts and cultural facilities.

GDP SPA PROCESSING REQUIREMENTS	WHERE ADDRESSED
Specific land and space requirements identified for arts and cultural facilities as part of the EUC SPA processing.	Not Applicable
Specific multi-cultural facility site identified and reserved (if appropriate).	Satisfied herein; Parks Recreation, Open Space and Trails Master Plan
Alternative financing methods explored.	PFFP
Establish design guidelines.	Village Design Plans
Develop design review criteria and process.	Village Design Plans

The GDP provides for one 66,210 sq. ft. multi-use cultural complex in the Eastern Urban Center. The SPA One population generates a demand for 6,637 sq. ft. of cultural arts facilities. In addition to the cultural complex in the EUC, the GDP provides for multi-use village facilities. Therefore, one 5,900 sq. ft. multi-use community center is planned within the Village One Heritage Park. The village multi-use arts and cultural center is the focus of this 11.2 acre neighborhood park and provides community meeting space and related recreational uses. More detailed information is provided in the Parks, Recreation, Open Space and Trails Master Plan (Appendix D).

In addition to the village multi-use facility, a public performance space is provided within the Heritage Park amphitheater. Two public art locations will be provided within the village core areas of Villages One and Five. Public art and artistic public improvements will be visible in the design of community elements such as landscaping, gateways, signage, street lights, paving materials, fencing, bulletin boards, transportation stops, street furniture and other key focal points. These design issues are addressed in the SPA One Village Design Plans (Appendix B).

3. Health and Medical

The Otay Ranch GDP establishes the following goal for health and medical facilities.

> Goal: Identify a general location within Otay Ranch for public and private health organizations, charities, and private adult care and mental care facilities.

The Otay Ranch GDP establishes the following SPA processing requirements for health and medical facilities.

GDP SPA PROCESSING REQUIREMENTS	WHERE ADDRESSED
Specific space requirements identified and land designated for Community Purpose Facility and Regional Purpose Facility uses.	Land Plan
Conduct facility planning with input from the County Department of Health Services, City of Chula Vista and Area Agency on Aging.	Requested during SPA planning process
Encourage cooperation of affected jurisdictions in joint siting of programs and facilities.	Requested during SPA planning process
Circulate SPA plans to the Commission on Aging, County Department of Health Services, Area Agency on Aging, Human Services Council and Chula Vista 21 for review to determine needs for facility siting (if any).	Requested during SPA planning process
Consider co-location in or at school sites.	Policy issue

a. Hospitals

Based on existing and projected services provided in the South County, no additional acute hospital facility will be needed to serve SPA One residents. Both Scripps Memorial Hospital and Sharp Chula Vista Medical Center have the capacity to meet the medical needs of SPA One residents.

b. Mental Health Facilities

Recent service trends indicate an increase in day treatment and out-patient services as an alternative to traditional therapy in a hospital setting. Changes in service delivery will compensate for increased service demand resulting from the SPA One population. The SPA One area will be served by Paradise Valley Hospital.

c. Community Clinics

Although there is a demand for increased clinic services, funding has not been made available by the government or other sources to expand this service. Should public or private funding become available, they could be located in the CPF zone.

d. Nursing Facilities

The build-out of SPA One will generate a demand for 18 additional nursing home beds. It is anticipated that this demand can be met in existing nursing facilities within the South County. If not, the CPF and general land use acreage contained in SPA One provide opportunities to site needed facilities.

e. Community Health Education, Screening and Research Organizations

The Otay Ranch GDP provides for the location of easily accessible public meeting space within each village. There are 6.0 acres of Community Purpose Facility within Village One and 9.5 acres of Community Purpose Facility within Village Five. In addition to CPF land, SPA One provides 10.9 acres of commercial. The Chula Vista Community Purpose Facility Ordinance permits public and quasi-public land uses for schools, child care, social services, health services, government services and churches.

f. Medical Practitioners

Buildout of SPA One will require 68 medical practitioners (doctors, dentists, chiropractors and allied health professionals). Space for purchase or lease, which is accessible to the public and suitable for siting medical practitioner services will be available within the commercial (for-profit) and CPF (non-profit) areas of SPA One.

4. Community and Regional Purpose Facilities

The Otay Ranch GDP establishes the following goal for community and regional purpose facilities.

> Goal: Designate areas within the Otay Ranch Project Area for religious, ancillary private educational, day care, benevolent, fraternal, health, social and senior services, charitable, youth recreation facilities and other County facilities.

The Otay Ranch GDP 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 19.04.055[13] requires that new planned communities identify 1.39 acres of net usable land per 1,000 proposed residents for community purpose facilities.

The Otay Ranch GDP establishes a community and regional purpose facility concept that addresses a variety of facilities which possess qualities that may classify them as community or regional purpose facilities, as summarized below.

[13] Pursuant to the Chula Vista Community Purpose Facility Ordinance 19.04.055 "community purpose facility" means a structure or site for certain non-profit assembly or recreation purposes as well as ancillary uses such as a parking lot, within a planned community. Typical uses include Boy Scouts, Girl Scouts, and other similar organizations; Youth athletic fields, Social and human services activities, such as Alcoholics Anonymous; Services for homeless; Services for military personnel during holidays; Senior care and recreation; Worship, spiritual growth and development, and teaching of traditional family values and recreation fields;

The SPA One population generates a demand for 28.2[14] acres of Community Purpose Facility, as follows.

Table I-10 Community Purpose Facility Demand

	POPULATION	CPF ACREAGE REQUIRED	CPF ACREAGE PROVIDED
Village One	8,830	12.3	10.6
Village Five	7,877	10.9	12.5
Village One West	2,621	3.6	0.5
Telegraph Canyon Estates[15]		1.4	
Total	**19,328**	**28.2**	**23.6**

The following criteria has been employed during the SPA land planning process to locate Community Purpose Facility uses within the SPA One 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.

Addendum A, "SPA One CPF Master Plan," provides details regarding the approved uses for the nine CPF sites within SPA One, including detailed descriptions of the private recreation facilities.

---

[14] The Otay Ranch GDP, and the PC Ordinance require that this SPA Plan comply with the PC Ordinance provision of identifying 1.39 acres of CPF land per 1,000 residents. However, if the CPF land is not utilized or the PC standard is modified, the amount of CPF land will be adjusted accordingly.

[15] Per the Otay Ranch GDP, provide within the first phase in the City of Chula Vista, Community Purpose Facility land to satisfy the Telegraph Canyon Estates Specific Plan requirement (City of Chula Vista Resolution No. 16960).

The SPA One population generates a demand for 28.2[14] acres of Community Purpose Facility, as follows.

Table I-10 Community Purpose Facility Demand

	POPULATION	CPF ACREAGE REQUIRED	CPF ACREAGE PROVIDED
Village One	8,830	12.3	10.6
Village Five	7,877	10.9	12.5
Village One West	2,621	3.6	0.5
Telegraph Canyon Estates[15]		1.4	
Total	19,328	28.2	23.6

The following criteria has been employed during the SPA land planning process to locate Community Purpose Facility uses within the SPA One 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.

Addendum A, "SPA One CPF Master Plan," provides details regarding the approved uses for the nine CPF sites within SPA One, including detailed descriptions of the private recreation facilities.

---

[14] The Otay Ranch GDP, and the PC Ordinance require that this SPA Plan comply with the PC Ordinance provision of identifying 1.39 acres of CPF land per 1,000 residents. However, if the CPF land is not utilized or the PC standard is modified, the amount of CPF land will be adjusted accordingly.

[15] Per the Otay Ranch GDP, provide within the first phase in the City of Chula Vista, Community Purpose Facility land to satisfy the Telegraph Canyon Estates Specific Plan requirement (City of Chula Vista Resolution No. 16960).

The SPA One population generates a demand for 26.1[14] acres of Community Purpose Facility, as follows.

Table I-10 Community Purpose Facility Demand

	POPULATION	CPF ACREAGE REQUIRED	PROVIDED
Village One	8,548	11.9	6.0
Village Five	6,777	9.4	9.5
Village One West	2,434	3.4	0
Telegraph Canyon Estates[15]		1.4	
Total	17,759	26.1	15.5

The following criteria has been employed during the SPA land planning process to locate Community Purpose Facility uses within the SPA One 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.

[14] The Otay Ranch GDP, and the PC Ordinance require that this SPA Plan comply with the PC Ordinance provision of identifying 1.39 acres of CPF land per 1,000 residents. However, if the CPF land is not utilized or the PC standard is modified, the amount of CPF land will be adjusted accordingly.

[15] Per the Otay Ranch GDP, provide within the first phase in the City of Chula Vista, Community Purpose Facility land to satisfy the Telegraph Canyon Estates Specific Plan requirement (City of Chula Vista Resolution No. 16960).

5. Social & Senior Services

The Otay Ranch GDP establishes the following goal regarding social and senior services.

> Goal: Ensure that Otay Ranch Project Area residents have adequate access to sources of governmental and private social and senior services programs.

The Otay Ranch GDP establishes the following SPA processing requirements for social and senior services.

GDP SPA PROCESSING REQUIREMENTS	WHERE ADDRESSED
Specific space requirements identified for social and senior services facilities, including designation of Community Purpose Facility and Regional Purpose Facility space.	Land Plan
Conduct facility planning with input from the County Department of Social Services, City of Chula Vista and Area Agency on Aging.	Requested during SPA planning process
Encourage the cooperation of all affected jurisdictions in joint siting of programs and facilities.	Requested during SPA planning process
Circulate SPA plans to the Commission of Aging, County Department of Social Services, Area Agency on Aging, Human Services Council and Chula Vista 21 for review and to determine needs for facility siting (if any).	Requested during SPA planning process
Consider co-location of services in or at school sites.	Implementation item

Social service programs are mandated by State and Federal statutes and regulations and are largely funding from State and Federal sources. The public sector provides many basic support services to needy segments of the population.

At the regional level, the County of San Diego has the primary responsibility to provide social services to County residents. The Department of Social Services serves one out of every 11 County resident, or over 200,000 persons each month.

There are 37 non-profit health and social service organizations located in the Chula Vista/Otay Subregion. The City of Chula Vista provides an adult literacy program, a Youth Action Program and the Police Activities League program.

The Area Agency on Aging is the County department responsible for providing social programs to San Diego's senior community. The Agency provides nutrition programs, legal services, ombudsman programs and services to prevent or postpone institutionalization.

The City of Chula Vista currently provides senior services to local residents. The Chula Vista Parks and Recreation Department coordinates programs and activities at the 15,000 sq. ft. Norman Park Senior Center in downtown Chula Vista.

The Otay Ranch GDP establishes the Community Purpose Facility and Regional Purpose Facility land use designation. Based on existing services provided in South County, it appears that non-profit organizations may seek sites within the SPA One project area. As discussed above, there are 15.5 acres of CPF and 10.9 acres of commercial designated in the SPA One project area. The facilities for non-profit organizations will be comprised of primarily commercially leased office or storefront space which may range from 500 sq. ft. offices to 3,500 sq. ft. facilities.

6. Correctional

The Otay Ranch GDP establishes the following goal for correctional facilities.

> Goal: Prevent injury, loss of life and damage to property resulting from crime occurrence through the provision of criminal justice facilities.

The Otay Ranch GDP establishes the following SPA processing requirement for correctional facilities.

- Determine the size, location, timing and need for correctional facilities as part of the EUC SPA plan processing. (Not applicable to this SPA)

a. Correctional and Probation Facilities

According to the Otay Ranch GDP methodology, buildout of SPA One could generate a demand for 24 adult beds and 3 juvenile beds. Based on 1989-90 data and methodology established in the Otay Ranch GDP, the population associated with SPA One will generate the need for 3.7 adult and 1.7 juvenile probation officers. Should the region enact regional impact fees to assist in the funding of these facilities, SPA One development would be obligated to equitably participate. It is further noted that additional analysis would be needed as part of the EUC SPA.

7. Justice

The Otay Ranch GDP establishes the following goal for justice facilities.

> Goal: Prevent injury, loss of life and damage to property by having adequate justice facilities to serve Otay Ranch residents.

The Otay Ranch GDP establishes the following SPA processing requirements for justice facilities.

GDP SPA PROCESSING REQUIREMENTS	WHERE ADDRESSED
Determine the size, location and timing of justice facilities needed to serve Otay Ranch, as part of the SPA plan for the Eastern Urban Center.	Not Applicable
Develop design guidelines to deter criminal activity.	Village Design Plan

The South Bay Regional Center provides Municipal and Superior Court services for the South Bay Judicial District. Office space for the District Attorney, Public Defender, Law Library, Revenue and Recovery, Probation and the Marshal are also provided at or near the South Bay Regional Center. Expansion of all these court related and support services is proposed within the South Bay Regional Center by the year 2000. As demonstrated in the draft South Bay Regional Center Master Plan Update; February 9, 1990, court facility expansions can be accommodated at the South Bay Regional Center.

8. Cemetery

The Otay Ranch GDP establishes the following objective for cemetery facilities.

> Objective: Identify and preserve adequate cemetery sites to serve the Otay Ranch Project Area.

The Otay Ranch GDP/SRP establishes the following SPA processing requirements for cemetery facilities.

GDP SPA PROCESSING REQUIREMENTS	WHERE ADDRESSED
Reaffirm the GDP/SRP conclusion that there is existing cemetery space available to serve Otay Ranch residents.	Addressed herein
Determine the desirability of a memorial garden in conjunction with church siting.	Implementation Item

Utilizing the demand generated analysis in the Otay Ranch Facility Implementation Plan, approximately 4 acres of burial and cemetery space will be needed per year, through buildout of Otay Ranch. The future residents of Otay Ranch will not generate enough demand to require cemetery facilities within Otay Ranch. SPA One resident's demand for cemetery space can be met by the 150+ acres of land available for cemetery use within the South County area. Therefore, no cemetery facilities will be provided within the SPA One project area. The desirability of a memorial garden within SPA One will be determined in conjunction with church siting.

AIR QUALITY

A. INTRODUCTION

The Chula Vista Growth Management Element and the Otay Ranch GDP require SPA documents to include air quality plans. This section satisfies the City's Growth management program and the GDP requirements (as supplemented by the Air Quality Improvement Plan, an Appendix to the SPA One EIRs).

B. PROJECT IMPACTS

1. Short-term Construction Emissions

Short-term impacts to localized air quality would result from construction of SPA One. These impacts would result from fugitive dust generated by clearing and grading activities, and from tailpipe emissions caused by construction equipment and vehicles. Activities associated with construction of the project would produce air pollutants in the form of exhaust emissions from construction vehicles and equipment. These construction impacts are estimated in Table I-11 below.

Table I-11 Short-term Construction Emissions

	ROC	NO_x	CO	PM_{10}
Building Construction	114.70	1,685.69	366.58	119.68
Grading Equipment	10.91	154.96	51.41	15.51
Grading Dust	--	--	--	1,372.39
Total	125.61	1,840.65	417.99	1,507.58

Building construction emissions include those associated with the transport of workers and machinery to the site, as well as those produced on-site by construction equipment utilized in the construction of buildings and structures.

The emissions associated with site preparation and grading are estimated separately. These are primarily exhaust emissions from the various earth moving equipment that will be employed on-site to construct roads and other infrastructure systems, and prepare building sites.

Construction activities are also a source of fugitive dust emissions that can contribute to a significant short-term impact on local air quality. These emissions are associated with land clearing and grading. Substantial dust emissions also occur when vehicles travel on paved and unpaved surfaces and when uncovered haul trucks lose material. Dust emissions and impacts vary substantially from day to day, depending on the level of activity, the specific operations being conducted and the prevailing meteorological conditions.

2. Long-term Emissions

SPA One will result in increased emissions in the region through on-site consumption of energy (i.e., lighting, water and space heating and cooling) and increased vehicle trips. These emissions are classified by their source: stationary or mobile.

In order to estimate the long-term emissions associated with SPA One, a computerized air quality model was utilized. The model was developed by the SCAQMD as an Urban Air Shed model specific to the South Coast Air Basin and is known as the Mobil Assessment for Air Quality Impacts or MAAQI model (Table I-12).

Table I-12 Total Long-term Construction Emissions

	ROC	NO_x	CO	PM_{10}
Stationary Sources	7.8	218.7	45.7	4.3
Mobile Sources	400.8	931.3	7,268.3	154.1
Total	**408.5**	**1,150.0**	**7,313.8**	**158.3**

C. MITIGATION

To mitigate the impact of SPA One on air quality, the following measures shall be implemented throughout the development of SPA One.

1. Land Use

- Neighborhood shopping and personal services adjacent to residential areas to minimize auto trips and reduce mileage traveled to service areas.
- Open space and recreational facilities within or adjacent to the residential areas.
- Employee services within walking distance (i.e., banking, child care, restaurants, etc.)
- A balanced mix of housing and employment possibilities to reduce trips and vehicle miles traveled.

2. Siting/Design

- The avoidance of potentially incompatible projects (for example, a residential development near one of the quarries or the landfill).
- Dedicated bike lanes to encourage use of bicycles.
- Bicycle storage facilities at employment and retail centers.
- Shower and locker facilities at offices to encourage bicycle use.
- Sidewalks and curbs to ensure safe pedestrian travel within residential areas and to commercial centers.
- Street designs that promote pedestrian safety (i.e., safe islands in center of major arterials, "Walk" signals, night lighting, etc).
- Shopping centers oriented to promote use of mass transit (i.e., provide bus turnouts, pedestrians, and bicyclists).
- Provide lots designed to promote use of mass transit and car pools.
- Shopping centers oriented to promote use of mass transit and car pools.
- Parking lots designed to promote use of mass transit and car pools.
- The installation of heat transfer modules on gas-fired furnaces to control emissions of NOx.
- Use solar heating energy systems, as appropriate.
- Low-NOx residential and commercial water heaters.
- Enhanced energy efficiency in building designs and landscaping plans.
- Identify an environmental coordinator to be responsible for education and disseminating information on ridesharing and/or mass transit opportunities, recycling, energy conservation programs, etc.

3. Transportation-Related Management Actions

- Land for transit support facilities such as bus stops, park-and-ride lots, etc. shall be provided. A determination to dedicate land shall be made in consultation with the Metropolitan Transportation Development Board (MTDB).
- Amenities to increase convenience and attractiveness of transit stops (i.e., passenger staging areas, waiting shelters, etc.) shall be provided.
- Demand-responsive traffic signals shall be negotiated.
- An agreement with the transit agency to institute new routes or express bus service, or to expand existing service, related to the demand caused by the Project shall be negotiated.
- Fair share participation for transit facilities and operations shall be required.
- Compliance with APCD Indirect Source Control Program, if adopted.
- Major employers shall provide ridesharing or mass transit incentives.

The Council also found that short-term emissions would occur during project construction and adopted the following techniques to reduce construction emissions.

4. Construction

- Minimize simultaneous operation of multiple construction equipment units.
- Low pollutant-emitting construction equipment shall be used.
- Electrical construction equipment shall be used, as practical.
- Catalytic reduction for gasoline-powered equipment shall be used.
- Injection timing retard for diesel-powered equipment shall be used.
- The construction area shall be watered at least twice daily to minimize fugitive dust.
- Graded areas shall be stabilized (for example, hydroseeded) upon completion of grading to minimize fugitive dust.
- Permanent roads shall be paved immediately after grading to minimize dust.
- If available, utilize a permanent power source (underground or overhead) during construction instead of temporary generators.
- If available, utilize a permanent power source (underground or overhead) during construction instead of temporary generators

ENERGY

Recognizing the importance of energy conservation, the Otay Ranch GDP includes goals, objectives and policies that provide for the long range increase in energy conservation and reduction of energy consumption. The GDP requires the preparation of a Non-Renewable Energy Conservation Plan to identify feasible methods to reduce the consumption of non-renewable energy resources, including transportation, building design and use, lighting, recycling, alternative energy sources and land use. (See SPA One Non-Renewable Energy Conservation Plan, June 23, 1995).

Non-renewable energy sources, fossil fuels, provide the majority of energy utilized in the San Diego region. These fuels are directly consumed in the form of gasoline, diesel fuel, and natural gas, and indirectly as electricity generated from these fuels.

Opportunities for energy conservation in new development fall into three general categories: 1) the arrangement and intensity of land uses; 2) mass transit and alternative transportation modes; and 3) building siting, design and construction. The greatest opportunities for significant conservation are transportation related. Otay Ranch SPA One maximizes these opportunities by implementing a land use plan whicl concentrates intensity around new transit facilities, provides for eventual extension of light rail transit service into the project area and encourages alternative transportation modes such as walking, bicycle and electric cart.

A. LAND USE AND COMMUNITY DESIGN

Energy conservation features or components of the SPA One land use and community design include:

- Transit Oriented Development - The SPA One project consists of two transit oriented villages, with a station included within each core area. Housing, shops, services, schools, parks and civic facilities are conveniently located. The compact design and integrated street/path circulation system places daily need within easy walking or biking distance. The central transit facility will provide ready access to public mass transit for commuting trips.
- Housing Efficiency - In addition to the transit benefits associated with increased density near transit centers, there are building related energy benefits. Smaller single-family, attached single-family and multi-family homes use less energy for space heating and cooling than typical single-family detached homes. SPA One includes a higher proportion of multi-family dwelling units (60% of total units) than is typical for the region.

- Street Widths, Pavement and Street Trees - Reducing street widths can reduce heat build-up and consequently energy demand for air conditioning. In addition to reduced pavement width, the inclusion of street trees which shade the pavement will reduce temperatures. SPA One streets, have reduced widths consistent with the standards in the Otay Ranch GDP. SPA One residential streets have a ↄ2 foot paved section, compared to a 36-40 foot section typical of suburban development patterns.

B. TRANSIT FACILITIES

In addition to the transit facilities and transit oriented design, the SPA One project includes specific design measures to accommodate two additional transportation modes.

- Light Rail Transit Service - SPA One includes right-of-way for future expansion of the San Diego light rail transit (LRT) system through Otay Ranch. The LRT right-of-way extends approximately 1 3/4 miles through the project site. Timing for construction of the LRT system through Otay Ranch Villages One and Five is uncertain. The Non-Renewable Energy Conservation Plan assumes the transit will be in place in 15 years.
- Electric Cart - The provision of electric cart pathways provides another alternative mode of transportation, in addition to bicycles and walking for short trips. Within SPA One, separate paths provide for cart travel from residential areas to the village core. At this time, the viability of electric cart use is unknown since it depends on market, price, consumer acceptance and access to adjacent activity centers/destinations.

C. BUILDING SITING AND CONSTRUCTION

Energy conservation features for building siting and construction include the following.

- Improved Building Construction Standards - Buildings constructed today use approximately 50% less energy than buildings constructed prior to 1978, before energy efficiency standards went into effect in the mid-1970s. These Building Energy Efficiency Standards appear in Title 24 of the California Code of regulations.
- Solar Access - Passive solar design and building orientation can take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer. The land use plan for SPA One depicts a street system with the majority of single family lots oriented in a north-south direction, maximizing southern exposure through the front or rear yard.

- Commercial Lighting - Interior lighting consumes approximately 30% of the energy used in commercial buildings. The large component in commercial energy use makes it a good target for the application of conservation measures. By encouraging commercial builders to include energy efficient lighting, a reduction in commercial electrical demand could be expected.

As more thoroughly discussed in the Non-Renewable Energy Conservation Plan (Appendix G), the SPA One project is proposed to incorporate energy saving features which respond to the energy conservation provisions of the Otay Ranch GDP.

AFFORDABLE HOUSING

A. AFFORDABLE HOUSING POLICY

The City of Chula Vista Housing Element contains the following objective and policy which is applicable to the project:

"Achievement of a balanced residential community through integration of low and moderate-income housing throughout the City and the adequate dispersal of such housing to preclude establishment of specific low income enclaves." (Objective 1)

"The Affordable Housing Policy (AHP) shall require a minimum of 10% of each housing development to be affordable to low and moderate-income households, with a least one-half of those units (5% of project total units) being designated for low-income households."

The Housing Element also contains the following Affordable Housing Program Implementation Guidelines:

In order to respond to the unique conditions of each development, the City may consider methods other than actual developer built in-project unit production as a means to achieve affordable housing opportunity. These alternative methods will be considered only when the City has determined that they will not be significantly detrimental to achieving balanced residential communities. Consideration of alternative methods shall be made according to the following order:

a. Land Set Asides - Where unit construction by the developer is not feasible, consider the equitable donation of a building site within the project, or elsewhere in the City to satisfying compliance. The City (or developer) could then make these sites available to the County Housing Authority or other non-profit entity to construct low or very low-income units.
b. Offsite Projects - Consider developer construction, either individually or in partnership, of an affordable housing project at an offsite location as long as the project satisfies the original requirements placed on the developer. Both new construction, rehabilitation, and "at risk" preservation projects will be considered.
c. In-Lieu Contribution - Where construction of units or provision of land within the project has been proved to be economically infeasible, the City should consider the acceptance of in-lieu contribution.

B. AFFORDABLE HOUSING PLAN

The Otay Ranch GDP established a goal to "create a balanced community exemplified by the provision of the diverse range of housing styles, tenancy types and prices."

The Otay Ranch GDP established a 5-year objective requiring that each Otay Ranch village proportionately assist Chula Vista to meet or exceed Otay Ranch's share of the 5-year regional allocation as provided by the Chula Vista Housing Element.

The GDP requires that prior to or concurrent with the approval of a specific plan, a housing plan shall be approved which addresses the type and location of housing to be provided pursuant to the regional share allocation. Additionally, the housing plan should contain the following:

- Identify how the land plan will provide 5% of the total number of units within a village as low-income housing and 5% as moderate-income housing.
- Identify where affordable houses will be located by income group, number, type and tenure.
- Identify the portion of any of the required affordable units which will not be satisfied within the village and indicate into which village such units will be transferred.
- Identify a phasing plan for the timely provision of affordable housing.
- Identify incentives and funding programs employed to provide the affordable homes.
- Address the provision of housing for persons with special needs.
- The Otay Ranch GDP also requires that the first phase of development of Otay Ranch within the City of Chula Vista shall satisfy the affordable housing obligation for the Telegraph Canyon[16] Estates GDP and SPA plan.
- Provide an affirmative fair marketing plan which describes various efforts to attract perspective homebuyers regardless of gender, age, race, religion, handicap or economic status.

Otay Ranch GDP permits a total of 6,166 homes within Villages One, Five and One West. Satisfaction of the affordable housing requirement for SPA One requires the

[16] The Telegraph Canyon Estates obligation arises from a separate entitlement. The precise requirement is the provision of a 3 acre site for affordable housing within SPA One. The SPA Affordable Housing Plan proposes that the obligation be satisfied by providing actual units, 10% of the total number of dwelling units within Telegraph Canyon Estates. 10% of the Telegraph Canyon project equals 34 affordable units, 17 low-income units and 17 moderate income units.

provision of 616 affordable units. In addition, there is a Tentative Map condition that requires the provision of a three acre affordable housing site within the Village One Core prior to the approval of the first final map after January 11, 2000.

The GDP requirement for the provision of affordable housing is addressed in the Ranch-Wide Affordable Housing Plan (Appendix H) and the SPA One Affordable Housing Plan (Appendix I).

1. SPA One Affordable Housing Plan

The SPA One Affordable Housing Plan also identifies priority sites within which affordable housing could be located in both Villages One and Five. The alternative sites were selected based upon their proximity to parks, schools, transit, retail and child care. Additionally, the land plan was prepared with a range of multi-family densities sufficient to provide a wide range of opportunities for affordable housing within each village. The SPA One Affordable Housing Plan also identifies phasing criteria to ensure the provision of affordable housing concurrent with the development of market rate housing.

The Otay Ranch GDP supports "the use of accessory dwelling units as an additional source of affordable housing for lower-income households." The SPA One Land Use Plan does not provide for accessory dwelling units because there are many opportunities to provide units affordable to low-income households within the multi-family units included within SPA One. Further, accessory dwelling units are not feasible within the single-family areas due to the smaller (5,000 sq. ft.) lots planned in SPA One. However, providing opportunities for accessory dwelling units may be appropriate in other Otay Ranch SPAs containing larger lot single-family development.

2. Ranch-Wide Affordable Housing Plan

The Otay Ranch Ranch-Wide Affordable Housing Plan was adopted concurrent with the approval of the initial SPA plan. The ranch-wide plan addresses the conditions under which transfers of affordable housing obligations may be permitted between villages. The primary policy determinants are to ensure that there are no transfers of affordable housing obligation between jurisdictions; no community has a disproportionate share of affordable housing; and the project's regional fair share obligation is satisfied.

PHASING PLAN

The development of Otay Ranch SPA One will be completed in several phases to ensure construction of necessary infrastructure and amenities for each phase as the project progresses. The Phasing Plan (Exhibit I-35) reflects anticipated market demand for a variety of housing types and commercial development The Phasing Plan is consistent with the SPA One Public Facilities Finance Plan (PFFP).

The Phasing Plan is non-sequential. This recognizes that sequential phasing is frequently mistaken because of unforeseen market changes or regulatory constraints. Therefore the Otay Ranch PFFP permits non-sequential phasing by imposing specific facilities requirements for each phase to ensure that SPA One residences are adequately served and the City threshold standards are met.

Village One

Blue Phase

The Blue Phase is the first development phase within Village One. This phase contains 408 single family homes and 160 multi-family homes. The Blue phase also contains 11.6 acres of neighborhood park land (P-1) and a 0.8 acre private park. Access to this phase is provided via the extension of Paseo Ranchero from Telegraph Canyon Road to East Palomar Street and the extension of East Palomar Street to Monarche Drive.

Green Phase

The Green Phase consists of 466 single family homes and 168 multi-family homes. In addition, a 10.4 acre elementary school site is provided, as well as a 2.2 acre private park (P-3). Access to the Green Phase is provided via Monarche Drive.

Brown Phase

The Brown Phase is the first Village One phase located south of East Palomar Street. This phase includes 171 single family homes and 139 multi-family homes. The 7.0 acre P-2 neighborhood park is including within the Brown Phase. Access to this phase is provided via the extension of East Palomar Street east of Monarche Drive to the eastern property boundary of Village One.

Purple Phase

The Purple Phase is also located south of E. Palomar Street and contains 270 single family homes and 957 multi-family homes. This phase contains the majority of the Village One core area, including 8.1 acres of commercial, 6.0 acres of CPF and a 0.8 acre private park (P-12). Access to the Purple Phase is provided via East Palomar Street.

Village Five

Pink Phase

The Pink Phase is the initial development phase within Otay Project's ownership within Village Five. This phase contains 236 single family homes and a 1.3 acre private park (P-10). Access to the Pink Phase is provided the construction of Santa Cora off of Otay Lakes Road.

Yellow Phase

The Yellow Phase within Village Five contains 478 single family detached homes and 83 single family attached homes. This phase also include a 4.7 acre CPF site and 2.5 acres of neighborhood parks (1/2 of P-9 and a portion of P-6). Access is provided via the extension of Santa Cora.

Red Phase

The Red Phase is located in the southeast portion of Village Five, adjacent to Olympic Parkway. This phase contains 119 single family detached homes and 182 single family attached homes. A 0.6 acre private park (P-11) is also include in the Red Phase. Access from the north may be provided via the extension of Santa Paula to Santa Rosa. Alternative access may be provided from Olympic Parkway via the extension of East Palomar Street.

Grey Phase

The Grey Phase is the first development phase within the combined villages. This phase contains 1,010 dwelling units, of which 345 are single family detached homes, 207 are single family attached homes, and 458 are multifamily homes. The phase also contains 7 acres of neighborhood park land (P-6.6 and P-6.3), a 10 acre elementary school site, 4.8 acres of CPF use and 2.8 acres of commercial land. Access to the phase is provided from the extension of La Media Road from Telegraph Canyon Road to East Palomar Street.

Orange Phase

The Orange Phase consists of 474 dwelling units, of which 199 are single family detached homes, 74 single family attached and 201 multifamily units. The phase also contains 6.7 acres of neighborhood parks.

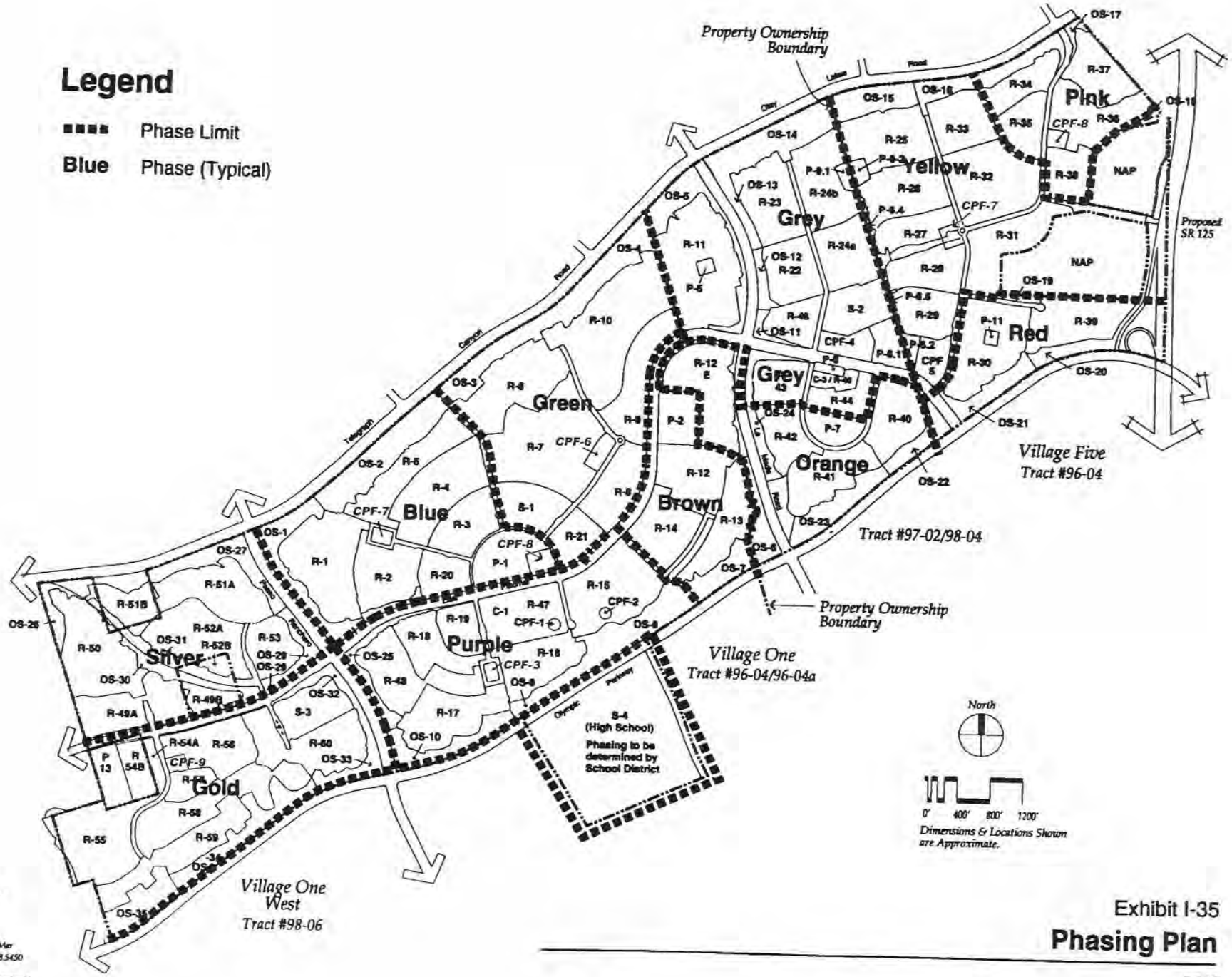
Village One West

Silver Phase

The Silver Phase is located in the Village One West area, north of East Palomar Street. This phase contains 409 single family detached homes. Access to this phase may be provided via the extension of East Palomar Street west of Paseo Ranchero.

Gold Phase

The Gold Phase is located in the Village One West area, south of East Palomar Street. This phase contains 436 single family detached homes, a 5.1 acre neighborhood park (P-13) and a 10.2 acre elementary school site. Access to this phase may be provided via the extension of East Palomar Street west of Paseo Ranchero.



Base Data Provided by:
Hunsaker & Associates
P&D Consultants, Inc

Del Mar
619.793.5450
Development Design Services & GraphicAccess, Inc.
Phasing Apr 5/99

Exhibit I-35

Phasing Plan

February 16, 1999

	PHASE											
	Village 1				Vil 1E/Vil 5 W		Village 5			Village 1W		Total
LAND USE	Blue	Green	Brown	Purple	Grey	Orange	Pink	Yellow	Red	Silver	Gold	DUs/ACs
VILLAGE 1												
SF Detached Subtotal	408	466	171	270								1,315
SF Attached Subtotal												0
MF Subtotal	160	168	139	957								1,424
Village 1 Res Subtotal	**568**	**634**	**310**	**1,227**								**2,739**
Commercial				11.1								11.1
CPF				14.6								14.6
School	10.4											10.4
Park	12.4	2.2	6.4	0.8								21.8
VILLAGE 1 EAST												
SF Detached Subtotal					120	109						229
SF Attached Subtotal												
MF Subtotal												
Village 1 East Res Subtotal					**120**	**109**						**229**
Commercial												
CPF												
School												
Park					0.8							0.8
TOTAL SF	**408**	**466**	**171**	**270**	**120**	**109**						**1,544**
TOTAL MF	**160**	**168**	**139**	**957**	-	-						**1,424**
TOTAL DWELLING UNITS	**568**	**634**	**310**	**1,227**	**120**	**109**						**2,968**
VILLAGE 5 WEST												
SF Detached Subtotal					225	90						315
SF Attached Subtotal					207	74						281
MF Subtotal					458	201						659
Village 5 West Res Subtotal					**890**	**365**						**1,255**
Commercial					2.8							2.8
CPF					4.8							4.8
School					10.0							10.0
Park					6.2	6.7						12.9
VILLAGE FIVE EAST												
SF Detached Subtotal							236	478	119			833
SF Attached Subtotal								83	182			265
MF Subtotal												
Village 5 East Res Subtotal							**236**	**561**	**301**			**1,098**
Commercial												
CPF								4.7				4.7
School												
Park							1.3	2.5	0.6			4.4
TOTAL SF					**432**	**164**	**236**	**561**	**301**			**1,694**
TOTAL MF					**458**	**201**	**0**	**0**	**0**			**659**
TOTAL DWELLING UNITS					**890**	**365**	**236**	**561**	**301**			**2,353**

PHASING SUMMARY

	PHASE											
	Village 1				Vil 1E/Vil 5 W		Village 5			Village 1W		Total
LAND USE	Blue	Green	Brown	Purple	Grey	Orange	Pink	Yellow	Red	Silver	Gold	DUs/ACs
Village 1 West												
SF Detached										409	436	845
Village One West Res Subtotal										**409**	**436**	**845**
School											10.2	10.2
Park											5.1	5.1
SPA One												
SF Detached Totals	408	466	171	270	345	199	236	478	119	409	436	3,537
SF Attached Totals	-	-	-	-	207	74	-	83	182			546
MF Totals	160	168	139	957	458	201	-	-	-	-	-	2,083
Total Dwelling Units	**568**	**634**	**310**	**1,227**	**1,010**	**474**	**236**	**561**	**301**	**409**	**436**	**6,166**
Commercial	0	0	0	11.1	2.8	0	0	0	0	0	0	13.9
CPF	0.0	0.0	0.0	14.6	4.8	0.0	0.0	4.7	0.0	0.0	0.0	24.1
School	10.4	0	0	0	10	0	0	0	0	0	10.2	30.6
Park	12.4	2.2	6.4	0.8	7.0	6.7	1.3	2.5	0.6	0	5.1	45.0

INTRODUCTION

The Otay Ranch GDP, Environmental Impact Report and attendant Findings of Fact impose numerous requirements which must be addressed at the SPA level of planning. Because of the size of Otay Ranch, the manner in which the Otay Ranch GDP was approved and the fact that the plan was jointly processed by two jurisdictions, the number of SPA level planning requirements imposed far exceeds the number typically contained in other SPA level planning documents. This is particularly true for the first Otay Ranch SPA Plan.

The following Index of SPA Requirements is provided to assist the reader in determining where the various SPA requirements are addressed. Major topics of study are organized alphabetically. The nature of the SPA requirement is summarized along with the page reference to the General Development Plan and/or Findings of Fact requirement. The index then identifies within which SPA One related document the specific SPA requirement is addressed.

TOPIC	TASK/REQUIREMENT	GDP	FOF	PERFORMANCE
Accessory Units	Support the Use of Accessory Units	243		Otay Ranch-Wide Affordable Housing Plan, Appendix H
Acoustical Analysis	Prepare Site-Specific Acoustical Analysis		122	Environmental Impact Reports, Traffic Analysis
Affirmative Fair Marketing Plan	Prepare Affirmative Fair Marketing Plan	244		Ranch-Wide Affordable Housing Plan, Appendix H
Agricultural Plan	Prepare Range Management Plan/Agricultural Plan			RMP, Appendix F.7, SPA
Air Quality Plan	Prepare SPA One Air Quality Plan	338	118	Environmental Impact Reports
Animal Control Plan	Prepare SPA One Animal Control Plan	307	138	SPA
Architectural Plans	Prepare SPA One Architectural Guidelines	115	23	Village Design Plans, Appendix B
Arts & Cultural Facilities	Establish Design Guidelines for Arts & Cultural Facilities	288		Village Design Plans, Appendix B
Bicycle Plan	Prepare SPA One Phased Bicycle Plan	237		Village Design Plans, Appendix B
Biological Resource Study	Perform Biological Resources Study for SPA One		25-87	RMP, Appendix F.9
Biota Monitoring Program	Prepare Biota Monitoring Program	375-382	27-65	RMP, Appendix F
Capital Facilities Plan	Prepare SPA One Capital Facilities Plan	351		Public Facilities Finance Plan, Appendix C
CCS & MSS Management Program	Prepare CCS & MSS Management Program	368	25-27,	RMP, Appendix F.8
Cemetery Plan	Prepare SPA One Cemetery Plan	289	52	Regional Facility Report, Appendix E, SPA
Child Care Guidelines	Develop Family Home Child Care Guidelines	292		SPA
Child Care Plan	Prepare SPA One Child Care Plan	292	128	SPA

TOPIC	TASK/REQUIREMENT	GDP	FOF	PERFORMANCE
Circulation Element	Update General Plans Update if needed		112	Environmental Impact Reports, None Needed
Civic Plan	Prepare SPA One Civic Plan	309		SPA
Community Purpose Facility Report	Identify land for Community and Regional Purpose Facility uses	300		SPA
Community Gardens	Review Community Garden Requirement	368		Village Design Plans, Appendix B
Community Gardens Policies	Prepare Policies and Guidelines for Community Gardens	398		Parks, Recreation, Open Space and Trails Plan, Appendix D
Correctional Plan	Prepare SPA One Correctional Plan	310		Regional Facility Report, App. E, SPA
Criminal Activity Deterrence	Develop SPA One Site Design Guidelines to Deter Criminal Activity	320		Village Design Plans, Appendix B
Cultural Resource Site Testing	Perform Cultural Resource Site Testing	359	91-93	RMP, Appendix F.10
Cultural Resources Survey	Perform Cultural Resources Survey	359	94-95	RMP, Appendix F.10
Demonstration Agriculture	Provide Demonstration Agricultural Area	398	98	RMP, Appendix F.7
Design Review Process	Identify SPA One Design Review Process	116		Village Design Plans, Appendix B
Develop Regional Share Allocation	Develop Regional Share Allocation	241-42		Ranch-Wide Affordable Housing Plan, Appendix H
Drainage Improvement Plan	Prepare Basin Specific Drainage Improvement Plan	269	101	Public Facilities Finance Plan, Appendix C.4, Master Drainage Plan
Drainage Master Plan	Prepare SPA One Drainage Master Plan	269		Public Facilities Finance Plan, Appendix C.4, Master Drainage Plan
Edge Plan	Prepare SPA One Edge Plan	383		RMP, Appendix F

TOPIC	TASK/REQUIREMENT	GDP	FOF	PERFORMANCE
Emergency Disaster Plan	Prepare SPA One Emergency Disaster Plan	313,342		SPA
Emergency Medical Services Plan	Prepare SPA One Emergency Medical Services Plan	131		SPA
Energy Conservation	Prepare SPA One Non-Renewable Energy Conservation Plan	391		Non-Renewable Energy Conservation Plan, Appendix G
Evacuation Routes	Determine the Need for Evacuation Routes		139	N/A
Final Resource Maps	Approve Final Resource Maps	386-87		RMP, Appendix F
Fire Protection Plan Fire Protection and Emergency Medical Services Plan	Prepare SPA One	315	129	SPA
Fire Suppression Analysis	Provide SPA One Fire Suppression Analysis (Sprinkler Plan)	315		SPA
Fiscal Analysis	Perform Fiscal Analysis (FIND Model)	351		Public Facilities Finance Plan, Appendix C.5
Freeway Signage Program	Prepare Village Five Freeway Signage Program	109		Village Design Plans, Appendix B
Freeway, Segment & Intersection Capacities	Increase Freeway, Segment & Intersection Capacities	112		Environmental Impact Reports, Traffic Analysis
Fuel Modification Plan	Prepare SPA One Fuel Modification Plan	315		Parks, Recreation, Open Space and Trails Plan, Appendix D
Geotechnical	Prepare SPA One Geotechnical Investigations Report, Appendix J	344	94-95	SPA, Geotechnical Reconnaissance Reconnaissance Investigations
Gnatcatcher and Cactus Wren Study	Perform Gnatcatcher and Cactus Wren Study	359	51, 53	RMP, Appendix F.1

TOPIC	TASK/REQUIREMENT	GDP	FOF	PERFORMANCE
Grading Plan	Prepare SPA One Grading Plan	115, 391	15, 19-21	SPA, Grading Section
Grasslands	Perform SPA One Native Grassland Restoration Program	370	28	RMP, Appendix F
Health and Medical Plan	Prepare SPA One Health and Medical Plan	298	136	Regional Facility Report, Appendix E, SPA
Housing for Special Needs Groups	Identify Housing Opportunities for Special Needs Groups	244		Ranch-Wide Affordable Housing Plan, Appendix H
Housing Plan	Prepare SPA One Housing Plan			SPA One Affordable Housing Plan, Appendix I
Housing Plan, Ranch-Wide	Prepare Ranch-Wide Housing Plan	391		Ranch-Wide Affordable Housing Plan, Appendix H
Inventory Facilities	Inventory Existing & Proposed Facilities	351		Public Facilities Finance Plan Appendix C
Justice Plan	Prepare SPA One Justice Plan	317		Regional Facility Report, Appendix E, SPA
Landforms	Identify and Map Floodplains/Landforms			RMP, Appendix F
Landscaping Plans	Prepare SPA One Landscaping Plans	115	16	Village Design Plans, Appendix B
Law Enforcement Plan	Prepare SPA One Law Enforcement Plan	320		SPA
Least Bells Vireo Plan	Prepare Least Bells Vireo Plan For River Valley			RMP, Appendix F
Library Plan	Prepare SPA One Library Plan	324	132	SPA
Master Property Tax Agreement	Negotiate Master Property Tax Agreement Master Property Tax Agreement	264		
Memorial Garden	Determine Desirability of Memorial Garden	289		Regional Facility Report, Appendix E, SPA

TOPIC	TASK/REQUIREMENT	GDP	FOF	PERFORMANCE
Mitigation Activities Feasibility	Demonstrate Financial Feasibility of Mitigation Activities	379		Environmental Impact Reports
Nature Interpretative Center	Identify Potential Nature Interpretative Center Sites	378-79		RMP, Appendix F
Noise Study	Prepare SPA One Noise Study	340	16	Environmental Impact Reports
Overall Design Plan	Prepare Overall Design Plan	114-117		Overall Design Plan, Appendix A
Paleontological Resources Mitigation Plan	Prepare SPA One Paleontological Resources Mitigation Plan		96-97	Environmental Impact Reports
Park Use	Limit Active Use in Preserve To 400 Acres	380		RMP - Pending JEPA Otay Valley Regional Park Plan
Parks Master Plan	Prepare SPA One Parks Master Plan	255	133	Parks, Recreation, Open Space and Trails Plan, Appendix D
Phasing Plan	Prepare SPA One Phasing Plan			SPA
Planned Community Regulations	Prepare Planned Community Regulations	CV		Muni Ord. Planned Community Regulations
Preserve Conveyance Schedule	Identify Conveyance Schedule	376		RMP, Appendix F
Preserve Funding Plan	Prepare Preserve Funding Plan	383		RMP, Appendix F, CFD 97-2
Preserve Infrastructure Plan	Prepare Preserve Infrastructure Plan	383		RMP, Appendix F
Preserve Owner Manager	Identify Preserve Owner Manager	372		RMP, Appendix F
Preserve Permitted Use Plan	Prepare Preserve Permitted Use Plan	380		RMP, Appendix F

TOPIC	TASK/REQUIREMENT	GDP	FOF	PERFORMANCE
Public Facilities Finance Plan	Prepare SPA One Public Facility Financing Plan	351	125-26, 132	Public Facilities Finance Plan Appendix C
Range Management Plan	Prepare Range Management Plan/Agricultural Plan	385, 398	98	RMP, Appendix F.7
Raptor Study	Prepare Raptor Study	359		RMP, Appendix F
Reclaimed Water Uses & Restrictions	Identify Reclaimed Water Uses & Restrictions		125	Public Facilities Finance Plan, OWD SAMP, Appendix C
Recreation Access Plan	Prepare Recreation Access Plan		134	RMP, Appendix F
Rec. Master Plan	Prepare SPA One Recreation Master Plan	255		Parks, Recreation, Open Space and Trails Plan, Appendix D
Regional Purpose Facility Plan	Identify land for Community and Regional Purpose Facility Uses	300		Regional Facility Report, Appendix E, SPA
Reserve Fund Program	Establish Reserve Fund Program	265		Chula Vista Ordinance
Resource Agencies	Consult with Resource Agencies	385		RMP, Appendix F
Riparian Restoration	Perform SPA One Riparian Restoration Program	370		RMP, Appendix F
River Valley Management	Evaluate Otay River Valley Management	379		RMP, Appendix F
River Valley Park	Review Active Uses in Otay River Valley Park	380		RMP, Appendix F
RMP Amendments	Develop Regulatory Framework For RMP Amendments	385		RMP, Appendix F
School Fac. Financing	Provide School Facility Financing Program	328		Public Facilities Finance Plan Appendix C

TOPIC	TASK/REQUIREMENT	GDP	FOF	PERFORMANCE
School Financing Agreement	Negotiate School Financing Agreement			School Mitigation Agreement
School Plan	Prepare SPA One School Plan	328	131	Public Facilities Finance Plan, Appendix C
Sewer Master Plan	Prepare SPA One Sewer Master Plan	272	127	Public Facilities Finance Plan, Sewer Master Plan, Appendix C
Social & Senior Services Plan	Prepare SPA One Social & Senior Services Plan	304	137	Regional Facility Report, Appendix E, SPA
Solid Waste Management Plan	Prepare SPA One Integrated Solid Waste Management Plan	276		Regional Facility Report, Appendix E, SPA
Street Standards	Provide SPA One Standards for Public & Private Streets	114		SPA
Traffic Control Strategies	Implement Traffic Control Strategies		112	Environmental Impact Reports, Traffic Analysis
Trail Plan	Prepare SPA One Phased Trail Plan	237		Parks, Recreation, Open Space & Trails Master Plan, Appendix D
Transit	Work with MTDB regarding fair share facility financing plan		111	Public Facilities Finance Plan, Appendix C
Transit Alignment Study	Prepare SPA One Transit Alignment Study	124, 143		Environmental Impact Reports
Transit Plan	Prepare SPA One Phased Transit Plan	237		SPA
Transportation Demand Management (TDM) Strategies	Provide Transportation Demand Management (TDM) Strategies		112	Environmental Impact Reports, Traffic Analysis
Transportation Model Analysis	Perform Build-out Transportation Model Analysis	237	109	Environmental Impact Reports, Traffic Analysis
Transportation Phasing Plans	Provide Transportation Phasing Plans		112	Environmental Impact Reports, Traffic Analysis

TOPIC	TASK/REQUIREMENT	GDP	FOF	PERFORMANCE
Urban Runoff Plan	Prepare Urban Runoff Plan in Otay Reservoir Basin	278	102	N/A
Vernal Pool Management Plan	Prepare Vernal Pool Management Plan	365	29-36	RMP, Appendix F.2
Vernal Pool Study	Prepare Vernal Pool Study	359	29	RMP, Appendix F.2
Village Design Plan	Prepare Village Design Plan	114-116		Village Design Plans, Appendix B
Village Phasing Plan	Update Village Phasing Plan	354		N/A
Village Viability Analysis	Prepare Village Viability Analysis	353		N/A
Visual Study	Prepare SPA One Visual Study	116	21-22	Environmental Impact Report
Water Conservation Plan	Prepare SPA One Water Conservation Plan	282, 394	125	Public Facilities Finance Plan, Plan Water Conservation Plan Appendix C.1
Water Master Plan	Prepare SPA One Water Master Plan	284	125	Public Facilities Finance Plan, OWD SAMP Appendix C.1
Water Reclamation Plan	Prepare SPA One Water Reclamation Plan	284	125	Public Facilities Finance Plan, OWD SAMP Appendix C.1
Watershed Impact and Protection	Prepare Watershed Impact and Protection Reports	278	101, 108	Public Facilities Finance Plan, Master Drainage Plan, Appendix (C.4)
Wetland Delineation	Perform SPA One Wetland Delineation Study	366		RMP, Appendix F
Wildlife Corridor Study	Implement Wildlife Corridor Study	371	87	RMP, Appendix F
Wildlife Corridor Study	Prepare Wildlife Corridor Study	359	87	Wildlife Corridor Study, RMP, Appendix F.3

This page left blank intentionally.