SPA PLAN

Village Seven Sectional Planning Area (SPA)
Otay Ranch GDP

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SECTION II.2
SECTIONAL PLANNING AREA (SPA) PLAN

II.2.1 Introduction

II.2.1.1 Background, Scope & Purpose of the Plan

Otay Ranch Village Seven represents the continued southward extension of the initial development approved in Otay Ranch Sectional Planning Area (SPA) One, containing Villages One and Five, and the subsequent planning of Village Six immediately to the north of Village Seven. It continues the village development pattern established in the Otay Ranch General Development Plan (GDP), which is being implemented in the previously approved neighborhoods.

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

- Implement the goals, objectives and policies of the Chula Vista General Plan, particularly the Otay Ranch General Development Plan.

- Implement Chula Vista's Growth Management Program to ensure that public facilities are provided in a timely manner and financed by the parties creating the demand for, and benefitting from, the improvements.

- Foster development patterns which promote orderly growth and prevent urban sprawl.

- Maintain and enhance a sense of community identity within the City of Chula Vista and surrounding neighborhoods.

- Establish a pedestrian oriented village with an intense urban core to reduce reliance on the automobile and promote walking, and use of bicycles, buses and light rail transit.

- Promote synergistic uses between villages to balance activities, services and facilities.

- Accentuate the relationship of the land plan with its natural setting and the physical character of the region, and promote effective management of natural resources by concentrating development into less sensitive areas while preserving large contiguous open space areas with sensitive resources.

- Contribute to the unique Otay Ranch image and identity which differentiates Otay Ranch from other communities.

- Wisely manage limited physical resources.
- Implement development consistent with the provisions of the Otay Ranch resource conservation and management plans.
- Establish a land use and facility plan which assures village viability in consideration of existing and anticipated economic conditions.

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

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

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

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

II.2.1.2 Document Organization

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

SPA Plan

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

Planned Community District Regulations

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

Village Seven Village Design Plan

This document guides the site, building and landscape design within Village Seven to ensure that the quality of the adopted urban design and architectural concepts established for the overall Otay Ranch community are maintained. The Village Design Plan identifies a theme for the village and delineates the identity through streetscape and landscape design, signage programs and architectural and lighting guidelines. The Design Plan also identifies the village core design concepts that will implement Otay Ranch's planned pedestrian orientation. General design concepts, as anticipated by the GDP, are more precisely defined to address Village Seven.

Public Facilities Finance Plan

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

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

Affordable Housing Program

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

Air Quality Improvement Plan

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

Water Conservation Plan

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

Non-Renewable Energy Conservation Plan

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

Parks, Recreation, Open Space and Trails Plan

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

Technical Studies and Plans

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

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

- Biological Resources Report
- Geologic/Geotechnical Feasibility Study
- Traffic Study
- Master Drainage Plan
- Water Quality Technical Report
- Master Sewer Plan
- Master Water & Recycled Water Plan

II.2.1.3 Location & Regional Setting

Otay Ranch lies within the approximately 37,585-acre Eastern Territories Planning Area of the City of Chula Vista. The Eastern Territories Planning Area is bounded by Interstate 805 on the west, San Miguel Mountain and State Route 54 on the north, the Otay Reservoirs and the Jamul foothills on the east, and the Otay River Valley on the south. Otay Ranch Village Seven is located in roughly the center of the Eastern Territories Planning Area (see Vicinity Map, Exhibit 1.1)

The Village Seven project area is located in the north-central portion of the Otay Valley Parcel of the Otay Ranch General Development Plan. The proposed SPA area is consistent with the Village

Seven as identified in the General Development Plan (as segmented and refined through more detailed road alignment studies). The overall Village Seven SPA project area includes approximately 425 acres of gently rolling terrain and is bounded by the proposed alignments of SR-125 on the east, Birch Road on the north, La Media Road on the west and Rock Mountain Road on the south, of which 121.3 acres are undesignated in this document. (see Project Location/SPA Boundaries, Exhibit 1.2).

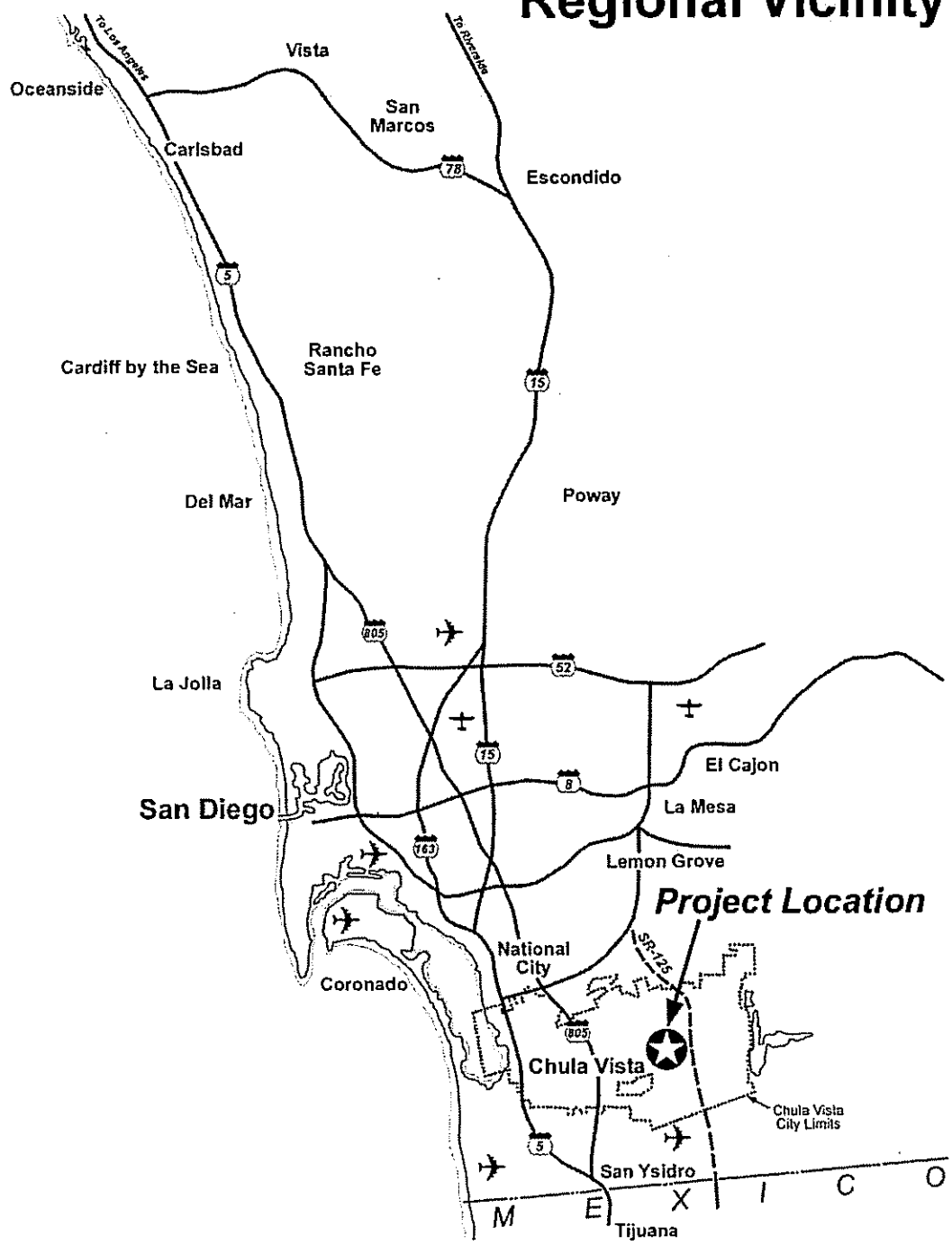
The project area is immediately south of Otay Ranch Village Six which is under development per the Otay Ranch Village Six SPA Plan approved in 2002. Additional future urban development will be located on the adjacent Otay Ranch properties, Villages Two and Four to the west and southwest, Village Eight to the south and the Eastern Urban Center (Planning Area 12) to the east, across SR-125.

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

Historically, the Otay Valley Parcel has been used for ranching, grazing, dry farming and truck farming activities. In addition, an approximately 50-acre aviation navigation facility is currently located within the Village Seven planning area. This facility is slated for eventual relocation outside of the planning area as a part of Village Seven development.

The Village Seven site is comprised of five separate ownerships (see Exhibit 1.3). This SPA Plan has been cooperatively prepared by the two majority landowners, Otay Project, L.P. (Otay Ranch Company) and McMillin Otay Ranch, LLC. Adoption of the SPA Plan will grant development approval only to that property owned by the applicants. Inclusion of other ownerships will require amendment(s) of this initial SPA approval, as required by the amended Otay Ranch GDP Implementation provisions (Otay Ranch GDP/SRP, Part II, Chapter 1, Section E). Although, the SPA approval is for and focus of this SPA Plan is on the applicant's portion of the village, some planning issues, particularly context and consistency with other adopted plans, community structure and infrastructure, are more appropriately discussed considering the entire village. Hence, this SPA Plan will address some issues with respect to the entire village and others with respect to only the applicant's property. Descriptions of facilities and features outside of the applicant's ownership are provided as conceptual plans which demonstrate how a coherent village as a whole could be implemented. These concepts are subject to revision when the additional landowners' SPA amendment(s) are processed.

Regional Vicinity



CITY OF CHULA VISTA

Vista Verde

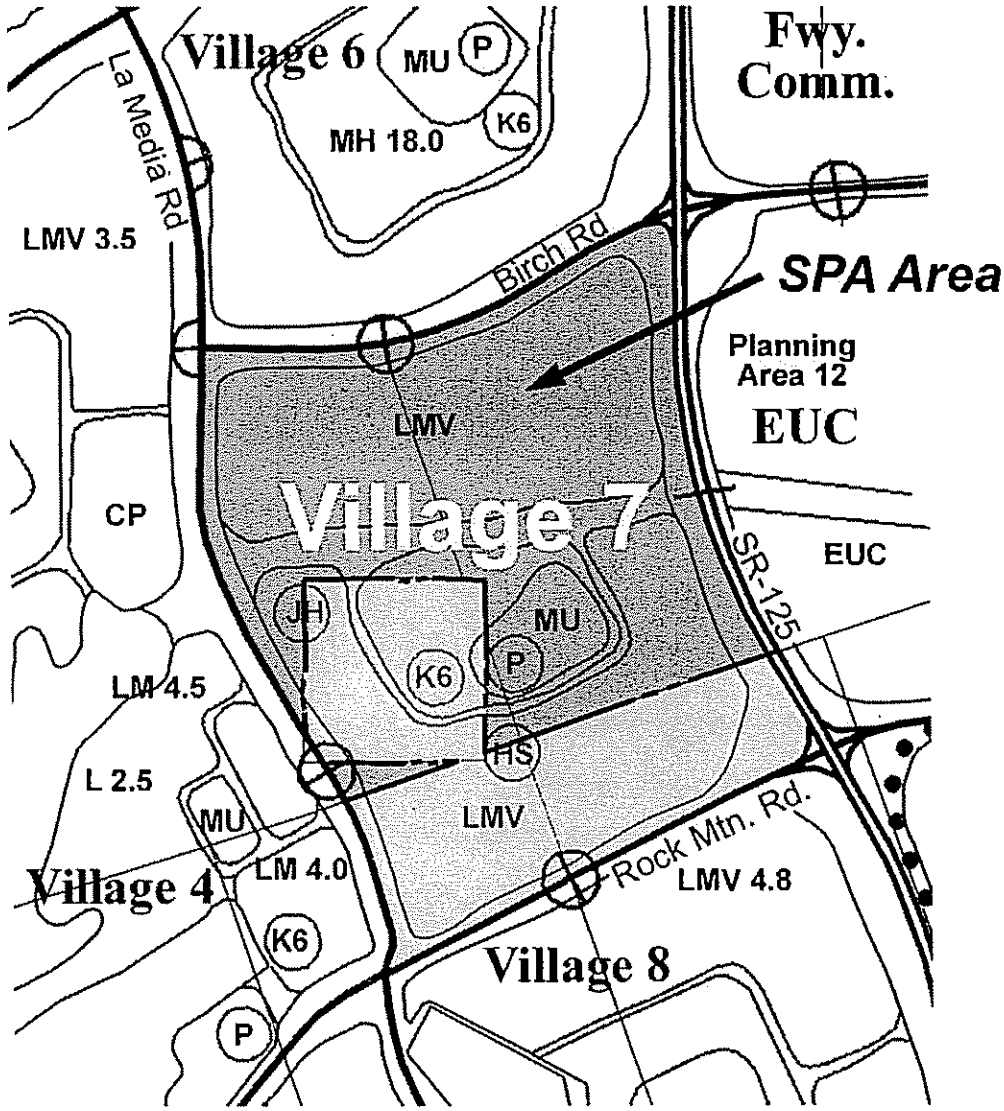
Village Seven - Otay Ranch

Cinti Land Planning

3/22/04

Exhibit 1.1

SPA Boundaries



CITY OF CHULA VISTA

Vista Verde

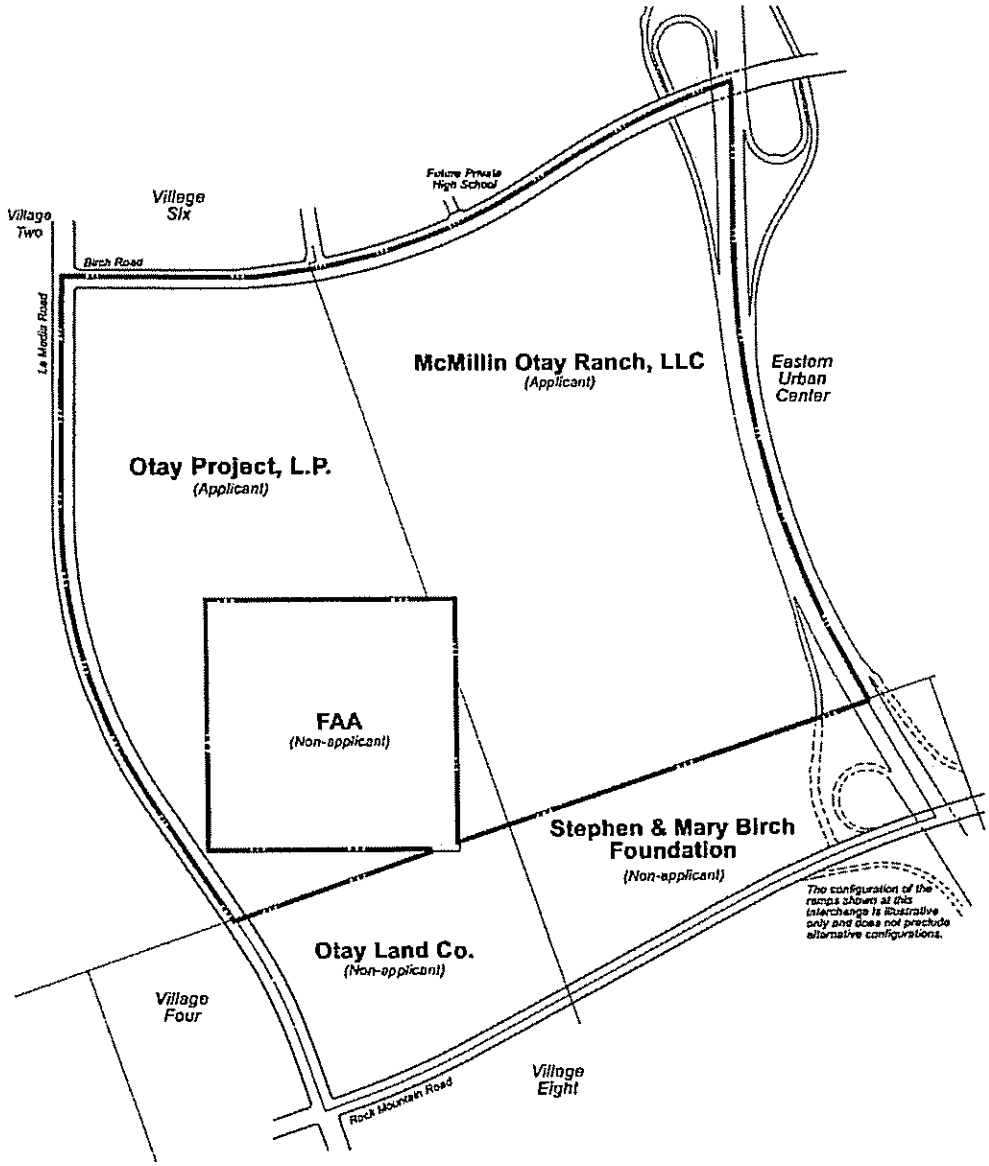
Village Seven - Otay Ranch

Cinti Land Planning

3/22/04

Exhibit 1.2

Ownerships



CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

Civic Land Planning

5/24/04

Exhibit 1.3

II.2.1.4 Community Structure

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

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

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

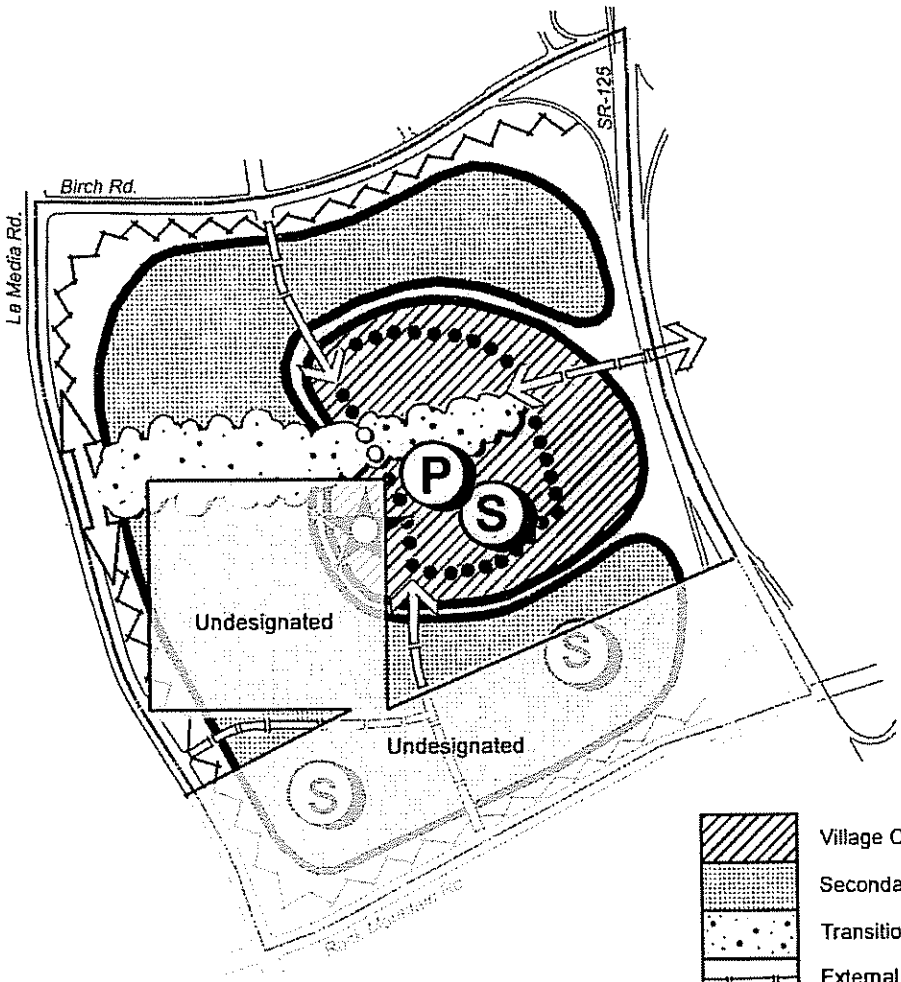
Village Seven is one of eleven "urban villages" identified in the Otay Ranch General Development Plan for areas located adjacent to existing urban areas. Each urban village includes a Village Core which provides a unique focus to create a sense of identity. For Village Seven, the focal point and commercial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

The village core will connected to the open space greenbelt by trails which will extend to the EUC, with its urban character, to the east and the more natural Wolf Canyon and adjacent villages to the west. The village core is envisioned to include a "town square" mixed-use (commercial/residential) area. The commercial configuration will be defined in greater detail through the Master Precise Plan process for the village core. An elementary school, neighborhood park and multi-family housing complete the village core area (see Community Structure Exhibit 1.4). The core's direct connection to the EUC provides mutual benefits to each Village/Planning Area. The Village Seven secondary area is comprised of single family residential dwellings located north and south of the central core area and sites for a middle school and a high school (see Community Structure Exhibit 1.4).

II.2.1.5 Legal Significance/EIR

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

Community Structure



CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

Cinti Land Planning

6/14/04

Exhibit 1.4

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

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

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

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

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

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

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

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

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

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

The Village Seven site is defined in the Otay Ranch General Development Plan. The following description of the site and setting is taken from that document (Part II, Chapter 1, Section F, Subsection 7.a):

Village Seven is comprised of approximately 421 acres located east of Wolf Canyon and north of Rock Mountain Road.

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

Land Use: *Village Seven is located in the interior of the Otay Valley Parcel, surrounded by land used for agricultural activities. The village is surrounded by Villages Six, Eight, Four and the Eastern Urban Center (EUC) to the east, across SR-125. Village Seven is located immediately west of the proposed SR-125. A 51.9 acre Vortac facility (an aviation navigational facility) is located within the village site.*

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

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

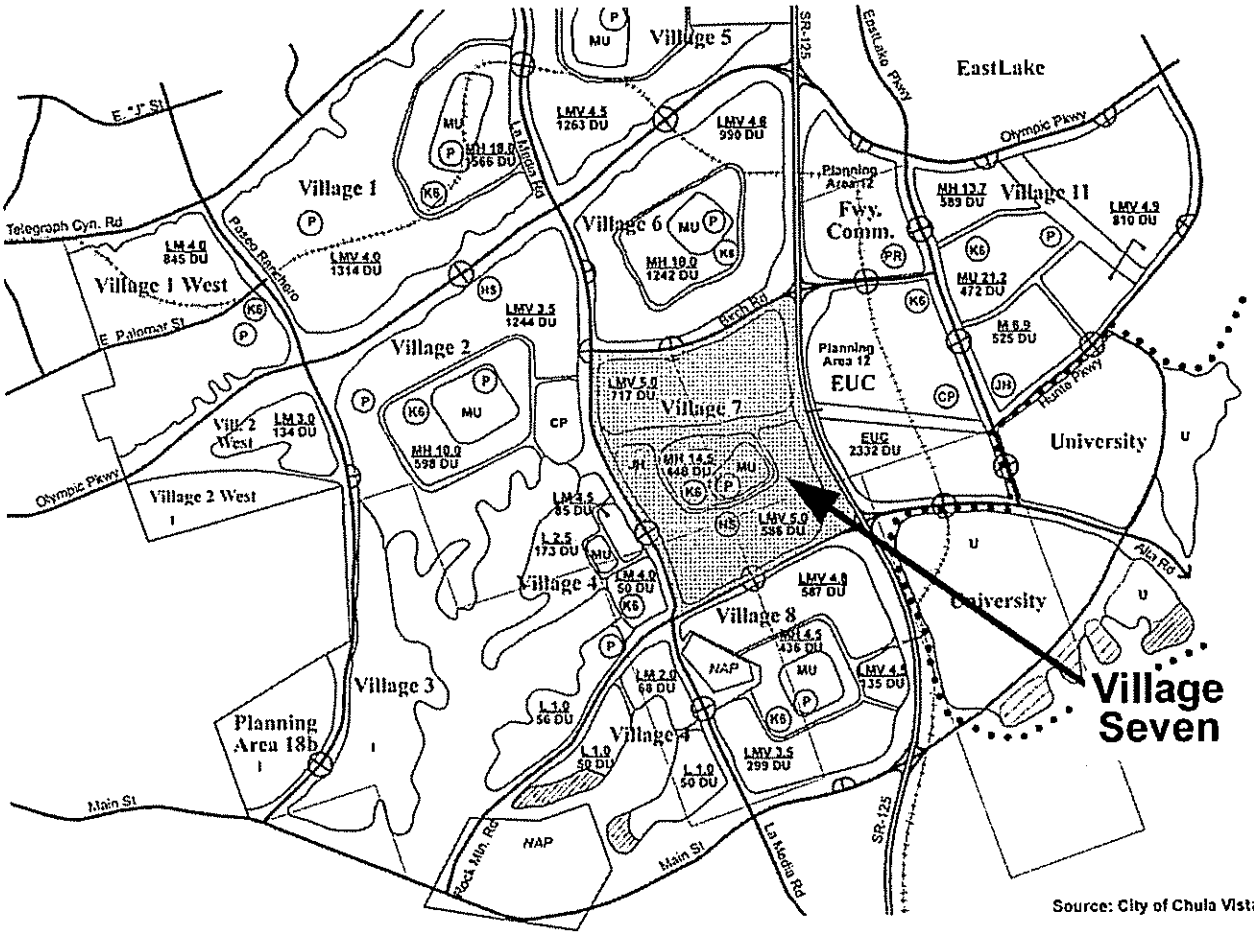
Subsequent to the preparation of the General Development Plan quoted above, Otay Ranch SPA One comprising Villages One and Five was approved and necessary construction permits issued. With approval and development of SPA One, along with more detailed engineering studies, the alignment of the boundary arterials, La Media Road on the west and Birch Road on the north have been more precisely aligned. The proposed alignment of future SR-125, the eastern SPA boundary, has also been modified. These changes in alignments to the major roads forming the boundaries of the SPA have caused a change in total acreage within the planning area, as noted in the project statistics discussion below. However, the physical boundaries of the SPA are consistent with the General Development Plan. Also, more detailed mapping has determined that the Vortac facility is only approximately 50 acres.

The General Development Plan also provides a basic description of the development to be included within Village Seven, development statistics, and a generalized map depicting land use locations and development policies (see General Development Plan Map Exhibit 1.4). The following village description is taken from the General Development Plan text (Part II, Chapter 1, Section F, Subsection 7.b):

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

- ☐ *A maximum of 1,053 single family residential units*
- ☐ *A maximum of 448 multi-family residential units*
- ☐ *Build-out population of approximately 4,512*
- ☐ *A middle school*
- ☐ *A high school*
- ☐ *A trail connection through the village connecting Wolf Canyon to the west and the Eastern Urban Center to the east*
- ☐ *A village core area containing:*
  - *Commercial uses in a mixed use setting*
  - *Public and community purpose facilities*
  - *A transit stop*
  - *An elementary school*
  - *Multi-family residential*
  - *A Town Square/Village Green/Main Street*
  - *Affordable Housing*
  - *Neighborhood Park*

Adopted General Development Plan



Source: City of Chula Vista

Otay Ranch

3/24-03

Exhibit 1.5

The proposed Overall Conceptual Village Plan (Exhibit 1.6) demonstrates consistency with this description. The single family, multi-family and total residential unit counts are consistent with the General Development Plan. The specific uses and village components included in the initial SPA approval are shown on Exhibit 1.7, the Site Utilization Plan.

The core area shown on the Overall Conceptual Village Plan will provide: commercial uses in a mixed use "town square" setting in the MU-1 and TS-1 area which will include a transit stop; an elementary school in Neighborhood S-3; neighborhood park in P-1; and, multi-family housing on Neighborhoods R-5 through R-7 (some include affordable housing). Adjacent to the village core, neighborhood S-1 will be a high school site and to southwest S-2 will be a middle school site.

In addition to the narrative village description, the General Development Plan includes land use statistics as shown in Table A below (from GDP Part II, Chapter 1, Section F, Subsection 7.b).

Table A
GDP Land Use Table

Village Seven

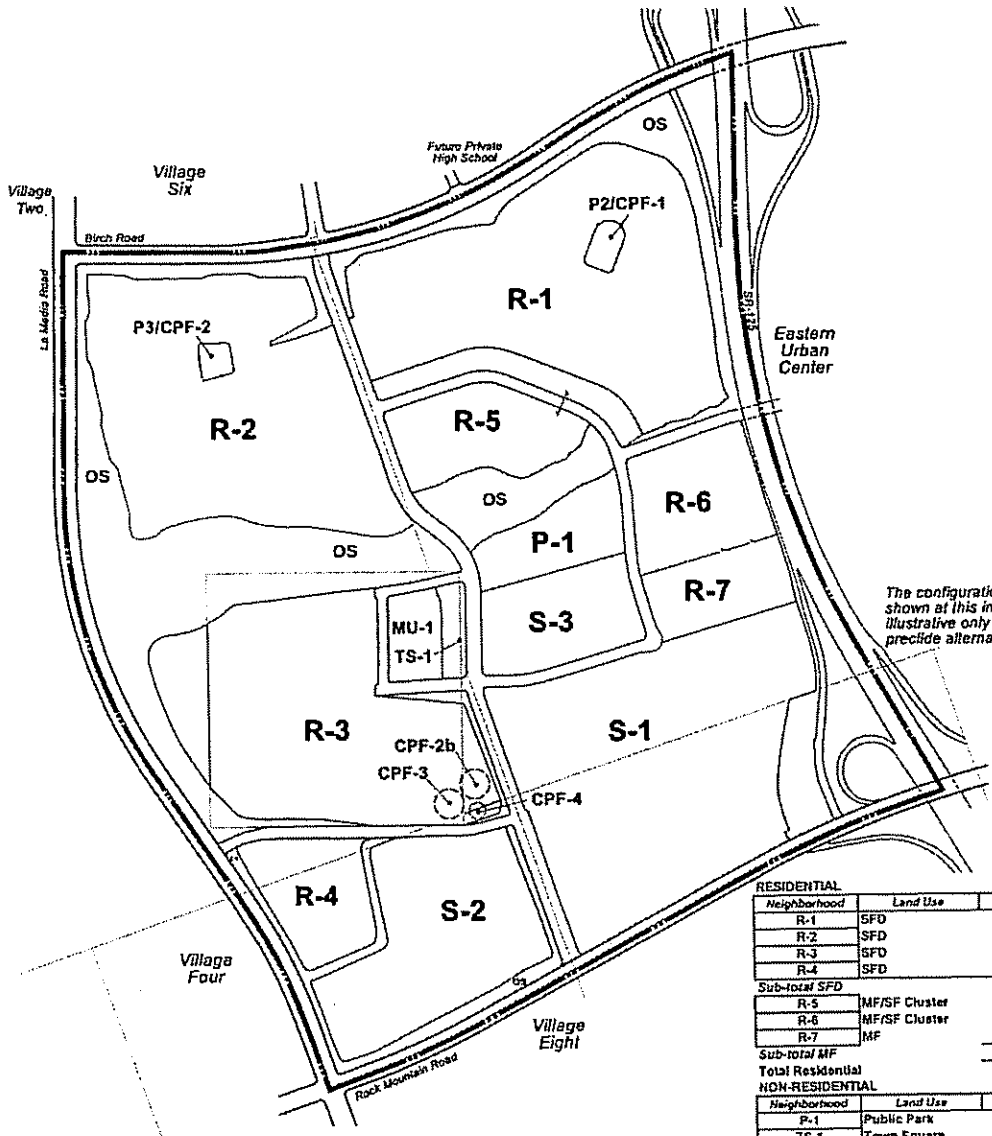
Use	SF Units	MF Units	Total Units	Res. AC	du/AC	Park AC*	CPF AC	Sch. AC	C'ml. AC	OS AC	Art. AC	Total AC	Approx. Pop.
LMV	1,053	0	1,053	210.6	5.0	--	--	75.0	--	--	--	285.6	3,370
MU	0	0	0	0.0	0.0	9.3	6.3	--	7.2	--	--	22.8	0
MH	0	448	448	30.9	14.5	--	--	10.0	--	--	--	40.9	1,142
OTHER	0	0	0	0.0	0.0	--	--	--	--	45.3	17.1	62.4	0
TOTAL	1,053	448	1,501	241.5	--	9.3	6.3	85.0	7.2	45.3	17.1	411.7	4,512

*Part of park acreage requirements have been allocated to community parks. Actual park size to be determined by Parks Master Plan at SPA level.

The statistics provided on the Overall Conceptual Village Plan and Site Utilization Plan (Exhibits 1.6 and 1.7) are not directly comparable to those in the GDP table since they are net of interior circulation and the total acreage within the planning area has changed as detailed previously. Both are intended to be statistically consistent with the General Development Plan land use list and statistical summary while reflecting more accurate data. Acreages on both exhibits are based on planimeter readings to the nearest tenth acre; these statistics may change based on more precise engineering calculations.

Overall Conceptual Village Plan

(in Site Utilization Plan format)



RESIDENTIAL

Neighborhood	Land Use	Acres	du/ac	DU
R-1	SFD	50.7	6.8	346
R-2	SFD	50.5	7.4	375
R-3	SFD	43.0	6.3	273
R-4	SFD	10.1	5.8	59
Sub-total SFD		*154.3*	*6.8*	*1,053*
R-5	MF/SF Cluster	17.4	7.6	132
R-6	MF/SF Cluster	12.5	15.4	193
R-7	MF	8.0	15.4	123
Sub-total MF		*37.9*	*11.8*	*448*
Total Residential		192.2	7.8	1,501

NON-RESIDENTIAL

Neighborhood	Land Use	Acres	
P-1	Public Park	7.8	(7.0 ac net req'd)
TS-1	Town Square	1.9	
P2/CPF-1	CPF (Common OS)	1.1	
P3/CPF-2a	CPF (Common OS)	0.7	
CPF-2b	CPF	1.0	
CPF-3	CPF	1.1	
CPF-4	CPF	0.2	
S-1	High School	55.8	(50.0 ac net req'd)
S-2	Middle School	25.6	(23.0 ac net req'd)
S-3	Elem. School	11.1	(10.0 ac net req'd)
MU-1	Mixed Use/Comm.	3.7	
OS	Open Space	60.5	
Cir.	Circulation	62.9	
Total Non-Residential		233.2	
VILLAGE TOTAL		424.4	3.5 1,501

CITY OF CHULA VISTA

Vista Verde

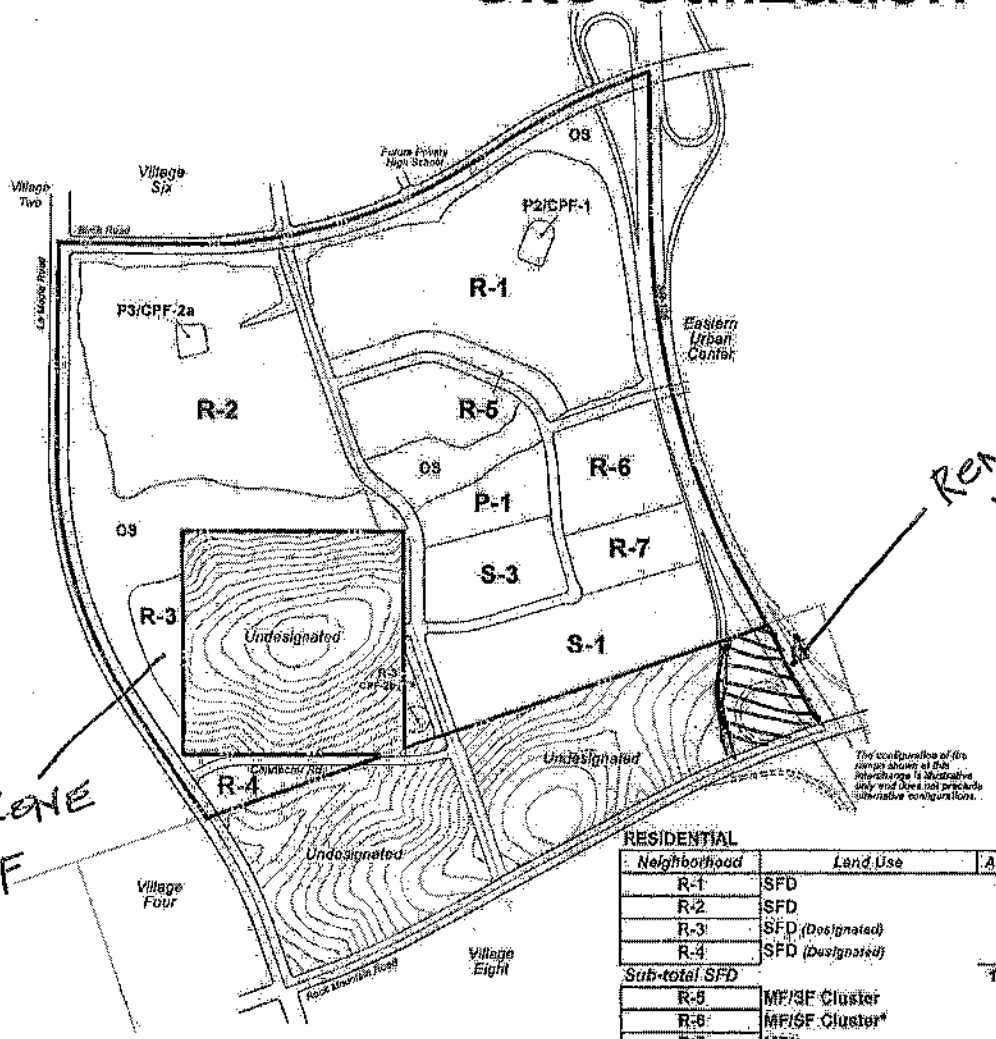
Village Seven - Otay Ranch

Civil Land Planning

5/24/04

Exhibit 1.6

Site Utilization Plan



RESIDENTIAL

Neighborhood	Land Use	Acres	du/ac	DU
R-1	SFD	50.7	6.8	346
R-2	SFD	50.6	7.4	375
R-3	SFD *(Designated)*	5.3	4.2	22
R-4	SFD *(Designated)*	3.1	4.2	13
Sub-total SFD		*109.6*	*6.9*	*756*
R-5	MF/SF Cluster	17.4	7.6	132
R-6	MF/SF Cluster*	12.5	15.4	193
R-7	MF*	8.0	15.4	123
Sub-total MF		*37.9*	*11.8*	*448*
Total Residential		147.5	8.2	1,204

NON-RESIDENTIAL

Neighborhood	Land Use	Acres
P-1	Public Park	7.6 (7.0 ac req'd)
P2/CPF-1	CPF *(Common OS)*	1.1
P3/CPF-2a	CPF *(Common OS)*	0.7
CPF-2b	CPF	1.0
S-1	High School *(Designated)*	23.4
S-3	Elem. School	11.1
OS	Open Space *(Designated)*	47.8
Undesignated	Undesignated Uses	121.3
Cir.	Circulation	62.9
Total Non-Residential		276.9
VILLAGE TOTAL		424.4

* Refer to SPA Text for provisions to blend these two parcels.

CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

Civil Land Planning

8/24/04

Exhibit 1.7

In addition to the village description provided in narrative and statistical form, the Otay Ranch General Development Plan also includes specific policies to be implemented in the SPA level planning. These policies are re-stated below (from GDP Part II, Chapter 1, Section F, Subsection 7.c):

Village Character Policies:

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

Village Core Policies:

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

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 13.5 acres of local parks in Village Seven. To satisfy this requirement, 9.3 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.

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

- ☐ *A regional pedestrian and open space link will be provided through the village connecting Wolf Canyon on the west to the Eastern Urban Center and Salt Creek on the east. This greenbelt connection may take several forms, including a greenbelt, parks, trails, and the pedestrian portion of promenade streets. The average width and continuous character of the greenbelt shall be defined in the Overall Ranch Design Plan. The greenbelt shall*

average 200 feet in width (excluding street ROW) over the entire length of any village (requirements set forth in Section E, Implementation) to provide a direct connection between the village core, Wolf Canyon, and the intense uses of the Eastern Urban Center (see GDP/SRP Land Use Map).

- ☐ *The average width of the pedestrian open space/trail corridor shall be calculated from one edge of the village to the other.*

- ☐ *Buffering shall be provided to screen the Vortac facility (aviation navigation facility) from adjacent land uses, if this use is not relocated.*

Other Village Seven Policies:

- ☐ *Three schools are planned in Village Seven. These shall be appropriately separated with intervening land uses. The high school and middle school shall abut the regional open space, providing for non-vehicular access.*

- ☐ *A transit stop shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.*

The development concept depicted on the proposed Overall Conceptual Village Plan and Site Utilization Plan, Exhibits 1.6 and 1.7, implements these policies. This implementation is further described in the Section II.2.2 Development Concept, in this SPA Plan and in the Village Seven Design Plan. The SPA Plan package provides detailed design and character responses to these policies and/or establishes standards and guidelines for subsequent planning and design approvals in Village Seven to assure that the General Development Plan policies are respected in final development plans.

The greenbelt corridor is implemented with an open space designation extending east from La Media Road to the neighborhood park site and a roadway connecting to the EUC via an underpass crossing of SR-125. The greenbelt will provide a design focus and visual amenity for the entire village, particularly since it is immediately adjacent to the village core which will be the activity focus for the village. Higher densities are also clustered around the eastern end of the greenbelt, which transition to the higher intensity uses planned for the EUC, east of SR-125. Village Four, west of La Media Road, is planned in the General Development Plan with lower residential densities than other urban villages and is and is being considered as a location for a Community Park. It will also extend the Wolf Canyon open space corridor as the canyon becomes more prominent to the west. These features will be natural extensions of the low density residential and open space uses on the western edge of Village Seven. Development areas at the top of the Village Seven perimeter slopes on the north and south side of the greenbelt will enjoy views to the distant mountains to the northeast and is given to residential and park purposes.

Consistent with the Village Core policy, the Wolf Canyon greenbelt is an integral design feature, at the northern edge of the mixed-use area and bisecting the village core. It provides connections among Village Seven uses/destinations as well as community-wide and regional amenities (EUC, community park to the west, and ranch-wide trails and open space). The open space greenbelt ranges from over 600 feet in width at the western end to approximately 200 feet wide adjacent to the park. The greenbelt continues east with a more formal trail design adjacent to residential paralleling the street accessing the EUC This size exceeds, and design is consistent with, the Park and Open Space Policies width requirements. This shall be specifically established during the Tentative Map process.

The park area shown on the proposed Site Utilization Plan is consistent with the park provision standard from the Otay Ranch General Development Plan and park design criteria included in the City's Parks Master Plan. Park acreage has been calculated based on the proposed mix of residential unit types shown on the Site Utilization Plan. Actual park dedication and fee requirements shall be based on the actual units approved in subsequent phases of planning.

Since the Village Seven development concept envisions the relocation of the Vortac facility, no screening or buffering is proposed for the ultimate condition. This may be an interim design issue however, as development begins around the existing facility (see Village Design Plan). Grading which preserves the Vortac site, as an interim condition, is also described in the Grading chapter of this SPA Plan. Appropriate buffer areas are shown as open space on the proposed Site Utilization Plan, outside of development Neighborhood boundaries. Buffers to homes along the arterials average 75 feet in width consistent with the General Development Plan Land Use Map.

With regard to the Other Village Seven Policies, guidance for site planning is addressed in the Village Seven Design Plan. The high school site (S-1) is separated from the elementary school site (S-3) by the core promenade street and from the middle school site (S-2) by the village entry street and the R-4 residential neighborhood. The elementary school takes access off the Core Promenade instead of Magdalena Avenue. The middle school and elementary schools will be separated by considerable distance. Because of the limited amount of regional open space "edge" available, the middle and high schools are located to the south and the greenbelt edge is given to residential and park uses. In addition, the high school is more appropriately located adjacent to an arterial road due to peak traffic volumes generated each morning and afternoon, at the beginning and end of the school day. Non-vehicular access to these school sites will be readily available via trails along the greenbelt and each of the interior village roads shown on the Site Utilization Plan.

Although the community-wide fixed route transit system does not enter this village, a transit stop for bus connections to other villages will be provided within the Village Core, near parcels MU-1 and TS-1 which will comprise the focal point of the core area.

In addition to the Village Seven-specific requirements addressed above, the GDP, Part III Implementation, also sets forth numerous implementation tasks that must be completed with the preparation/approval of the various SPA Plans which will implement the GDP. The consistency of

the Village Seven project with those requirements are outlined in Appendix A of this SPA Plan. The GDP also establishes numerous general goals and objectives for land use; mobility; housing; parks, recreation, open space; public facilities; safety; phasing; and resource protection, conservation and management. Appendix A of this SPA Plan provides a re-statement of the GDP goals and objectives followed by an explanation of how they are implemented by the plan for Village Seven.

II.2.1.7 Related Documents

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

All of the other documents which are components of the SPA plan are prepared concurrently and based on this SPA plan. The various documents which are components of the SPA plan package are depicted in Exhibit 1.8 and include PC District Regulations (zoning regulations), Village Design Plan (design guidelines), Public Facility Finance Plan (facility financing and phasing), and single issue plans (Parks, Recreation, Open Space and Trails; Water Conservation; Non-Renewable Energy Conservation; Air Quality Improvement; and, Affordable Housing). Project level CEQA documents are also prepared concurrently, building upon the more broad based environmental analysis completed at the General Development Plan level, to document potential environmental impacts and identify mitigation measures to reduce or eliminate such impacts.

Subsequent to the approval of all the SPA level documents, a landscape master plan, subdivision maps, grading plans, and improvement plans will be prepared. These will provide the necessary details to actually construct the project described by the SPA level documents. These plans, the construction process and ultimate uses/activities within the SPA are required to be consistent with the applicable provisions of this SPA Plan, related documents and applicable City of Chula Vista policies and standards. An index of SPA Plan requirements, including topics addressed in related documents is provided in Appendix B.

GDP/SRP & SPA Documents

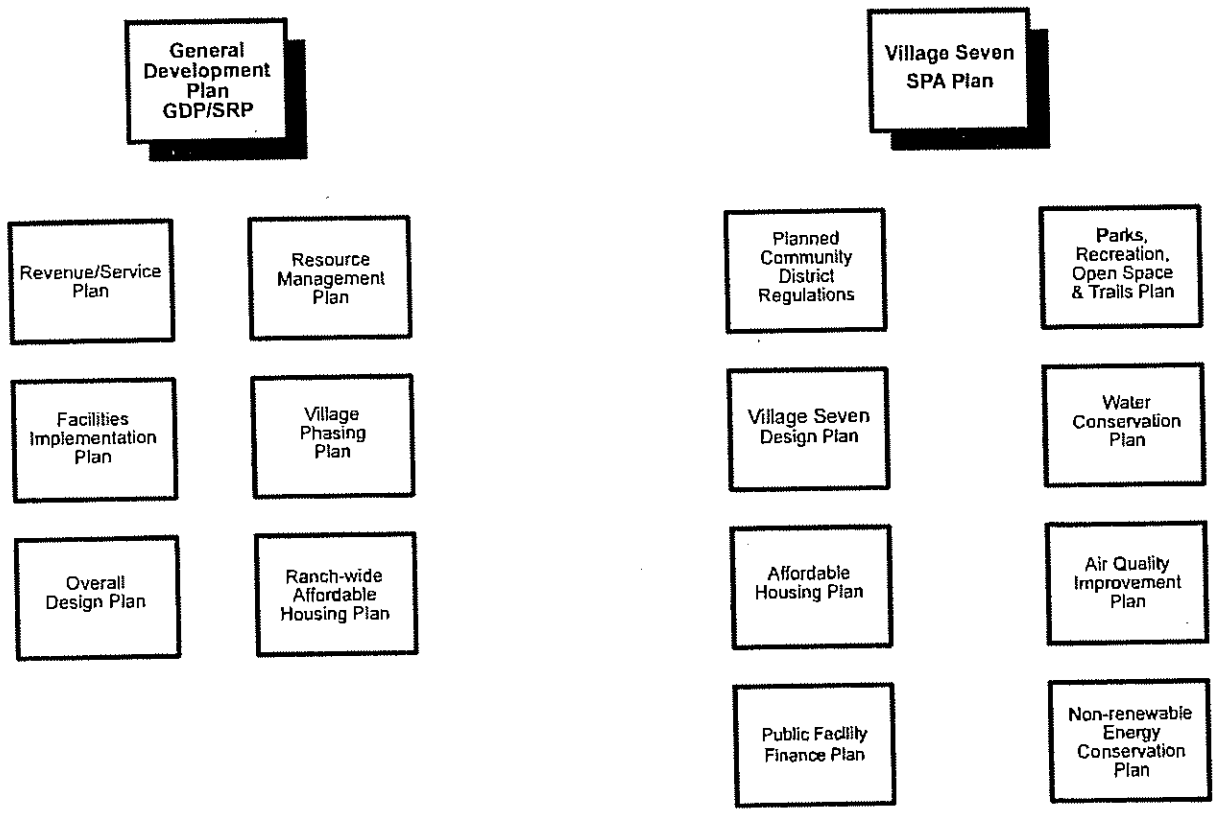


Exhibit 1.8

II.2.1.8 Planning Process

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

On October 28, 1993, the San Diego County Board of Supervisors and Chula Vista City Council jointly adopted the Otay Ranch General Development Plan/Subregional Plan for the 36-square mile master planned community of Otay Ranch. The Otay Ranch General Development Plan includes plans for eleven urban villages, a golf course community, a resort village, the Eastern Urban Center, four industrial areas and two rural estate planning areas. The Otay Ranch open space system, consisting of 13,000+ acres, facilitates completion of the Chula Vista Greenbelt System, as articulated in the Chula Vista General Plan and Greenbelt Master Plan. San Diego's light rail transit system or a fixed route system connecting to the light rail system, is planned to traverse Villages One, Five, Six, the Freeway Commercial area, the Eastern Urban Center and the University site. A park and ride facility will be provided in the Freeway Commercial area to serve the trolley.

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

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

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

General Development Plan provisions for Village Seven, this implementing SPA Plan has been developed.

II.2.2 Development Concept

II.2.2.1 Design Influences

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

Existing and planned adjacent development patterns, Chula Vista General Plan policies, and the Otay Ranch General Development Plan provisions governing adjoining undeveloped land also influence the design of Village Seven, including the regional open space system, off-site circulation, biology, public facility connections and the planned land uses for adjacent properties. These factors are briefly described below and depicted on the Design Influences Exhibit (Exhibit 2.1). Otay Ranch Village Seven design influences and requirements are also addressed in the Village Seven Design Plan and Landscape Master Plan.

Site Characteristics & Visual Context

Village Seven is bisected by the upper portion of Wolf Canyon, although the area has no sensitive resources due to historic agriculture uses. The canyon comprises most of the topographic character of the site, the remainder of which is gently rolling hills.

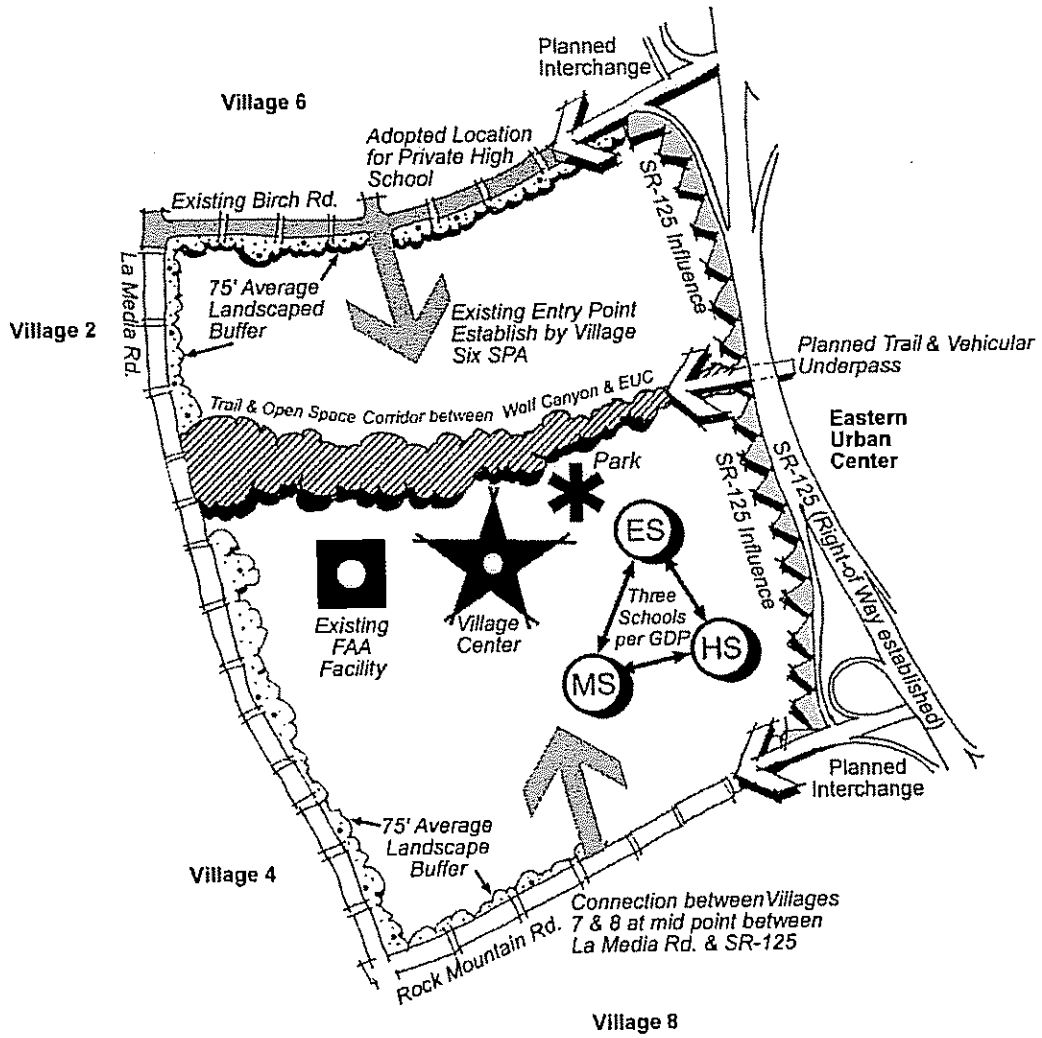
The village site is located in the interior of the Otay Valley Parcel between the proposed alignment of SR-125 and the planned extension of La Media Road. The proposed alignment of Birch Parkway forms the northern boundary of the village while Rock Mountain Road will form the southern boundary of the SPA.

The project area contains views into the upper reaches of Wolf Canyon, and more distant views to the mountains to the east and northeast. The Vortac aviation navigation facility provides potentially negative close-range views within the village if it is not relocated as planned.

Surrounding Land Uses

The Village Seven plan was also influenced by developing and planned surrounding land uses, all of which are within the Otay Ranch GDP. The Otay Ranch GDP requires a sensitive design that includes transition areas between villages. The northern edge of Village Seven is Otay Ranch Village Six, which is also defined as an urban village, separated from Village Seven by a major arterial (Birch Road). Villages Two and Four are immediately west of Otay Ranch Village Seven, across La Media Road. The proposed alignment of SR-125, a freeway, defines the eastern edge and separates Village Seven from the Eastern Urban Center. Village Eight is located to the south, separated from the Village Seven SPA by the proposed alignment of Rock Mountain Road.

Design Influences



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Vista Verde

Village Seven - Otay Ranch

Cinti Land Planning

6/14/04

Exhibit 2.1

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

II.2.2.2 Land Use Pattern

The basic land use pattern intended for Village Seven is that of an urban village, surrounded by prime arterials and an open space buffer augmented by the major open space feature in Wolf Canyon, consistent with the Otay Ranch General Development Plan (see Overall Conceptual Village Plan, Exhibit 1.6). The land use pattern implements the village concept with higher intensity uses and residential densities within a village core and decreasing intensity/density away from the core area. The Village Seven Concetual Plan defines the village core in the central portion of the planning area, focused on the commercial/mixed-use and town square area. In addition to the commercial focal point, a public neighborhood park, and an elementary school site comprise the core, along with multi-family residential development averaging 11.8 units/acre. The surrounding secondary area includes the middle and high school sites, a cluster of three CPF sites at the intersection of the southern village entrance streets, and single family residential areas with designated densities ranging from 5.8 to 7.4 units/acre.

II.2.2.3 Density Transfer

The SPA Plan provides guidance for future development at the subdivision and improvement plan level, and is the basic reference for determining permitted land uses, densities, total units, and required public facilities. These are illustrated in the Site Utilization Plan, Exhibit 1.7, which is the principal map for this SPA Plan.

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

Specifically, a density transfer between Neighborhoods R-6 and R-7 is anticipated as detailed planning and design for these sites progresses. Development on these two sites is expected to be "blended" with a mixture of product types. The boundary line between the two parcels, as shown

on the Site Utilization Plan, is intended to be moved to accommodate the proposed site plans for each parcel. The mapped location of their common boundary is only intended to illustrate the relative magnitude of the currently proposed product mix on the two sites. The boundary and density adjustment shall be made with the approval of the first Design Review. The R-7 product is currently intended to be entirely multi-family and located toward the southern end of the site. The R-6 product may be multi-family or single attached/cluster but will be located to the northern end of the site. The site plan(s) for the overall site will likely share an entry or entries and strong internal circulation connections between the two product areas is expected. Reconfiguration of the R-6/R-7 boundary and density transfer, as required, shall be completed administratively with approval of a coordinated plan for both sites. However, the total number of dwelling units allowed shall not exceed the total shown on Exhibit 1.7 for the two Neighborhoods.

Further, the SPA Plan is not a guarantee that a certain dwelling unit yield will be achieved at the subdivision level. The maximum density as specified for individual Neighborhoods shall not be exceeded; however, actual dwelling unit yields for projects will be determined by field conditions, site plan and architectural review, and a number of external factors that influence the design and density of individual projects. Transfers in density from one Neighborhood to another may be permitted subject to Part II, Chapter 1, Section E, Subsection 2.c of the Otay Ranch General Development Plan.

II.2.2.4 SPA Adoption Area

This Village Seven SPA Plan provides comprehensive plans for the entire Village Seven area at a conceptual level in the Overall Conceptual Village Plan, as required by the Otay Ranch GDP. However, the applicant(s) do not own or control the entire project site and adoption of this SPA Plan, and associated regulations, plans and documents, shall only have effect within the area indicated on the Site Utilization Plan, Exhibit 1.7. Expansion of the Site Utilization Plan designated area, to include property within the Village Seven SPA owned by others shall require a formal amendment of this SPA Plan and all associated plans.

Although approval of this SPA Plan grants SPA-level approval only to the development designated on the Site Utilization Plan, it also represents the endorsement by the City of Chula Vista of the overall development plan described for the entire SPA, including infrastructure, utilities and other facilities required to support development within the adoption area which may be located outside of the adoption area. The location of any needed facility outside of the Site Utilization Plan designated area shall not preclude the City from taking any and all necessary steps to provide for such facilities concurrent with need and consistent with the approved Village Seven SPA Public Facilities Financing Plan.

II.2.2.5 Housing Programs

The predominant land use in Otay Ranch Village Seven is residential, intended to provide housing in response to local market demands. This SPA permits a variety of housing types in responding to

these demands, ranging from multi-family development at 15.0 du/ac to single family homes at 4.2 du/ac. The SPA Plan divides the housing mix in two residential categories: Multi-family and Single Family. Within these residential categories, a number of housing types are permitted to respond to changing market conditions.

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

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

In order to guarantee the provision of Affordable Housing opportunities, the City requires that a specific Affordable Housing Program ("AHP") and agreement(s), consistent with the Housing Element, be prepared and signed by the Developer(s). This will serve as the required Affordable Housing Plan required by the General Development Plan. The AHP delineates how, when and where affordable housing units are to be provided, intended subsidies, income and/or rent restrictions, and methods to verify compliance. These programs and policies shall be applied to the Otay Ranch Planned Community in general, and the Village Seven SPA specifically, as detailed in the adopted Ranch-Wide Affordable Housing Plan and the Otay Ranch Village Seven Affordable Housing Program included as a component of this SPA Plan. Due to multiple ownerships within Village Seven, the Affordable Housing Program will be designed to accommodate commitments by more than one property owner to provide their "fair share" of affordable housing opportunities based on their share of the market-rate housing provided within Village Seven.

II.2.2.6 Urban Design Concepts

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

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

Development Plan calls for designs which emphasize and enhance each village's characteristics to create neighborhoods and communities with unique identities.

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

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

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

II.2.2.7 Landscape Concept

All development in Otay Ranch Village Seven shall comply with all the requirements stated in the *Chula Vista Landscape Manual* adopted by Resolution No. 17735 in November 1994 and any subsequent revisions, and the *Landscape Plan Review Checklist* dated November 2003.

The Landscape Concept Plan, Exhibit 2.3, provides a consistent design framework for community areas while allowing flexibility in individual Neighborhoods. The Village Seven landscape plan builds upon the Otay Ranch-wide landscape design concepts of the Overall Design Plan. The Overall Design Plan identifies important elements of the overall project setting and establishes ranch-wide design concepts or themes which will integrate the many diverse components of the developed community. Focusing on interconnecting community design elements, the Overall Design Plan established design concepts for the major arterials which surround Village Seven, the Village Greenway (see Section II.2.3.7 of this SPA Plan) which connects Village Seven with adjacent

villages, and identifies village entry locations. The village landscape concept detailed below is consistent with the applicable provisions of the Overall Design Plan.

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

The street system also contributes to the village structure and the street landscape treatments will be used as community design elements. The peripheral arterials, village entry streets and promenade streets will each have a distinct landscape theme with a dominant tree species and/or planting patterns in order to create specific appearances for each street category. Slope planting for Village Seven will be per the Landscape Master Plan for Village Seven.

Elements in the Landscape Concept include:

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

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

- Village Entry Streets, Core and Village Promenade Streets: Canopy trees shall be used along the entire length of the street to add pedestrian scale and provide shade for all users. The design will have three forms: 1) in the Core area, tree wells at the curb will be used; 2) a parkway adjacent to the curb will be used in residential areas; and, 3) village entry areas shall have medians incorporated into the design. A double row of canopy trees will be provided along one side of the road and a single row on the opposite side.

- Entries: The Primary Entry area is the main point of entry to Village Seven. These are located at the entries from Birch Road and Rock Mountain Road. A tree that differs from the surrounding entry area will provide a unique accent statement and feeling of arrival at this entry point. Secondary Entries are incorporated in the Secondary Village Entry Street streetscape from La Media Road.

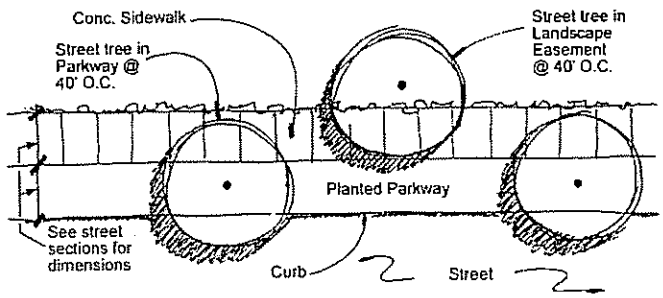
- Landmarks: Each landmark, whether primary or secondary, will have a distinct landscape character. As an example, the commercial/mixed-use area will have a common theme tree, so that it can be recognized and highlighted in the community.

- Special Landscape Zone (SR-125): This area is a buffer to the freeway view and noise. It will also be the entry way to Village Seven from the SR 125 freeway. The design for this area must follow the criteria stipulated in the "SR-125 Design Guidelines" prepared by DeLorenzo Inc., dated June 21, 1999.

- Landscape Buffer: The buffer is essentially the slope landscaping that surrounds Village Seven. It provides a landscape screen between the residents and the busy Prime Arterials and Major Street. The buffer acts as a view corridor for drivers along these roads. The landscape will include masses of spreading trees up and down the slope with drifts of shrubs below them.

- Wolf Canyon Greenbelt: Wolf Canyon is the most significant open space in Village Seven and an important component of the Chula Vista Greenbelt which surrounds the City. Wolf canyon landscaping will be consistent with a rustic natural setting. The canyon bottom will include a meandering, landscaped channel to improve the water quality of storm water run-off, which must be approved by the Regional Water Quality Control Board. It will be planted with informal groves of native California sycamore and willow trees. A coordinated design for the landscape palette and signing between landowners will be required. On adjacent drier slopes, native oak trees and associated plant materials will be planted. Above the channel, a decomposed granite trail/service drive will provide recreation and maintenance access.

- Featured Side of Streets: The Promenade Streets, the Entry Streets, and Arterial Highways have a featured side of the street intended for pedestrians. This side of the street, which shall be identified during the Tentative Map process, shall have a staggered double row of street trees on one side to shade pedestrians. Exhibit 2.2 illustrates this concept. Parkway and sidewalk dimensions may vary with the particular street.

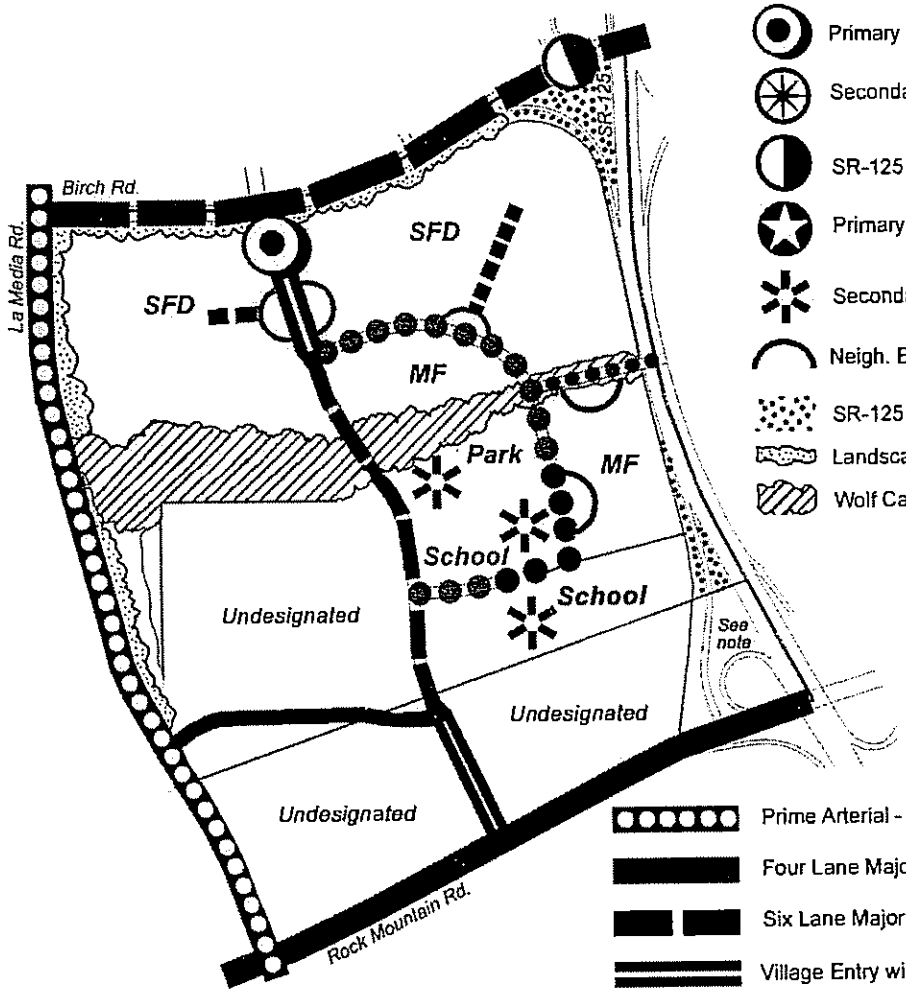


Staggered Double Row of Trees on Featured Side of Street
(Applies to featured side of Promenade, Entry Streets, and Arterial Highways)

Exhibit 2.2

- The Landscape Concept also includes an emphasis on water conservation and low-water use plant materials in appropriate locations. The Village Seven Village Design Plan and Landscape Master Plan provide further details on these design concepts.

Landscape Concept



- Primary Entry Monument
- Secondary Entry Monument
- SR-125 Community Entry
- Primary Landmark
- Secondary Landmark
- Neigh. Entry Monument
- SR-125 Zone (by others)
- Landscape Buffer
- Wolf Canyon Greenway

- Prime Arterial - Ranch Theme Street
- Four Lane Major Street
- Six Lane Major Street
- Village Entry with Median
- Secondary Village Entry
- Village Core Promenade
- Secondary Village Promenade
- Residential Promenade
- Secondary Village Promenade (@SR-125) Underpass

Note:
The configuration of the interchange ramps shown on this exhibit is illustrative only and does not preclude alternative configurations.

CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

Civil Land Planning 8/14/04

Exhibit 2.3

II.2.2.8 Community Signage Program

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

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

No highway oriented signage (oriented to SR-125) is permitted within Village Seven.

II.2.2.9 Agricultural Plan

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

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

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

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

- A 200 foot fenced buffer shall be maintained between developed property and on-going agriculture operations.

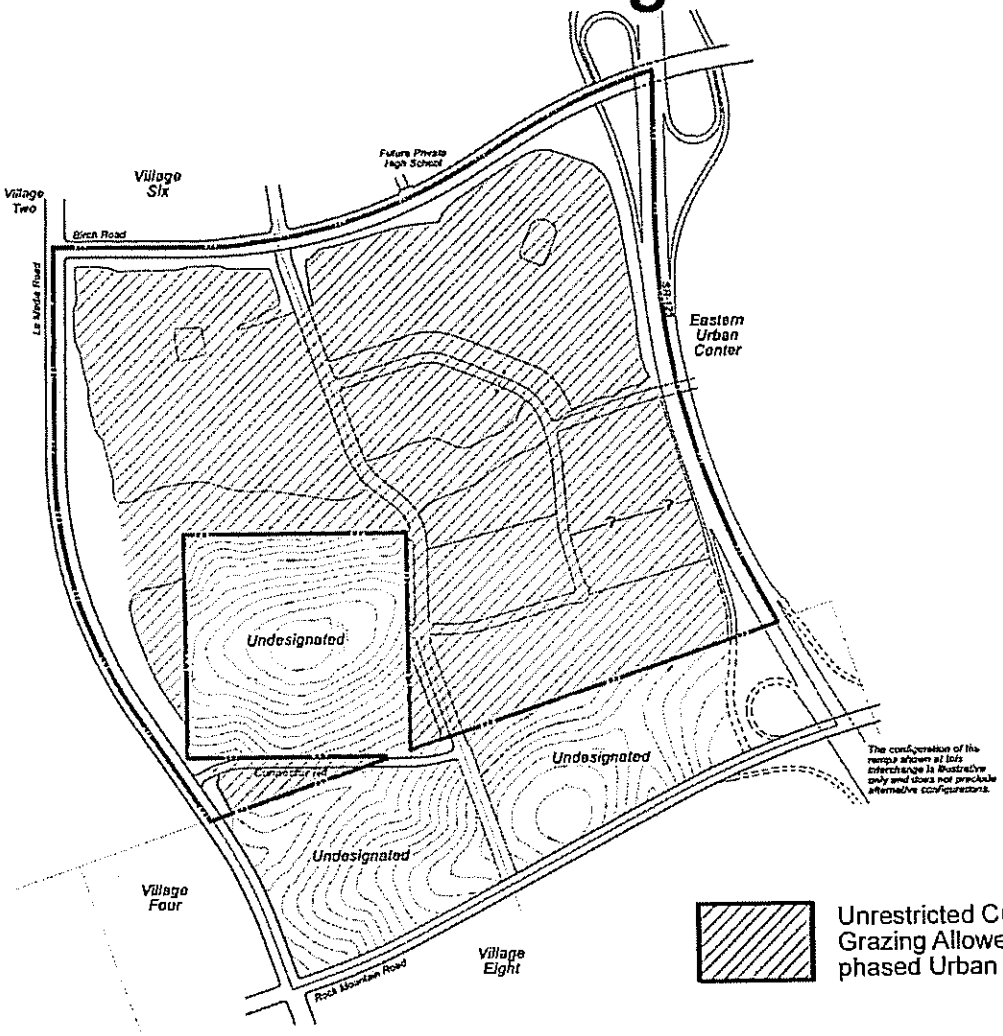
- In those areas where pesticides are to be applied, vegetation shall be utilized to shield adjacent urban development (within 400 feet) from agriculture activities. Use of pesticides shall comply with federal, state and local regulations.

- The farmland owners shall notify adjacent developed property owners of potential pesticide application through advertisements in newspapers of general circulation.

- The developer does not propose grazing on Conveyance Land, as there is no Conveyance Land within the Village Seven project area.

- Agricultural uses shall comply with the Agricultural Plan Map that follows (Exhibit 2.4).

Agricultural Plan



Unrestricted Cultivation & Grazing Allowed prior to phased Urban Development

Notes:

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

CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

Land Planning 5/25/04

Exhibit 2.4

II.2.3 Circulation

II.2.3.1 Introduction

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

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

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

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

The plan also considers non-vehicular circulation systems by establishing an internal trail system, including connections to local and regional trails systems to create a comprehensive system of vehicular and non-vehicular routes.

II.2.3.2 Project Access

Regional Aecess

Regional access to the project area is currently provided by I-805 via Olympic Parkway, which is located approximately one mile north of the project site. Future construction of SR-125, at the eastern boundary of Village Seven, will provide additional north-south access for the traffic generated for the build-out of the Eastern Territories. Secondary north-south access is available on 1-5, along the Bayfront, six miles west of the SPA project area. State Route 54 north of Village Seven, and SR 905 south of Village Seven, provide regional east-west circulation the project area.

The Otay Ranch General Development Plan provides for the eventual expansion of the regional fixed route transit system into Otay Ranch, with the planned route bisecting Village Six, just north of Village Seven and the EUC, to the east. A transit station providing local transit

connections to these regional system facilities will be provided in the Village Seven Core. Regional and community trails through Village Seven will also provide intra-village routes in support of regional transit.

Local Access

Local access to the Village Seven SPA project area is currently provided by Olympic Parkway, which connects to I-805. The Village Seven site is accessed from Olympic Parkway via La Media Road, a north-south route which is being constructed as a part of the Village Six project, just north of Village Seven. La Media Road will be extended along the western edge of Village Seven.

Birch Road is another east-west arterial that will serve the Village Seven SPA and will form its northern boundary. This route has been constructed along the southern edge of the Village Six site in conjunction with that project and will serve as a connector to I-805 via La Media Road and Olympic Parkway to the west and SR-125 to the east.

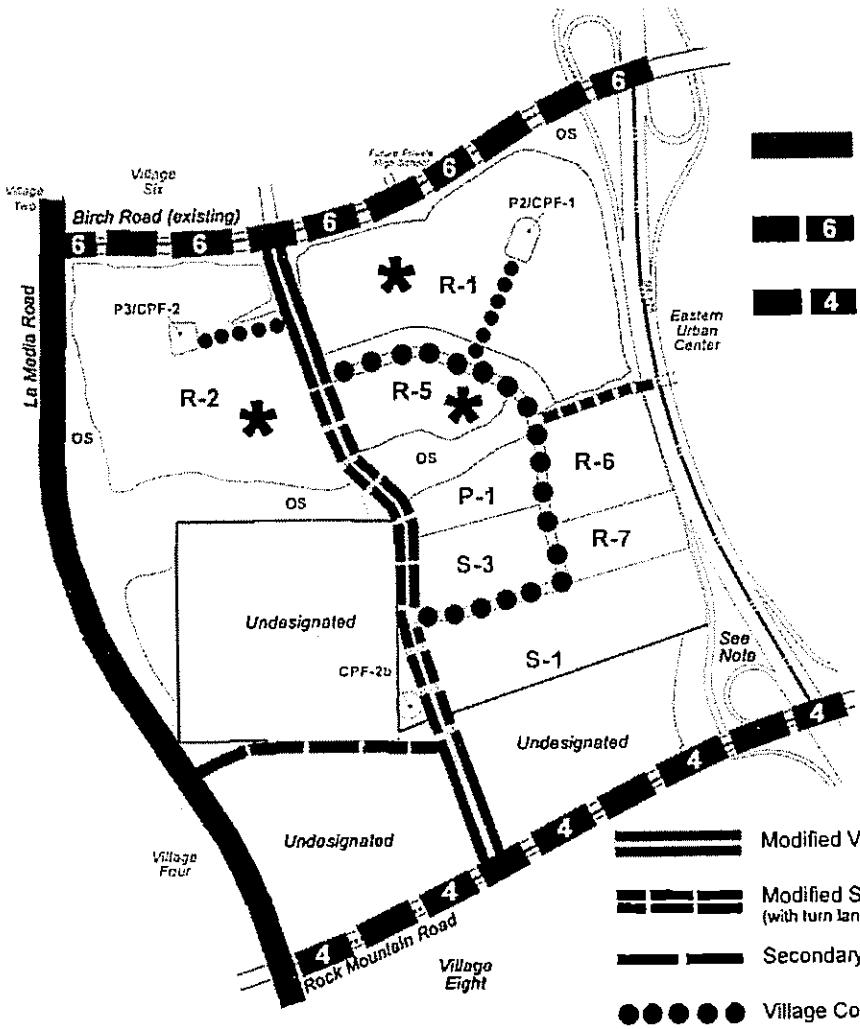
II.2.3.3 Project Circulation Network

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

The perimeter and internal circulation network is conceptually shown on the Circulation Plan (Exhibit 3.1). On the western SPA boundary, La Media Road is designated Prime Arterial - Ranch Theme Street (streetscape design designation defined in the Otay Ranch Overall Design Plan). Birch Road (6 lane), the northern SPA boundary, and Rock Mountain Road (4 lane), the southern boundary, are designated Major Roads. This designation for Birch Road is consistent with the Village Six SPA approval. SR-125, on the eastern edge of the SPA is a future highway.

Project access is taken from each of the perimeter arterials. Each entry has a short segment designated as Village Entry Street which has an expanded cross-section to allow for turn movements at the entries. Entries from Birch Road and Rock Mountain Road are designated Village Entry Streets while that from La Media is a Secondary Entry. These entries then transition to Village Promenade Streets. Both the Rock Mountain Road and Birch Road entries lead directly to the Village Core, while the La Media entry intersects with the Magdalena Avenue, the north-south street which extends through Village Seven, in front of the high school site.

Circulation



Six Lane Prime Arterial

6 Six Lane Major Street

4 Four lane Major Street

Modified Village Entry (with Median)

Modified Secondary Village Entry Street (with turn lane)

Secondary Village Entry Street

Village Core Promenade

Modified Secondary Village Entry (at SR-125 underpass)

Residential Promenade Street

Residential Streets & Cul-de-Sacs (location determined at MMP or TM)

Note:
The configuration of the interchange ramps shown on this exhibit is illustrative only and does not preclude alternative configurations.

CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

Land Planning 9/2/04

Exhibit 3.1

A Village Core Promenade Street loops around the multi-family development neighborhoods. The core promenade street is expected to continue west of Magdalena Avenue into the mixed-use portion of the village core when that area is added to the approved SPA. A modified Secondary Village Entry extends east from the loop to provide access under SR-125 to the EUC. The Secondary Village Entry has a reduced section width where it actually passes under SR-125. A Residential Promenade Street also extends from the Core Promenade into the R-1 neighborhood. Internal streets within the individual development areas will be determined by future tract map and/or site plan approvals.

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

II.2.3.4 Street Standards

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

Arterial Road Sections

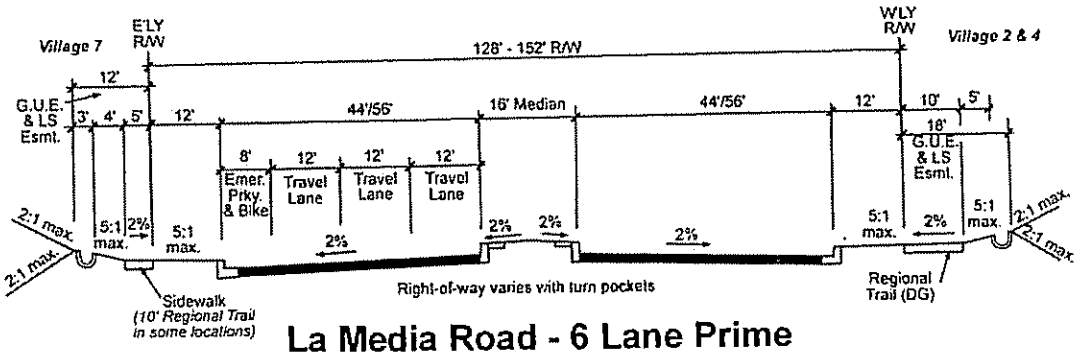
Street standards for the arterial roads at the periphery of the SPA have been established in the Otay Ranch General Development Plan, Circulation Element of the Chula Vista General Plan, Chula Vista Street Standards, and previous project development approvals. Roadway sections for the perimeter highways are shown in Exhibit 3.2.

Arterials and major roads provide for the completion of the regional transportation system. They are designed to operate efficiently and provide for automobile and bus access to regional destinations including freeways. Prime arterials and major roads cross each other at intervals of three-quarter miles or greater. Intersections on to these roads restricted to village entry streets. The following facilities within the Village Seven SPA project area are designated prime arterials or major roads:

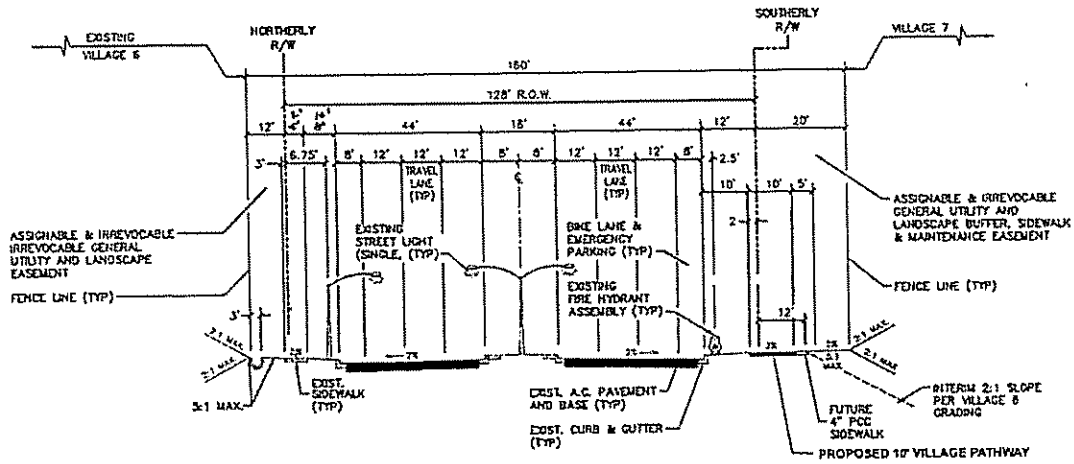
- La Media Road - 6-Lane (Prime) Arterial
- Birch Road - 6-Lane (Major) Street
- Rock Mountain Road - 4-Lane (Major) Street *(included for reference only).*

The proposed cross-sections within Village Seven for La Media Road and Birch Road are consistent with those approved for these streets in Village Six.

Arterial Highways



La Media Road - 6 Lane Prime



Birch Road - 6 Lane Major *(Existing)*

Exhibit 3.2

The Otay Ranch GDP recognizes two types of prime arterial/major roads:

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

None of the Village Seven SPA arterials are designated scenic corridors in the GDP. Non-scenic Prime Arterials and Major Roads are similar in appearance to the scenic corridors in that they provide identity to Otay Ranch, and are dominated by native or naturalized vegetation and land forms. However, these roadways also provide a transition from the informal ranch-wide character to the more formal character typical of the urban villages. Landscape treatment and design elements of these roads are addressed more fully in the Village Seven Design Plan.

Village Entry Street Sections

Village Entry Streets form the gateway into a village. As a gateway, a Village Entry Street may be a short street section creating a welcoming statement. In Village Seven, each of the primary entries are designated Village Entry Streets for short distances near the village entries (see Exhibit 3.3 and 3.4).

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

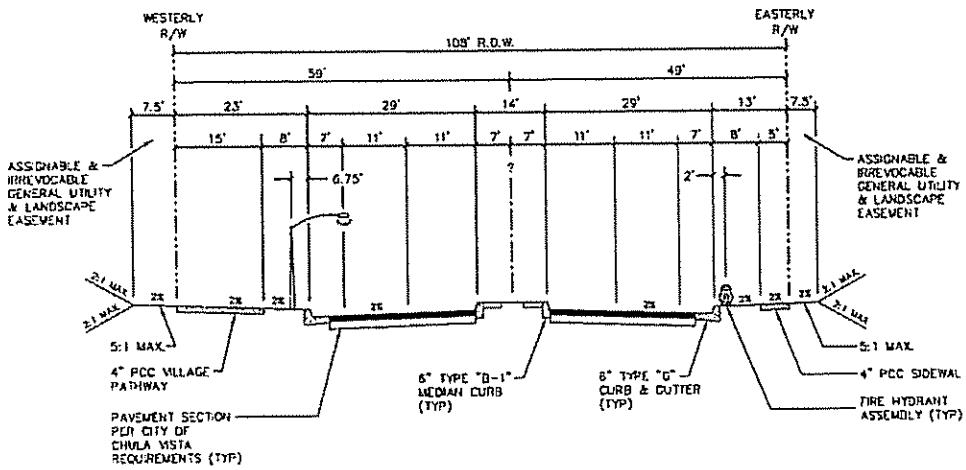
Promenade Street Sections

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

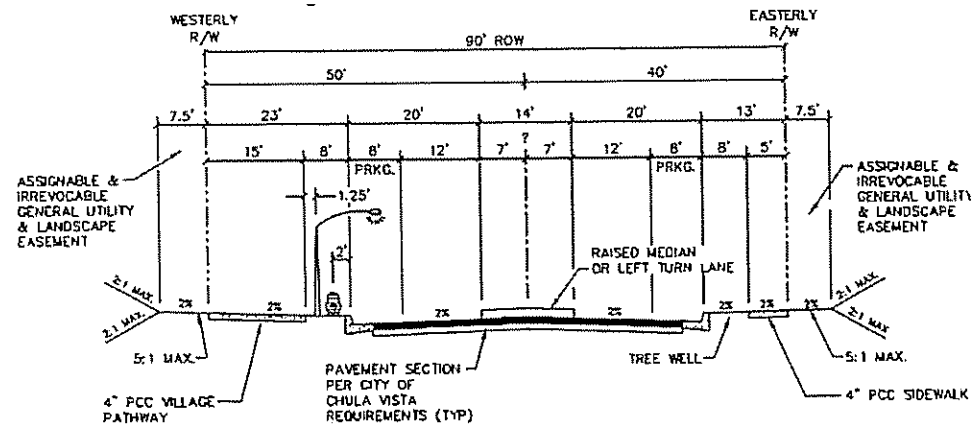
The Village Seven SPA contains four types of Promenade Streets: Village Promenade, Secondary Village Promenade, Core Promenade and Residential Promenade. Refer to Exhibit 3.5 for additional detail.

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

Village Entry Streets

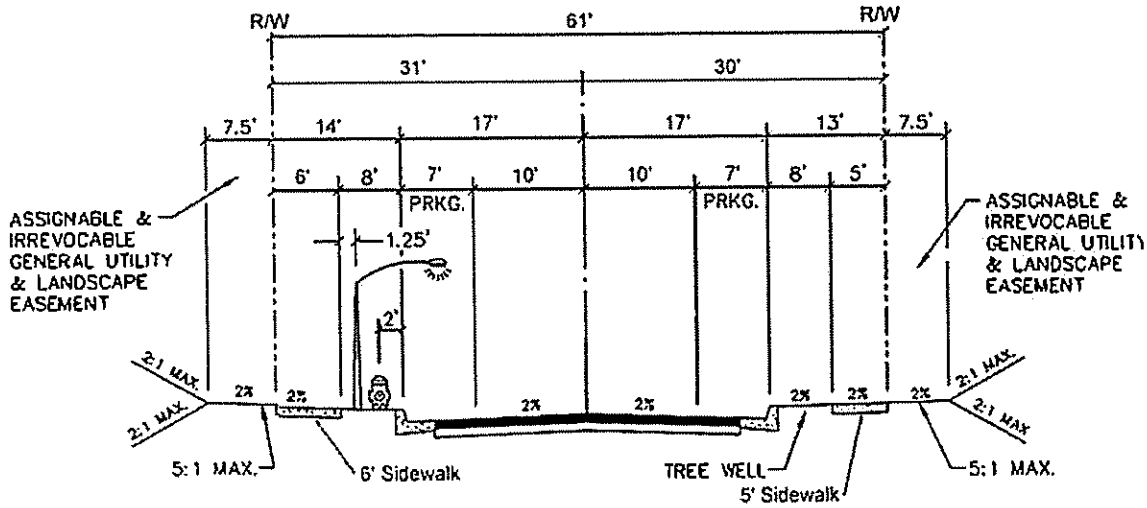


Modified Village Entry Street *(with Median)*
Magdalena Avenue at Entries

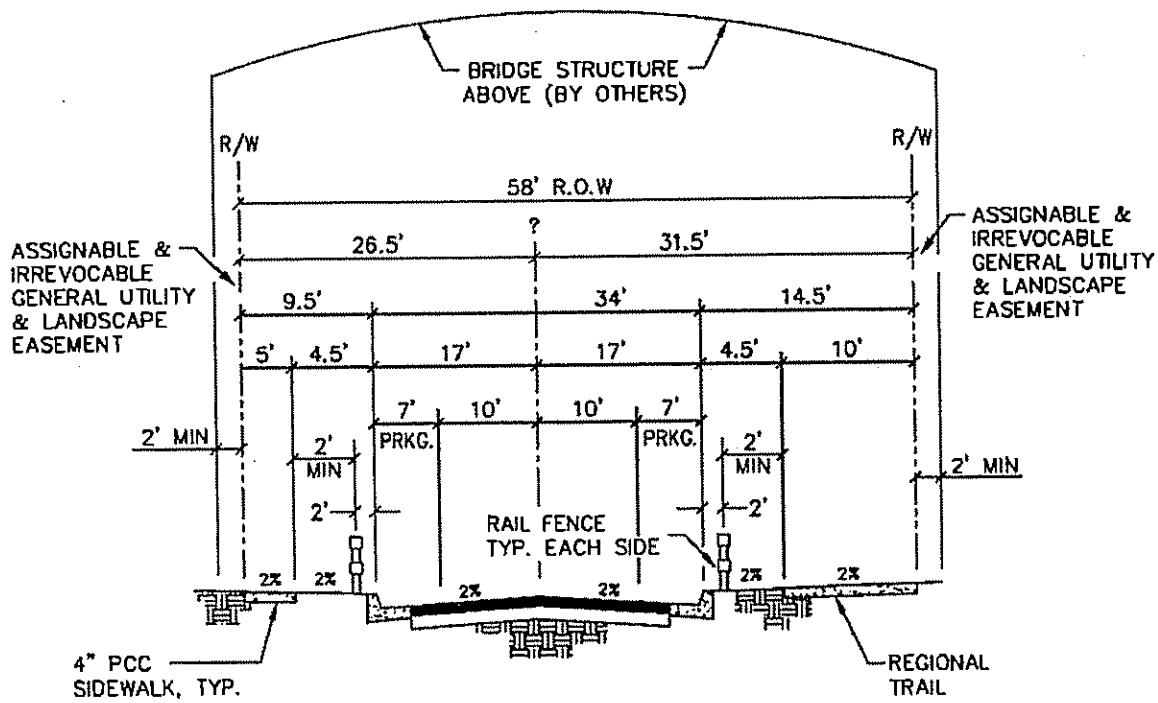


Modified Secondary Village Entry Street *(with Median)*
Magdalena Avenue except Entries

Exhibit 3.3



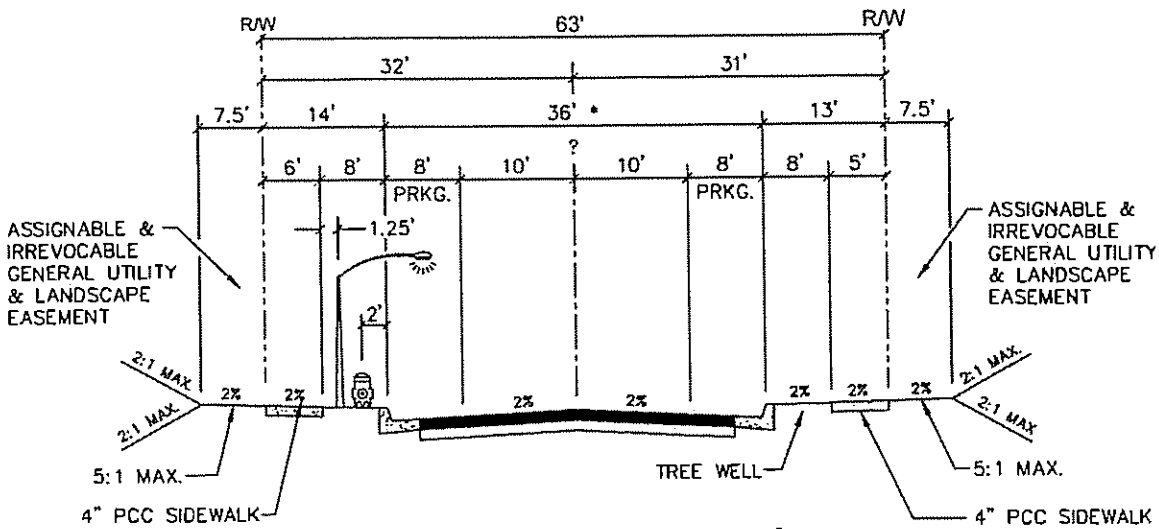
Secondary Village Entry Street



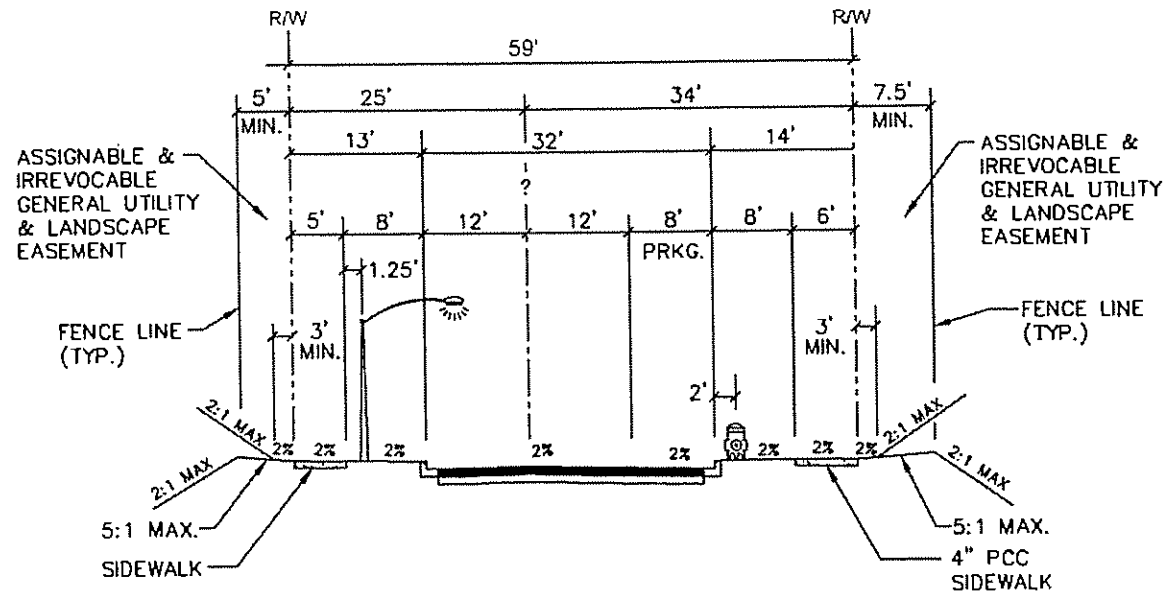
Modified Secondary Village Entry
(at SR-125 Underpass)

Exhibit 3.4

Village Promenade Streets



Village Core Promenade



Residential Promenade

Exhibit 3.5

Residential Street Sections

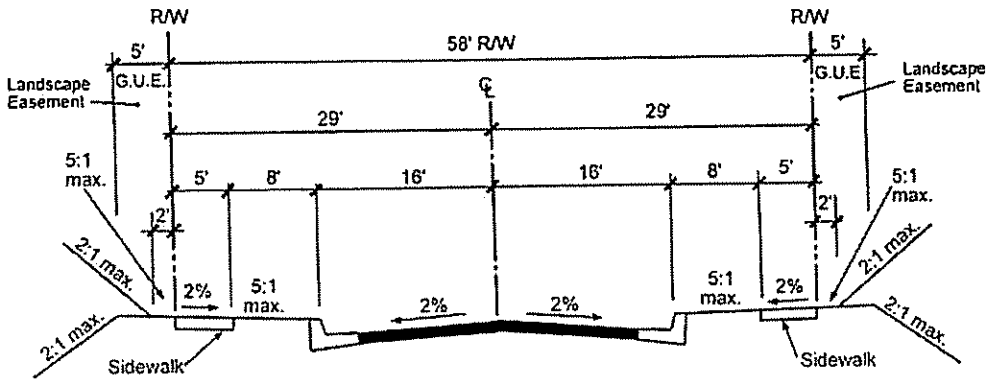
Residential Streets occur throughout each village. The streets have homes on one or both sides. Parking is provided along the sides of the streets. Cart and bike travel is permitted in the roadway without specially designated lanes. The Otay Ranch General Development Plan permits residential street cul-de-sacs,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

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

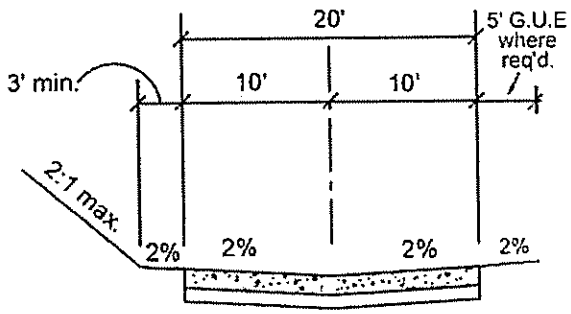
Village Seven contains only one type of residential street, the Parkway Residential Street. This street type is a residential streetscape with parkway plantings and contains an 8 foot parkway, with a 5 foot wide sidewalk. Parkway Residential, 58 foot ROW (see Exhibit 3.6), would be used predominately in single family residential areas as indicated on Exhibit 3.1. Other types of residential streets, may be approved with site plan approval where special conditions occur (*e.g.*, alley, shared driveways and small lot single-family products) as noted in Exhibit 3.1. In certain circumstances the up-slope may be within two feet from the right-of-way, subject to approval of the City Engineer. No street shall have a minimum unobstructed travelway width of less than twenty-feet.

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

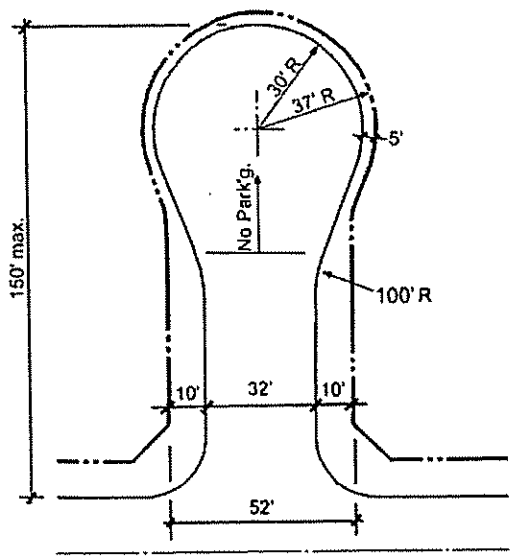
Residential Streets



Residential Street
(Non-Contiguous Sidewalk)



Public Alley



Modified Cul-De-Sac
(150' or less)

Exhibit 3.6

II.2.3.5 Phasing of Road Improvements

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

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

II.2.3.6 Transit Planning Principles

Villages Seven is designated by the Otay Ranch General Development Plan as an urban village to eventually be served by extension of the San Diego regional transit system to the adjacent Village Six and EUC. As specified in the Otay Ranch General Development Plan, the village core will reserve area for a local (bus) transit stop adjacent to the mixed use/commercial neighborhood. The General Development Plan and SPA plan concentrate higher density residential development and more intense land uses within the village core (generally within ½ mile of the transit stop) in order to make transit viable.

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

The planned transit system within Village Seven is shown in the Transit Plan, Exhibit 3.7. Bus stops are based on Green Car and Blue Car service concepts described in the recently adopted *TransitWorks* Strategic Plan by MTDB. The Green Car represents local circulators using mini to mid-size buses. The Green Car would act as a collector and provide feeder access to Blue Car and/or Red Car concepts. Bus stop facilities would be Low to Medium level with service provided on residential streets and major streets. The Blue Car provides short distance trips (1-5 miles) with frequent stops. This concept describes the current Chula Vista Transit service. Bus stop facilities would be at a Medium to High level. Service is provided on major streets and arterials. The Red Car concept in the strategic plan is the fixed route service with a stop in the Village Six Core and EUC described above.

CVT services will be developed based on demand for transit services and the following principles:

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

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

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

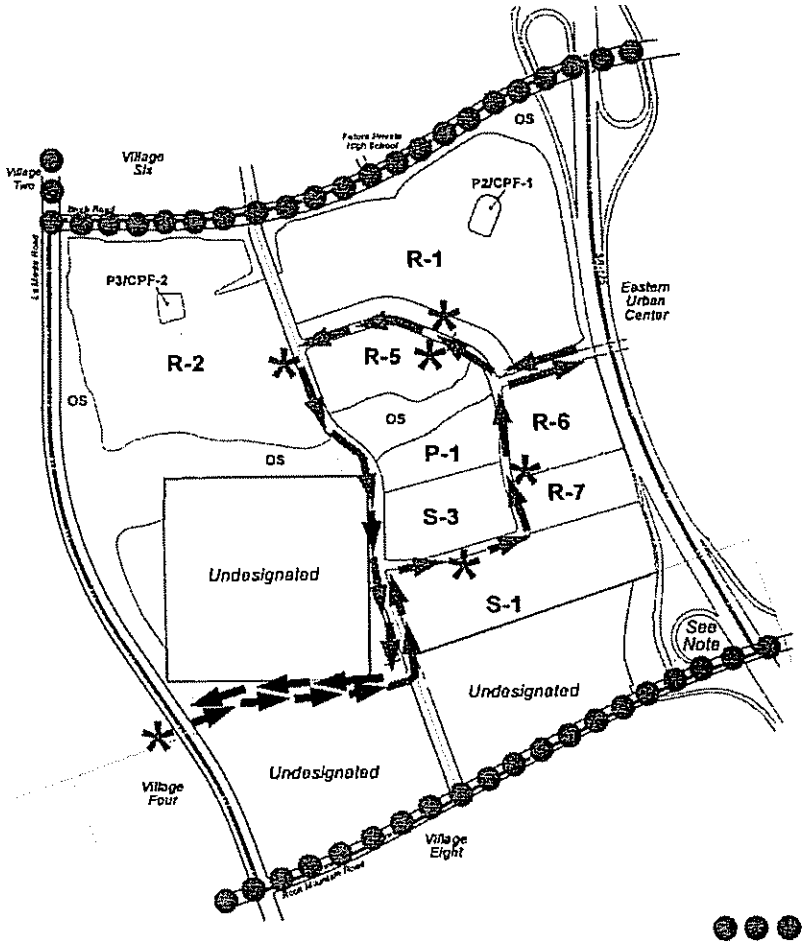
- At intersection points of two or more transit routes, stops should be located to minimize walking distance between transfer stops.

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

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

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

Transit Plan



City-wide Transit Routes *(Blue Car)*

Internal Transit Routes *(Green Car)*

Curbside Bus Stop

Note:
The configuration of the interchange ramps shown on this exhibit is illustrative only and does not preclude alternative configurations.

CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

Land Planning 6/14/04

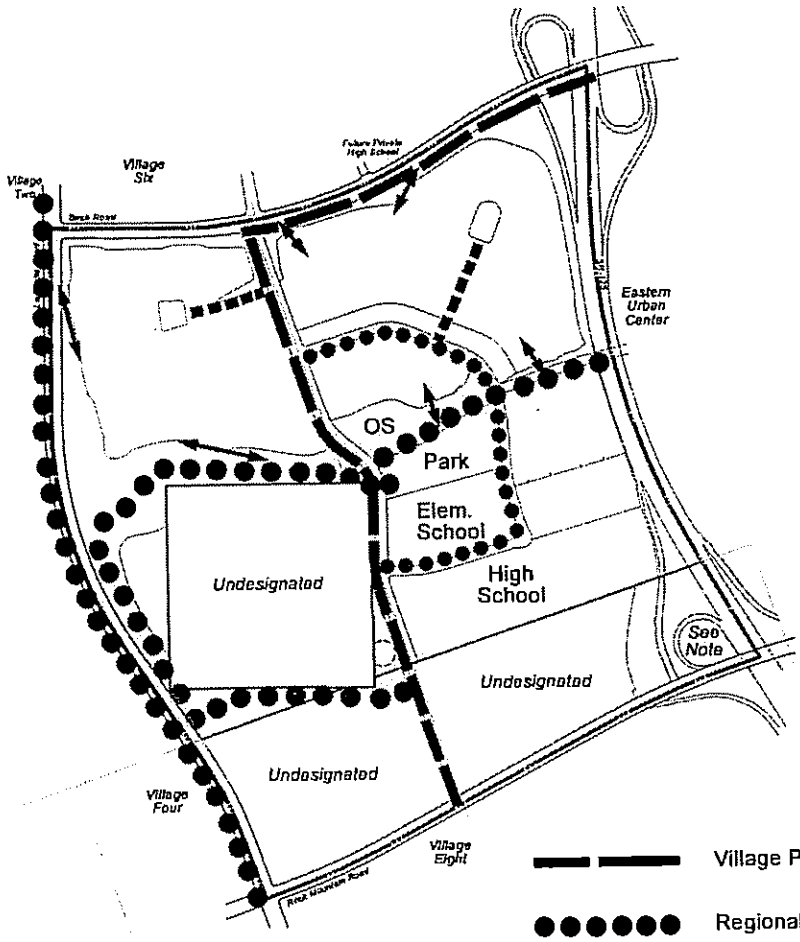
Exhibit 3.7

II.2.3.7 Bicycle Routes, Pedestrian Trails & Cart Paths

Off-street trail routes which connect to the community-wide trail system of Otay Ranch as well as the regional system described in the Circulation Element of the Chula Vista General Plan are included as components of the perimeter arterials of Village Seven. La Media Road includes a 10-foot off-street (Class I) trail for pedestrian and bicycle use within the ROW on the Village Two side. Birch Road and Rock Mountain Road include bike lanes (Class II) adjacent to the curb and a five-foot wide pedestrian path behind the curb on both sides of the street. Within the village, the 15-foot Village Pathway extends along Magdalena Street, connecting to the internal neighborhoods as well as the adjacent villages to the north and south. A similar, 10-foot wide regional trail extends along the Secondary Village Promenade from the SR-125 underpass to the Wolf Canyon Open Space Greenbelt. It will be decomposed granite within the Wolf Canyon Open Space area. Five-foot wide pedestrian trails are shown on the opposite side of the street from the Village Pathways. A six-foot wide walk (featured side) and a five-foot wide walk are provided on the Residential Promenade streets. (Refer also to Exhibit 2.2 for Feature side street tree planting).

Bicyclists will share the internal streets with motor vehicles due to the low traffic volume and limited speeds allowed on residential streets. The trails and bike lanes provided are indicated on the Street Sections Exhibits 3.2-3.6 and the Trails Plan, Exhibit 3.8. Generally, the pedestrian trails follow the bicycle routes. Where the trails are off-street, the pedestrian and bicycle facilities are shared. Where bicyclists share the roadway with other vehicles, sidewalks are provided exclusively for pedestrians. Bikeways shall be consistent with the City of Chula Vista Bikeway Master Plan (September 2003).

Trails



Village Pathway *(10' + 5')*

Regional Trail *(10' - D.G. in Wolf Canyon)*

Village Core Promenade *(6')*

Residential Promenade *(6')*

Potential Trail Connector to Residential
(To be established at Tentative Map level)

Trail Connection Notes:

1. The Village Pathway is intended to connect the existing Village Pathway in Village 6 to a future Village Pathway in Village 8.
2. The Regional Trail is intended to connect the trail in the EUC to the north-south Regional Trail along La Media Road to access Villages 1, 2, 4, 5, 6 & 8. It is also intended to provide access to the planned Community Park west of La Media Road.

CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

Land Planning

8/24/04

Exhibit 3.8

II.2.4 Grading

II.2.4.1 Introduction

The Land Use Element of the Chula Vista General Plan states that the mesas, hilltops and gently rolling topography in the Chula Vista area offer the best conditions for development. Steeply sloped hillsides and valleys can serve as resources, linking the developed regions and the important natural features in the area. The goal of the Otay Ranch General Development Plan is to concentrate urban development on the flatter areas and retain the sensitive natural topographic features. For the Village Seven SPA, the arterial road corridors along the northern, western and southern edges of the project will have contoured slopes within the average 75-foot open space buffer. Development sites within the remainder of the SPA should be graded to blend with and create an aesthetically pleasing setting respecting these edges.

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

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

II.2.4.2 Grading Concept

The SPA level grading plan for Village Seven is intended to provide a preliminary grading concept, identifying slope bank locations and necessary maintenance provisions. The plan also indicates grading in Wolf Canyon which will replicate the existing contours in the canyon area. The preliminary grading design is as indicated on the Grading Concept, Exhibit 4.1.

The Village Seven SPA earthwork is intended to be balanced with the inclusion of adjacent off-site areas for an equal amount of cut and fill. The estimated earthwork quantities for the Village Seven

SPA are shown along with the extent of grading in Exhibit 4.1. The Conceptual Grading Plan recognizes the various ownerships and construction phases within the SPA and balances grading quantities within each ownership/sector as shown on the exhibit. The exhibit illustrates the off-site areas included to allow for balancing of grading quantities during interim conditions, if necessary.

II.2.4.3 Steep Slope Analysis

The Otay Ranch General Development Plan (GDP) and Resource Management Plan (RMP) established a ranch-wide standard that required preservation of at least 83 percent of the steep slopes (slopes with gradients of 25% or greater) throughout the Otay Ranch. As an implementing action of the GDP/RMP, a steep slope allocation table (Exhibit 29) was provided as part of the Phase 2 RMP. This original steep slope tabulation assumed that approximately 1,301 steep slopes acres would be impacted, and specifically allocated 16.1 acres of steep slope impact to Village Seven.

In November 1998, the SPA One Plan revised the original steep slope allocations to Villages One, Five, Thirteen and Fifteen. Based on this reallocation, the total number of estimated steep slopes impacts in Otay Ranch was reduced to 1,281.5 acres. Overall, the SPA One revisions resulted in a net "surplus" of 18.8 acres of steep slope encroachment as compared to the originally forecasted GDP impact of 1,301 acres. In addition, based on a current tabulation for completed SPA plans (Villages One, Five, Six, Eleven, and the Freeway Commercial), it has been estimated that an additional 8.8 acres of steep slopes were not impacted as a part of the grading for these projects. The combination of both of these totals results in a total surplus of 27.6 (18.8 + 8.8) acres of steep slopes that can be disturbed, while still maintaining the 83% slope preservation standard.

The Phase 2 RMP requires that the application of the preservation standard must be reviewed and monitored as additional Otay Ranch villages are processed to ensure that the ranch-wide goal of steep slope preservation is maintained. While maintaining consistency with the GDP standard for steep slopes, the Phase 2 RMP further allows some flexibility on steep slope encroachment outside of the acreage allocated for each village if a justification is provided explaining why the excess encroachment would not jeopardize the ability to achieve the 83% slope preservation standard.

As depicted on Exhibit 4.2, the Village Seven SPA plan area includes approximately 21.39 acres of impacted steep slopes. This estimated impact to steep slopes within Village 7 would exceed the RMP steep slope allocation by approximately 5.3 acres. Although the Village 7 project is anticipated to exceed the allotted steep slope allocation for the village, the ranch-wide steep slope preservation standard would still be met given the additional surplus of 27.6 acres of steep slope allocation that has been generated from the SPA One revisions and the currently completed SPA plans.

II.2.4.4 Grading Policies

Grading for Village Seven includes on and off-site grading. On-site grading will create the proposed development areas for Village Seven uses. Off-site grading will include a borrow area in the Village

Four project area, interim grading related to SR-125, and grading required for construction of perimeter roads (see Exhibit 4.1). Off-site grading shall be conducted in accordance with established City policies and standards, and will be subject to conditions, including soil stabilization requirements, established with the issuance of a grading permit.

On-site grading includes larger manufactured and natural slopes generally occurring along and adjacent to the proposed arterial road system. In the Village Seven SPA, these include La Media Road, Birch Road and SR-125 (interim only) at the easterly boundary. The design of these major slopes, particularly in highly visible areas such as the Wolf Canyon Open Space corridor, will utilize landform grading techniques (grading which creates artificial slopes with curves and varying slope ratios which simulate the appearance of natural terrain), as defined in the Chula Vista General Plan, Otay Ranch General Development Plan and Village Seven Village Design Plan. The following guidelines shall be considered in implementation of the plan:

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

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

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

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

- Grading shall be sensitive to significant and/or sensitive vegetation and habitat areas, if any are present.

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

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

Internal slopes within village core and secondary area are typically lower than the perimeter slopes due to the neo-traditional design. However, if at the tentative map stage, large slopes of 25 feet or

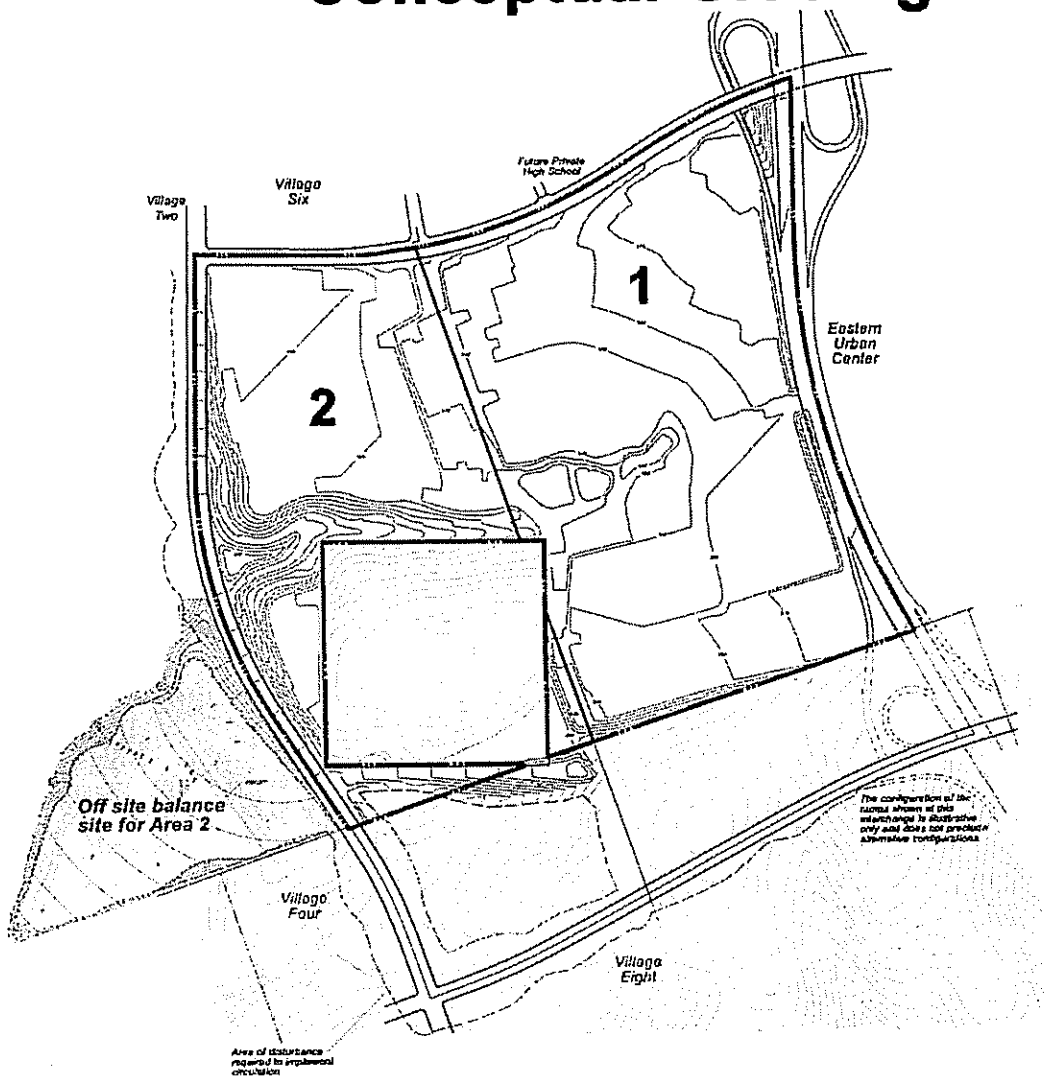
greater are proposed in highly visible locations, landform grading or special landscaping techniques should be considered on a case-by-case basis. Some varied slope ratios and multi-layered landscape planting along the sides of Wolf Canyon or varying top and toe of slope banks should be considered.

Slopes between residential development areas may range up to 35 feet or more. These slopes are not intended to use landform grading techniques, but will generally follow the standard engineering practices of 2:1 (horizontal to vertical) slopes. Where practical, slopes over 20 feet in height should be maintained by an Homeowners Association. Some varied slope ratios, rounding top and toes of slopes, and multi-layered landscape planting along the sides of Wolf Canyon should be considered. This will provide the maximum yard area for residential lots. Landform landscaping should be considered for use in the most visible of these areas, especially to conceal drainage ditches. Small interior slopes between lots less than four feet in height may be graded at 1.5 to 1, with approval of the City Engineer.

Slopes within the neighborhood park shall be consistent with the standards of the adopted Parks and Recreation Master Plan (Nov. 2002).

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

Conceptual Grading Plan



Notes:

1. *Grading for SR-125 is not a part of this project. SR-125 will be constructed by others and is shown only to provide context. The extent of grading between Area 1 and SR-125 will be determined by the sequence of the two grading operations.*
2. *Quantities indicated are within property boundaries. Grading beyond these boundaries will be required for infrastructure and roads.*

Planning Area	Estimated Balance (million cubic yards)
1	3.5
2*	4.0
Estimated Total	7.5

* *Balance requires import from Village Four*

Sources: P&D Consultants
Hunsaker & Assoc.
Cinti Land Planning

8/7/04

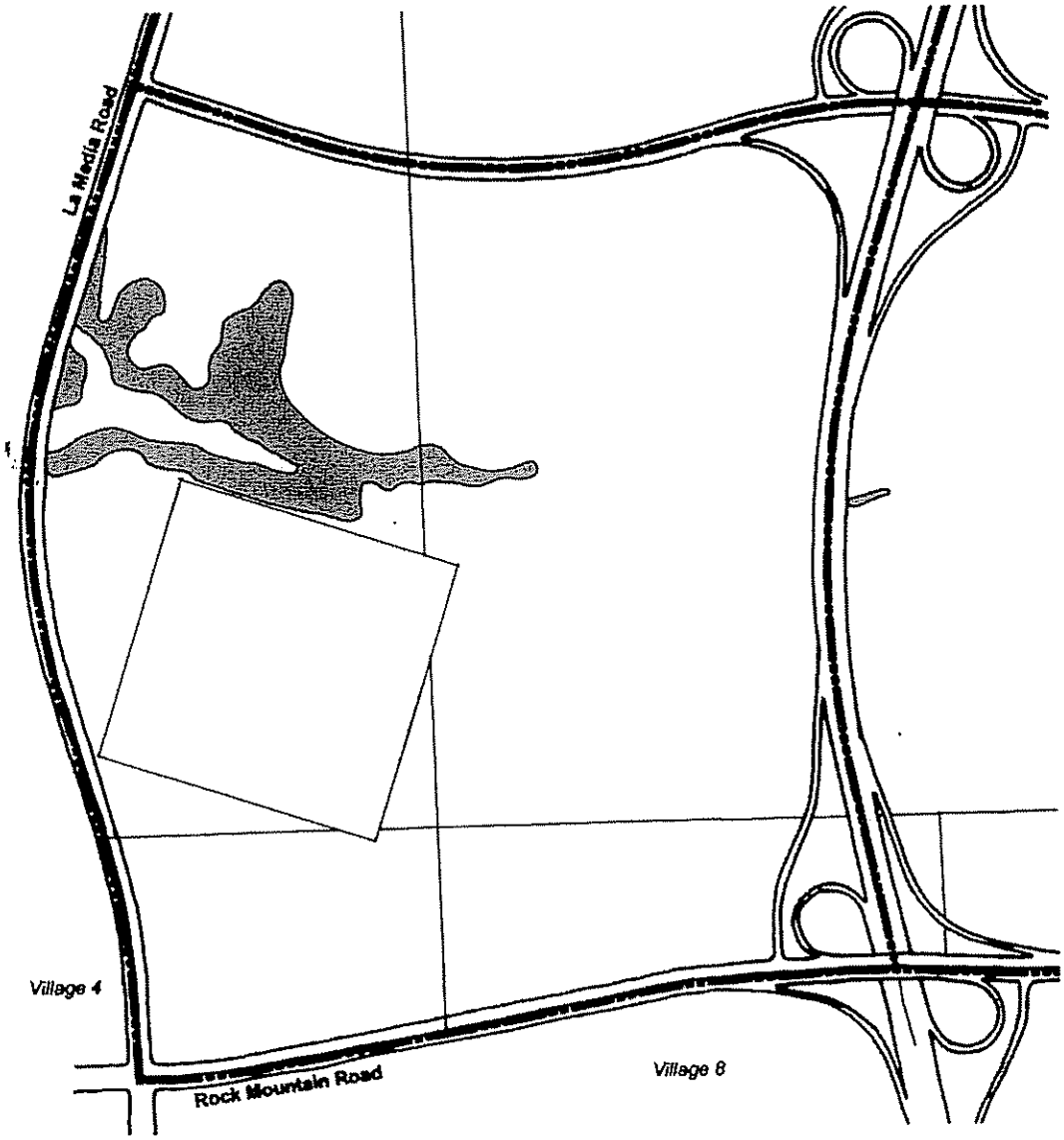
CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

Exhibit 4.1

25% Slopes



Total Slopes >25% = 23.9 ac

CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

Civil Land Planning

5/25/04

Exhibit 4.2

II.2.5 Parks, Recreation & Open Space

II.2.5.1 Introduction

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

> *GOAL: PROVIDE DIVERSE PARK AND RECREATIONAL OPPORTUNITIES WITHIN OTAY RANCH WHICH MEET THE RECREATIONAL, CONSERVATION, PRESERVATION, CULTURAL AND AESTHETIC NEEDS OF PROJECT RESIDENTS OF ALL AGES AND PHYSICAL ABILITIES .*

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

> *Policy: Provide 15 acres of regional park and open space per 1,000 Otay Ranch residents.*
>
> *Policy: Provide a minimum of three acres of neighborhood and community park land (as governed by the Quimby Act) and 12 acres per 1,000 Otay Ranch residents of other active or passive recreation and open space areas.*

In order to achieve the goal and thresholds, the Otay Ranch General Development Plan establishes a four-tiered system of parks to be provided throughout the community. The four tiers are: 1) town square parks; 2) neighborhood parks; 3) community parks; and, 4) regional parks. Open space, community and regional parks are designated at the General Development Plan level and no facilities of this type are located in Otay Ranch Village Seven except the perimeter open space slopes/scenic corridors and Wolf Canyon Open Space. The Village Seven SPA Plan provides for a 7.6 acre neighborhood park in the Village Core as Neighborhood P-1 (refer to the Parks and Open Space Plan. Exhibit 5.1). The project will also contribute to the community park implementation program to meet the local park threshold, which will be located off-site. Two CPF sites, CPF-1 and CPF-2a, may also provide park or recreational facility opportunities within the two single family residential neighborhoods, although they will not count toward required parkland.

II.2.5.2 Required Park Land & Improvements

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

In order to provide for both neighborhood and community parks, Village Seven is required to provide parks equivalent to 3 acres/1000 population including a contribution to the community park program. The projected dedication and/or fee requirement for the Village Seven SPA, based on the proposed target number of units and the assumed product types on the Site Utilization Plan is 11.49 acres. The proposed amount of park acreage eligible for credit and to be credited to the project is

7.6 acres in the Neighborhood Park (P-1). In addition to the provision of park land, the ordinance specifies a standard level of improvement to be provided to meet park provisions requirements.

As noted above, the remaining (community) park requirement will be met through the payment of parkland development fees and/or dedication of land elsewhere in Otay Ranch. These park acreage calculations are subject to refinement at more detailed levels of review, based on the Parkland Dedication Ordinance.

Table B
Improved Park Land Dedication Required

Dwelling Unit Type	Target Unit Count	Park Area/DU	Total
Single Family Detached	756	460.0 SQ FT/DU	7.98
Multiple Family/ Apartments	448	341.1 SQ FT/DU	3.51
TOTALS	**1,204**		**11.49***
* Actual park acres required shall be based on dwelling units approved in the Subdivision/Design Review process.			

Table C
Parks Provided and Eligible Credits

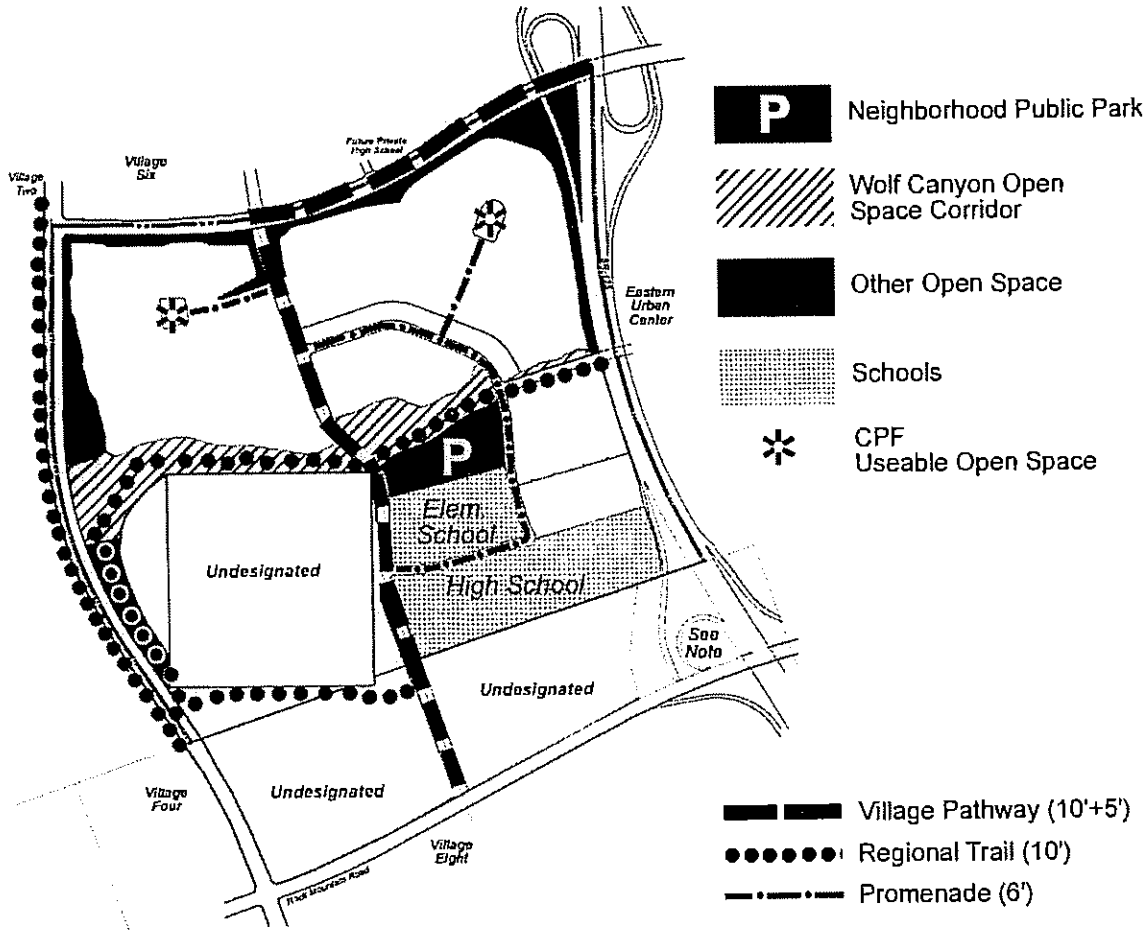
Park Neighborhood	Credit Acres (net)
Acreage Required	11.49
P-1 Public Neighborhood Park	7.60
Estimated Community Park Obligation	**3.89 ac**

II.2.5.3 Open Space

While generally accepted standards have been established for the provision of acreage and the function of a hierarchy of parks, the "need" for open space is more difficult to quantify. The Otay Ranch General Development Plan established a 12 acres per 1000 person standard, which is being met offsite by dedication of open space preserves (RMP) to the east. Village Seven includes approximately 47.8 acres of land designated for open space use. Based on an average of 3.036 persons per household the required open space would be 43.86 acres, less than the amount within the SPA area.

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

Parks & Open Space



Note:
The configuration of the interchange ramps shown on this exhibit is illustrative only and does not preclude alternative configurations.

CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

Land Planning
8/24/04

Exhibit 5.1

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

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

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

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

Open space lands indicated on the Village Seven Site Utilization Plan will be provided and maintained through the dedication of open space easements and/or lots to the City, landscape maintenance district or other appropriate agency, or to a Master Community Association, which will be determined at the tentative tract map level of approval. Uses will be strictly controlled through zoning regulations (see Section II.3 PC District Regulations).

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

II.2.5.4 Edge Plan

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

II.2.5.5 Community Gardens

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

II.2.5.6 Park & Open Space Implementation

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

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

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

II.2.6 Development Phasing

The development of Otay Ranch Village Seven SPA will be completed in multiple, non-sequential phases to ensure construction of necessary infrastructure and amenities for each phase as the project progresses. The Phasing Plan (Exhibit 6.1) reflects public facility needs and anticipated market demand for a variety of housing types and commercial development. It also reflects the current ownership patterns within the SPA. The Phasing Plan is consistent with the Village Seven SPA Public Facilities Finance Plan (PFFP).

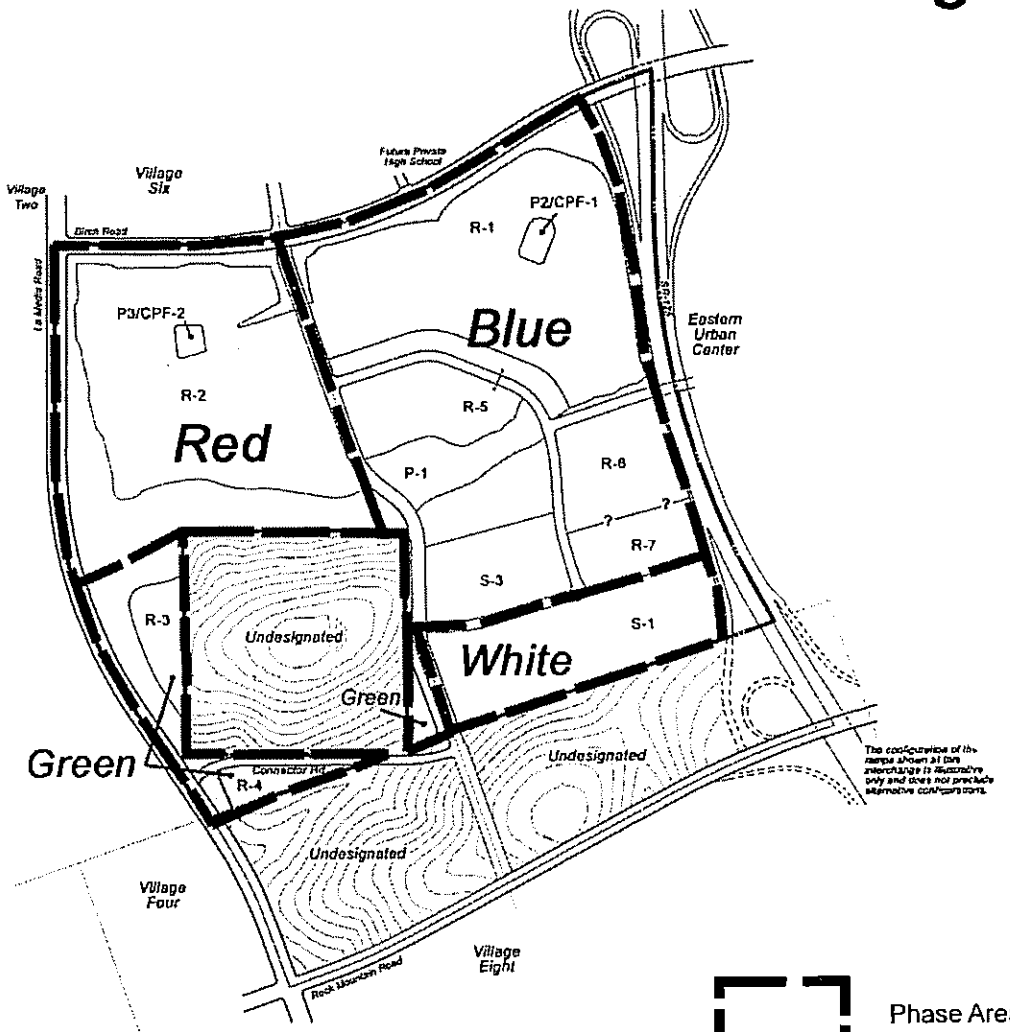
The Phasing Plan is non-sequential. This recognizes that sequential phasing is frequently inaccurate because of unforeseen market changes or regulatory constraints. Therefore, the Village Seven SPA PFFP permits non-sequential phasing by imposing specific facilities requirements, per the PFFP, for each phase to ensure that new Village Seven SPA development is adequately served and City threshold standards are met. The high school is expected to be developed initially while public parks and other schools shall be phased as needed per the PFFP. Needed public facilities may be constructed with any phase regardless of their location.

Table D
Anticipated Development Phasing

Neighborhood	Land Use	White	Blue	Red	Green
S-1	High School	X			
R-1	Single Family		X		
R-2	Single Family			X	
R-3	Single Family				X
R-4	Single Family				X
R-5	Multi-family		X		
R-6	Multi-family		X		
R-7	Multi-family		X		
CPF-1	CPF		X		
CPF-2a	CPF			X	
CPF-2b	CPF			X	

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

Phasing Plan



Note: Refer to the Village Seven PFFP for Phasing of Public Facilities and sub-phases.

CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

City Land Planning 5/25/04

Exhibit 6.1

II.2.7 Public Facilities

II.2.7.1 Introduction

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

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

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

This chapter outlines the local and regional public facilities necessary to serve the Otay Ranch Village Seven SPA. The Public Facilities Finance Plan (Section II.5) provides additional descriptions of public infrastructure and financing mechanisms planned for each facility. The public facilities described in this section have been sized and designed in response to the planned distribution of land uses shown on the Village Seven Site Utilization Plan (Exhibit 1.7).

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

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

II.2.7.2 Potable Water Supply & Master Plan

Water service and facilities are addressed in the Draft *Sub-Area Master Plan for Otay Ranch Villages 6 and 7, and PA-12, Volume 1 Conceptual Facilities Plan* prepared by Powell/PBS&J, 2001) and the Draft *Otay Water District Water Resources Master Plan* (2002). The phasing and financing of water facilities is more thoroughly addressed in the Otay Ranch Village Seven PFFP.

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

> *GOAL: ENSURE AN ADEQUATE SUPPLY OF WATER FOR BUILD-OUT OF THE ENTIRE OTAY RANCH PROJECT AREA; DESIGN THE OTAY RANCH PROJECT AREA TO MAXIMIZE WATER CONSERVATION.*

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

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

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

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 (MWD) transports its water supply through the State Water Project and the Colorado River Aqueduct. The San Diego County Water Authority (SDCWA) conveys water from the MWD to local water purveyors within San Diego County. Potable water will be supplied to the project by the Otay Water District (OWD).

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

The majority of Village Seven is located in the District's 711 service zone and will receive water from existing and planned transmission mains in La Media, Birch, and Rock Mountain Roads. A portion of the Village Seven SPA is located in the 980 service zone and will receive service via planned transmission mains in Birch and Rock Mountain Roads.

Operational and fire storage for the project will be provided in existing 711 and 980 zone reservoirs and emergency storage, in the event of a disruption to the SDCWA supply, will be provided in the existing 624 zone reservoirs.

II.2.7.3 Potable Water Demand

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

The conceptual Domestic Water distribution system within each pressure zone is shown on Exhibit 7.1. These facilities were sized to meet the anticipated demand from the planned development incorporating average water demand, peak flows and fire flow requirements.

According to the 1991/1992 Capital Improvement Program for the San Diego County Water Authority (CWA), facilities planned by the CWA and Metropolitan Water District (MWD) will increase the filtered water conveyance capacity, permit raw water conveyance capacity within the aqueduct system and enable the CWA to meet projected demand through 2010. OWD will approve and verify the Water Supply Assessment supplied by the applicant. Based on the San Diego County Water Authority 1998 Treated Water Study: Options to Meet Near Term Need, the additional water supply made available from the recommended improvements will allow the Otay Water District to meet projected demands through 2010. Additional information regarding long-term water availability is provided in the Village Seven SPA PFFP and EIR. Estimated average daily Village Seven potable water demand is calculated in Table E, below.

Table E
Potable Water Demand

Land Use	Net Area (ac)	Dwelling Units	Unit Demand	Average Annual Day Demand (gpd)**
SF Residential	109.6	756	500 gpd/d	378,000
MF Residential	37.9	448	300 gpd/du	134,400
Elementary School	11.1		1,785 gpd/ac	19,814
High School	23.4		1,785 gpd/ac	41,769
Public Park	7.6		2,155 gpd/ac	16,378
CPF	2.8		893 gpd/ac	2,500
TOTAL				**0.593 mgd**

** gpd = gallons per day; mgd = million gallons per day Source: Powell/PBS&J (3/04)

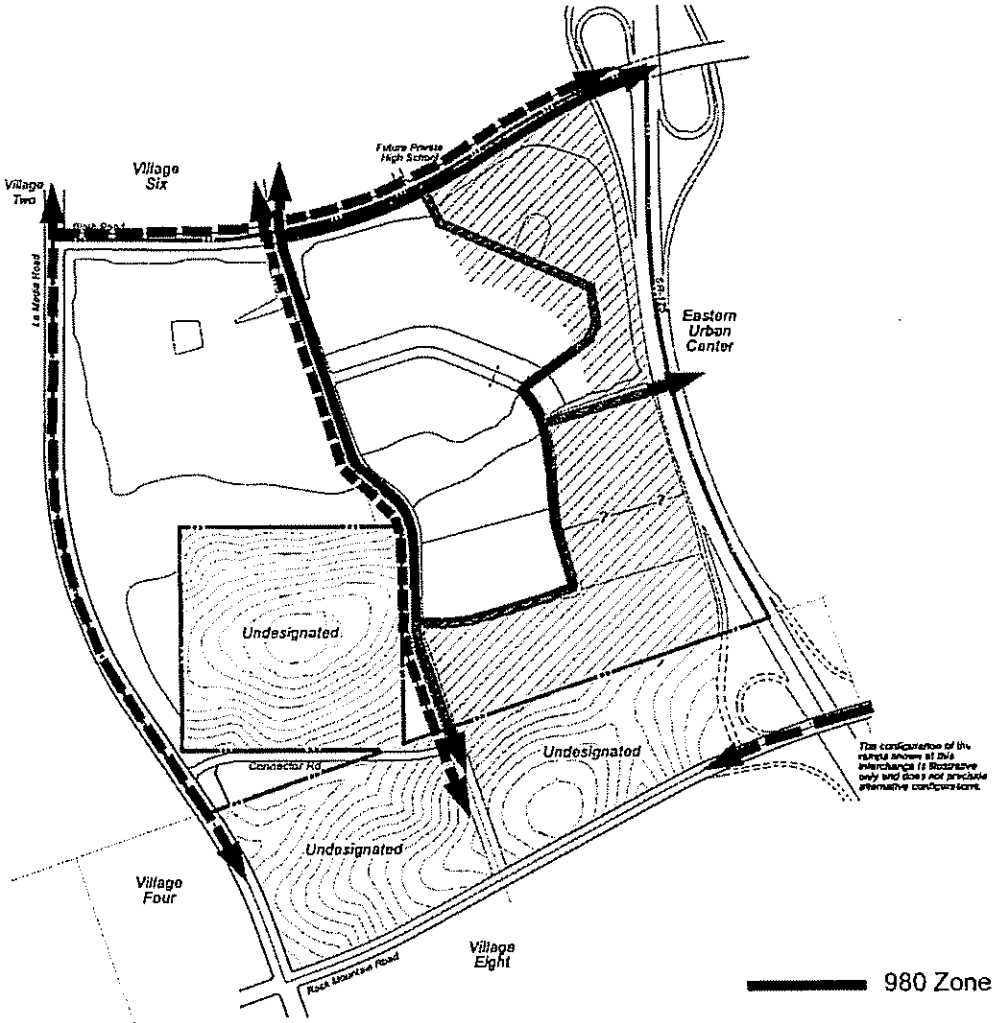
Water Conservation

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

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

The Otay Ranch General Development Plan and the Chula Vista Growth Management Program also require provision of a Water Conservation Plan concurrent with SPA approval. The City of Chula Vista has adopted standards and guidelines for the preparation and implementation of Water Conservation Plans. These require the inclusion of certain city-mandated conservation measures and

Domestic Water



CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

Source: PBS&J

6/14/04

Exhibit 7.1

II.2.7.4 Recycled Water Supply & Master Plan

Recycled water service and facilities are addressed in the Draft *Sub-Area Master Plan for Otay Ranch Villages 6 and 7, and PA-12, Volume 1 Conceptual Facilities Plan* prepared by Powell/PBS&J, 2001) and the adopted *Otay Water District Water Resources Master Plan* (2002). The phasing and financing of recycled water facilities is more thoroughly addressed in the Otay Ranch Village Seven PFFP.

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

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

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

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

Consistent with the Otay Ranch General Development Plan, a dual system for potable and recycled water will be constructed. Recycled water will be used to irrigate all landscaped areas except single-family residential parcels.

Recycled water supply is currently available to the Otay Ranch area from the 1.3 mgd capacity Ralph W. Chapman Water Recycling Facility (WRF) located near the intersection of Singer Lane and Highway 94. Supplemental recycled water supply will be available from the City of San Diego's South Bay Water Reclamation Plant (SBWRP), pending construction of planned transmission facilities to be built by the District.

The majority of Village Seven is located in the District's 944 recycled water service zone and will receive supply from planned transmission mains in Birch and Rock Mountain Roads. Portions of the project area along the western boundary are located in the 680 recycled water service zone and will receive service from existing and planned transmission mains in La Media Road. Operational storage for the project will be provided in the existing 944 zone ponds located in the District's Use Area and a planned 680 zone reservoir to be located in the EastLake Greens subdivision.

The recommended recycled water distribution system for Village Seven is shown in Exhibit 7.2 Recycled Water Plan. As specified in current District design criteria, all on-site pipelines will be 6-

inch minimum diameter. Recycled water pipelines will be installed concurrent with the phased construction of the potable water system. Recycled water demand within Village Seven is estimated in Table F below.

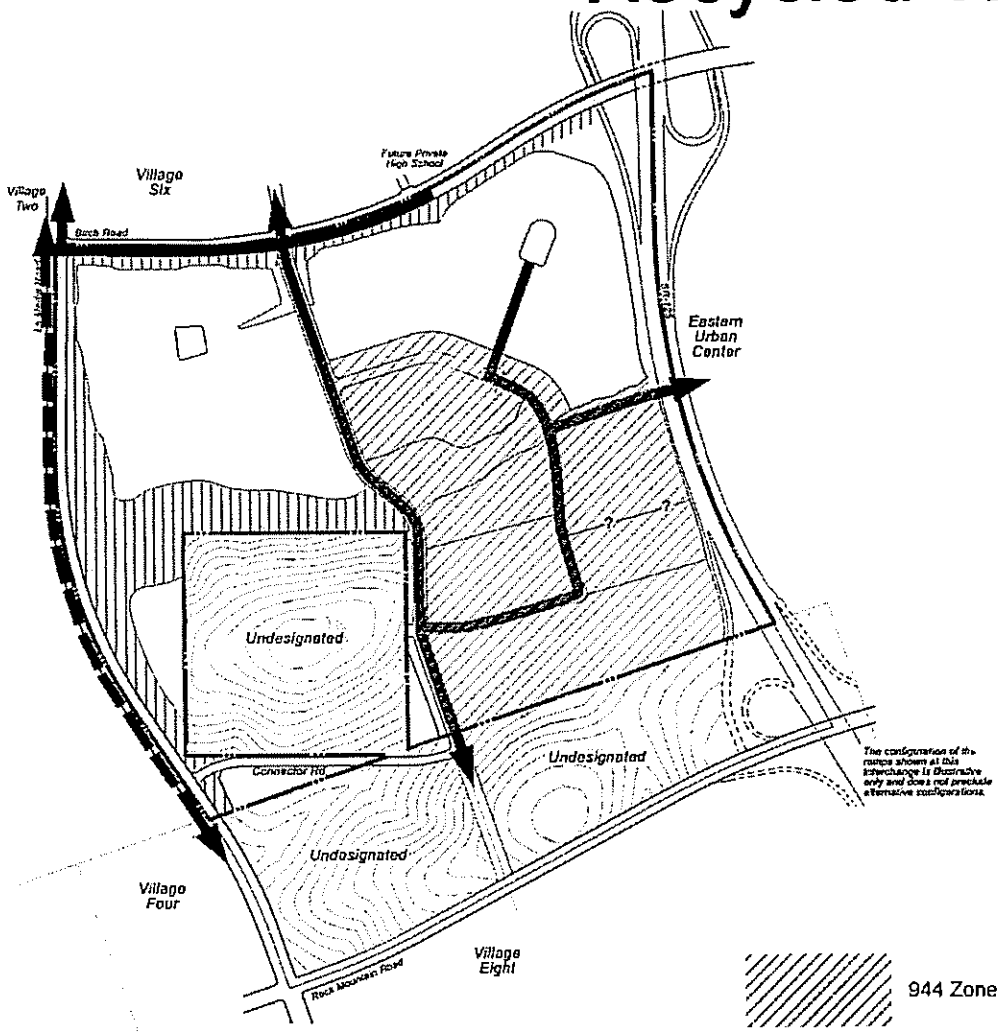
Table F
Recycled Water Demand

Land Use	Net Area (ac)	Percent Irrigated	Irrigated Area (ac)	Irrigation Rate (gpd/ac)	Average Day Demand (gpd)*
MF Residential	37.9	15%	5.7	2,152	12,234
Park	7.6	100%	7.6	2,152	16,355
Elementary School	11.1	20%	2.2	2,152	4,777
High School	23.4	20%	4.7	2,152	10,114
CPF	2.8	20%	0.6	2,152	1,291
Open Space	47.8	50%	23.9	2,152	51,433
Streets	62.9	10%	6.29	2,152	13,536
TOTAL					**0.110 mgd**

* gpd = gallons per day; mgd = million gallons per day

Source: Powell/PBS&J (3/04)

Recycled Water



Vista Verde

CITY OF CHULA VISTA Village Seven - Otay Ranch

Source: PBS&J

Land Planning

8/24/04

Exhibit 7.2

II.2.7.5 Sewer Service

Sewerage services and facilities are addressed in the *Otay Ranch Master Plan of Sewerage* prepared by Wilson Engineering, Inc. (1993) which documented the feasibility of providing sewer service to the project area. The phasing and financing of sewerage facilities is more thoroughly addressed in the Otay Ranch Village Seven PFFP.

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

> *GOAL: PROVIDE A HEALTHFUL AND SANITARY SEWERAGE COLLECTION AND DISPOSAL SYSTEM FOR THE RESIDENTS OF OTAY RANCH AND THE REGION, INCLUDING A SYSTEM DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE USE OF RECYCLED WATER .*

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

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

The City of Chula Vista provides wastewater services in the project vicinity. Chula Vista operates and maintains its own sanitary sewer collection system which connects to the City of San Diego's Metropolitan Sewer System.

Village Seven, based on the Site Utilization Plan and conceptual grading, will drain to two sewer basins. The northern portion of the project will drain to the Poggi Canyon Sewer Basin under permanent sewer conditions. This includes R-1, R-2, R-5 and P-1. Wastewater collected within this basin will be conveyed to existing and planned sewer mains in Birch Road and La Media Road that discharge to the existing Poggi Canyon Interceptor in Olympic Parkway. Neighborhoods R-6, R-7, S-1 and S-3 will be served by an interim sewer main that will flow to the Poggi Canyon Sewer Basin until the Wolf Canyon Sewer Main is available. These neighborhoods will then abandon the interim northern connection and use the permanent southwestern flowing sewer main.

All wastewater generated within the project will eventually be conveyed to the Salt Creek Interceptor west of I-805 which connects to the City of San Diego's South Metro Interceptor. The wastewater is eventually treated at the existing Point Loma Wastewater Treatment Plant.

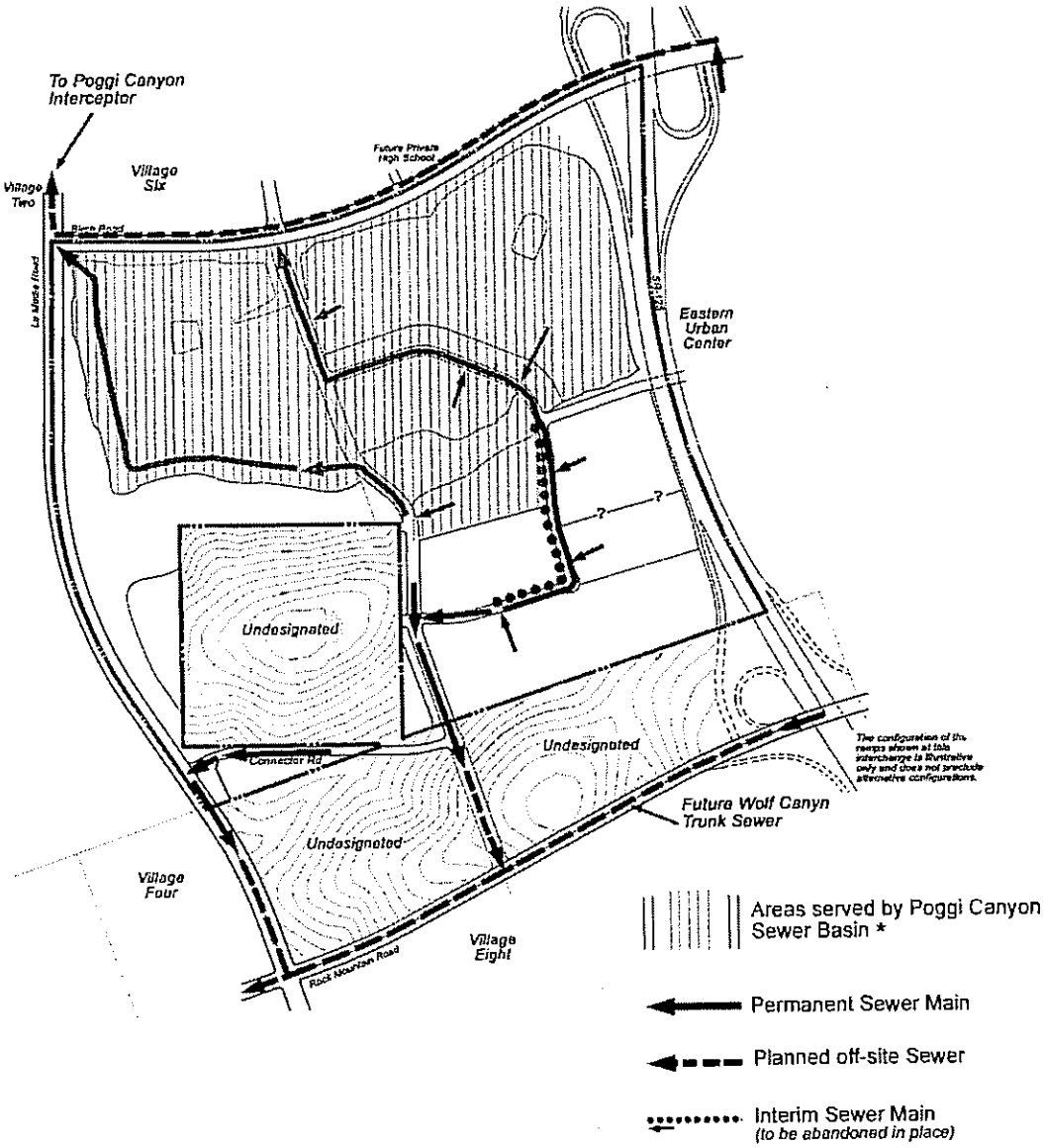
Sewage generation from the developed uses within Village Seven are estimated in Table G below.

Table G
Sewage Generation

Land Use	Number	Units	Avg. Flow (gpd)/Unit	Average Day Flow (gpd)*
SF Residential	756	DU	265	200,340
MF Residential	448	DU	199	89,152
Park	7.6	AC	500	3,800
Elementary. School	800	Students	15	12,000
High School	2,950	Students	20	59,000
CPF	2.8	AC	2,500	7,000
TOTAL				**0.371 mgd**

* gpd = gallons per day; mgd = million gallons per day Source: Powell/PBS&J (7/03)

Sewer Plan



* *Permanent sewer for remaining areas will be the future Wolf Canyon Trunk Sewer to be in Rock Mountain Road.*

CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

Source: PBS&J

Land Planning

6/14/04

Exhibit 7.3

II.2.7.6 Storm Water Drainage System

Drainage facilities are addressed in the *Otay Ranch Village Seven Preliminary Regional Drainage Patterns and Facilities* prepared by P&D Consultants, Inc. (Dated March 2004). The phasing and financing of drainage facilities is more thoroughly addressed in the Otay Ranch Village Seven PFFP.

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

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

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

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

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

Throughout the Village Seven hydrologic planning area, the landscape is predominantly rolling hills with arroyos draining to canyons that flow to the south and west, away from Salt Creek and the Otay Reservoir basins. These southerly unnamed branch canyons converge into one major canyon, Wolf Canyon, which ultimately discharges into the Otay River, two miles southwest of the Village Seven study area. This is the major drainage course for Village Seven. A small portion at the northern edge of Village Seven drains to Poggi Canyon

In the future, the village will be bounded by SR-125 on the east. The drainage from a portion of the EUC will be conveyed under SR-125 as part of the infrastructure associated with the Promenade Street undercrossing connecting Village Seven and the Eastern Urban Center (EUC).

According to the P&D report, the planned development of Village Seven will not adversely impact the existing natural drainage conditions. The limits of the proposed drainage basins of Village Seven and the EUC to the east are generally consistent with the natural drainage basins and, therefore, no significant diversion of runoff is proposed. The proposed development will result in an increase in runoff. The increased runoff, if shown to impact downstream infrastructure, will be mitigated by detention basins that will be located in Wolf Canyon or within individual development parcels.

To limit any increase in discharge to pre-development levels for the portions of the EUC and Village Seven, detention basins will be constructed in Wolf Canyon. To avoid the necessity of constructing small detention basins on individual parcels in the EUC to the east, the detention basins within Wolf

Canyon adjacent to the multi-family neighborhoods will be sized to retain peak runoff from portions of the EUC as well as Village Seven.

The study area is divided into three major drainage basins to establish general drainage patterns and define master drainage facilities. The northerly edge of Village Seven drains to master storm drainage facilities located in Birch Road. This storm drain will runs west under Birch Road to connect to the master facility in La Media Road. From La Media Road the master storm drainage facility connects north to the open channel along the north side of Olympic Parkway. The central portion of Village Seven drains to a master facility comprised of a system of open channels and detention/storm water quality management basins located in Wolf Canyon. These proposed master facilities connect to the natural drainage channel of Wolf Canyon near the La Media Road crossing of Wolf Canyon and continue south and west to the Otay River. The southern portion of Village Seven drains to a branch of Wolf Canyon. Master storm drainage facilities located in La Media Road and Rock Mountain Road will convey storm water to Wolf Canyon and the Otay River.

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

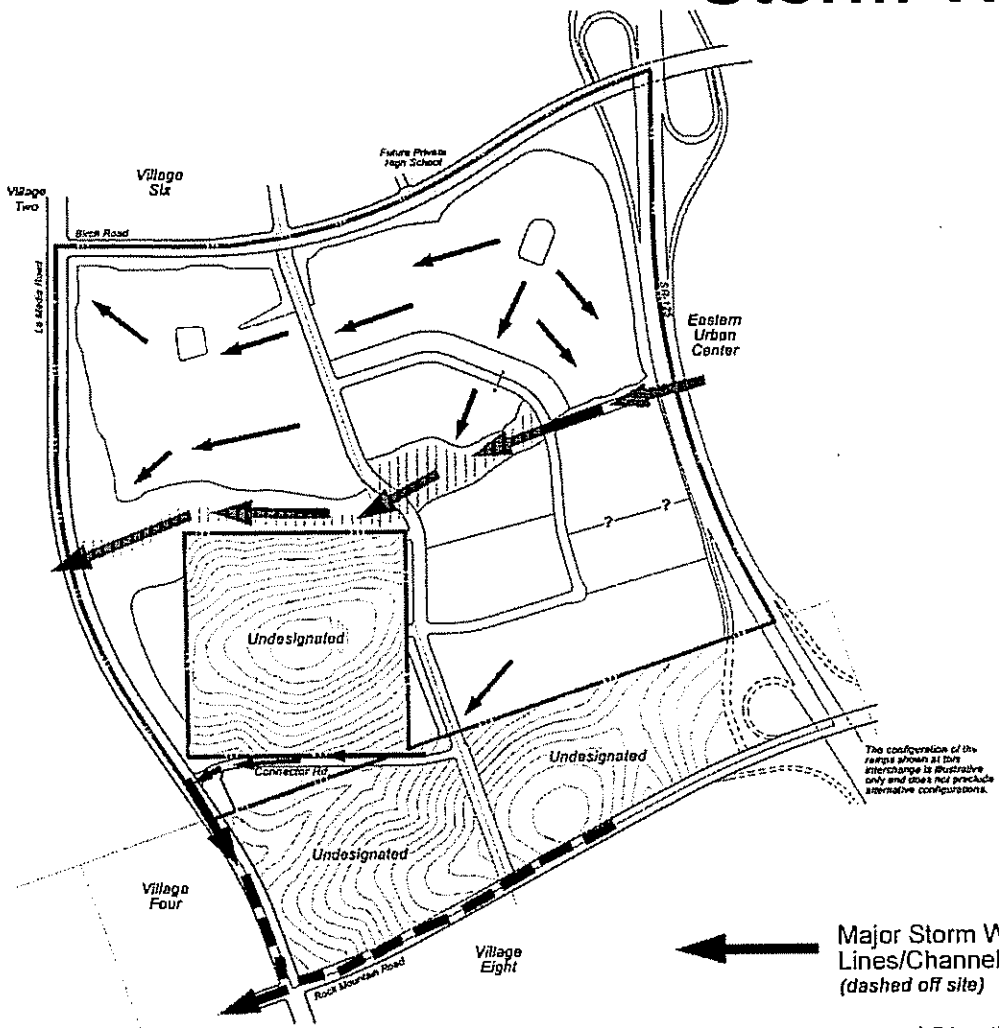
Drainage within Village Seven is conceptually depicted in the Storm Drainage Plan, Exhibit 7.4.

II.2.7.7 Urban Run-off

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

The northernmost portion of Village Seven drains to Poggi Canyon, a regional detention basin located near Olympic Parkway west of Paseo Ranchero. The central portion of Village Seven drains to Wolf Canyon. Located in Wolf Canyon is a series of detention and filtration basins. The basins located between the Loop Street and Magdalena Avenue will be used for storm water draining to these areas from Parcels R-1, R-5, R-6, R-7, P-1, S-3 and portions of the EUC located east of SR-125. The basin(s) to be located westerly of Magdalena Avenue, south of Wolf Canyon and north of La Media Road will be used for storm water draining from R-3, R-4 and CPF-2b The remaining parcels, including the high school site, will manage storm water through a combination of active and passive facilities within their respective sites. Ultimately the southern portion of Village 7 drains to the southern tributary of Wolf Canyon. An ephemeral stream is proposed to be created in the eastern portion of Wolf Canyon in Village Seven.

Storm Water



Note:
Temporary facilities and treatment may be provided at the Tentative Map stage for interim conditions.

CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

Source: P& D Consultants

Civil Land Planning

6/30/04

Exhibit 7.4

II.2.7.8 Roads

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

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

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

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

II.2.7.9 Schools

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

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

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

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

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

Village Seven development includes 1,204 residential dwelling units. These units would generate approximately 788 students at full build-out according to Chula Vista Elementary School District and Sweetwater Union High School District student generation factors (see Table H below).

Table H
Student Generation

Grade	Generation Rate		Dwelling Units	Students
	SFD	MF		
K-6 - Elementary	0.0350	0.0350	1,204	421
7-8 - Middle School	0.1019	0.0526	1,204	101
9-12 - High School	0.1838	0.0853	1,204	177
TOTAL STUDENTS				699
Source: CVESD & SUHSD				

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

The Village Seven Site Utilization Plan identifies an 11.1 (gross) acre elementary school site within the village core. As noted above, the build-out of Village Seven would generate the need to house approximately 403 elementary students. Generally, the Chula Vista Elementary School District prefers to construct schools which serve approximately 750 students, so the need is somewhat less than one school site. The elementary school site is located adjacent to a neighborhood park to facilitate joint use opportunities.

The Village Seven Overall Conceptual Village Plan identifies a 25.6 acre middle school site in the southwest corner of the village and a 55.8 acre high school site which fills the southeastern quadrant of the village.

The Otay Ranch General Development Plan School Facility Implementation Plan is based on the premise that schools will be constructed when half of the school's projected students reside in the community. The maximum middle school capacity is 1,500 students which would indicate a school construction trigger of approximately 750 students, to which the Village Seven project would contribute 101 students.

The maximum capacity of a high school is approximately 2,950 students. It is anticipated that the high school within Village Seven will be constructed in the first phase of village development to

meet demand from other approved projects within Otay Ranch. The SUHSD has determined that the school will be needed for the 2006-2007 school year. The 177 students generated from Village Seven will be served by this new facility.

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

II.2.7.10 Child Care Facilities

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

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

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

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

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

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

Village Seven generates a demand for approximately 39 child care spaces for infants. The foremost obstacle to providing infant care is higher costs due to lower child/adult ratios compared to preschool and school-age child care.

Village Seven generates a demand for approximately 34 child care spaces for preschool children. Most child care providers prefer to offer preschool care for children between the ages of 3 to 5 because of regular hours and costs which can be covered by reasonable tuition fees.

Village Seven generates a demand for approximately 102 child care spaces for school-age children. Serving this segment of the child population is challenging because of scheduling difficulties and securing sites close to elementary schools.

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

Home-based child care includes small family day care homes (SFDCH) that serve up to 6 children and large family day care homes (LFDCH) that serve 7-12 children. The Otay Ranch Village Seven PC District Regulations allow the establishment of SFDCHs and LFDCHs within the SF3 and SF4 single family residential districts. A large family day care permit is required for all family day care homes within RM1 and RM2 multi-family residential districts. Based on the proposed zoning within Village Seven, family day care homes could potentially be located within all residential zones throughout Village Seven.

Village Seven includes 2.8 acres of Community Purpose Facility (CPF) zoned land. Non-profit child care facilities are considered an accessory land use to CPF and are conditionally permitted within the CPF zone. In addition to CPF land, commercial and/or mixed use development is anticipated in the village core, when it is added to Village Seven SPA approval. Commercial child care facilities are permitted within the village core commercial and mixed use areas.

Most lands designated for CPF are within or close to the village core, the transit station and the elementary school site. This land use configuration will make child care readily accessible to Village Seven residents.

II.2.7.11 Police and Fire Services

Law Enforcement

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

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

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

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

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

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

The Otay Ranch Village Seven development will temporarily increase the demand for police service in the project area. According to the demand methodology identified in the Otay Ranch General Development Plan, the projected population increase generated by Village Seven will require an additional 4.6 officers at build-out to maintain current levels of police service. Approximately 935 sq. ft. of police facilities would be required to house the additional 4.6 officers. A new police facility has been constructed at Fourth Avenue and F Street in downtown Chula Vista to accommodate anticipated increased law enforcement services due to new development in the region, including the demand generated by this project.

Fire Protection & Emergency Medical Services

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

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

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

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

The Village Seven 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 7 in Village Two on Santa Venetia, Fire Station 4, located at 850 Paseo Ranchero, north of East H Street; and, Fire Station 6, located in the EastLake Business Park.

The Otay Ranch General Development Plan plans for the location of fire stations in Otay Ranch Villages Two and Nine of the Otay Valley Parcel and within Village Thirteen of the Proctor Valley Parcel. Construction of the new station #7 in Village Two was completed in 2003.

The Otay Ranch General Development Plan requires that as a condition of SPA plan approval, the Fire Department review fuel modification plans. The Draft Brush Management Program, an

addendum to the City of Chula Vista's Landscape Manual, prepared by the Chula Vista Fire Department was the basis for information included in the Fuel Modification and Brush Management section of the SPA One Parks, Recreation, Open Space and Trails Master Plan, which will also be implemented as applicable in the Village Seven project. Fire Department standards will be incorporated into the landscape design for Village Seven.

A Fire Protection Plan (FPP) is required for this SPA as allowed by the California Fire Code 2001ed Article 86 - Fire Protection Plan Urban-Wildland Interface Area. The FPP will include a Brush Management Plan, provided from an approved list of consultants. Ultimately, fuel modification requirements will be decided by the Chula Vista Fire Department upon review of the Brush Management Plan. This plan will include all slopes within the village by ownership.

A fire department access and water supply plan, prepared by a licensed engineering consultant, shall be submitted to the City of Chula Vista Fire Department for approval prior to commencement of any construction activity involving combustible materials.

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

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

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

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

Emergency medical services are provided by American Medical Response on a contract basis for the City of Chula Vista, National City and Imperial Beach. There are five American Medical Response South County paramedic units. Two are located in Chula Vista, two in National City and one unit serves Imperial Beach. Otay Ranch Village Seven will be served by these existing fire and emergency service facilities as it develops.

II.2.7.12 Library Services

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

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

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

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

Based on the threshold of providing 500 square feet of library facilities per 1,000 residents, the Village Seven population of 3,624 generates a demand for 2,537 sq. ft. of library facilities. Existing city library facilities currently exceed the 500 square feet per 1,000 population standard.

The Otay Ranch General Development Plan plans for the location of an approximately 36,750 sq. ft. "main library" in the Eastern Urban Center and/or one or more village libraries, reducing the size of the "main library" in the EUC. The Village Seven demand for 1,810 sq. ft of library facilities generated by the build-out of Village Seven will be satisfied by the large main library in the EUC. The final location of libraries may change as overall public facility planning evolves.

II.2.7.13 Community Purpose Facilities (CPF)

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

> *GOAL: DESIGNATE AREAS WITHIN THE OTAY RANCH PROJECT AREA FOR RELIGIOUS, ANCILLARY PRIVATE EDUCATIONAL, DAY CARE, BENEVOLENT, FRATERNAL, HEALTH, SOCIAL AND SENIOR SERVICES, CHARITABLE, YOUTH RECREATION FACILITIES AND OTHER COUNTY FACILITIES.*

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

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

The Community Purpose Facility (CPF) zone is implemented in the Village Seven PC District regulations which includes a CPF zone which corresponds to the CPF land use designation on the

Site Utilization Plan. The Regional Purpose Facility zone is expected to be implemented in the Eastern Urban Center SPA where regional purpose facilities are to be clustered per the Otay Ranch General Development Plan.

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

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

The City of Chula Vista Community Purpose Ordinance requires that new planned communities identify 1.39 acres of net usable land per 1,000 proposed residents for community purpose facilities. The Village Seven SPA population generates a demand for 5.03 acres of Community Purpose Facility sites, as shown in Table I below.

Table I
Required Community Purpose Facility Acres

Unit Type	Units	Persons/DU *	Population	CPF Acres Required
Single Family	756	3.01	2,276	3.16
Multi-family	448	3.01	1,348	1.87
TOTALS	**1,204**	--	**3,624**	**5.03**
Sites Provided				**CPF Credit/Acres Provided**
CPF-1				1.1
CPF-2a				0.7
CPF-2b				1.0
Transfer of credit from excess CPF in Village Six				*2.2*
TOTAL PROVIDED				**5.0**

** Projected based on City-wide average. May vary.*

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

- Some facilities shall be located near 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 also locate in traditional commercial and retail facilities.

Three CPF sites are shown on the Site Utilization Plan, CPF-1 and 2a are located in the center of the R-1 and R-2 single family residential neighborhoods, CPF-2b is located at the intersection of Magdalena Avenue and the secondary village entry street in front of the high school site.

II.2.8 Appendix A - GDP Compliance

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

II.2.8.1 Land Use

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

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

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

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

Implementation:

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

The organization of the land uses within Village Seven meets the objectives of integration and compatibility of land uses within the village and with adjacent communities. Adjacent land uses are additional future urban development, Villages Two and Four to the west, Village Six is located to the north and contains residential uses including a private School, proposed Eastern Urban Center (EUC) and University Site to the east, and proposed community park and Wolf Canyon to the west. The land uses within Village Seven transition from the village core mixed use and higher density residential uses in the central area of the village, to lower density residential uses on the edges of Wolf Canyon to the west.

The Village Seven plan supports the objective of enhancing the unique environmental and visual qualities of Otay Ranch. The village conforms to the

natural topography of the site and maintains views into the upper reaches of Wolf Canyon, and distant views to the mountains to the east and northeast.

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

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

Implementation:

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

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

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

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

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

Objective: Develop the Eastern Urban Center to promote alternative modes of transportation. Specifically, through the provision of light rail right-of-way and the incorporation of multi-modal access from residential neighborhoods and villages.

Implementation:

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

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

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

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

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

Implementation:

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

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

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

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

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

Implementation:

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

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

Objective: Develop individual villages to complement surrounding villages.

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

Implementation:

Village Seven provides neighborhood-serving commercial uses that complement the community and regional-serving commercial uses of the FC and EUC. Village Seven's core will provide an intimate-scale village that can serve the needs of University and Eastlake residents.

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

Implementation:

All areas of Village Seven are connected by an extensive trail and pathway system. These trails and pathways reinforce a pedestrian friendly concept as well as promote the use of alternative modes of transportation. By reducing the need for an automobile, people will have opportunities to interact with their neighbors and other

residents of the village as they walk or ride to their destinations. The location of medium and high-density residential, elementary school and neighborhood park uses near the village core will also encourage non-vehicular trips.

II.2.8.2 Mobility

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

Objective: Ensure timely provision of adequate local circulation system capacity to respond to planned growth, maintaining acceptable levels of service (LOS).

Objective: Plan and implement a circulation system such that the operational goal of Level of Service "C" for circulation element arterial and major roads and intersections can be achieved and maintained. Internal village streets/roads are not expected to meet this standard.

Objective: Encourage other transportation modes through street/road design standards within the village, while accommodating the automobile. Design standards are not focused on achieving LOS standards or providing auto convenience.

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

Implementation:

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

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

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

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

Implementation:

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

II.2.8.3 Housing

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

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

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

Implementation:

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

GOAL: THE PROVISION OF SUFFICIENT HOUSING OPPORTUNITIES FOR PERSONS OF ALL ECONOMIC, ETHNIC, RELIGIOUS AND AGE GROUPS, AS WELL AS THOSE WITH SPECIAL NEEDS SUCH AS THE HANDICAPPED, ELDERLY, SINGLE PARENT FAMILIES AND THE HOMELESS. (Page 244)

Objective: Ensure that the Otay Ranch provides housing opportunities sufficient to meet a proportionate share of identified special housing needs, and applies fair housing practices for all needs groups in the sale, rental, and advertising of housing units.

Implementation:

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

II.2.8.4 Parks, Recreation, Open Space

GOAL: PROVIDE DIVERSE PARK AND RECREATIONAL OPPORTUNITIES WITHIN OTAY RANCH WHICH MEET THE RECREATIONAL, CONSERVATION, PRESERVATION, CULTURAL AND AESTHETIC NEEDS OF PROJECT RESIDENTS OF ALL AGES AND PHYSICAL ABILITIES . (Page 247)

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

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

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

Implementation:

A neighborhood park and town center will provide residents of all ages and physical abilities with both active and passive recreational opportunities. The location of the neighborhood park adjacent to the elementary school provides an opportunity for shared use. Within the "Village Greenway" located within the open space corridor defined within Wolf Canyon, the greenway provides east-west circulation through Village 7. Village 7 will contribute its share of the cost of community and/or regional park facilities.

II.2.8.5 Capital Facilities

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

Objective: Ensure that the pace and pattern of residential, commercial and other non-residential development is coordinated with the provision of adequate public facilities and services.

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

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

Objective: "Enhanced Services" may be provided to specified geographic areas of the Otay Ranch. These are services that exceed the normal or standard level of services provided to the jurisdiction as a whole.

Objective: The City of Chula Vista and the county of San Diego shall enter into a Master Property Tax Agreement covering all annexations within an agreed-upon geographic area in Otay Ranch. That Agreement shall consider the distribution of property tax revenues, as well as the allocation of total project revenues between the City and the County in accordance with the following policies.

Objective: As a general guideline, efforts should be made to keep the effective tax rate (ETR), including all property taxes and special assessments, not to exceed 2.00 percent of the assessed value of the property.

Objective: Monitor the impacts of growth and development on critical facilities and services to ensure that necessary infrastructure is provided prior to or concurrent with need.

Implementation:

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

Drainage Facilities

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

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

Objective: Development within floodplains will be restricted to decrease the potential for property damage and loss of life from flooding and to avoid the need for channels and other flood control facilities.

Objective: Preservation of the floodplain environment from adverse impacts due to development.

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

Implementation:

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

Sewerage Facilities

GOAL: PROVIDE A HEALTHFUL AND SANITARY SEWERAGE COLLECTION AND DISPOSAL SYSTEM FOR THE RESIDENTS OF OTAY RANCH AND THE REGION, INCLUDING A SYSTEM DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE USE OF RECLAIMED WATER . (Page 270)

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

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

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

Implementation:

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

Integrated Solid Waste Management Facilities

GOAL: PROVIDE SOLID WASTE FACILITIES AND SERVICES WHICH EMPHASIZE RECYCLING OF REUSABLE MATERIALS AND DISPOSAL OF REMAINING SOLID WASTE SO THAT THE POTENTIAL ADVERSE IMPACTS TO PUBLIC HEALTH ARE MINIMIZED . (Page 274)

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

Implementation:

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

Urban Runoff Facilities

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

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

Implementation:

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

Water Facilities

GOAL: ENSURE AN ADEQUATE SUPPLY OF WATER FOR BUILD-OUT OF THE ENTIRE OTAY RANCH PROJECT AREA; DESIGN THE OTAY RANCH PROJECT AREA TO MAXIMIZE WATER CONSERVATION. (Page 280)

Objective: Ensure an adequate supply of water on a long-term basis prior to the development of each phase of the Otay Ranch Project Area.

Objective: Ensure infrastructure is constructed concurrently with planned growth, including adequate storage, treatment, and transmission facilities, which are consistent with development phasing goals, objectives and policies, and the Service/Revenue Plan.

Objective: Ensure that water quality within the Otay Ranch Project Area is not compromised, consistent with NPDES Best Management Practices, and the RWQCB Basin Plans

Objective: Promote water conservation through increased efficiency in essential uses and use of low water demand landscaping.

Objective: Encourage suppliers to adopt a graduated rate structure designed to encourage water conservation.

Implementation:

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

Water Reclamation Facilities

GOAL: DESIGN A SEWERAGE SYSTEM WHICH WILL PRODUCE RECLAIMED WATER. ENSURE A WATER DISTRIBUTION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO USE RECLAIMED WATER. CONSTRUCTION OF A "DUAL SYSTEM" OF WATER SUPPLY WILL BE REQUIRED FOR ALL DEVELOPMENT WHERE RECLAIMED WATER IS USED. (Page 283)

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

Implementation:

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

Arts and Cultural Facilities

GOAL: PLAN SITES FOR FACILITIES DEDICATED TO THE ENHANCEMENT OF THE ARTS AT THE COMMUNITY LEVEL THAT CAN CONTAIN INDOOR AND OUTDOOR FACILITIES CAPABLE OF SUPPORTING COMMUNITY THEATER, TRAINING AND EXHIBITION OF ART AND SCULPTURE, MUSICAL TRAINING AND CONCERTS, FILM AND CULTURAL FESTIVALS, PUBLIC MEETINGS, AND OTHER COMMUNITY EVENTS. (Page 283)

Implementation:

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

Cemetery Facilities

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

Implementation:

A cemetery site is not proposed in Village Seven.

Child Care Facilities

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

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

Implementation:

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

Health and Medical Facilities

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

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

Implementation:

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

Community and Regional Purpose Facilities

GOAL: DESIGNATE AREAS WITHIN THE OTAY RANCH PROJECT AREA FOR RELIGIOUS, ANCILLARY PRIVATE EDUCATIONAL, DAY CARE, BENEVOLENT, FRATERNAL, HEALTH, SOCIAL AND SENIOR SERVICES, CHARITABLE, YOUTH RECREATION FACILITIES, AND OTHER COUNTY REGIONAL SERVICES. (Page 299)

Implementation:

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

Social and Senior Services Facilities

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

Objective: Social and senior service facilities should be sited within Otay Ranch to either provide direct service access or to provide community service information to each village to educate the public regarding available services.

Objective: Siting of new facilities and expansion of existing social or senior services facilities will be planned to most effectively serve the clients of each social and senior service activity as part of a comprehensive social and senior service delivery system.

Implementation:

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

Animal Control Facilities

GOAL: ENSURE THAT THE COMMUNITY OF OTAY RANCH IS SERVED BY AN EFFECTIVE ANIMAL CONTROL PROGRAM THAT PROVIDES FOR THE CARE AND PROTECTION OF THE DOMESTIC ANIMAL POPULATION, SAFETY OF PEOPLE FROM DOMESTIC ANIMALS, AND THE EDUCATION OF THE PUBLIC REGARDING RESPONSIBLE ANIMAL OWNERSHIP . (Page 306)

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

Implementation:

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

Civic Facilities

GOAL: ASSURE THE EFFICIENT AND TIMELY PROVISION OF PUBLIC SERVICES AND FACILITIES TO DEVELOPABLE AREAS OF THE OTAY RANCH PROJECT AREA CONCURRENT WITH NEED, WHILE PRESERVING ENVIRONMENTAL RESOURCES OF THE SITE AND ENSURING COMPATIBILITY WITH THE EXISTING CHARACTER OF SURROUNDING COMMUNITIES. INTEGRATE DIFFERENT TYPES OF PUBLIC FACILITIES WHERE SUCH FACILITIES ARE COMPATIBLE AND COMPLEMENTARY . (Page 308)

Implementation:

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

Correctional Facilities

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

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

Implementation:

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

Fire Protection and Emergency Services Facilities

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

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

Implementation:

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

Justice Facilities

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

Objective: Cooperate with the County to identify an equitable funding method for the development of justice facilities based on the needs of Otay Ranch and their benefit to Otay Ranch residents.

Objective: Justice facilities serving Otay Ranch residents will be sited in appropriate locations and in a timely manner, irrespective of jurisdictional boundaries.

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

Implementation:

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

Law Enforcement Facilities

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

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

Objective: Enhance conditions for public safety by utilizing land use and site design techniques to deter criminal activity and promote law enforcement.

Objective: Site law enforcement facilities to appropriate locations in order to serve the population.

Implementation:

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

Library Facilities

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

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

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

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

Implementation:

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

School Facilities

GOAL: PROVIDE HIGH QUALITY, K-12 EDUCATIONAL FACILITIES FOR OTAY RANCH RESIDENTS BY COORDINATED PLANNING OF SCHOOL FACILITIES WITH THE APPROPRIATE SCHOOL DISTRICT. (Page 325)

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

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

Objective: Provide school district with 12 to 18 month development plan and 3 to 5 year development forecasts so that they may plan and implement school building and/or allocation programs in a timely manner.

Implementation:

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

II.2.8.6 Air Quality

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

Implementation:

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

Commuter Trip Management

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

Objective: Minimize the number and length of single passenger vehicle trips to and from employment and commercial centers to achieve an average of 1.5 persons per passenger vehicle during weekday commute hours.

Implementation:

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

Capacity Improvements

Objective: Expand the capacity of both the highway and transit components of the regional transportation system to minimize congestion and facilitate the movement of people and goods (Page 333).

Implementation:

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

Bicycle System Design

Objective: Provide a safe, thorough and comprehensive bicycle network which includes bicycle paths between major destinations within, and adjacent to, Otay Ranch (Page 334).

Implementation:

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

Road Design

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

Implementation:

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

Planning and Land Development

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

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

Implementation:

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

Transit Route and Facility Design

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

Implementation:

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

Pedestrian Design

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

Implementation:

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

Building Design

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

Implementation:

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

Parking Management

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

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

Implementation:

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

Street Configuration

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

Implementation:

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

Particulate Emissions

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

Implementation:

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

Energy Conservation

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

Implementation:

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

II.2.8.7 Noise

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

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

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

Implementation:

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

II.2.8.8 Safety

GOAL: PROMOTE PUBLIC SAFETY AND PROVIDE PUBLIC PROTECTION FROM FIRE, FLOODING, SEISMIC DISTURBANCES, GEOLOGIC PHENOMENA AND MAN MADE HAZARDS IN ORDER TO :

- Preserve Life, Health and Property;
- Continue Government Functions and Public Order;
- Maintain Municipal Services; and
- Rapidly Resolve Emergencies and Return the Community Normalcy and Public Tranquility. (Page 341)

General Public Safety

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

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

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

Implementation:

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

Seismic Disturbances

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

Implementation:

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

Floods

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

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

Implementation:

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

Geologic Phenomena

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

Implementation:

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

Fire, Crime, Health Emergency, and Hazardous Substances

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

Implementation:

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

II.2.8.9 Growth Management

GOAL: DEVELOP OTAY RANCH VILLAGES TO BALANCE REGIONAL AND LOCAL PUBLIC NEEDS, RESPOND TO MARKET FORCES, AND ASSURE THE EFFICIENT AND TIMELY PROVISION OF PUBLIC SERVICES AND FACILITIES CONCURRENT WITH NEED . (Page 349)

Objectives: Coordinate the timing of the development of Otay Ranch villages to provide for the timely provision of public facilities, assure the efficient use of public fiscal resources and promote the viability of the existing and planned villages.

Implementation:

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

II.2.8.10 Resource Protection, Conservation & Management

GOAL: ESTABLISHMENT OF AN OPEN SPACE SYSTEM THAT WILL BECOME A PERMANENT PRESERVE DEDICATED TO THE PROTECTION AND ENHANCEMENT OF THE BIOLOGICAL, PALEONTOLOGICAL, CULTURAL RESOURCES (ARCHAEO-LOGICAL AND HISTORICAL RESOURCES), FLOOD PLAIN, AND SCENIC RESOURCES OF OTAY RANCH, THE MAINTENANCE OF LONG-TERM BIOLOGICAL DIVERSITY, AND THE ASSURANCE OF THE SURVIVAL AND RECOVERY OF NATIVE SPECIES AND HABITATS WITHIN THE PRESERVE, AND TO SERVE AS THE FUNCTIONAL EQUIVALENT OF THE COUNTY OF SAN DIEGO RESOURCE PROTECTION ORDINANCE (RPO). (Page 359)

Objective: Identify sensitive and significant biological, cultural, paleontological, agricultural, and scenic resources within Otay Ranch that require protection and/or management (Page 359).
Objective: Preserve sensitive and significant biological, cultural, paleontological, flood plain, visual, and agricultural resources (Page 361).

Implementation:

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

Enhance and Restore Sensitive Resources

Objective: Enhance, restore, and re-establish sensitive biological resources (species and habitats) in disturbed areas where the resources either formerly occurred or have a high potential for establishment (Page 368).

Implementation:

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

Wildlife Corridors

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

Implementation:

The village Seven project does not propose on-site preservation of open space and therefore, no wildlife corridor connection to the large Otay Valley Preserve is proposed.

Preserve Management and Maintenance

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

Implementation:

Village Seven will participate in the Preserve Management program.

Resource Preserve Land Uses

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

Implementation:

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

Resource Preserve - Adjacent Land Uses

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

Implementation:

The MSCP opens space preserve land is located westerly off-site within Village 2. Village Seven proposes to re-contour the Wolf Canyon east of La Media. Residential uses will be separated from the Preserve by la Media.

Regulatory Framework for Future Uses

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

Implementation:

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

Physical Resources

Mineral Resources

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

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

Implementation:

Mineral extraction does not occur in Village Seven.

Soils

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

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

Implementation:

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

Steep Slopes

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

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

Implementation:

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

Floodways

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

Objective: Restore and enhance highly disturbed floodways and flood plains to regain former wildlife habitats and retain/restore the ability to pass 100-year flood flows.

Objective: Preserve floodways and undisturbed flood plain fringe areas in their natural state where downstream development will not be adversely affected.

Implementation:

No Floodways or Flood Plains exist within Village Seven. A portion of Wolf Canyon's blue line stream will be re-located and enhanced.

Visual Resources

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

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

Implementation:

The re-contoured manufactured slopes of Wolf Canyon will be vegetated to minimize visual impacts. The landscape plan for Village Seven provides a transition between the landscapes and the development area.

Energy Conservation

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

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

Implementation:

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

Land Use

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

Implementation:

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

Water Conservation

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

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

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

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

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

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

Implementation:

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

Astronomical Dark Skies

GOAL: PRESERVE DARK-NIGHT SKIES TO ALLOW FOR CONTINUED ASTRONOMICAL RESEARCH AND EXPLORATION TO BE CARRIED OUT AT THE COUNTY'S TWO OBSERVATORIES, PALOMAR MOUNTAIN AND MOUNT LAGUNA. (Page 397)

Objective: Provide lighting in heavily urbanized areas of the Otay Valley Parcel which ensures a high degree of public safety.

Objective: Provide lighting in less urbanized areas, which helps to preserve county-wide dark-night skies, and is consistent with more rural lighting standards prevalent in non-urbanized areas of San Diego County.

Implementation:

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

Agriculture

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

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

Implementation:

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

Appendix B - Index of SPA Requirements

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 G D P 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.

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TOPIC	TASK/REQUIREMENT	GDP	FOF	PERFORMANCE
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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
Agricultural Plan	Prepare Range Management Plan/Agricultural Plan			RMP, SPA Section
Air Quality Plan	Prepare SPA One Air Quality Plan	338	118	Environmental Impact Reports, SPA
Animal Control Plan	Prepare SPA One Animal Control Plan	307	138	SPA, No facilities in Village 7
Architectural Plans	Prepare SPA One Architectural Guidelines	115	23	Village Design Plans
Arts & Cultural Facilities	Establish Design Guidelines for Arts & Cultural Facilities	288		Village Design Plans
Bicycle Plan	Prepare SPA One Phased Bicycle Plan	237		Village Design Plans
Biological Resource Study	Perform Biological Resources Study for SPA One		25-87	RMP
Biota Monitoring Program	Prepare Biota Monitoring Program	375-382	27-65	RMP
Capital Facilities Plan	Prepare SPA One Capital Facilities Plan	351		Public Facilities Finance Plan
CCS & MSS Management Program	Prepare CCS & MSS Management Program	368	25-27	RMP.
Cemetery Plan	Prepare SPA One Cemetery Plan	289	52	Regional Facility Report, , No facilities in Village 7
Child Care Guidelines	Develop Family Home Child Care Guidelines	292		SPA One

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TOPIC	TASK/REQUIREMENT	GDP	FOF	PERFORMANCE
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Civic Plan	Prepare SPA One Civic Plan	309		SPA, No facilities in Village 7
Community Purpose Facility Report	Identify land for Community and Regional Purpose Facility uses	300		SPA One
Community Gardens	Review Community Garden Requirement	368		SPA Section II.2.5.5
Community Gardens Policies	Prepare Policies and Guidelines for Community Gardens	398		Parks, Recreation. Open Space and Trails Plan.
Correctional Plan	Prepare SPA One Correctional Plan	310		Regional Facility Report, SPA
Criminal Activity Deterrence	Develop SPA One Site Design Guidelines to Deter Criminal Activity	320		Village Design Plans
Cultural Resource Site Testing	Perform Cultural Resource Site Testing	359	91-93	RMP
Cultural Resources Survey	Perform Cultural Resources Survey	359	94-95	RMP
Demonstration Agriculture	Provide Demonstration Agricultural Area	398	98	RMP
Design Review Process	Identify SPA One Design Review Process	116		Village Design Plans
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Edge Plan	Prepare SPA One Edge Plan	383		RMP

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TOPIC	TASK/REQUIREMENT	GDP	FOF	PERFORMANCE
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Emergency Medical Services Plan	Prepare SPA One Emergency Medical Services Plan	131		SPA One
Energy Conservation	Prepare SPA One Non-Renewable Energy Energy Conservation Plan	391		SPA Non-Renewable Conservation Plan,
Evacuation Routes	Determine the Need for Evacuation Routes		139	N/A
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Fire Protection Plan Fire Protection and Emergency Medical Services Plan	Prepare SPA One	315	129	SPA One
Fire Suppression Analysis	Provide SPA One Fire Suppression Analysis(Sprinkler Plan)	315		SPA One
Fiscal Analysis	Perform Fiscal Analysis (FIND Model)	351		Public Facilities Finance Plan
Freeway Signage Program	Prepare Village Five Freeway Signage Program	109		Village Design Plans SPA section II.2.2.7
Freeway, Segment & Intersection Capacities	Increase Freeway, Segment & Intersection Capacities	112		Environmental Impact Reports, Traffic Analysis
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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

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TOPIC	TASK/REQUIREMENT	GDP	FOF	PERFORMANCE
Grading Plan	Prepare SPA One Grading Plan	115, 391	15, 19-21	SPA Section II.2.4
Grasslands	Perform SPA One Native Grassland Restoration Program	370	28	RMP
Health and Medical Plan	Prepare SPA One Health and Medical Plan	298	136	Regional Facility Report, SPA One
Housing for Special Needs Groups	Identify Housing Opportunities for Special Needs Groups	244		Ranch-Wide Affordable Housing Plan
Housing Plan	Prepare SPA One Housing Plan			SPA One Affordable Housing Plan,
Housing Plan Ranch-Wide	Prepare Ranch-Wide Housing Plan	391		Ranch-Wide Affordable Housing Plan
Inventory Facilities	Inventory Existing & Proposed Facilities	351		Public Facilities Finance Plan
Justice Plan	Prepare SPA One Justice Plan	317		Regional Facility Report, SPA One
Landforms	Identify and Map Floodplains/Landforms			RMP
Landscaping Plans	Prepare SPA One Landscaping Plans	115	16	Village Design Plans
Law Enforcement Plan	Prepare SPA One Law Enforcement Plan	320		SPA One
Least Bells Vireo Plan	Prepare Least Bells Vireo Plan For River Valley			RMP
Library Plan	Prepare SPA One Library Plan	324	132	SPA One
Master Property Tax Agreement	Negotiate Master Property Tax Agreement	264		
Memorial Garden	Determine Desirability of Memorial Garden	289		Regional Facility Report, SPA One

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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
Noise Study	Prepare SPA One Noise Study	340	16	Environmental Impact Reports
Overall Design Plan	Prepare Overall Design Plan	114-117		Overall Design Plan
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
Phasing Plan	Prepare SPA One Phasing Plan			SPA One
Planned Community Regulations	Prepare Planned Community Regulations	CV		Muni Ord. Planned Community Regulations
Preserve Conveyance Schedule	Identify Conveyance Schedule	376		RMP
Preserve Funding Plan	Prepare Preserve Funding Plan	383		RMP, CFD 97-2
Preserve Infrastructure Plan	Prepare Preserve Infrastructure Plan	383		RMP
Preserve Owner Manager	Identify Preserve Owner Manager	372		RMP
Preserve Permitted Use Plan	Prepare Preserve Permitted Use Plan	380		RMP

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

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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, SPA Section II.2.7.9
Sewer Master Plan	Prepare SPA One Sewer Master Plan	272	127	Public Facilities Finance Plan, SPA Section II.2.7.5, Sewer Study
Social & Senior Services Plan	Prepare SPA One Social & Senior Services Plan	304	137	Regional Facility Report, SPA One
Solid Waste Management Plan	Prepare SPA One Integrated Solid Waste Management Plan	276		Regional Facility Report, SPA One
Street Standards	Provide SPA One Standards for Public& Private Streets	114		SPA Section II.2.3
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
Transit	Work with MTDB regarding fair share facility financing plan		111	Public Facilities Finance Plan
Transit Alignment Study	Prepare SPA One Transit Alignment Study	124, 143		Environmental Impact Reports
Transit Plan	Prepare SPA One Phased Transit Plan	237		SPA Section
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

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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
Vernal Pool Study	Prepare Vernal Pool Study	359	29	RMP
Village Design Plan	Prepare Village Design Plan	114-116		Village Design Plans
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, Water Conservation Plan
Water Master Plan	Prepare SPA One Water Master Plan	284	125	Public Facilities Finance Plan, OWD SAMP
Water Reclamation Plan	Prepare SPA One Water Reclamation Plan	284	125	Public Facilities Finance Plan, OWD SAMP
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
Wildlife Corridor Study	Implement Wildlife Corridor Study	371	87	RMP
Wildlife Corridor Study	Prepare Wildlife Corridor Study	359	87	Wildlife Corridor Study RMP.3

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