AIR QUALITY IMPROVEMENT PLAN

Village Seven Sectional Planning Area (SPA)
Otay Ranch GDP

Adopted October 12, 2004

by Resolution No. 2004-329

Project Sponsor

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OTAY RANCH VILLAGE SEVEN SPA
AIR QUALITY IMPROVEMENT PLAN

The City of Chula Vista Growth Management Ordinance, Municipal Code Section 19.09.050B, requires an Air Quality Improvement Plan (AQIP) to be submitted with all Sectional Planning Area (SPA) Plans, or if a SPA plan is not required, Tentative Maps. The Growth Management Program further requires an Air Quality Improvement Plan for all major development projects (50 dwelling units or greater, or commercial or industrial projects with equivalent air quality impacts to a residential project of 50 or more dwelling units).

Per recently adopted guidelines, two options are available to meet the AQIP requirement. The Developer may choose to participate in the Chula Vista GreenStar Building Efficiency Program or evaluate the project using the Chula Vista CO_2 INDEX model including any necessary site plan modifications. The Village Seven SPA project sponsor has chosen to participate in the Chula Vista GreenStar Building Efficiency Program and has prepared this AQIP consistent with that selection. However, other landowners within Village Seven may choose another compliance method. Should that occur, a supplemental AQIP(s) shall be prepared concurrent with the Supplemental SPA Plan or SPA Plan amendment for each ownership. The area included in this AQIP is shown on Exhibit AQ-1 while the proposed development on these sites is shown on the Site Utilization Plan included as Exhibit AQ-2.

The project sponsor agrees to exceed the California 2001 Title 24, Part 6, Energy Efficiency Standards (CA 2001 Title 24, effective 6/1/01) by 15% in the majority (50% or greater) of residential dwelling units through participation in a building efficiency program such as ComfortWise or CA Energy Star, or develop a custom building efficiency program using construction methods that exceed CA 2001 Title 24 requirements by 15%.

The two project sponsors own the land comprising parcels R-1, R-2, R-5, R-6 and R-7 (see Exhibit AQ-1), totaling 1,204 residential units. All other private development sites in Village Seven are owned by others, hence the project sponsors' commitment includes only those parcels. The project sponsors' commitment is to construct 50% of their respective ownership, 602 units, within those parcels to the Chula Vista GreenStar Building Efficiency Program standard, as described above.

Because energy conservation technology and programs are constantly maturing, the specific program will not be identified until approval of the Village Seven Tentative map (or final map if the SPA Plan and Tentative Map are concurrently processed). At that time, this AQIP shall be updated to identify the specific building efficiency program to be used, or the project sponsor will design a custom building program that exceeds CA 2001 Title 24 requirements by 15%. If a custom building program is submitted, it shall be accompanied by data confirming that it exceeds CA 2001 Title 24 to the satisfaction of the Director of Planning and Building or his/her designee. The lot numbers of the homes participating in the selected building efficiency program will also be identified at the Tentative Map (or final map) submittal/approval stage.

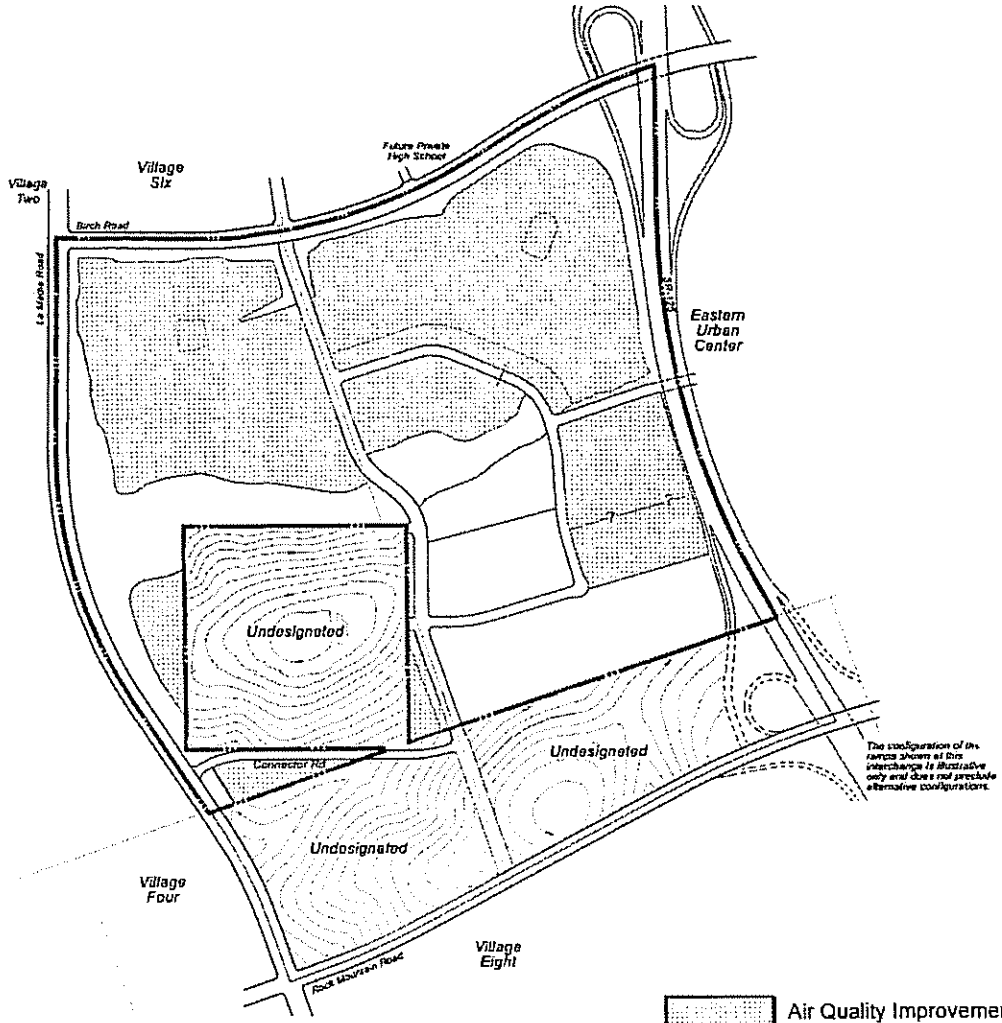
In addition to the GreenStar Building Commitment above, the Village Seven SPA also includes the following land use and design features which promote efficiency and energy conservation:

- Transit Oriented Development - Although this village is not located along a primary transit line, a transit stop will be located in the village core providing access to public mass transit for commuting and other trips. The compact design and integrated street/path circulation system places daily need within easy walking or biking distance. The greenbelt connection which bisects the village is an integral design element of the village core, connecting open space, trails, recreational amenities, civic uses and schools.

- Housing Efficiency - In addition to the transit benefits associated with increased density near transit centers, there are building related energy benefits. Smaller, and more compact single-family, attached single-family and multi-family homes use less energy for space heating and cooling than typical single-family detached homes.

- Street Widths, Pavement and Street Trees - Reducing street widths can reduce heat build-up and consequently energy demand for air conditioning. In addition to reduced pavement width, the inclusion of street trees which shade the pavement will reduce temperatures. Village Seven streets have reduced widths consistent with the standards in the Otay Ranch GDP; residential streets have a 32 foot paved section compared to a 36-40 foot section typical of suburban development patterns.

Air Quality Improvement Planning Areas



Air Quality Improvement Plan in SPA

Undesignated — Air Quality Improvement Plan not included in SPA Plan.

Public Ownership Parcels *(Schools & Park)*

CITY OF CHULA VISTA

Vista Verde

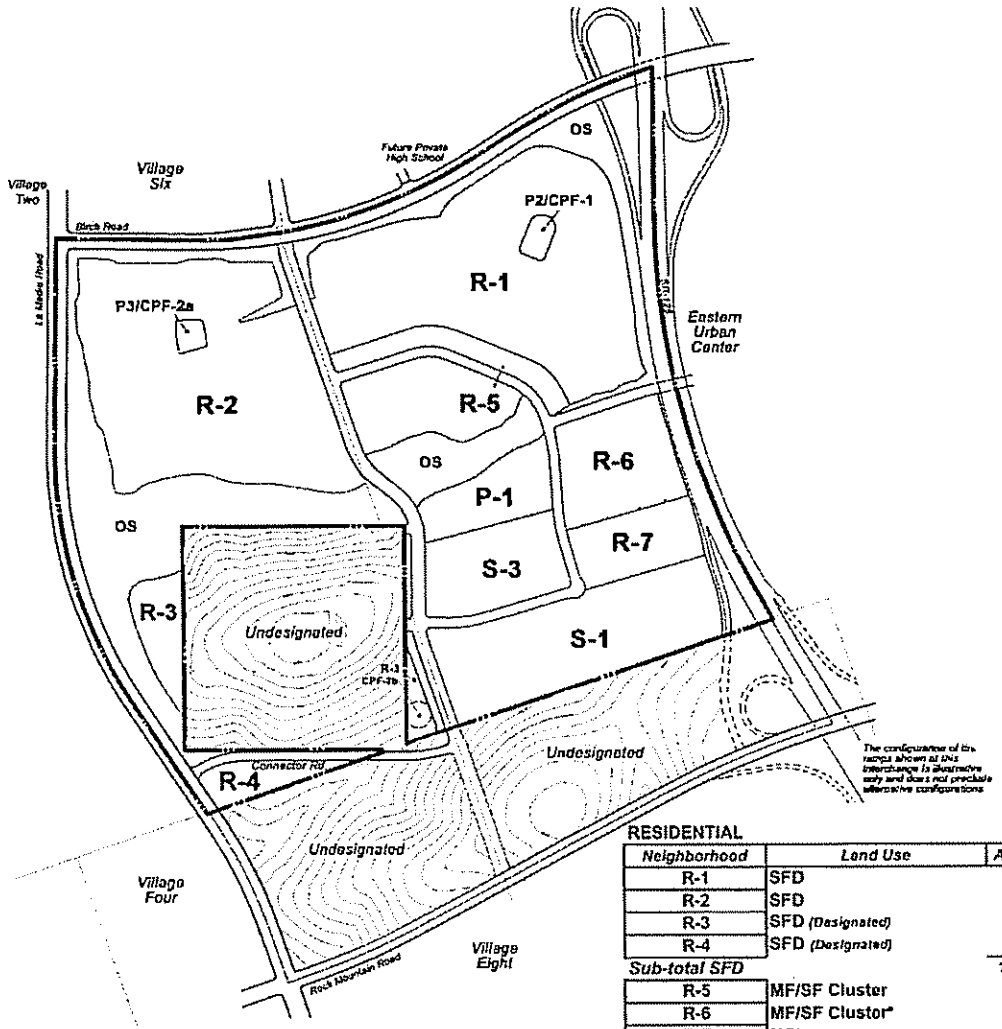
Village Seven - Otay Ranch

City Land Planning

6/14/04

AQ-1

Site Utilization Plan



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 *(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 net 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		278.9
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 AQ-2