APPENDIX B

General Plan Amendment and General Development Plan Amendment

General Plan Amendment

Otay Ranch, Village 8 West & Village 9

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DRAFT

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I. Introduction

A. Purpose of the General Plan Amendment (GPA)

Otay Land Company (OLC) proposes to amend portions of the General Plan in order to establish consistency between the 2005 General Plan Update (GPU), the Otay Ranch General Development Plan, and proposed SPA plans for Village 8 West and Village 9.

One primary purpose of the proposed GPA is to resolve the status of the Deferral Area designation established by Council Resolution No. 2005-424.

In addition to approving the 2005 GPU, Council Resolution No. 2005-424 also maintained that "it is necessary to defer consideration of land use designations and certain policies and objectives pertaining to Villages 8, 9, and 10 of the Otay Ranch." Refer to the Appendix for a copy of Resolution No. 2005-424 and for the exceptions to the approval.

As a part of this application, OLC addresses the exceptions listed in Resolution No. 2005-424 as they pertain to the Village 8 West and Village 9 Planning Areas. OLC also seeks to implement the Land Offer Agreement consummated by OLC and the City of Chula Vista, dated April 9, 2008.

In addition to the amendments proposed by OLC, City of Chula Vista staff has proposed a number of amendments. Many of these amendments reflect existing conditions throughout the City; however, the majority of these amendments pertain to adjacent Otay Ranch Villages, Planning Areas, the University and the Regional Technology Park (RTP) to ensure coordinated planning efforts between these areas and Village 8 West and Village 9.

Adopted General Plan page numbers, exhibit numbers and figure numbers pertain to the General Plan document adopted December 13, 2005 as amended May 2010.

B. Purpose of the Project/Proposal

This GPA application is one part of OLC's intent to implement long-range development goals and strategies as they pertain to Village 8 West and Village 9. OLC also will submit applications for an Otay Ranch General Development Plan Amendment (GDPA), Sectional Planning Area (SPA) plans, Tentative Subdivision Maps (TM) and the associated environmental documentation (EIR). Again the purpose is to ultimately establish compliance with the current General Plan. As part of this application, land use designations are proposed for intensification and re-configuration based on concepts for an energized Town Center in Village 8 West and an intensified urban core in Village 9, compatible with a potential, adjacent University. These plans for intensification are generally consistent with current 2005 General Plan policies.

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II. List of Proposed Amendments

This section provides a list of proposed amendments by page number in the General Plan. Each proposed amendment is followed by a parenthetical reference, indicating if the amendment is being initiated by the applicant (OLC) or by City staff (Staff).

CHAPTER-1 – PREFACE

- Page P-1, Figure 1-1 Relationship of Chula Vista to Downtown San Diego and International Border
  Update exhibit to illustrate eliminating La Media Road crossing the Otay River Valley (OLC)

CHAPTER 2 - INTRODUCTION

2.0 GENERAL PLAN UPDATE PROCESS

- Page INTRO-5, Figure 2-1: Chula Vista Planning Area
  Update exhibit to illustrate the following:
  a. Eliminate La Media Road crossing the Otay River Valley (OLC)
  b. Update the circulation in Villages 8 and 9 to match already adopted exhibits in the Land Use Chapter (Staff)

CHAPTER 3 - CHULA VISTA IN PERSPECTIVE

2.0 HISTORY

- Page CVIP-2, Figure 3-1: Regional Location
  Update exhibit to illustrate eliminating La Media Road crossing the Otay River Valley (OLC)

CHAPTER 5 - LAND USE AND TRANSPORTATION

1.0 INTRODUCTION

- Page LUT-7, Figure 5-2: Redevelopment Project Areas
  Update exhibit to illustrate eliminating La Media Road crossing the Otay River Valley (OLC)
- Page LUT-10, Figure 5-3: Specific Plan Locations
  Update exhibit to illustrate eliminating La Media Road crossing the Otay River Valley (OLC)

3.0 COMMUNITY IMAGE AND CHARACTER

- Page LUT-16, Figure 5-4: Designated Scenic Roadways
  Update exhibit to illustrate the following:
  a. Eliminate La Media Road crossing the Otay River Valley (OLC)
  b. Change name of "Rock Mountain Road" to "Main Street" from the point of existing Heritage Road easterly to Eastlake Parkway (OLC)
- Page LUT-17, Figure 5-5: Open Space Network
  a. Remove "mitten" shaped open space from Wolf Canyon near Village 4 (Staff)
  b. Revise open space areas to reflect changes to Village 8 West and Village 9 (OLC)
- Page LUT-19, Figure 5-6: Entryways and Gateways
  Update exhibit to illustrate the following:
  a. Eliminate La Media Road crossing the Otay River Valley (OLC)
  b. Change name of "Rock Mountain Road" to "Main Street" from the point of existing Heritage Road easterly to Eastlake Parkway (OLC)
- Page LUT-20, First, Second, and Fourth Bullets
  a. Revise first bullet to reflect changing "Rock Mountain Road" to "Main Street", i.e. state "Main Street from Interstate 805 to Eastlake Parkway" (OLC)
  b. Delete second bullet (OLC)
  c. Revise fourth bullet to change name of "Rock Mountain Road" to "Main Street" (OLC)
- Page LUT-22, Table 5-2: Primary Gateway Locations
  Change name of "Rock Mountain Road" to "Main Street".
- Page LUT-24, First Bullet
  a. Change name of "Rock Mountain Road" to "Main Street" (OLC)
  b. Change description "University Campus Focus Area" to "University Focus Area" (Staff)
- Page LUT-28, Figure 5-7: Chula Vista Planning Areas
  Update exhibit to illustrate the following:
  a. Eliminate La Media Road crossing the Otay River Valley (OLC)
  b. Change name of "Rock Mountain Road" to "Main Street" from the point of existing Heritage Road easterly to Eastlake Parkway (OLC)
- Page LUT-40, Figure 5-9: Activity Centers
  Update exhibit to illustrate the following:
  a. Eliminate La Media Road crossing the Otay River Valley (OLC)
  b. Change name of "Rock Mountain Road" to "Main Street" from the point of existing Heritage Road easterly to Eastlake Parkway (OLC)
  c. Move the Regional Technology Park to the University (Staff)
  d. Remove "mitten" shaped open space from Wolf Canyon near Village 4 (Staff)
  e. Remove shading, asterisks, and note regarding Deferral Areas (Staff)
- Page LUT-41, Figure 5-10: Focus Areas of Change
  Update exhibit to eliminate La Media Road crossing the Otay River Valley (OLC)

- Page LUT-47, Figure 5-12: General Plan Land Use Diagram
  Update exhibit to illustrate the following:
  a. Eliminate La Media Road crossing the Otay River Valley (OLC)
  b. Land Use changes to Village 8 West and Village 9 (OLC)
  c. Land Use changes to other Villages (Staff)
  d. Remove cross-hatch, asterisks, and note regarding Deferral Areas (Staff)
- Page LUT-49, Table 5-4: General Plan Land Use Designations and Zoning
  Update Table to reflect the following:
  a. Increase the range of regional technology park FAR from 0.25-0.75 to 0.25-2.0 (Staff)
  b. Increase density range of Town Centers from "18-30" to "18-45" (OLC)
  c. Remove shading and delete asterisk and note regarding Deferral Areas (Staff)
- Page LUT-54, Regional Technology Park
  Expand Definition of RTP and revise FAR (Staff)
- Page LUT-56, Second, Third and Fourth Paragraphs
  a. Second paragraph, change name of "Rock Mountain Road" to "Main Street" (OLC)
  b. Third paragraph, change upper range of Town Center density to "45" from "30" (OLC)
  c. Third paragraph, add "or transit oriented development" as an area acceptable for increased density (OLC)
  d. Fourth paragraph, add a period at the end of the paragraph (Staff)
- Page LUT–57, Projected Population
  a. Update text to reflect projected population of "331,100" instead of "325,200" (Staff)
  b. Update percent growth to "49%" instead of "46%" (Staff)
- Page LUT-57, Table 5-5 Chula Vista Projected Population in 2030
  Update table to reflect projected population of "163,600" instead of "157,700" for East (incorporated area) and "331,100" instead of "325,200" for Total (Staff)
- Page LUT-59, Table 5-6: General Plan Land Use Distribution in 2030 by Planning Area
  a. Acreage for the category "East Chula Vista Subareas" has been modified to reflect the OLC GPA proposal and inclusion of RTP (Staff)
  b. Corresponding "Total General Plan Area" figures have also been updated to reflect these changes (Staff)
  c. Statistics provided by City (Staff)
  d. Remove shading and delete asterisk and note regarding Deferral Areas (Staff)
- Page LUT-60, Table 5-7: General Plan Land Use in 2030
  a. 2030 acres has been modified to reflect the OLC GPA Proposal and inclusion of RTP (Staff)
  b. 2030 dwelling units has been modified to reflect these changes (Staff)
  c. Statistics provided by City (Staff)
  d. Remove shading and delete asterisk and note regarding Deferral Areas (Staff)
- Page LUT-62, Third Paragraph

a. Update text to clarify that selected streets can also exceed LOS D in the Otay Ranch Subarea (Staff)
b. Update Title of Section 5.4 from "Urban Core Circulation Element" to "Urban Circulation Element." (Staff)

- Page LUT-64, Figure 5-13E: Circulation Plan – East
  Update exhibit to illustrate the following:
  a. Eliminate La Media Road crossing the Otay River Valley (OLC)
  b. Change name of "Rock Mountain Road" to "Main Street" from the point of existing Heritage Road easterly to Eastlake Parkway (OLC)
  c. Reclassify Rock Mountain Road (Main Street) easterly from SR-125 to Eastlake Parkway as a 6 Lane Gateway (OLC)
  d. Reclassify the segment of La Media Road from the Town Center Arterial at the La Media/Main Street intersection south easterly to SR-125 as a 4 Lane Major (OLC)
  e. Provide lane transitions from the 4-lane Town Center Arterial to a 6-lane Prime at La Media Road northerly of the Town Center Arterial, at Main Street (formerly Rock Mountain Road) easterly of the Town Center Arterial, and Main Street (formerly Rock Mountain Road) westerly of the Town Center Arterial (Staff)
  f. Illustrate "other" road from southerly end of La Media Road to the Otay Valley District Active Recreation Area (Staff)

- Page LUT 65, Table 5-9: Street Segment Performance Standards and Volumes
  Modify Table to indicate that LOS D, 43,200 average daily trips (ADT) is acceptable for a Town Center Arterial (OLC)

- Page LUT-67 through LUT-72 (72.1): Urban Circulation Element
  a. Update "Urban Core Circulation Element" to Urban Circulation Element" (Staff)
  b. Revise text to state that the Urban Circulation Element applies to the Urban Core Subarea in western Chula Vista and portions of the Otay Ranch Subarea in the East Planning Area (Staff)
  c. Add that continuing to use existing procedures and suburban–based performance standards hinders the implementation of two (formerly only one) of the primary themes of the General Plan (Staff)
  d. Clarify that change in LOS will also avoid oversizing roadways during the planning process (Staff)
  e. Revise "Urban Roadway" to "Urban Street" (Staff)
  f. Expand definition of Town Center Arterial and Gateway Street (OLC)
  g. Move text from section 5.5.5 as a subsection of Urban Core Streets (Staff)
  d. Renumber sections 5.5.6 and 5.5.7 to 5.5.5 and 5.5.6 respectively (Staff)

- Page LUT-73, Section 5.6.1 Regional Transit Plan and 5.6.2 Public Transit Expansion
  Expand definition to include transit facilities and park and ride per Figure 5-14; include adequate parking for commuters (Staff)

- Page LUT-75, Figure 5-14: Regional Transit Vision
  Update exhibit to illustrate the following:
  a. Eliminate La Media Road crossing the Otay River Valley (OLC)
  b. Change name of "Rock Mountain Road" to "Main Street" from the point of existing Heritage Road easterly to Eastlake Parkway (OLC)
  c. Adjust location of the Transit Stop and eliminate Park and Ride in Village 9 (OLC)
  d. Correct transit route designations (Staff)
- Page LUT-80, Figure 5-16: Existing and Programmed Bikeways
  Update exhibit to eliminate La Media Road crossing the Otay River Valley (OLC)

7.0 PLANNING FACTORS, OBJECTIVES, AND POLICIES

- Page LUT-90, Table 5-18: Urban Form
  Update exhibit to eliminate La Media Road crossing the Otay River Valley (OLC)
- Page LUT-96 Objective – LUT 5
  Remove shading and delete asterisk and note regarding Deferral Areas (Staff)
- Page LUT-110, Policies LUT 14.8 through LUT 14.11
  a. Delete Policy LUT 14.8 and renumber the remaining polices in this section so the numbering remains sequential (OLC)
  b. Change name of "Rock Mountain Road" to "Main Street" (OLC)
- Page LUT-113 Objective – LUT 17
  a. Remove shading and delete asterisk and note regarding Deferral Areas (OLC)
  b. Add "stop or" to transit station (Staff)
- Page LUT 131 Mobile Home Overlay District
  a. Update exhibit to eliminate La Media Road crossing the Otay River Valley (OLC)
  b. Change name of "Rock Mountain Road" to "Main Street" from the point of existing Heritage Road easterly to Eastlake Parkway (OLC)

10.0 EAST AREA PLAN

- Page LUT-225, Figure 5-36: East Planning Areas, Subareas
  Update exhibit to eliminate La Media Road crossing the Otay River Valley (OLC)
- Page LUT-228, Figure 5-37: East Planning Area, Otay Ranch Subareas
  Update exhibit to illustrate the following:
  a. Eliminate La Media Road crossing the Otay River Valley (OLC)
  b. Change name of "Rock Mountain Road" to "Main Street" from the point of existing Heritage Road easterly to Eastlake Parkway (OLC)
  c. Remove "mitten" shaped open space from Wolf Canyon near Village 4 (Staff)
  d. Add "University Campus" call-out to Eastern Planning Area (Staff)
  e. Illustrate "other" road from southerly end of La Media Road to the Otay Valley District Active Recreation Area (Staff)
- Page LUT-231, Figure 5-38: East Planning Area, Activity Centers
  Update exhibit to illustrate the following:
  a. Eliminate La Media Road crossing the Otay River Valley (OLC)
  b. Change name of "Rock Mountain Road" to "Main Street" from the point of existing Heritage Road easterly to Eastlake Parkway (OLC)
  c. Change reference in legend from "Adjacent Shopping Center" to "Town Center" (OLC)
- Page LUT-245, Figure 5-42: East Planning Area, East Main Street Subareas
  Change name of "Rock Mountain Road" to "Main Street" (OLC)
- Page LUT-248, Policy 72.1
  Remove shading and delete asterisk and note regarding Deferral Areas (Staff)
- Page LUT-249, New Policy 72.5
  Provide neighborhood commercial services within ¼-mile walking distance of residents and/or transit (Staff)
- Page LUT-249, New Policy 72.6
  Town Centers should provide community/neighborhood serving services (Staff)
- Page LUT-249, New Policy 72.7
  Provide pedestrian and street connectivity between the Villages utilizing a grid circulation pattern that offers a wider range of mobility choices and routes. (Staff)
- Page LUT-249
  Remove shading and delete asterisk and note regarding Deferral Areas (Staff)
- Page LUT-249.1, New Policy 73.4
  a. "Locate High to Medium-high density residential within 1/4-mile radius to the Village Core(s), Town Center(s) or transit." (Staff)
  b. Renumber policies (Staff)

- Page LUT-250, Policy 73.5 (Renumbered to 73.6)
  a. Add Town Centers as a place for promoting pedestrian travel and transit (Staff)
  b. Renumber policies (Staff)
- Page LUT-251, Policy 75.2
  Revise language to address edge conditions (Staff)
- Page LUT-251, Section 10.5 Otay Ranch Districts, Bullets 2 through 4
  Update description of planning districts (Staff)
- Page LUT-253, Figure 5-43: Otay Ranch Subareas - Western District
  Update exhibit to illustrate the following:
  a. Eliminate La Media Road crossing the Otay River Valley (OLC)
  b. Change name of "Rock Mountain Road" to "Main Street" (OLC)
  c. Remove "mitten" shaped open space from Wolf Canyon near Village 4 (Staff)
  d. Clarify transit station/stop (OLC)
- Page LUT-257 through 259
  Remove shading and asterisks and notes regarding Deferral Areas (Staff)
- Page LUT-257, Policy 80.1
  Add Otay Ranch RMP Phase I and II (Staff)
- Page LUT-257, Policy 80.2
  Revise language to address grading techniques (Staff)
- Page LUT-257, New Policy 80.3
  Add policy to address infrastructure siting and design that minimizes impacts to Wolf Canyon (Staff)
- Page LUT-257, Section 10.5.2 Central District - Description
  Change name of "Rock Mountain Road" to "Main Street" (OLC)
- Page LUT-258, Section 10.5.2 Central District – First Paragraph
  Change name of "Rock Mountain Road" to "Main Street" (OLC)
- Page LUT-258, Objective 81
  a. Change name of "Rock Mountain Road" to "Main Street" (OLC)
  b. Change the word "density" to "intensity" (Staff)
- Page LUT-258, Policy 81.2
  Revise language for low-medium density locations west of the Town Center (OLC)
- Page LUT-258, Policies LUT 81.5
  a. Change name of "Rock Mountain Road" to "Main Street" (OLC)
  b. Delete the word "mass" (Staff)
- Page LUT-259, Policies LUT 81.8
  Change name of "Rock Mountain Road" to "Main Street" (OLC)

- Page LUT-259, Policy LUT 81.9
  Delete Policy from this section (replaced by new Policies 92.3, 95.1, and 95.4) (Staff)
- Page LUT-259, New Objective 82
  Add new objective to address interface between the Town Center and Village Eight (Staff)
- Page LUT-259, New Policy 82.1
  Add new policy requiring access connections throughout Village 8 (Staff)
- Page LUT-259, New Policy 82.2
  Add new policy requiring grading that minimizes creation of large slopes that are visible to the public (Staff)
- Page LUT-259, New Policy 82.3
  Add new policy requiring enhanced architectural facades and landscaping along edges, circulation roads, and the canyon rim (Staff)
- Page LUT-259, New Policy 82.4
  Add new policy requiring transit connectivity throughout Village 8 (Staff)
- Page LUT-259.1, New Objective 83
  Add new objective describing land uses, transit and connectivity for Village 8 East (Staff)
- Page LUT-259.1, New Policy 83.1
  Add new policy requiring diverse housing types (Staff)
- Page LUT-259.1, New Policy 83.2
  Add new policy requiring transition between the Village Core and surrounding uses (Staff)
- Page LUT-259.1, New Policy 83.3
  Add new policy requiring land uses adjacent to the MSCP to be lower density residential (Staff)
- Page LUT-259.1, New Policy 83.4
  Add new policy requiring transit within village cores (Staff)
- Page LUT-259.1, New Policy 83.5
  Add new policy requiring necessary community facilities (Staff)
- Page LUT-260, Figure 5-44: Otay Ranch Subarea - Central District
  Update exhibit to illustrate the following:
  a. Eliminate La Media Road crossing the Otay River Valley (OLC)
  b. Change name of "Rock Mountain Road" to "Main Street" from the point of existing Heritage Road easterly to Eastlake Parkway (OLC)
  c. Revise Village 8 West and Village 9 land uses (OLC)
  d. Revise land uses in other villages (Staff)
  e. Clarify transit station/stop (OLC)
  f. Illustrate "other" road from southerly end of La Media Road to the Otay Valley District Active Recreation Area (Staff)

- Page LUT-261 through LUT-262, Objectives 84, and 85 and corresponding policies
  Renumber Objectives and Policies (Staff)
- Page LUT-263, Figure 5-45: East Planning Area, Otay Ranch Subareas - Otay Valley District
  a. Update exhibit to eliminate La Media Road crossing the Otay River Valley (OLC)
  b. Clarify transit station/stop (OLC)
  c. Change name of "Rock Mountain Road" to "Main Street" (OLC)
  d. Illustrate "other" road from southerly end of La Media Road to the Otay Valley District Active Recreation Area (Staff)
- Page LUT-264 through 281
  Remove shading and delete asterisks and notes regarding Deferral Areas (Staff)
- Page LUT-264, Description of District
  Change "1,400 acres" to "1,200 acres," "five focus areas" to "four focus areas" and describe (Staff)
- Page LUT-264, Existing Conditions
  Update description of location (Staff)
- Page LUT-264 and 265, Vision for District
  a. Add the word "with" (Staff)
  b. Replace multi-institutional" and "traditional" with "university campus" (Staff)
  c. Expand description of the University Focus Area (Staff)
  d. Move description RTP into the University Focus Area description (Staff)
  e. Change "medium" to "low-medium" and "medium high" to "mixed use" (Staff)
- Page LUT-266 through LUT-265.1, University Study Area and Framework Strategy
  Change "University Study Area and Framework Strategy to "University Village Study Area and Strategic Framework Policies" and update description (Staff)
- Page LUT-266, Objective LUT-84 and corresponding policies
  Renumber to 86 (Staff)
- Page LUT-266, LUT 84.1 (Renumbered to 86.1)
  Change five to four primary land use Focus Areas and update description (Staff)
- Page LUT-267, Objective LUT-85 and corresponding policies
  a. Renumber to 87 (Staff)
  b. Added "and to" text (Staff)
- Page LUT-267, Policy 85.4 (Renumbered to 87.4)
  Update description of focus area; include grading requirement (Staff)
- Page LUT-267 through 268, Policy 85.6 (Renumbered to 87.6)
  Replace policy with updated description of Strategic Framework Policies contents and requirements (Staff)
- Page LUT-268, New Policy 87.7
  Add new policy requiring compliance with the Strategic Framework Policies (Staff)

- Page LUT-268, Objective LUT-86 and corresponding policy (Renumbered to 88.6)
    a. Renumber to 88 (Staff)
    b. Move to page 271(Staff)
    c. Change multi-institutional university to university campus (Staff)
- Page LUT-269, Figure 5-46: East Planning Area, Otay Ranch Subarea - Eastern University District
    Update exhibit to illustrate the following:
    a. Eliminate La Media Road crossing the Otay River Valley (OLC)
    b. Change name of "Rock Mountain Road" to "Main Street" (OLC)
    c. Add elementary school to Village 9 (OLC)
    d. Revise Village 8 and Village 9 land uses (OLC)
    e. Revise land uses in University area, including relocation of RTP (Staff)
    f. Remove shading and delete asterisk and note regarding Deferral Areas (Staff)
    g. Illustrate "other" road from southerly end of La Media Road to the Otay Valley District Active Recreation Area (Staff)
    h. Locate Village 9 Transit stops (OLC)
- Page LUT-270, Figure 5-47: Eastern University District, Focus Areas
    Update exhibit to illustrate the following:
    a. Eliminate La Media Road crossing the Otay River Valley (OLC)
    b. Change name of "Rock Mountain Road" to "Main Street" (OLC)
    c. Relocate RTP to University Area (Staff)
    d. Reconfigure University Boundary (Staff)
    e. Remove shading and delete asterisk and note regarding Deferral Areas (Staff)
- Page LUT-271. through LUT-275, 10.5.5 University Campus Focus Area
    a. Change to "University Focus Area" (Staff)
    b. Update description to include RTP (Staff)
    c. Make the University Campus portion a new subsection (10.5.5.1) (Staff)
    d. Make the RTP a new subsection (10.5.5.2) on page 274.1 (Staff)
    e. Remove shading and delete asterisks and notes regarding Deferral Areas (Staff)
- Page LUT-271, 10.5.5 Existing Conditions
    a. Change 530 acres to 558 acres, thereby including the 85-acre RTP (Staff)
    b. Add description of High-Tech High (Staff)
- Page LUT-271 through LUT 271.1, Objective 87, Policies 87.1 through 87.3
    a. Renumber Objective and Policies to 89 (Staff)
    b. Describe University Focus Area to include University Campus and RTP (Staff)
- Page LUT-272 through 272, Objective LUT-88 and Policies 88.1 through 88.4
    a. Renumber Objective and Policies to 90 (Staff)
    b. Change "multi-institutional university center facility" to "university campus" (Staff)
- Page LUT-272, Policy 88.1 (Renumbered to 90.1)
    Change 530 acres to 473 acres (Staff)

- Page LUT-272, Objective 89
    a. Change to LUT 91 and renumber corresponding policies (Staff)
    b. Change to University Campus (Staff)
    c. Add the RTP (Staff)
- Page LUT-273, Policy 89.1 (Renumbered to 91.1)
    a. Update location (Staff)
    b. Delete first bullet regarding campus core (Staff)
    c. Revise fourth bullet to include adjoining areas (Staff)
- Page LUT-274, Policy 89.2 (Renumbered to 91.2)
    Change "University Study Area and "Framework Strategy to "University Village Study Area" and "Strategic Framework Policies" respectively (Staff)
- Page LUT-274, Policy 89.3 (Renumbered to 91.3)
    Change villages to areas (Staff)
- Page LUT-274, Policy 89.4 (Renumbered to 91.4)
    Add no conflict to OR GDP for alternative residential land use (Staff)
- Page LUT-274.1, through LUT-275 New Section 10.5.5.2
    Move section 10.5.7 Regional Technology Park from page LUT-279 to here and renumbered as section 10.5.5.2 (Staff)
- Page LUT-274.1, Description of Focus Area and Existing Conditions
    Delete (Staff)
- Page LUT-274.1, Vision for Focus Area
    Revise description of location of RTP as part of University Focus Area (Staff)
- Page LUT-274.1, Objective –LUT 92
    Change "industrial" to "business" park (Staff)
- Page LUT-274.2, Policy 92.2
    Revise to locate accessory uses in Town Center and EUC (Staff)
- Page LUT-274.2, Policy 92.3
    Revise language to limit secondary uses to support research and development, and not compete w/EUC (Staff)
- Page LUT-274.2, Policy 92.4
    Revise text (Staff)
- Page LUT-274.2, Policy 92.5
    Delete, redundant with Policy 92.3 (Staff)
- Page LUT-274.2 New Policy 92.5
    Provide convenient access to the University, EUC, University Village, and Hunte Parkway (Staff)

- Page LUT-274.2, Policy 92.6
  Revise to state portions of RTP placed along streets and edges of the Town Center to promote pedestrian orientation (Staff)
- Page LUT-274.3, New Policy 92.7
  Locate parking to rear of buildings (Staff)
- Page LUT-274.3, New Policy 92.8
  Revise text (Staff)
- Page LUT-275, New Objective LUT-94 and new corresponding policies
  Requires coordination of infrastructure needs between Village 9, the EUC and the University (Staff)
- Page LUT-276, 10.5.6 University Village Focus Area, Description of Focus Area (Text moved from page LUT-274)
  a. Update description to include adjacent RTP (Staff)
  b. Added semicolon after "...transit-oriented mixed use..." (Staff)
- Page LUT-276, Vision for Focus Area
  Update description and relationship between the University and University Village (Staff)
- Page LUT-277, Objective - LUT 90
  a. Renumber to LUT 95 (Staff)
  b. Update description to include RTP and RTP work force (Staff)
  c. Remove shading and delete asterisk and note regarding Deferral Areas (Staff)
- Page LUT-277, Policy 90.1
  a. Renumber to 95.1 (Staff)
  b. Add "and RTP work force" (Staff)
- Page LUT-277, Policy 90.2
  a. Renumber to 95.2 (Staff)
  b. Add commercial services, office (Staff)
- Page LUT-277, Policy 90.3
  Renumber to 95.3 (Staff)
- Page LUT-277, Policy 90.4
  a. Renumber to 95.4 (Staff)
  b. Add more intense format and complementary to EUC (Staff)
- Page LUT-277 through 278, Objective 90.5
  a. Renumber to 95.5 (Staff)
  b. Add RTP (Staff)
- Page LUT-278, Policy 90.6 and 90.7
  a. Renumber to 95.6 and 956 (Staff)
  b. Add RTP (Staff)
  c. Remove shading and delete asterisk and note regarding Deferral Areas (Staff)

- Page LUT-279, Policy 90.8
    a. Renumber to 95.8 (Staff)
    b. Add RTP (Staff)
    c. Remove shading and delete asterisk and note regarding Deferral Areas (Staff)
    d. Change "multi-modal transportation center" to "transit station"
- Page LUT-279, Policy 90.9
    a. Renumber to 95.9 (Staff)
    b. Reference Figure 5-47 and delete reference to densities (Staff)
- Page LUT-279, New Policy 95.10
    Add increased densities on private properties for housing that benefit the university (Staff)
- Page LUT-279, Policy 90.10
    Renumber to 95.11 (Staff)
- Page LUT-279 Policy 90.11
    a. Renumber to 95.12 (Staff)
    b. Add extend transit service beyond the Town Center (Staff)
- Page LUT-279, New Policy 95.13
    Provide shuttle service and/or transit routes that are beyond the mass transit service area (Staff)
- Page LUT-280, Policy 90.12
    a. Renumber to 95.14 (Staff)
    b. Add EUC (Staff)
- Page LUT-280, Policy 90.13
    a. Renumber as 95.15 (Staff)
    b. Change 30 to 45 du/ac (Staff)
- Page LUT-280, Policy 90.14
    Renumber as 95.16 (Staff)
- Page LUT-280, Objective 91 and Policies 91.1 through 91.3
    a. Renumber Objective and Policies to 96 (Staff)
    b. Remove shading and delete asterisk and note regarding Deferral Areas (Staff)
- Page LUT-280, Policy 91.3
    Add RTP and rephrase connectivity to Town Centers, RTP and university (Staff)
- Page LUT-280, Section 10.5.7 Regional Technology Park Focus Area
    Move to section 10.5.5 and include as new subsection 10.5.5.2 (See Page LUT-274.1 through 275) (Staff)
- Page LUT-281 through 284, Section 10.5.8 Eastern Urban Center and Objectives and Policies 94 through 95
    Renumber to Section 10.5.7 and Objectives and Policies 97 thru 98 (Staff)

- Page LUT-283, Policy 94.7 (Renumbered to 97.7)
  Change "University Study Area and "Framework Strategy to "University Village Study Area" and "Strategic Framework Policies" respectively (Staff)
- Page LUT 284 through 286 Section 10.5.8 Freeway Commercial Focus Area and corresponding policies
  Renumber to Section 10.5.8 and Objectives and Policies 99 through 100 (Staff)
- Page LUT 284, Policies 95.5 and 95.6 (Renumbered to 98.5 and 98.6)
  Change "University Study Area and "Framework Strategy to "University Village Study Area" and "Strategic Framework Policies" respectively (Staff)
- Page LUT-290 through 302 Bayfront Area-Wide Planning Factors, Objectives 98 through 106 and corresponding policies
  Renumber Objectives and Policies 101 through 109 (Staff)
- Page LUT-303, Final Action Deferral Areas
  Delete entire section and remove highlighting (Staff)

CHAPTER 6 - ECONOMIC DEVELOPMENT ELEMENT

3.0 PLANNING FACTORS, OBJECTIVES, AND POLICIES

- Page EDE-4, Figure 6-1: Employment Land Areas
  Update exhibit to illustrate the following:
  a. Eliminate La Media Road crossing the Otay River Valley (OLC)
  b. Move RTP to University (Staff)
  c. Move University leader to correct location (OLC)
  e. Revised employment bubble (Staff)
  f. Add Village 8 West employment lands (OLC)
- Page EDE-6, Policy ED 1.4
  Change "multi-institutional university center" to "university campus" (Staff)
- Page EDE-6, Policy ED 2.1
  Change "In the SR-125 commercial corridor" to "East of the SR-125 commercial corridor and the University Village 9 Town Center" (Staff)
- Page EDE-8, Section 3.2.4 Promoting Technology
  Change "multi-institutional university center" to "university campus" (Staff)
- Page EDE-9, Policy ED 4.2
  Change "minimum 125 to 200-acre" to "approximately 85-acre" (Staff)
- Page EDE-9, Policy ED 4.4
  Change "multi-institutional university center" to "university campus" (Staff)
- Page EDE-17, Policy ED 11.1

Change "multi-institutional university center" to "university campus" (Staff)

CHAPTER 8 - PUBLIC FACILITIES AND SERVICES ELEMENT

3.0 PLANNING FACTORS, OBJECTIVES, AND POLICIES

- Page PFS-6, Figure 8-1: Water Service Areas
    a. Update exhibit to eliminate La Media Road crossing the Otay River Valley (OLC)
    b. Change name of "Rock Mountain Road" to "Main Street" from the point of existing Heritage Road easterly to Eastlake Parkway (OLC)
- Page PFS-8, Figure 8-2: Backbone Infrastructure for Wastewater Collection
    a. Update exhibit to eliminate La Media Road crossing the Otay River Valley (OLC)
    b. Change name of "Rock Mountain Road" to "Main Street" from the point of existing Heritage Road easterly to Eastlake Parkway (OLC)
- Page PFS-10, Figure 8-3: Drainage Improvements
    a. Update exhibit to eliminate La Media Road crossing the Otay River Valley (OLC)
    b. Change name of "Rock Mountain Road" to "Main Street" from the point of existing Heritage Road easterly to Eastlake Parkway (OLC)
- Page PFS-19, Figure 8-5: Emergency Evacuation Routes
    Update exhibit to eliminate La Media Road crossing the Otay River Valley (OLC)
- Page PFS-25, Figure 8-6: Existing Primary and Secondary Schools Serving Chula Vista
    Update exhibit to eliminate La Media Road crossing the Otay River Valley (OLC)
- Page PFS-31, Figure 8-7: Existing and Proposed Libraries
    Update exhibit to eliminate La Media Road crossing the Otay River Valley (OLC)
- Page PFS-37, Figure 8-9: Existing and Proposed Public Parks and Recreation Facilities
    Update exhibit to illustrate the following:
    a. Eliminate La Media Road crossing the Otay River Valley (OLC)
    b. Adjust locations of neighborhood parks in Village 8 (Staff)
    c. Illustrate "other" road from southerly end of La Media Road to the Otay Valley District Active Recreation Area (Staff)
- Page PFS-59, Figure 8-10: Solid Waste Facility
    a. Update exhibit to eliminate La Media Road crossing the Otay River Valley (OLC)
    b. Change name to Figure 8-11 (Staff)

CHAPTER 9 - ENVIRONMENTAL

3.0 PLANNING FACTORS, OBJECTIVES, AND POLICIES

- Page E-35 through E-36

  Add new policy E 7.8 (Staff)

- Page E-66, Figure 9-10: General Areas Map
  Update exhibit to illustrate the following:
  a. Eliminate La Media Road crossing the Otay River Valley (OLC)
  b. Update circulation to match other adopted exhibits in the Land Use Chapter (OLC)

- Page E-73, Figure 9-12 Projected 2030 Noise Contour Map
  Update Map to Eliminate La Media Road extension (OLC)

III. Adopted Versus Proposed

This section provides a visual comparison of the proposed General Plan amendments as they would appear in the General Plan

.

- Text to be added to the body of the document and within tables is shown as underlined text. An example follows: <u>The quick brown fox</u>

- Text to be deleted from the body of the document and within tables is shown as strikethrough text. An example follows: ~~The quick brown fox~~

- Exhibits are shown as a side-by-side comparison between both the "Adopted" and "Proposed" exhibit.

    - The currently Adopted is outlined by a solid blue line: 

    - The Proposed revised exhibit is outlined by a red dashed line: 

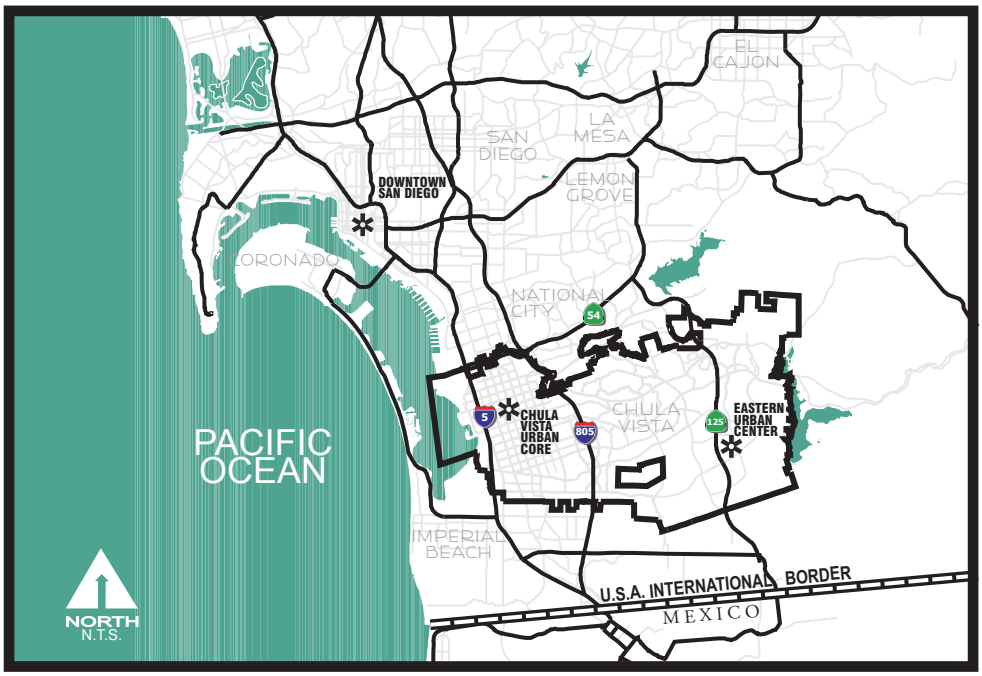
1.0 PREFACE

Chula Vista: Past, Present, and Future

Since Chula Vista's establishment as a permanent settlement in the late 1800's and its incorporation in 1911, the community has evolved based upon a vision of what it wants to be and forward-looking plans to get there. The original town site layout conceived by Colonel William G. Dickinson of the San Diego Land and Town Company is still apparent in today's northwest area of Chula Vista.

Approaching its 100th anniversary as a city, Chula Vista has expanded by ten times in area, and transitioned from an agricultural community to a rapidly changing, more urban place. It has become one of California's 15 largest cities in population and among the most dynamic. But as the City has grown larger, the world, in a sense, has grown smaller. Chula Vista is increasingly connected to and influenced by its proximity to the international border and interactions with other local governments and regional plans and programs. Figure 1-1 shows the relationship of the Chula Vista Urban Core and Eastern Urban Center to downtown San Diego and the international border.

Figure 1-1
Relationship of Chula Vista to Downtown San Diego and International Border



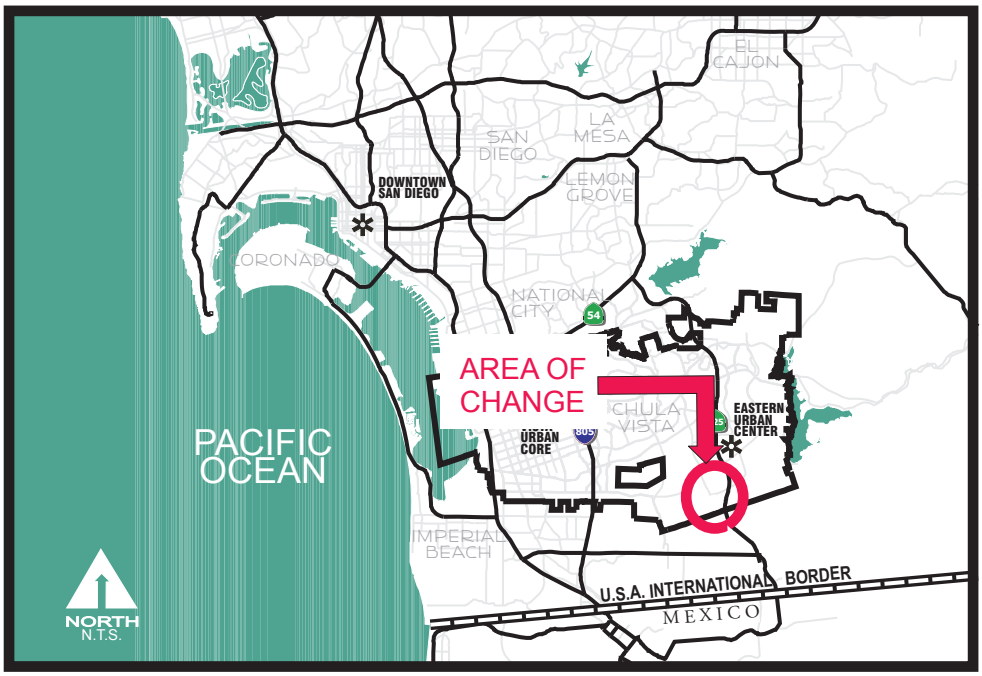
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Figure 1-1
Relationship of Chula Vista to Downtown San Diego and International Border



Proposed

Chula Vista Planning Area

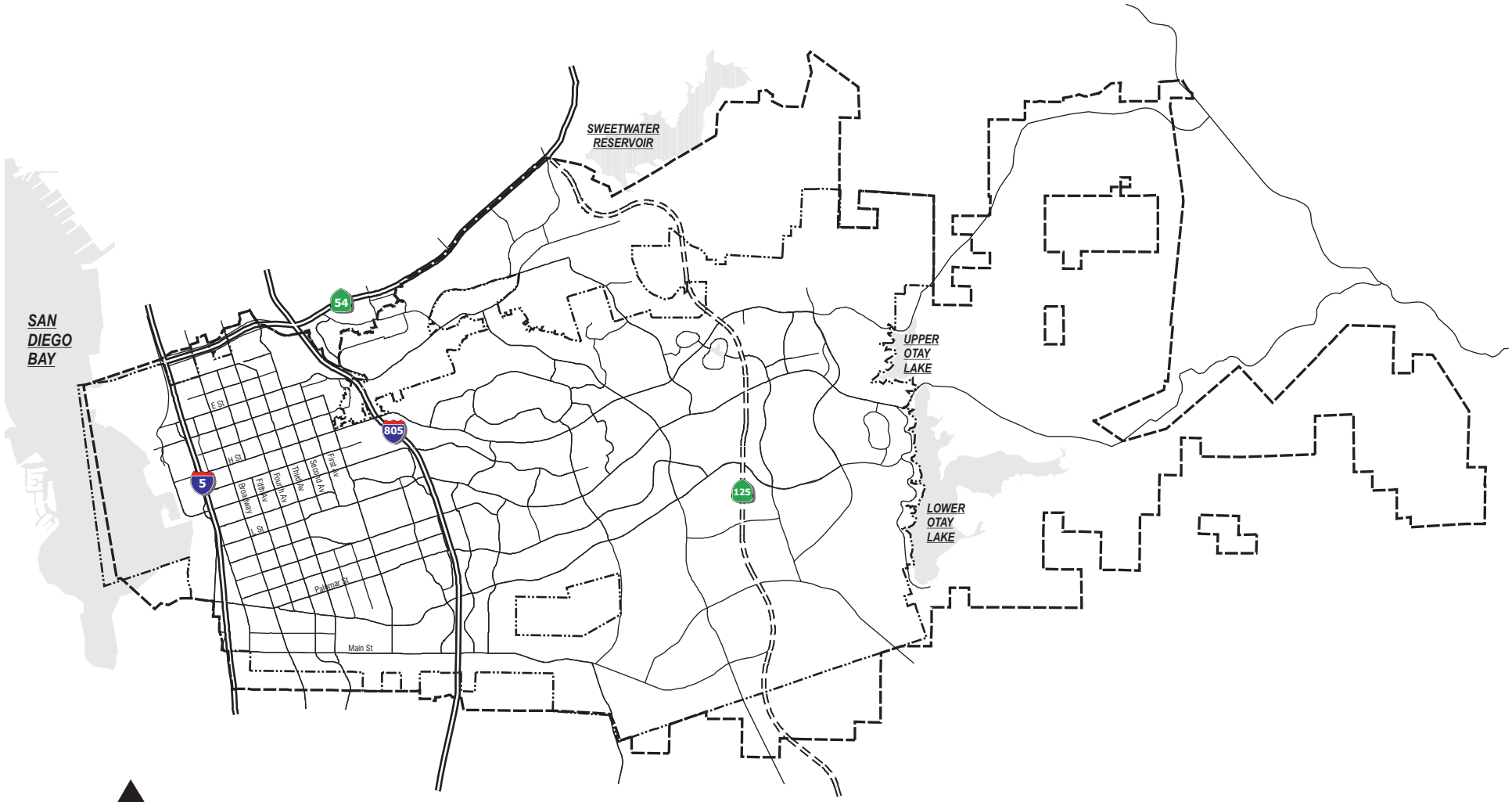


Figure 2-1

Chula Vista Planning Area

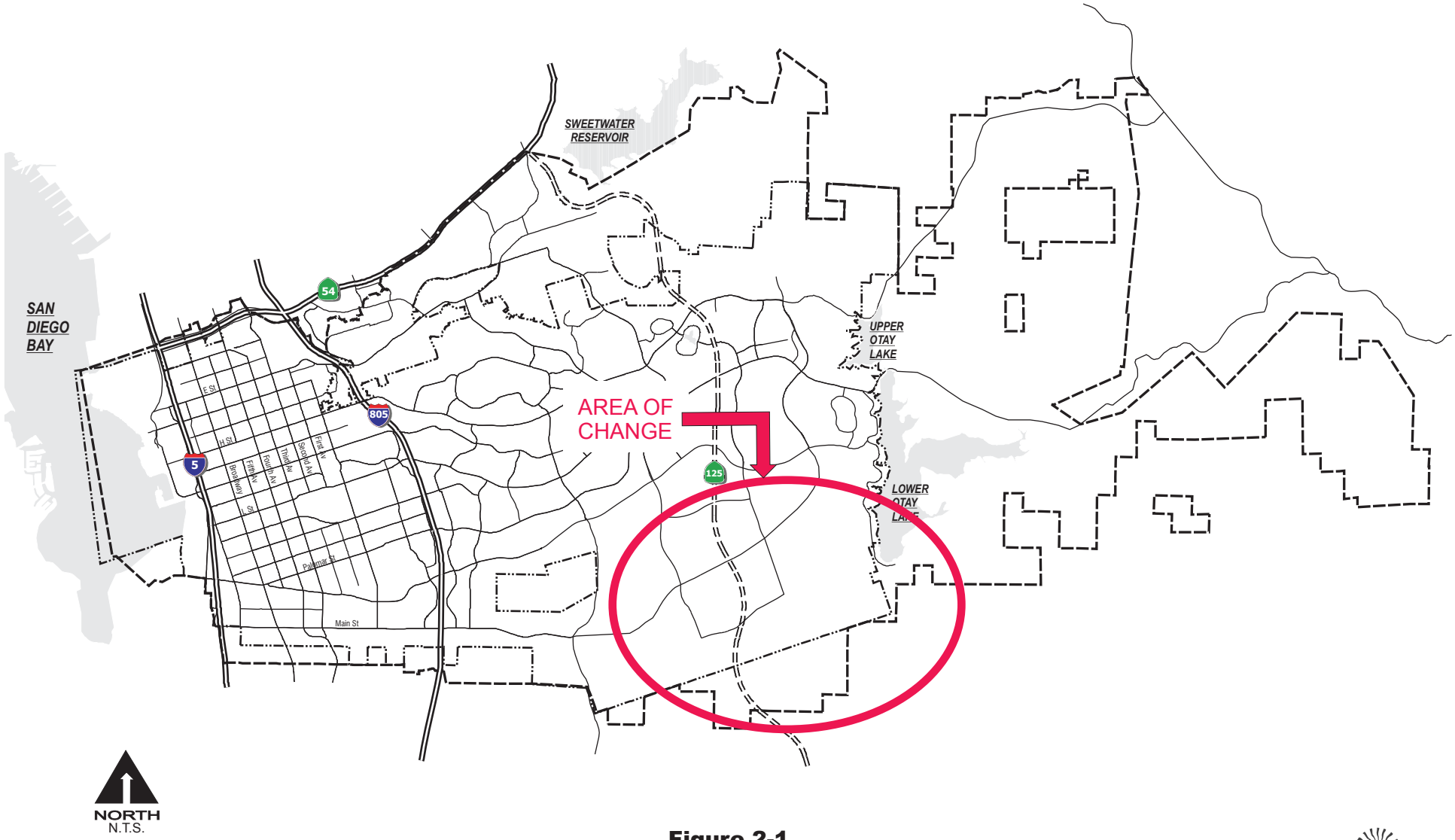


Figure 2-1

Proposed

Regional Location

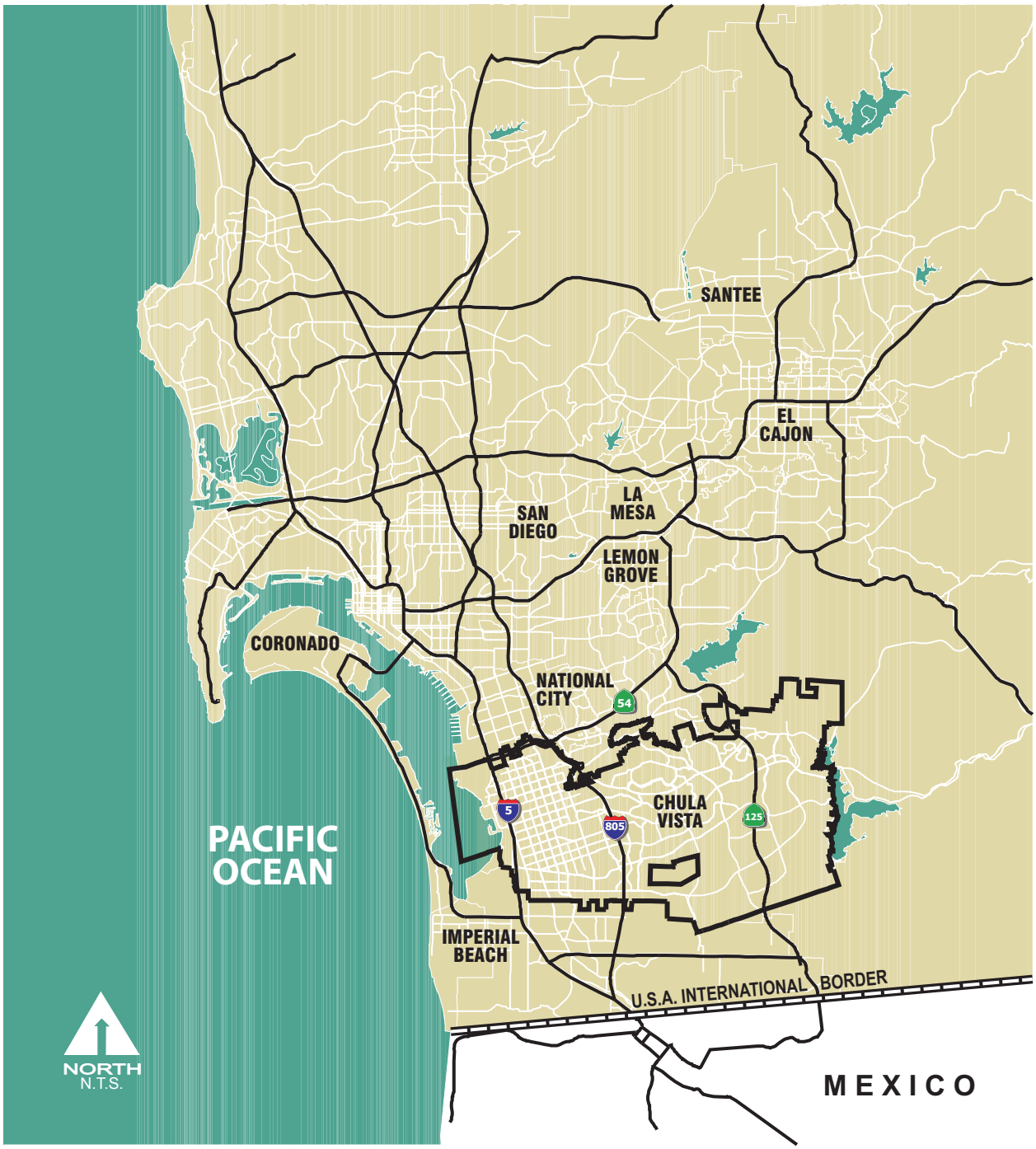


Figure 3-1

Regional Location

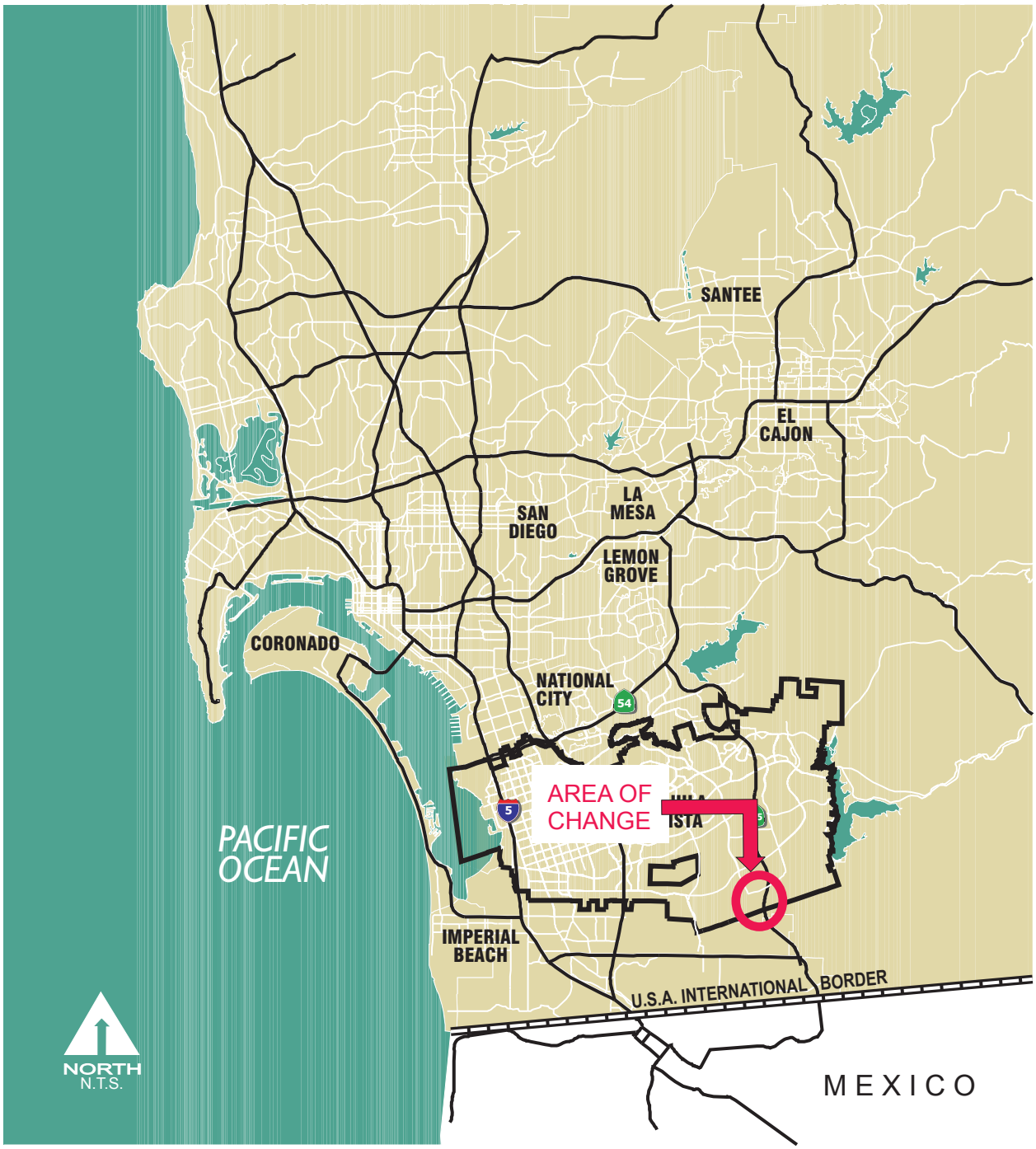


Figure 3-1

CITY OF CHULA VISTA

Proposed

Redevelopment Project Areas

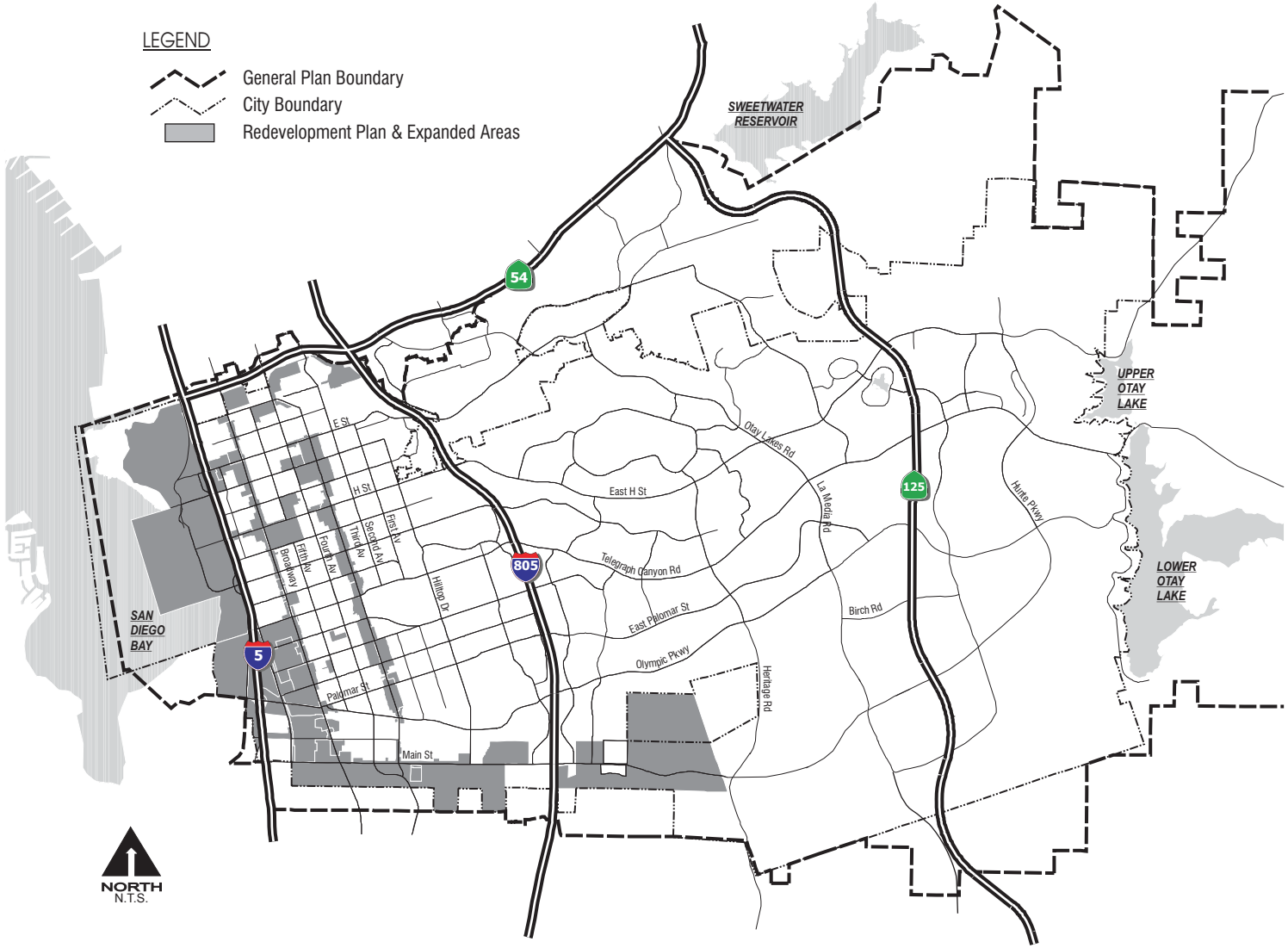


Figure 5-2

CITY OF CHULA VISTA

Redevelopment Project Areas

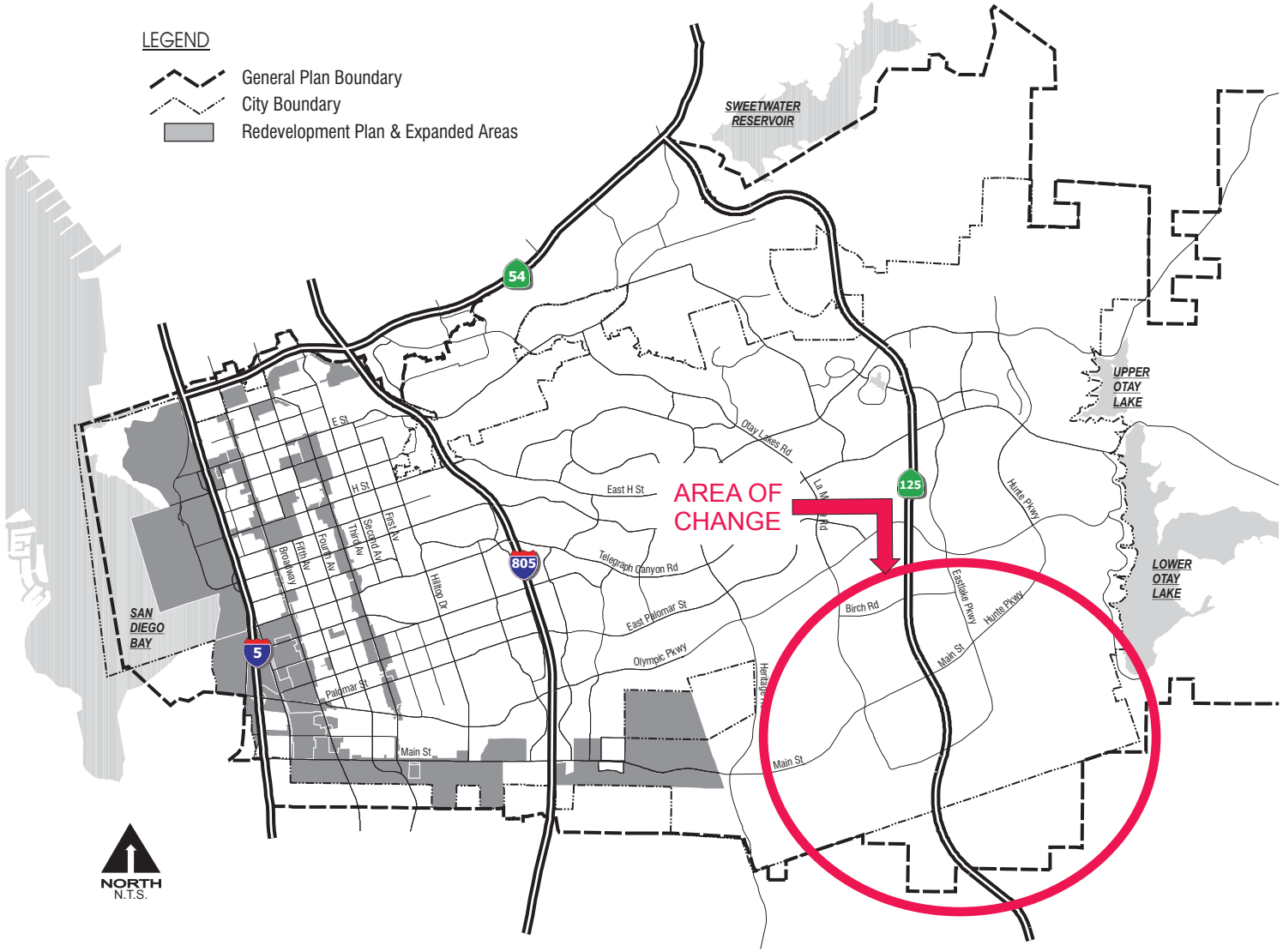


Figure 5-2

CITY OF CHULA VISTA

Proposed

Specific Plan Locations

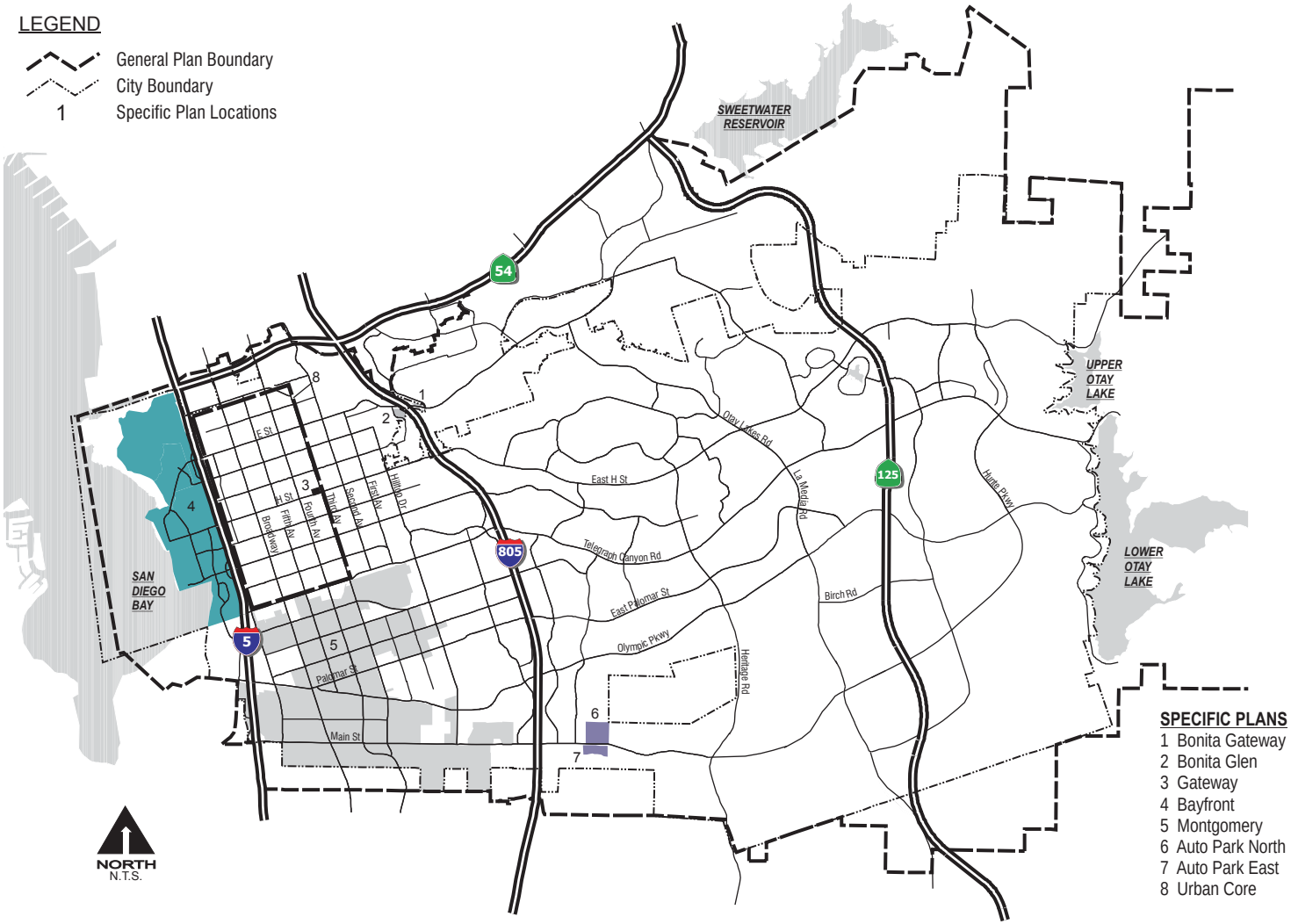


Figure 5-3

CITY OF CHULA VISTA

Specific Plan Locations

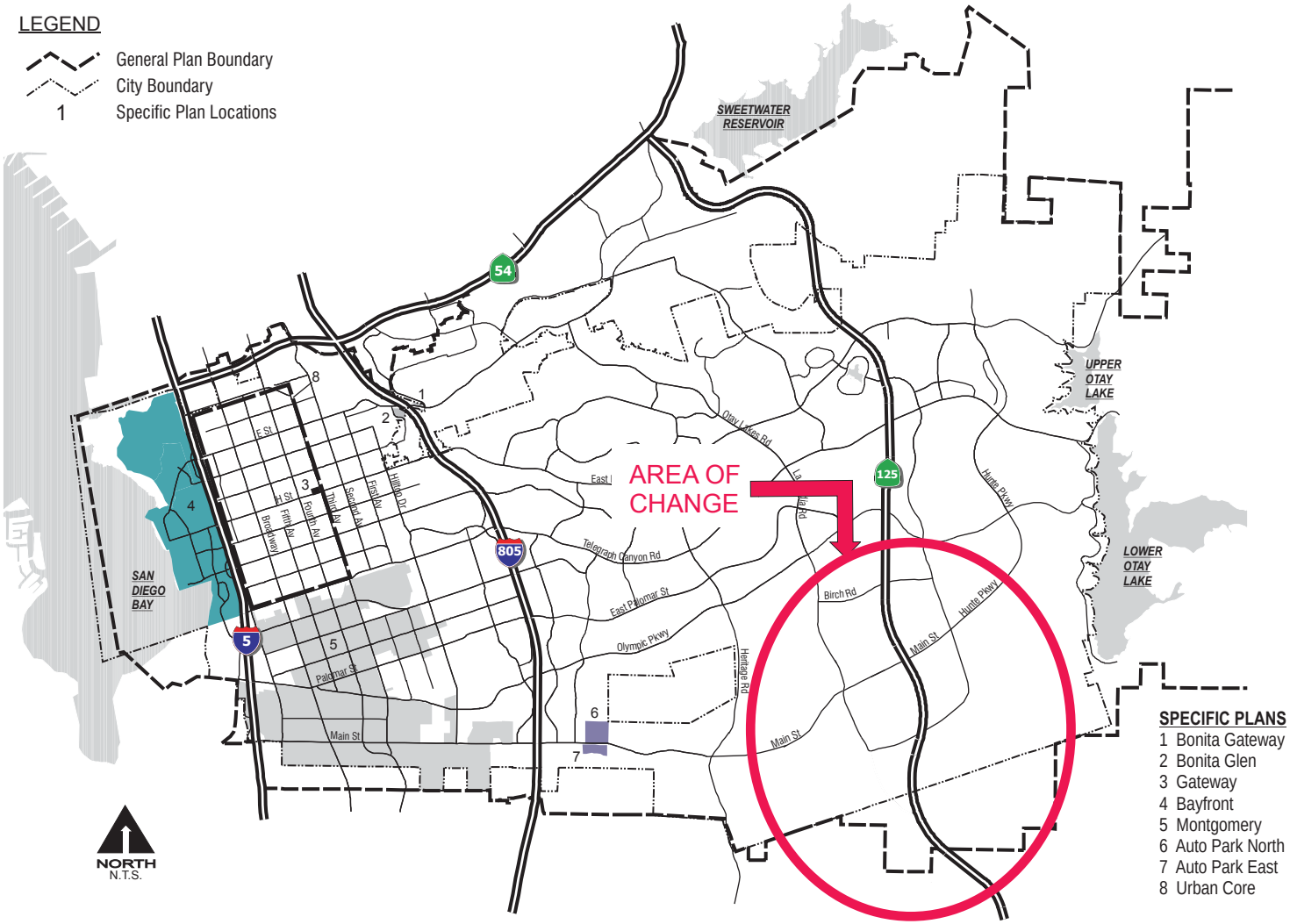


Figure 5-3

CITY OF CHULA VISTA

Proposed

Designated Scenic Roadways

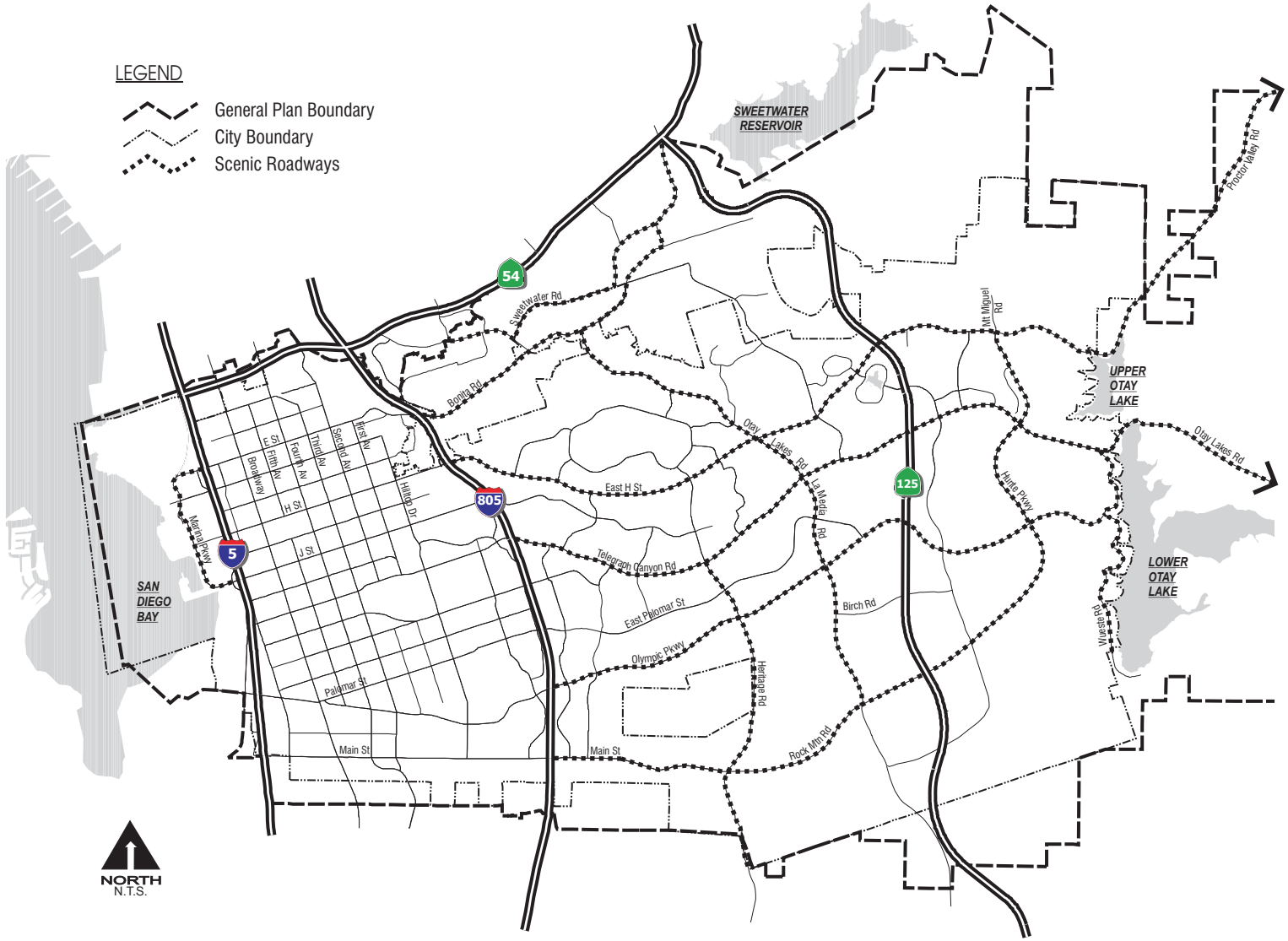


Figure 5-4

CITY OF CHULA VISTA

Designated Scenic Roadways

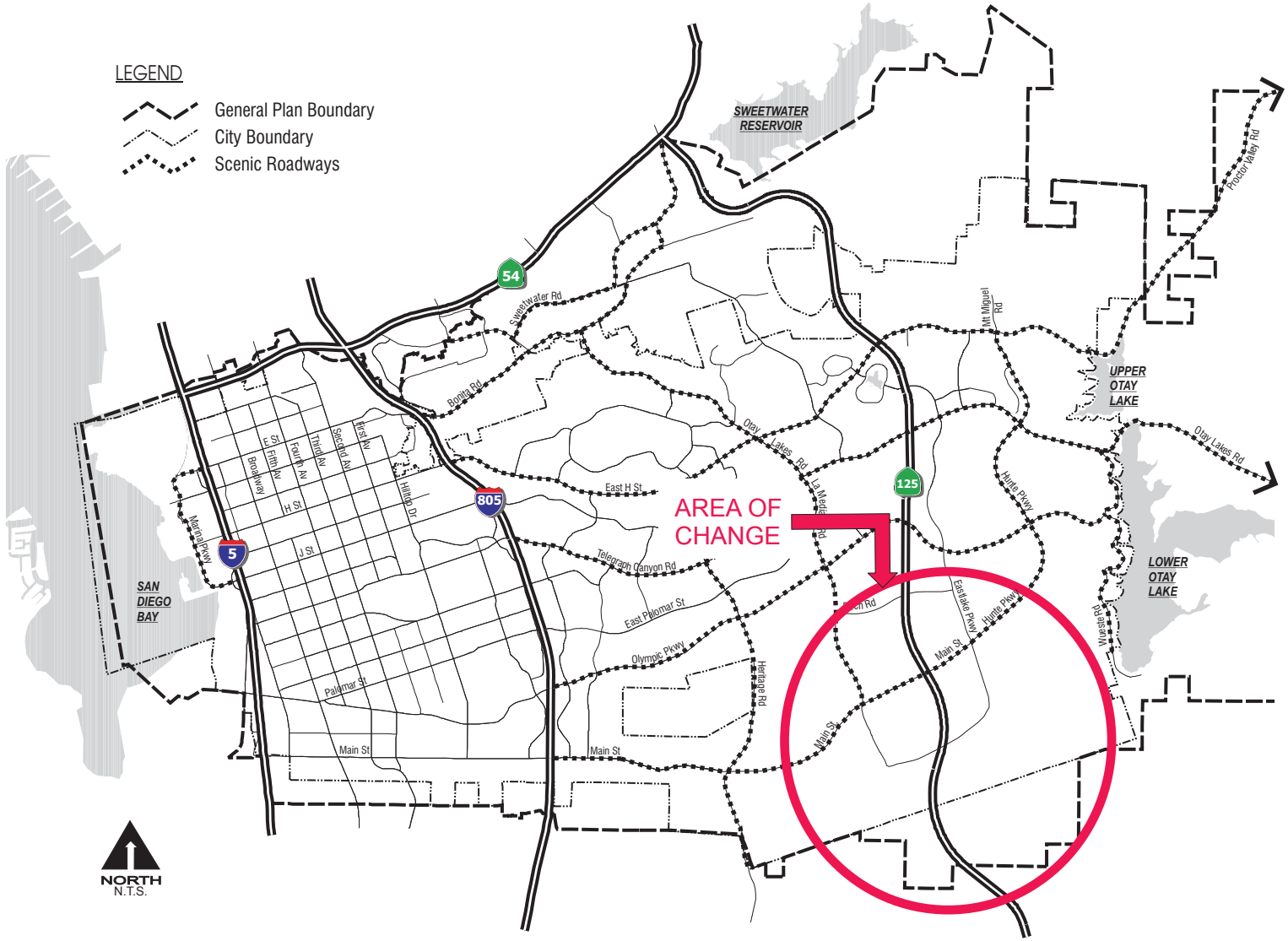


Figure 5-4

CITY OF CHULA VISTA

Proposed

Open Space Network

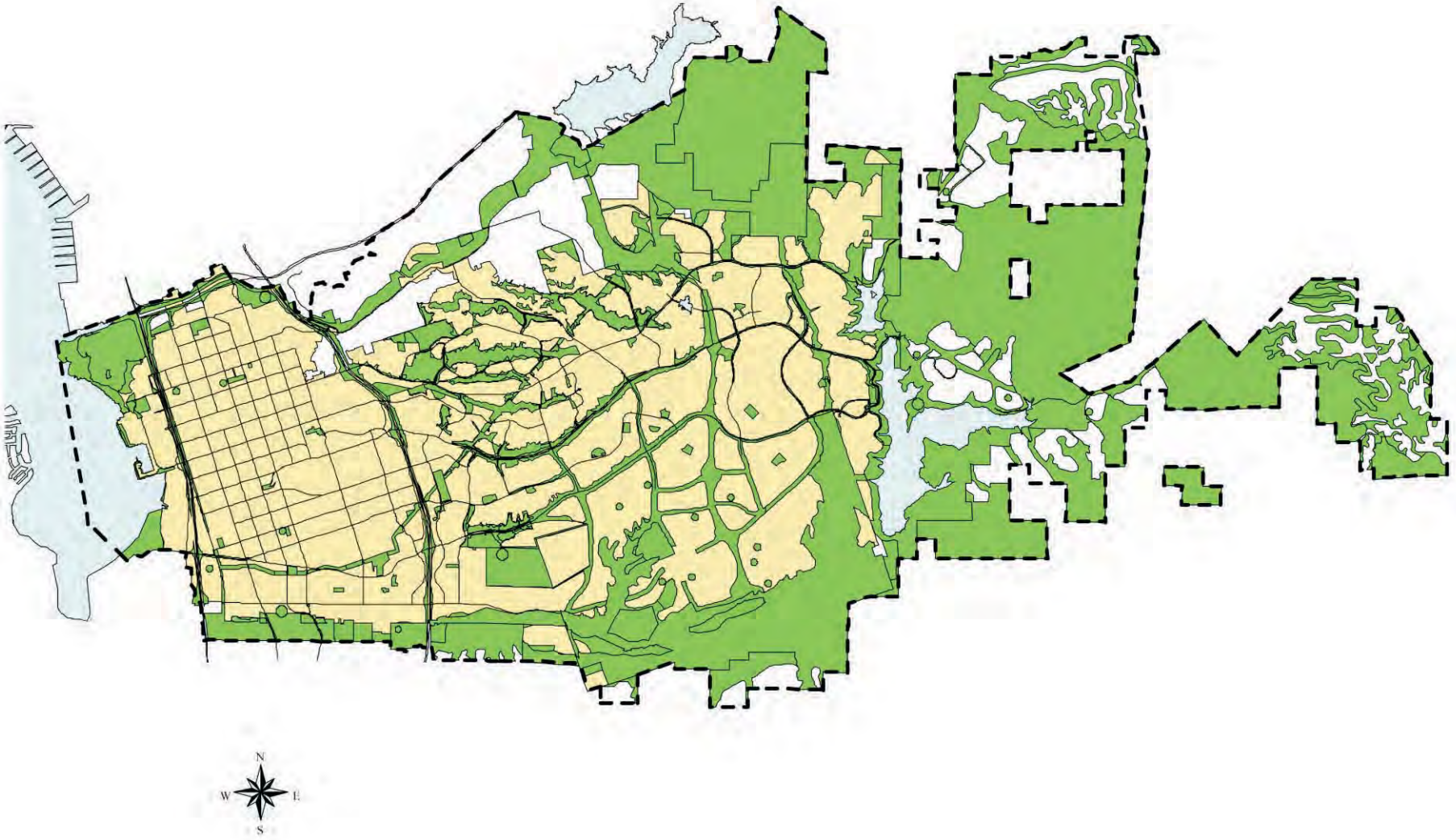


Figure 5-5

CITY OF CHULA VISTA

Open Space Network

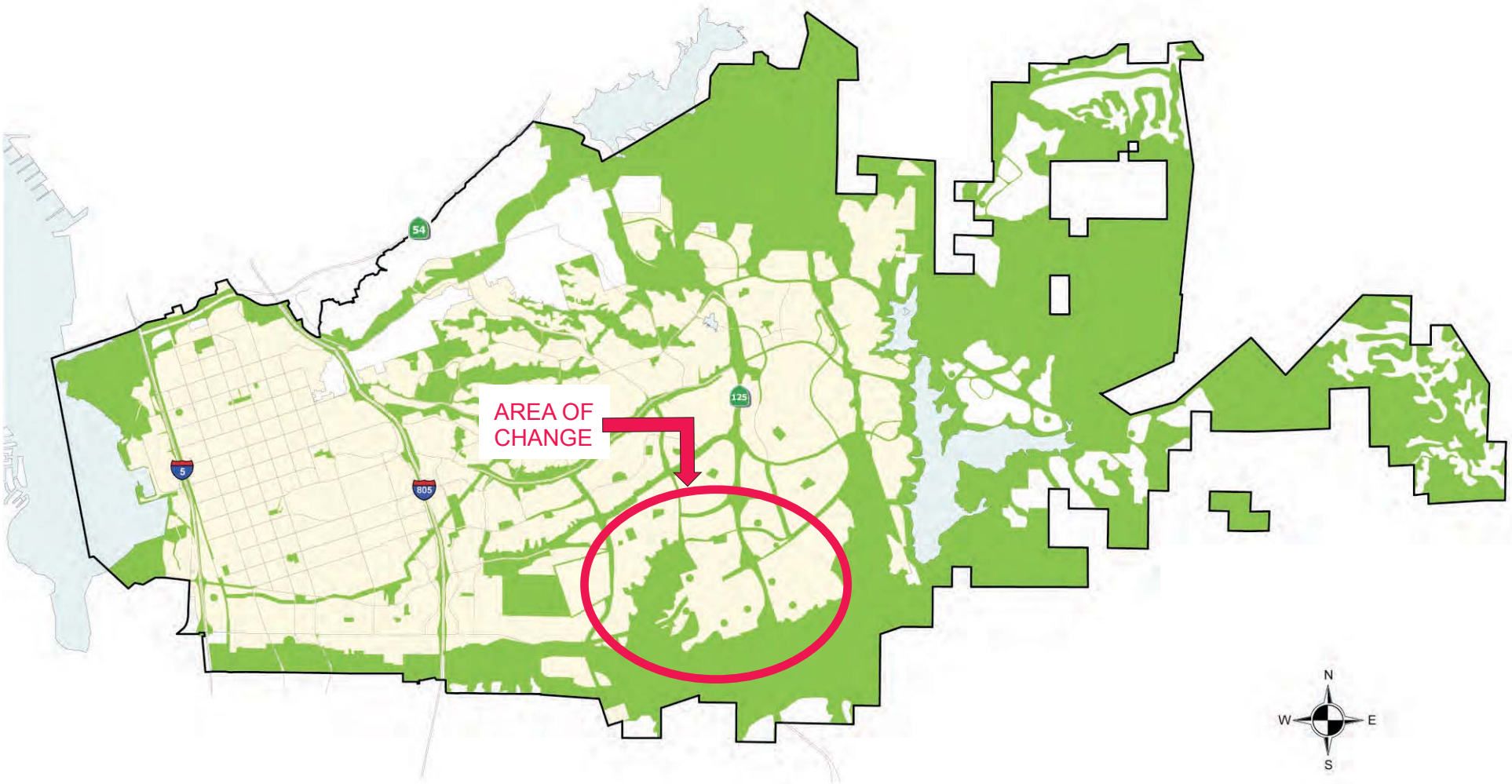


Figure 5-5

Proposed

CITY OF CHULA VISTA

Entryways and Gateways

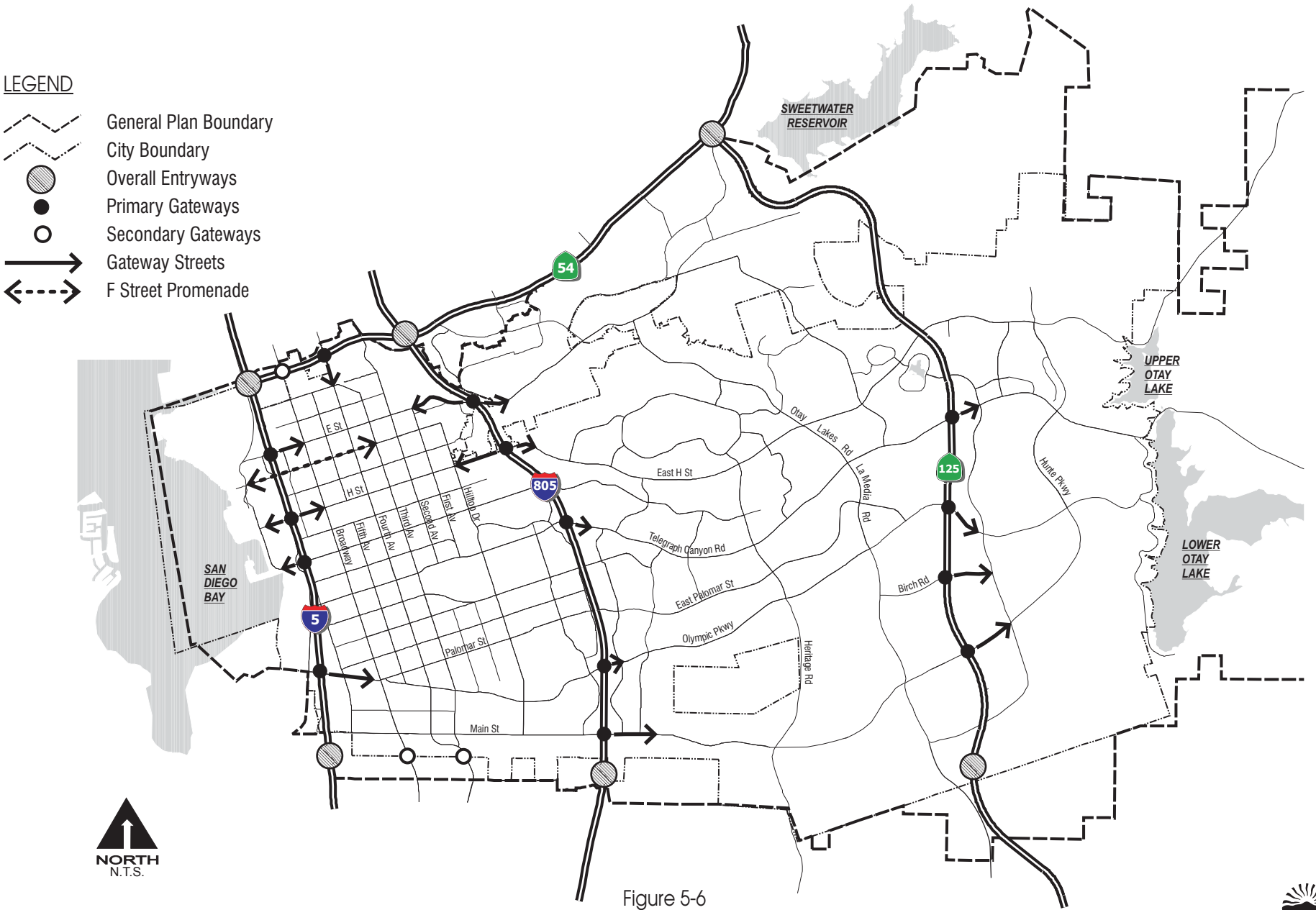


Figure 5-6

CITY OF CHULA VISTA

Entryways and Gateways

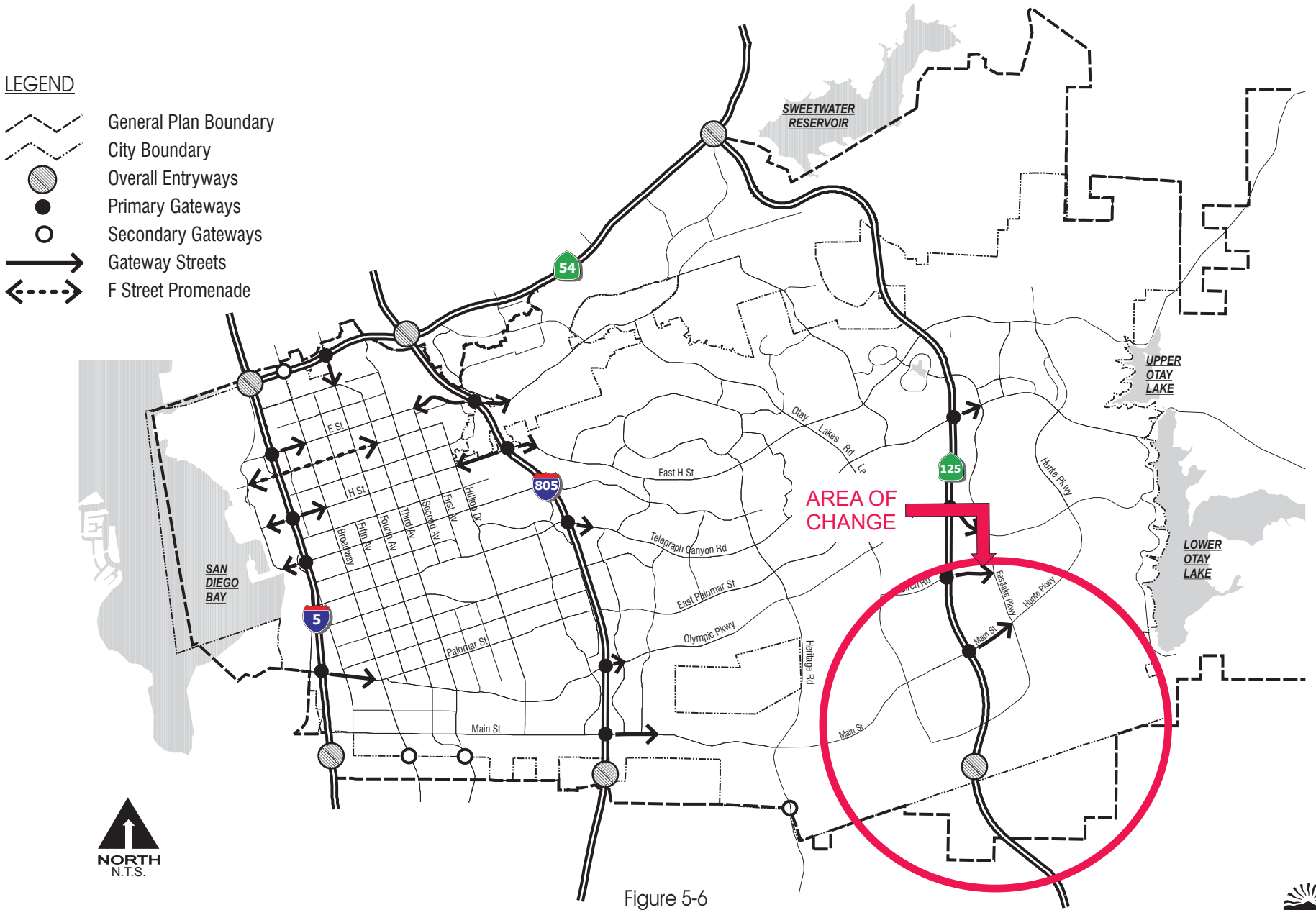


Figure 5-6

CITY OF CHULA VISTA

Proposed

- Main Street from Interstate 805 to ~~Heritage Road~~ Eastlake Parkway
- ~~Rock Mountain Road from Heritage Road to State Route 125~~
- Hunte Parkway from Eastlake Parkway to Proctor Valley Road
- La Media Road from Otay Lakes Road to ~~Rock Mountain Road~~ Main Street
- Heritage Road from Telegraph Canyon Road to the City's southerly boundary
- Wueste Road

For policies regarding scenic resources, refer to Section 7.6, Enhancing Community Image, of this element.

3.2 Gateways

The appearance of a community is a good indicator of how well a community functions, and says a lot about the sense of community pride that its residents have. A visually attractive city is desirable, as it conveys a positive image and inspires community pride. Chula Vista's organized system of entryways and gateways offers opportunities to improve the City's appearance, establish a stronger community image, and enhance community pride amongst residents.

An individual's perception of Chula Vista can be a strong contributing factor in making economic decisions.

Special design treatments, which may include themed signage, landscape and architectural design enhancements, and other elements should be used to signify arrival into the City and progression to key destinations along gateway streets. The special design treatments should consider topographic conditions and roadway configuration. Discussion of entryways, gateways, and gateway streets is also closely related to Section 3.1, Scenic Resources and Open Space Network of this element. In addition to entryways, gateways and gateway streets, special attention should be given to providing an enhanced pedestrian linkage ("F Street Promenade") between the Urban Core Subarea and the Bayfront along F Street. For policies regarding entryways, gateways, and gateway streets, refer to Section 7.6, Enhancing Community Image, of this element.



Entryways and gateways are divided into three categories, which are defined below and shown on Figure 5-6, Entryways and Gateways. Discussion of the categories and their design treatments follow.

Core Subarea, Bayfront Planning Area, and Bonita; one into the Southwest Planning Area; one into the Main Street District; and three that will provide access to the Eastern Urban Center. These Primary Gateways include roadways that provide direct access into important community activity areas. Primary Gateways are listed in Table 5-2, below; a short description follows. See Section 7.6, Enhancing Community Image, for primary gateway policies.

There are fourteen freeway entrances into the City that are designated as Primary Gateways.

TABLE 5-2
PRIMARY GATEWAY LOCATIONS

Freeway	Primary Gateway
Interstate 5	E Street/Marina Parkway H Street J Street/Marina Parkway Palomar Street
State Route 54	Fourth Avenue
Interstate 805	Olympic Parkway E Street/Bonita Road East H Street Telegraph Canyon Road Main Street/Auto Park Way
State Route 125	Otay Lakes Road Olympic Parkway Birch Road ~~Rock Mountain Road~~ Main Street

- **E Street/Marina Parkway Gateway** – This Gateway serves as a key entrance into the northerly portion of the Urban Core Subarea and is the first entrance into the City off of Interstate 5 from the north. The gateway includes E Street from Interstate 5 to Broadway and will serve primarily as a vehicular corridor to Broadway and Downtown Third Avenue. The E Street/Marina Parkway Gateway will also serve as the first access point from the north into the City's Bayfront Planning Area on Marina Parkway.

- **H Street Gateway** – This gateway will be the primary entrance into the Urban Core Subarea, as well as the City's Bayfront Planning Area. On the east It will extend to Broadway from Interstate 5 and provide direct access to Broadway, the Chula Vista Center, and Downtown Third Avenue. On the west it will extend from Interstate 5 to the Bayfront. H Street is also planned as a transit corridor.

- ~~Rock Mountain Road~~ Main Street Gateway – This gateway provides access to both the EUC and the University ~~Campus~~ Focus Area. It will extend from State Route 125 to Eastlake Parkway to the east, and to the primary entrance into the University ~~Campus~~ Focus Area.

Secondary Gateways

Secondary Gateways are significant roadways that link Chula Vista from adjacent communities and should provide travelers with a clear impression that they are entering the City of Chula Vista. Enhanced landscaping and appropriate signage should occur at Secondary Gateways, including Broadway from National City to the north, and Beyer Way and Beyer Boulevard from San Diego to the south. See Section 7.6, Enhancing Community Image, for secondary gateway policies.

3.3 Neighborhood Identity

The quality, physical form, and arrangement of urban design contribute to neighborhood identity and overall livability. Urban design refers to the various physical design elements that make up the City's built environment, including buildings; public spaces; streetscapes; and landscaping.

One example of urban design is the Downtown Third Avenue District, with a distinctive row of palm trees in the street medians; neighborhood signage; modern and well-landscaped civic buildings; Friendship and Memorial Parks; and unique retail shops along Third Avenue.



Another example is Otay Ranch Village One's Heritage Park and Village Core. Chula Vista has several good urban design elements, such as the urban parks and plazas in the Urban Core Subarea, and Bayfront access west of Interstate 5; however, these elements need to be better connected to improve people's access and to increase vitality in adjacent commercial areas.

3.4 Historic Preservation

The most effective way to protect the resources that represent the history of a community is through the adoption and implementation of a local historic preservation ordinance. Beginning in 2002, the Chula Vista Ad Hoc Historic Preservation Committee evaluated the City's historic preservation policies and programs and developed recommendations for historic preservation efforts. Their report, "An Evaluation of Historic Preservation in Chula Vista," was accepted by the City Council on September 30, 2003. Key recommendations for City action are included below, and as policies in Section 7.6, Enhancing Community Image, of this element.

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Chula Vista Planning Areas

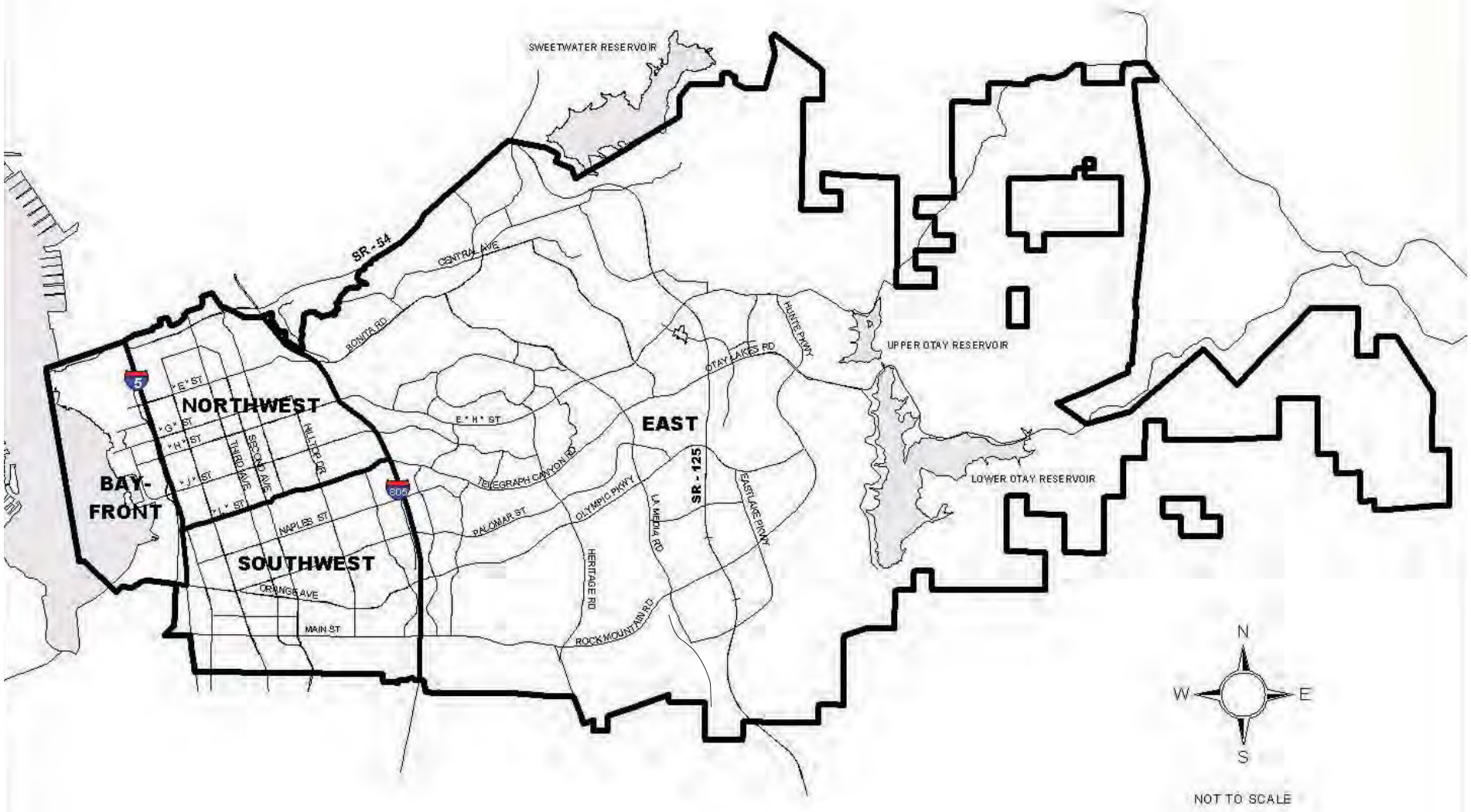
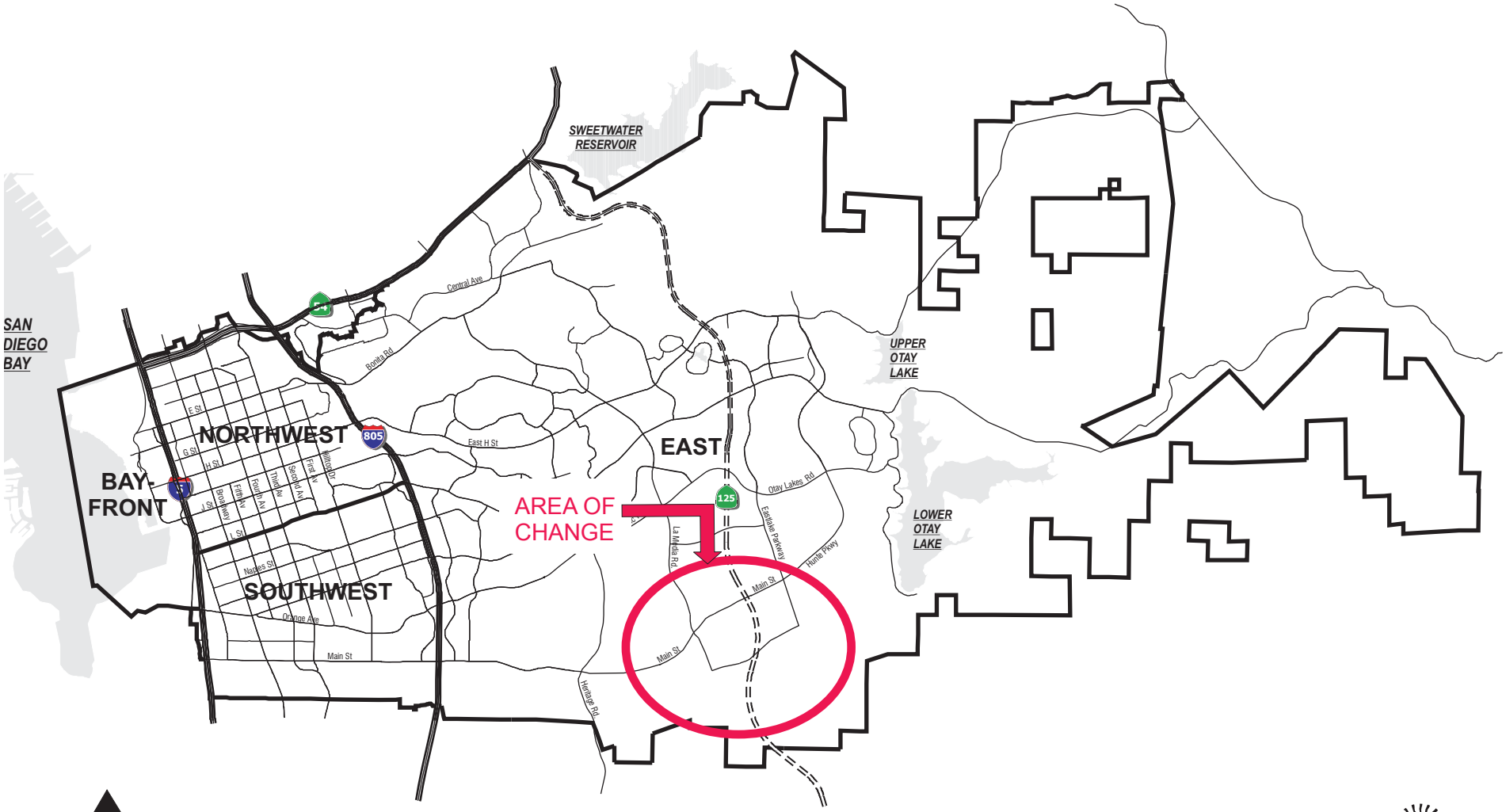


Figure 5-7

CITY OF CHULA VISTA

Chula Vista Planning Areas



NORTH
N.T.S.

Figure 5-7

CITY OF CHULA VISTA

Proposed

Activity Centers

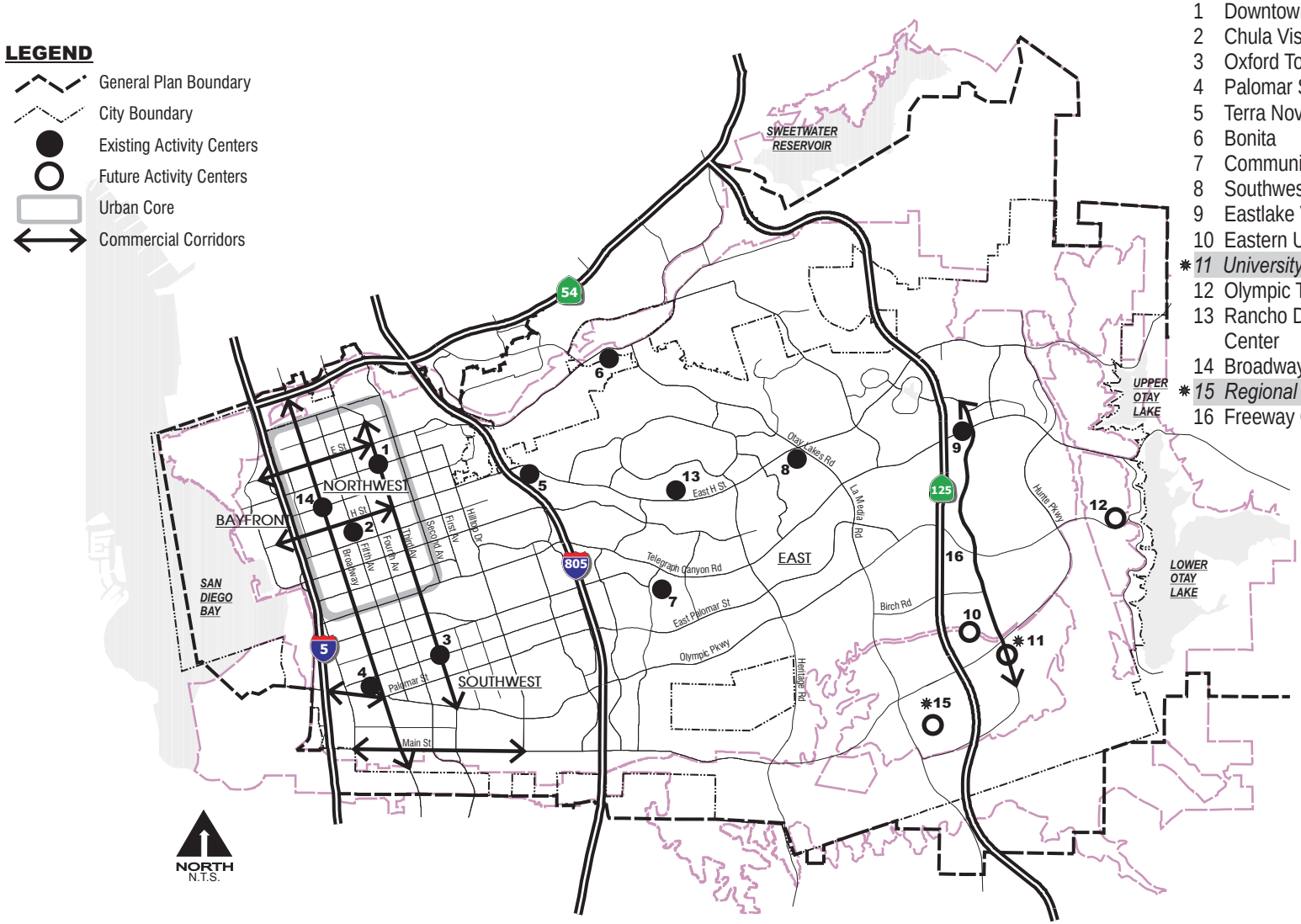


Figure 5-9

*For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information

CITY OF CHULA VISTA

Activity Centers

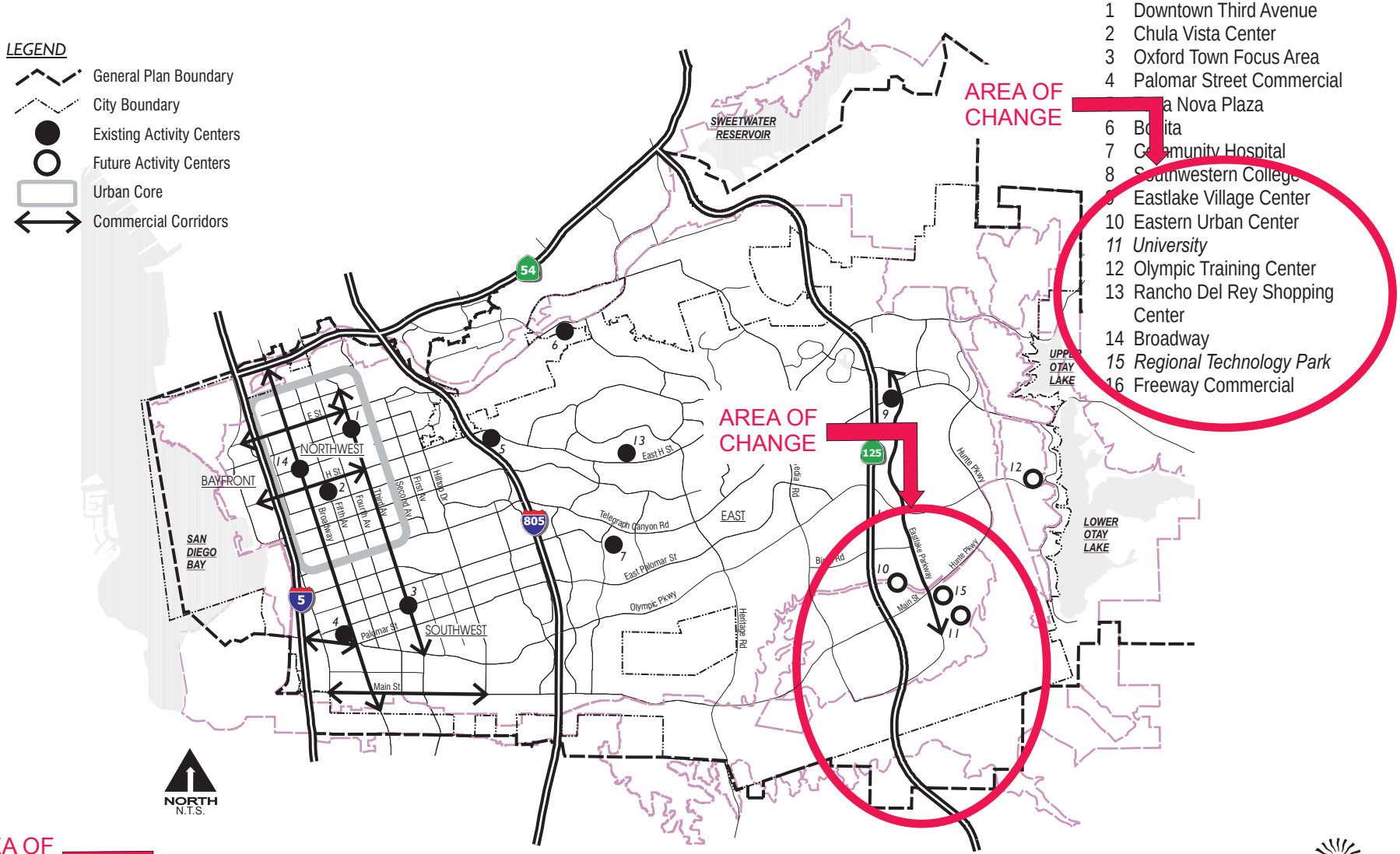


Figure 5-9

CITY OF CHULA VISTA

Proposed

Focus Areas of Change

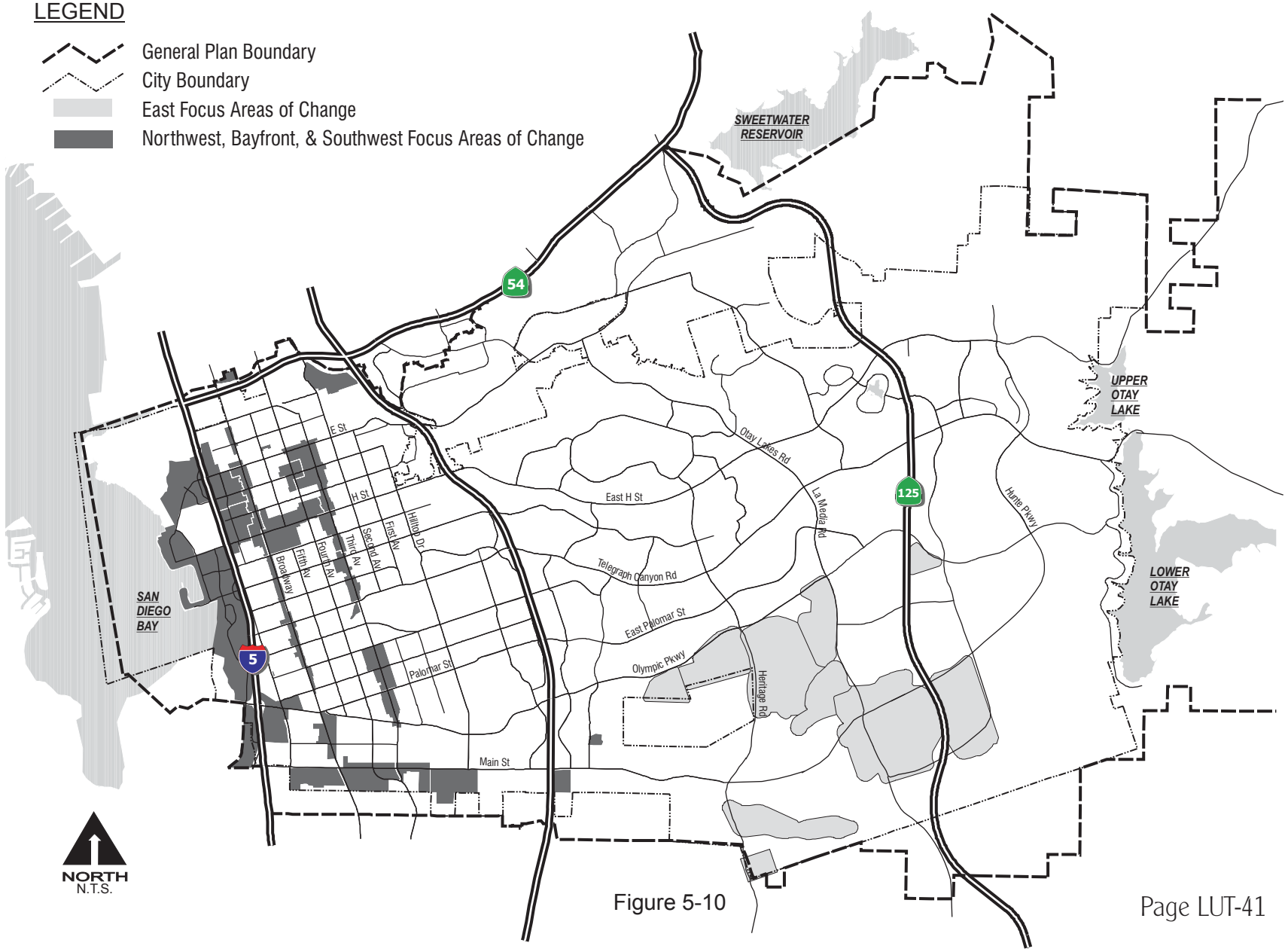


Figure 5-10

CITY OF CHULA VISTA

Focus Areas of Change

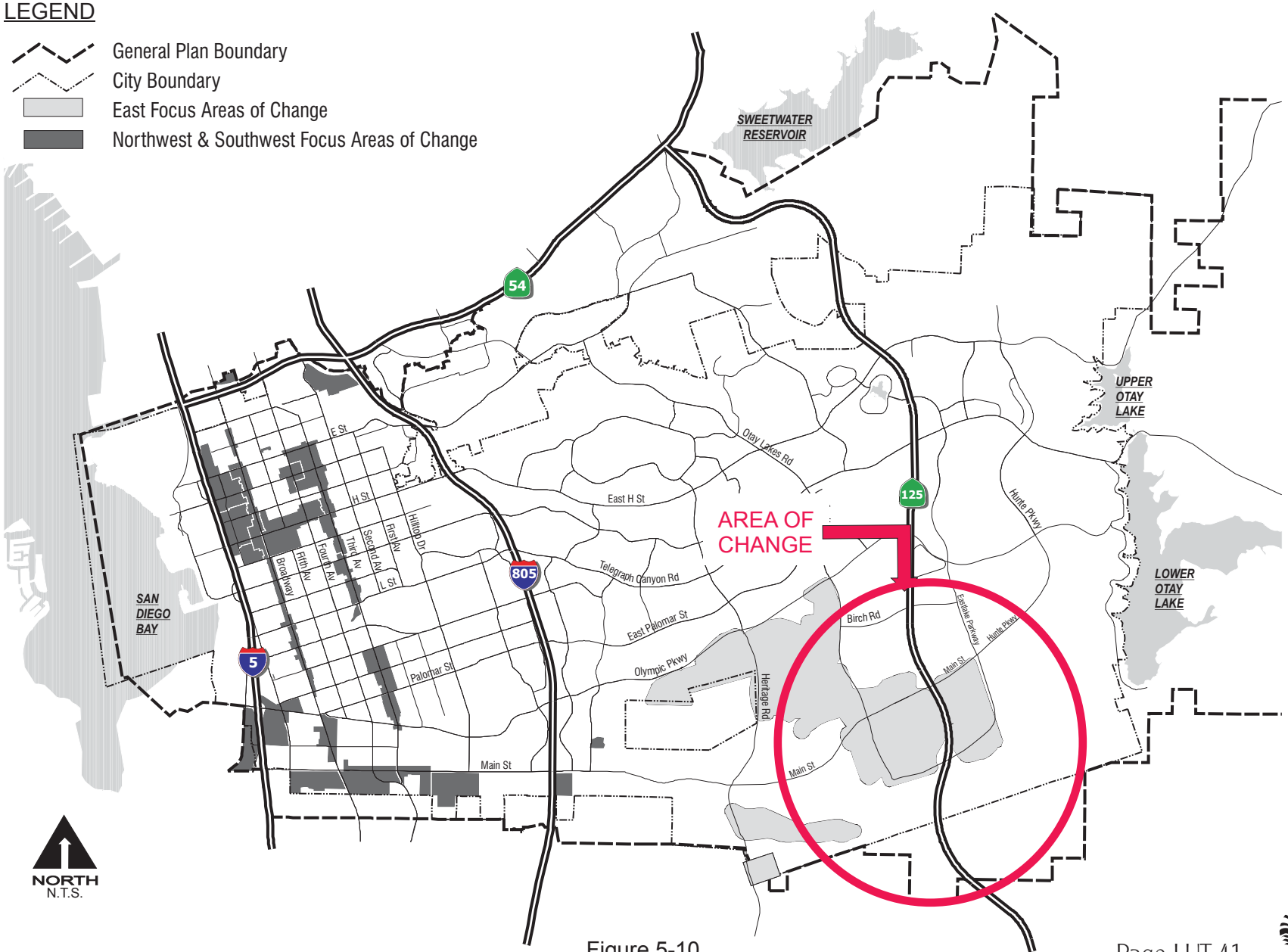
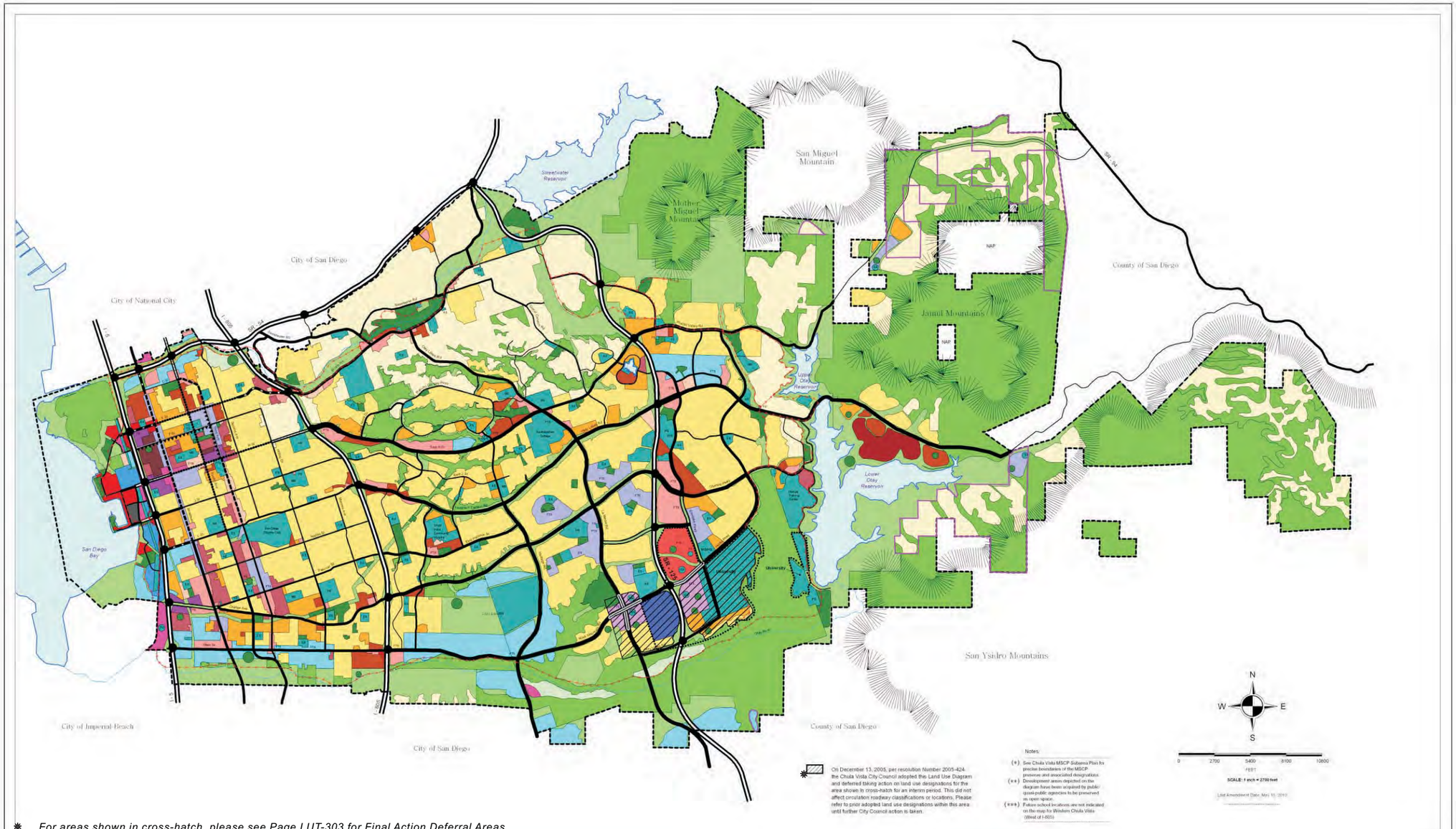


Figure 5-10

Proposed

CITY OF CHULA VISTA

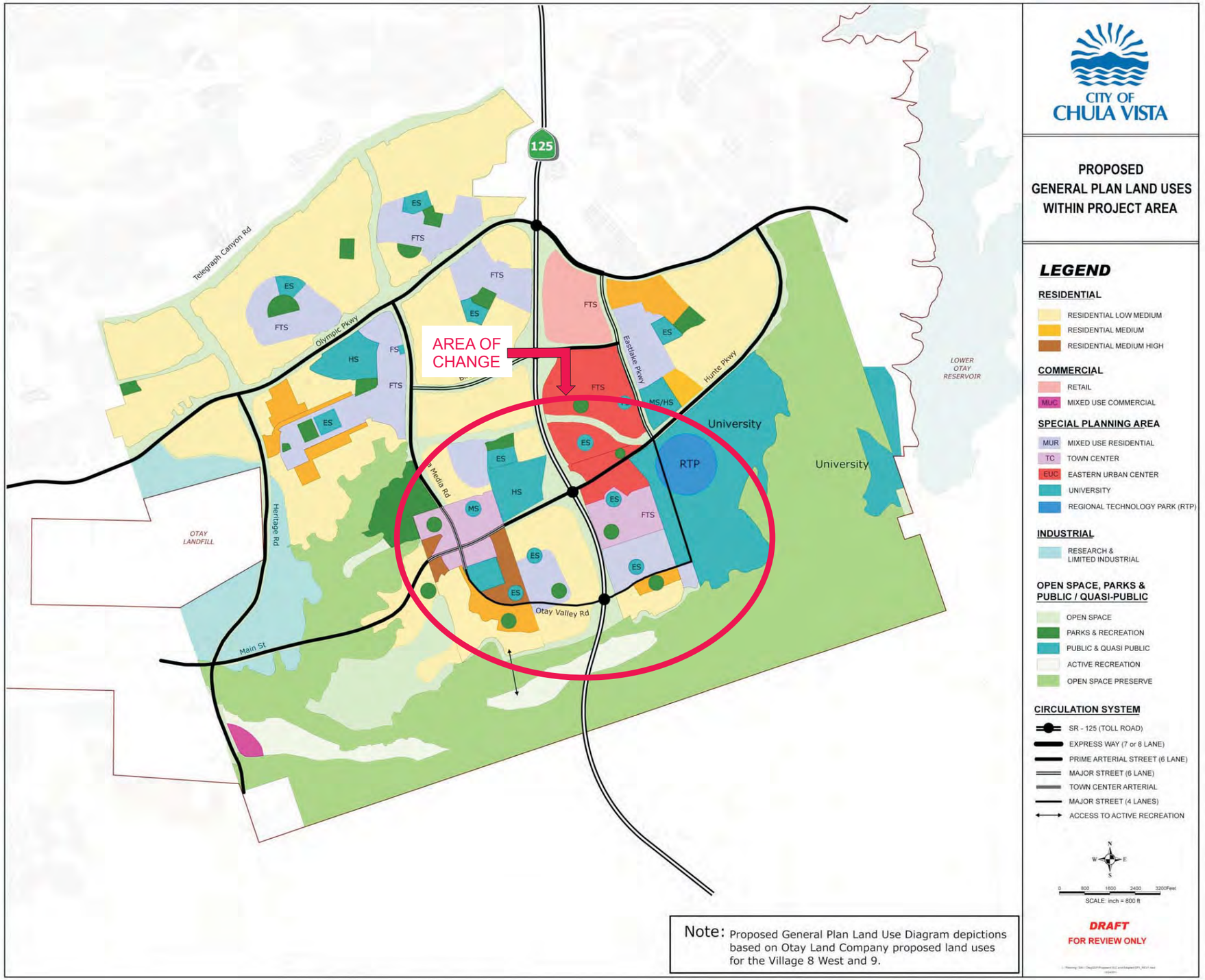
General Plan Land Use Diagram



✱ *For areas shown in cross-hatch, please see Page LUT-303 for Final Action Deferral Areas*

Figure 5-12

General Plan Land Use Diagram



CITY OF CHULA VISTA

PROPOSED GENERAL PLAN LAND USES WITHIN PROJECT AREA

LEGEND

RESIDENTIAL
- RESIDENTIAL LOW MEDIUM
- RESIDENTIAL MEDIUM
- RESIDENTIAL MEDIUM HIGH

COMMERCIAL
- RETAIL
- MUC: MIXED USE COMMERCIAL

SPECIAL PLANNING AREA
- MUR: MIXED USE RESIDENTIAL
- TC: TOWN CENTER
- EUC: EASTERN URBAN CENTER
- UNIVERSITY
- REGIONAL TECHNOLOGY PARK (RTP)

INDUSTRIAL
- RESEARCH & LIMITED INDUSTRIAL

OPEN SPACE, PARKS & PUBLIC / QUASI-PUBLIC
- OPEN SPACE
- PARKS & RECREATION
- PUBLIC & QUASI PUBLIC
- ACTIVE RECREATION
- OPEN SPACE PRESERVE

CIRCULATION SYSTEM
- SR - 125 (TOLL ROAD)
- EXPRESS WAY (7 or 8 LANE)
- PRIME ARTERIAL STREET (6 LANE)
- MAJOR STREET (6 LANE)
- TOWN CENTER ARTERIAL
- MAJOR STREET (4 LANES)
- ACCESS TO ACTIVE RECREATION

N W E S

0 800 1600 2400 3200Feet

SCALE: inch = 800 ft

DRAFT

FOR REVIEW ONLY

Figure 5-12

Proposed

TABLE 5-4
GENERAL PLAN LAND USE DESIGNATIONS AND ZONING

General Plan Land Use Designation	General Plan Density (number of dwelling units per gross acre)	General Plan Floor Area Ratio (FAR)	Applicable Zoning District
RESIDENTIAL			
Low	0 - 3	NA	R-E, R-1-10, R-1-15, PC
Low Medium	3 - 6	NA	R-1-7, R-2, PC,
Medium	6 - 11	NA	R-1-7, R-2, R-3, R-3-L, MHP
Medium High	11 - 18	NA	R-2, R-3, R-3-L, MHP
High	18 - 27	NA	R-3, R-3-M
Urban Core *	28 - 60	NA	*
Bayfront High *	60-115	NA	*
COMMERCIAL			
Retail	NA	0.25 – 0.75	C-N, C-B, C-C, C-T
Visitor	NA	0.25 –1.5	C-V
Professional & Office	NA	0.35 –1.5	C-O
MIXED USE			
Mixed Use Commercial*	NA	0.5 –0.75	*
Mixed Use Residential*	*	0.0 -1.0	PC, *
Mixed Use Transit Focus Area*	*	*	*
INDUSTRIAL			
Limited Industrial*	NA	0.25 – 0.5	I-L**
Regional Technology Park	NA	0.25 –~~0.75~~2.0	*
General Industrial	NA	0.25 – 0.5	I**
PUBLIC, QUASI PUBLIC AND OPEN SPACE			
Public/Quasi-Public	NA	NA	All zones
Parks and Recreation	NA	NA	All zones
Open Space	NA	NA	A, F-1, R-1
Open Space Preserve	NA	NA	TBD
Open Space Active Recreation	NA	NA	TBD
Water	NA	NA	TBD
SPECIAL PLANNING AREAS			
Eastern Urban Center		TBD	PC
Resort	TBD	TBD	PC
Town Center	18-~~30~~ 45	TBD	PC

* New zoning district(s) is needed.
** Existing zoning district to be amended.
NA = Not applicable TBD = To be determined

For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information



Limited Industrial

The Limited Industrial designation is intended for light manufacturing; warehousing; auto repair; auto salvage yards; and flexible-use projects that combine these uses with associated office space. The FAR for this category ranges from 0.25 to 0.5

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Regional Technology Park

The Regional Technology Park designation is intended for research and development and high-tech manufacturing, along with the administrative and office space associated with such activity. The FAR for this category ranges from 0.25 to ~~0.75~~2.0.

General Industrial

The General Industrial designation is intended to allow all uses identified for the "Research" and "Limited Industrial" categories, plus heavier manufacturing, large-scale warehousing, transportation centers and public utilities. This category also includes auto salvage yards. The FAR for this category ranges from 0.25 to 0.5.

4.9.6 Public and Quasi-Public, Parks, and Open Space

The following land use designations are provided to identify various lands used for public, quasi-public, recreation/parks, and open space uses.



Public and Quasi-Public

The Public and Quasi-Public designation depicts areas used by schools; churches; hospitals; civic centers; fire stations; libraries, utilities, or other similar uses. When only a P or PQ symbol is used on the Land Use Diagram, without the PQ land use, it indicates the possible location of a future facility, rather than an existing use.

Parks and Recreation

The Parks and Recreation designation is intended for parks; sports fields; playgrounds; golf courses; and other passive and active recreation uses. The designation may also include community centers and urban parks.

4.9.7 Special Designations

Resort

The Resort designation identifies existing and potential locations for large-scale, destination-oriented resort facilities with a full range of resort-related services. Uses may include, but are not limited to: hotels and motels; resort-oriented commercial services; restaurants and retail shops; cultural arts centers; recreational uses; time-share residences; conference centers; and permanent residences. The specific density of use for resorts within this category shall be determined at the Sectional Planning Area Plan level, with consideration given to General Plan consistency, environmental impacts and other relevant factors.

Eastern Urban Center

This designation is applied to an area generally bounded by State Route 125, Birch Road, EastLake Parkway and the extension of ~~Rock Mountain Road~~ Main Street from State Route 125 to Eastlake Parkway, within the East Area Plan. The Eastern Urban Center (EUC) is a high-intensity, mixed use urban center that will serve eastern Chula Vista and the broader south county area, and will also function as the urban core for the Otay Ranch. It will contain residential densities that range from Medium-High to Urban Core residential, and a variety of integrated mixed use; commercial; cultural; public; and office uses. Standards unique to the EUC, for both public and private uses, will be developed to create its distinct urban character.

Town Center

The Town Center designation is intended to provide a pedestrian-oriented environment that includes a mix of multi-family residential; retail shops; restaurants; professional office; or other commercial use opportunities. Higher residential densities and commercial services are provided within approximately ¼mile of transit facilities. A residential density range of 18 to ~~30~~ 45 dwelling units per acre is permitted, although the higher densities may be approved only where necessary to support special housing needs, such as student and faculty housing for the future university or transit oriented development. Town Centers should typically provide a more extensive grid street system and may include specially designed arterial roadway(s) that encourage increased pedestrian activity, while providing for efficient traffic circulation.

H Street Transit Corridor Special Study Area

This study area is generally defined as covering properties along both sides of H Street, extending from Interstate 5 to Fourth Avenue. The purpose of the H Street Transit Corridor Special Study Area is to evaluate potential modifications to land uses; densities; intensities; building mass; and the potential for high-rise buildings. While the special study is to be focused on the H Street corridor, as generally depicted on Figure 5-18, Urban Form, the precise boundaries will be established at the time of the study. The study is further described in LUT Section 7.2.

University Study Area

The University Study Area is applied to four focus areas that are located on the site of the future university and surrounding properties in the East Area Plan, and includes the University Campus; University Village; the Regional Technology Park; and the Eastern Urban Center. The purpose of the University Study Area is to develop a coordinated strategy to address the important relationships between the Focus Areas and the need for coordinated development to enhance the economic and community success and vitality of the District. This Study Area is further described in LUT Section 10.5.4

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4.10 Projected Population and Projected Land Use

4.10.1 Projected Population

At build-out in 2030, the overall Chula Vista Planning Area will accommodate a population of approximately 331,100~~325,200~~, an increase of about 49~~46~~% percent over the 2004 estimated population of 222,300. The Planning Area also includes lands outside the City's 2004 corporate boundary. This reflects an overall annual growth rate of about 1.8 percent over the next 26 years. The City's annual growth rate over the past 30 years was about 4.6 percent, not including the annexation of the inhabited Montgomery community in 1985, which included approximately 26,000 residents. Table 5.5, Chula Vista Projected Population in 2030, below, shows the current estimated and projected populations for Chula Vista by Planning Area. Additional historic population growth information can be found in Chapter 3, Section 3.1, Chula Vista in Perspective.

TABLE 5-5
CHULA VISTA PROJECTED POPULATION IN 2030

Planning Area	Year 2004*	Year 2030**
Bayfront***	0	3,800
Southwest	53,560	61,900
Northwest	56,930	74,800
East (incorporated area)	98,710	163,800
East (unincorporated area)****	13,100	27,000
TOTAL	222,300	331,300

* Source: Year 2004 population estimate derived from State DOF Jan. 1, 2004 estimate for the City of Chula Vista and 2000 Census for unincorporated area.
** Year 2030 population estimate derived using year 2000 Census and State DOF factors.
*** Estimate based on a planned number of 1,500 units within the Bayfront area
**** "East (unincorporated area)" includes the Sweetwater and East Otay Ranch Planning Subareas, with most of the growth occurring in the East Otay Ranch Planning Subarea

TABLE 5-6
GENERAL PLAN LAND USE DISTRIBUTION IN 2030 (ACREAGES)

General Plan Land Use Designation	Total General Plan Area	Bay-front	North-west	South-west	East		
					East Chul Vista Subareas	Unincorp. Sweet-water Subarea	Unincorp. Otay Ranch Subarea
RESIDENTIAL							
Low	6,994		64		1,577	2,453[1]	2,900
Low Medium	8,215		1,354	1,401	4,942	307	211
Medium	1,234		187	288	655	32	72
Medium High	732		143	113	379		97
High	420		124	253	43		
Urban Core	84		84				
Bayfront High	14	14					
COMMERCIAL							
Retail	867		115	202	518	32	
Visitor	143	130	11	2			
Professional & Admin.	157	18	61	7	59	12	
MIXED USE							
Mixed Use Residential	804		174	98	482		50
Mixed Use Commercial	135	25	37	58	15		
Mixed Use Transit Focus Area	122		83	39			
INDUSTRIAL							
Limited Industrial	1,801	62	116	384	1,239		
Regional Technology Park	85				85		
General Industrial	175	175					
PUBLIC, QUASI PUBLIC AND OPEN SPACE							
Public/Quasi-Public	3,018	55	225	321	1,997	381	39
Parks and Recreation	950	74	73	106	578	88	31
Open Space	6,311	100	215	617	3,817	1,099	463
Open Space Preserve	17,910	362	18	97	5,200	2,008	10,225
Open Space – Active Recreation	375	8	44		323		
Water	2,672	1,498				9	1,165
SPECIAL PLANNING AREA							
Eastern Urban Center	266				266		
Resort	230						230
Town Center	85				85		
OTHER[2]	4,623	99	866	829	2,360	408	61
TOTAL ACRES	58,422	2,620	3,994	4,815	24,620	6,829	15,544

1-The unincorporated portion of the Northwest Planning Area (87 acres of Residential Low) is included in the Unincorporated Sweetwater Subarea column only.
2-Streets, freeways, utility right-of-ways

TABLE 5-7
GENERAL PLAN LAND USE IN 2030

General Plan Land Use Designation	2030 Acres	2030 Dwelling Units
RESIDENTIAL		
Low	6,994	8,282
Low Medium	8,215	42,241
Medium	1,234	13,326
Medium High	732	11,390
High	420	12,896
Urban Core	84	3,830
Bayfront High	14	1,500
COMMERCIAL		
Retail	867	
Visitor	143	
Professional & Admin.	157	
MIXED USE		
Mixed Use Residential	804	12,746
Mixed Use Commercial	135	
Mixed Use Transit Focus Area	122	3,782
INDUSTRIAL		
Limited Industrial	1,801	
Regional Technology Park	85	
General Industrial	175	
PUBLIC, QUASI PUBLIC AND OPEN SPACE		
Public/Quasi-Public	3,018	
Parks and Recreation	950	
Open Space	6,311	
Open Space Preserve	17,910	
Open Space – Active Recreation	375	
Water	2,672	
SPECIAL PLANNING AREA		
Eastern Urban Center	266	4,905
Resort	230	
Town Center	85	1,929
OTHER*	4,623	
	58,422	116,827

* Streets, freeways, utility right-of-ways

The Circulation Plan was analyzed using the San Diego Association of Governments (SANDAG) regional transportation demand model (TRANPLAN Series 10 population and employment forecasts). Technical evaluation was performed to confirm that the system will have sufficient capacity to provide acceptable Levels of Service (LOS).

5.3 Measurements of Traffic

Level of Service (LOS) is a measure of actual traffic conditions and the perception of such conditions by motorists. It is used to describe the average daily number of vehicles on a street relative to the street's vehicular capacity and the resulting effect on traffic. There are six defined Levels of Service, A through F, which describe conditions ranging from "ideal" to "worst", as defined in Table 5-8, Level of Service (LOS) Descriptions, below.

TABLE 5-8
LEVEL OF SERVICE (LOS) DESCRIPTIONS

Level of Service (LOS)	Description of Operation
A	Traffic is typically free-flowing at average travel speeds, with very little delay. Vehicles are seldom impeded in their ability to maneuver in the traffic stream. Delays at intersections are minimal.
B	Represents reasonably unimpeded operations at average travel speeds. The ability to maneuver in the traffic stream is slightly restricted but the majority of vehicles do not stop and it is not bothersome.
C	Represents stable operations with acceptable delays; if an intersection is signalized, a few drivers may have to wait through one signal cycle. The ability to change lanes and maneuver may be more restricted than LOS B.
D	Congestion occurs and a small change in volume increases delays substantially during short periods, but excessive backups do not occur.
E	Congestion occurs with extensive delays on one or more signal cycles and low travel speeds occur.
F	Arterial traffic flows at extremely low speeds, intersection congestion occurs with excessive delays; and back ups from other locations restrict or prevent movement.

In order to determine the LOS for a designated point along a street or at an intersection on a daily basis, the Average Daily Traffic (ADT) volume is compared to the street's intended capacity. This type of LOS analysis is a general indicator of roadway segment performance, and does not take into account intersection operations during peak commuting hours. Table 5-9, Street Segment Performance Standards and Volumes, shows acceptable LOS and volume for various street classfications. The acceptable LOS is C for all street classifications, except for select streets in the Urban Core and Otay Ranch Subareas, which have an acceptable LOS of D. This is discussed fully in Section 5.4, Urban ~~Core~~ Circulation Element.

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Circulation Plan - East



Figure 5-13E

Circulation Plan - East

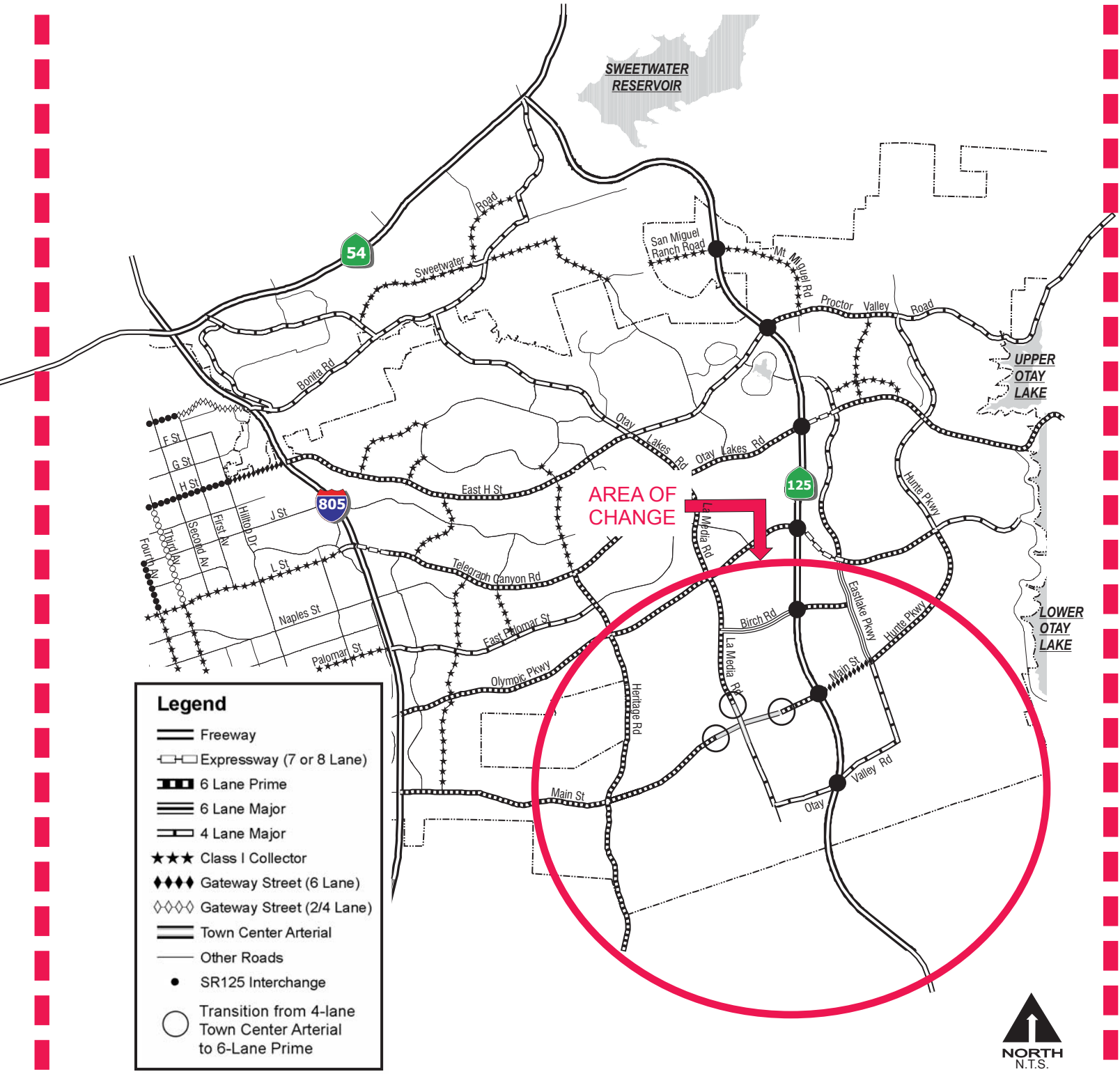


Figure 5-13E

Proposed

TABLE 5-9
STREET SEGMENT PERFORMANCE STANDARDS AND VOLUMES

Street Classification	Acceptable LOS	Acceptable Volume (ADT)
Expressway	C	70,000
Prime Arterial	C	50,000
Major Street (six lanes)	C	40,000
Major Street (four lanes)	C	30,000
~~Town Center Arterial (four lanes)~~	~~C~~	~~50,000~~
Class I Collector	C	22,000
Town Center Arterial (four lanes)	D	43,200
Gateway Street	D	61,200 (six lanes) 43,200 (four lanes)
Urban Arterial	D	37,800
Commercial Boulevard	D	33,750
Downtown Promenade	D	14,400

A roadway's capacity is primarily a function of the number of lanes provided to carry traffic volumes, and whether or not the roadway is divided with a median or center turn lane. Typically, the more lanes provided, the more capacity the roadway has to accommodate traffic demand.

The peak hour capacity of a roadway is influenced by a number of variables, including: the type of intersection controls; signal timing; the presence and frequency of driveways; on-street parking; the percentage of the daily traffic in the peak hour; the direction of traffic in the peak hour; and other factors.

5.3.1 Analyzing and Measuring Traffic Impacts

The City of Chula Vista conducts traffic analyses and planning through a three-tiered system that allows the City to cover a broad range of time frames and conditions spanning from 20-year future forecasts, to near-term project evaluations, to actually driving the roadways to determine real-time current performance. These three analyses have different degrees of precision in determining impacts based on several considerations which include: the type of project being considered; the study years chosen; whether the analysis will consider short-term impacts, long-term impacts or both; and whether the analysis is being conducted to satisfy a CEQA requirement or is strictly a City traffic review.

Threshold Standards. The standards generally require that arterial roadway segments throughout the City maintain operating conditions of LOS C or better, with the exception that LOS D may occur for not more than two hours per day, typically in the peak travel periods. This periodic review of roadway operations and volume levels also provides the opportunity to consider geometric modifications that may provide additional capacity necessary to maintain an acceptable LOS.

Results from the TMP can also be used to evaluate potential roadway segment performance under near-term conditions (Years 0-4), using the methodology described in Chapter 11 (Arterial Streets) of the most recent version of the Highway Capacity Manual, which determines segment LOS based on speed. This methodology is not applicable beyond a four-year horizon. Classification of facilities and definition of segment lengths should be consistent with the City's current Growth Management Traffic Monitoring Program.

5.4 Urban ~~Core~~ Circulation Element

Traditional LOS methodologies and traffic study guidelines often favor improved automobile flow, which may have a negative impact on pedestrian and transit mobility, and have the unintended effect of limiting development opportunities in more developed areas. The Urban ~~Core~~ Circulation Element, however, recognizes that the automobile is just one of several modes of travel that can move people in urbanized environments, and that more intensive developments in built-up areas should not be constrained by policies that focus exclusively on moving vehicular traffic.

The overall goal of the Urban ~~Core~~ Circulation Element is to support the development of great places and neighborhoods by providing transportation choices and supporting those choices with attractive, safe, convenient, and functional infrastructure for all modes of travel. The Urban ~~Core~~ Circulation Element provides opportunities to make policies and standards sufficiently flexible to support Transit Oriented Development (TOD) in select transit corridors and town centers while maintaining the commitment of new development to mitigate impacts of new travel demand, and to improve the transit, pedestrian and bicycle environment.

The Urban ~~Core~~ Circulation Element recognizes that in certain corridors and centers served by transit, it is acceptable to reduce the vehicle level of service standards that are applied to suburban areas of the City under certain circumstances. These circumstances would include ensuring that the area's transportation system is able to move people effectively by a combination of modes and providing a sound analytical approach for evaluating traffic LOS. The Urban ~~Core~~ Circulation Element promotes the use of revised level of service standards, alternative ways of measuring level of service for vehicles, and possibly establishing level of service criteria and performance measures for other modes of travel. The following steps were taken to develop the Urban ~~Core~~ Circulation Element, which applies to the Urban Core Subarea in western Chula Vista and portions of the Otay Ranch Subarea in the East Planning Area:

1. Identification of context-specific street classifications

The following ~~roadway~~ Urban Street classifications are proposed within the Urban Core, ~~and~~ its immediate environs, and portions of the Otay Ranch Subarea:

- Gateway Street
  Urban Arterial
  Commercial Boulevard
  Downtown Promenade
  Town Center Arterial

See Section 5.5.~~7~~6 for a more detailed discussion of the above-described Urban S~~s~~treet classifications.

2. Development of capacity standards for the Urban Core Circulation Element.

The capacities for the Urban ~~Core~~ Circulation Element were developed based on Highway Capacity Manual (HCM) procedures. The values presented in Table 5-9, Street Segment Performance Standards and Volumes, were obtained from the Generalized Planning Analysis method, which provides a method for estimating 24-hour street segment capacity using HCM 2000 procedures. Whereas, ADT-based thresholds in the City of Chula Vista and many other communities, have evolved over time as a general practice, the Generalized Planning Analysis method provides a scientific method to relate peak hour HCM-calculated results to acceptable ADT volumes on certain classes of roads. The acceptable 24-hour volume is adjusted to account for design elements that move traffic efficiently. These include traffic signal spacing and timing. The results provided by the method were tailored to the Urban ~~Core~~ S~~s~~treet~~s~~ classifications to account for peak hour spreading. Because the Urban Core and portions of the Otay Ranch Subarea will become ~~a~~ destination~~s~~ rather than ~~a~~ waypoint~~s~~, the 24-hour volume will be less concentrated in peak commuting hours. The maximum capacities shown in this table assume implementation of traffic and multi-modal improvements.

3. Identification of appropriate performance standards for the Urban ~~Core~~ Circulation Element.

The Urban ~~Core~~ Circulation Element will accommodate all modes of travel (vehicular; transit; bicycling; and walking) and a variety of different trip types (shopping; entertainment; dining; as well as commuting). As discussed above, the existing capacities and performance standards used for streets throughout the City of Chula Vista emphasize vehicular commuting trips, and have the unintended effect of limiting the potential for a more urbanized downtown environment. Accordingly, within the Urban Core, ~~and~~ its immediate environs, and portions of the Otay Ranch Subarea ~~(where the Urban Core Circulation Element is located)~~, the minimum performance standard for ~~on~~ the Urban ~~Core~~ Circulation Element is LOS D. Previously referenced Table 5-9 presents the proposed LOS criteria for the~~se~~ related U~~u~~rban ~~roadway~~ Street classifications.

The approach of using a performance standard of LOS D for more urbanized areas is not unique to Chula Vista. Both the City of San Diego and San Diego County use LOS D as their performance standard in urbanized and built-out communities. The City of San Diego uses LOS C as the minimum performance standard in newly developing areas. The City of Chula Vista will have the same two-tiered performance standards that are tailored to the context of surrounding development. Further, the Urban ~~Core~~ Circulation Element follows the precedent of California Senate Bill 1636 (which allows for relaxing of LOS standards in "infill opportunity areas") and the City of San Diego, which has established a performance standard of LOS E for streets in their Centre City District. Continuing to use existing procedures and suburban-based performance standards would effectively discourage development in the Urban Core Subarea and portions of the Otay Ranch Subarea, hindering ~~the~~ implementation of ~~one~~ two of the primary themes of this General Plan.

As discussed above, because of existing and projected future land use patterns in the City, there is a strong distinction between the operating characteristics of the street systems within and outside of the Urban Core Subarea and portions of the Otay Ranch Subarea. The LOS and volume standards in the City's Circulation Plan will be applied throughout Chula Vista, with special considerations in the Urban Core Subarea, where LOS D will be acceptable. LOS D is appropriate in the Urban Core Subarea and portions of the Otay Ranch Subarea because development will have a more urbanized character, and physical constraints exist, such as limited area to expand rights-of-way. Also, the change in performance standards will help balance and serve all transportation modes (i.e., Transit, pedestrian, bicycling, etc.) and will avoid the disruptive effects of widening streets in a built environment or oversizing roadways during the planning process. In accordance with that urban character, projects within the Urban Core Subarea and portions of the Otay Ranch Subarea will need to comply with urban development standards, as presented in Section 7.2 of this element.

5.5 Roadway Classifications

Roadway classifications for the City of Chula Vista are described below. The roadway volume and acceptable LOS for each roadway classification is summarized in Table 5-9, Street Segment Performance Standards and Volumes, Detailed information regarding roadway design and roadway sections are found in the City of Chula Vista Subdivision Manual, which contains general guidelines for roadway design, including street cross-sections and other related improvements. Urban Core streets are described below and are addressed in more detail in Section 9.3.5, Urban Core Street Network.

5.5.1 Freeways

Freeways are an important part of the overall circulation system, serving as a means of bypassing regional through traffic, as well as supplementing the local thoroughfare system. Capable of carrying large volumes of unimpeded traffic at high speeds, freeways serve as the primary corridors between communities and other major traffic generators, such as large commercial; industrial; recreational; and residential centers.

~~5.5.5 Town Center Arterial~~

~~The Town Center Arterial is intended for use primarily in the East Planning Area's Otay Ranch Subarea. Many conflicting movements are reduced through the use of paired one-way streets that may include on-street parking, wider sidewalks, and neckdowns at intersections. The Town Center Arterial provides a more efficient traffic flow by eliminating wide roadway arterials, with their inherent long signal cycle lengths and segregated left turn lanes at major intersections, and it creates a more energized, mixed use pedestrian-oriented community within an enlarged urban transit network.~~

5.5.~~6~~5 Class 1 Collector Streets

Collector streets allow access to residential areas by relieving traffic pressure on arterials and major streets by providing alternate routes for short trips. Class I collector streets primarily circulate localized traffic, and distribute traffic to and from prime arterials and major streets. Class I collectors are designed to accommodate four lanes of traffic; however, they carry lower traffic volumes at slower speeds than major arterials.

5.5.~~7~~6 Urban ~~Core~~ Streets

The following ~~four~~ five roadway classifications, ~~are~~ found ~~only~~ in Chula Vista's Urban Core Subarea and portions of the Otay Ranch Subarea, ~~and~~ have a different acceptable LOS standard than the City's other roadway classifications. Their acceptable LOS D is in accordance with the concepts described above in Section 5.4 of this element.

Gateway Street

These roadways include ~~(~~segments of Broadway, Fourth Avenue, E Street, H Street, I Street, and L Street~~)~~; which connect the Urban Core to State Route 54, Interstate 805, and Interstate 5; and the segment of Main Street between SR-125 and Eastlake Parkway, which connects the Eastern Urban Center and Eastern University District to State Route 125. These facilities are analogous to six- or four-lane major roads in other parts of the City, but will provide special design features and amenities to encourage access for the full spectrum of travel modes. These streets will be the major entry points to and from the ~~Urban Core~~ these areas, and special landscape and entry treatments will be incorporated into the design.

Urban Arterial

These roads include portions of E Street; H Street, and Fourth Avenue. Urban arterial cross-sections are similar to four-lane major roads in other areas of Chula Vista, but with special features to support multi-modal trip-making, such as wider sidewalks, transit station curb "bulb outs", and pedestrian amenities.

Commercial Boulevard

These streets include segments of Broadway and Third Avenue (north of E Street and South of H Street) and will serve existing and future shopping districts. Design will be generally consistent with four-lane majors in other areas, but with special design features reflecting the multi-modal nature of streets in more urban areas.

Downtown Promenade

These roads (including portions of F Street and Third Avenue) will provide access to retail establishments in the heart of the Urban Core. Cross-sections will be similar to a two-lane or four-lane collector, but with multi-modal features and amenities that accommodate the surrounding urban context.

Furthermore, and in order to help promote pedestrian friendliness, these streets will provide, in varying amounts, the following generalized amenities:

- Way finding maps; grated planters; trash receptacles; and benches strategically located throughout the Urban Core Subarea. Streetscapes should be designed with inviting wider sidewalks that should be passable without having to maneuver around hedges or other obstacles.

- On-street parking, limited driveway cuts, and landscaping or planting strips, that create a buffer between traffic and pedestrians and provide canopy shade. A well-designed streetscape makes people feel comfortable and invites and motivates residents to walk or bike to destinations, such as shopping or work. Urban Core Subarea street design should include mid-block crosswalks and neighborhood pass-throughs to future open space areas and common areas. This helps to create a human scale.

.

- Behind the sidewalk, easily accessible building entrances with minimum building setbacks, windows at street level, and no blank walls on adjacent buildings.

- Distinctive public transit amenities to increase ease of use and attractiveness of neighborhoods. Transit amenities should include next-bus information kiosks, bicycle facilities, and interconnections to other routes and bikeways; bike racks; lockers; and shower facilities. The objective of this design is to provide convenient public access by reinforcing bikes as a mode of transportation connected to and coordinated with other modes and bus lines, connecting people and places through a complete street network that invites walking and bicycling.



Town Center Arterial

The Town Center Arterial is intended for use primarily in the East Planning Area's Otay Ranch Subarea. Its main purpose is to bring traffic into and through the heart of a Town Center. The unique separated travelway design through the Town Center encourages multi-modal circulation and enhances pedestrian activity that fosters a vibrant commercial mixed-use Town Center. Many conflicting movements are reduced through the use of paired one-way streets that may include on-street parking, wider sidewalks, and neckdowns at intersections. The Town Center Arterial provides a more efficient traffic flow by eliminating wide roadway arterials, with their inherent long signal cycle lengths and segregated left turn lanes at major intersections, and it creates a more energized, mixed use pedestrian-oriented community within an enlarged urban transit network. The "split" or "paired" couplet design allows for double frontage exposures of commercial uses, and slower traffic speeds that promote pedestrian activity and help define the Town Center as an identifiable place.

5.6 Public Transit Plan

The proposed public transit system is a comprehensive network combining existing and planned public transit facilities to provide affordable, efficient public transportation for the residents of Chula Vista. It integrates the needs of both regional travel and local travel. The key routes of the proposed public transportation system are discussed in the following sections. The public transit network is based on SANDAG's Regional Transit Vision (RTV) and has been augmented with additional routes by the City.

5.6.1 Regional Transit Plan

The Regional Transit Vision (Figure 5-14) calls for a network of fast, reliable, and convenient services that include rubber-tired vehicles (referred to as Bus Rapid Transit (BRT)) that connect residential areas with employment and other major activity centers. The figure also delineates routes as well as transit stations, stops, and park and ride facilities. Using market research and analyzing people's travel patterns, four service concepts have been identified to address varying needs (see Table 5-10). Together, these different service concepts make up a comprehensive system that complements and supports existing and planned land uses.

Yellow Car and Red Car services form the backbone of the regional transit system, providing rapid and relatively frequent service. The Coaster commuter rail system is an example of Yellow Car service, while the San Diego Trolley is an example of Red Car service in Chula Vista. Yellow Car (BRT) service is planned for the Interstate 805 corridor, and Red Car (BRT) service is planned for east/west corridors (H Street, Palomar Street, and Main Street) and the State Route 125 corridor.

Blue Car service is essentially the local bus network, while Green Car service includes local shuttles that connect local activity centers and the backbone transit network. Green Car service would connect the Bayfront Planning Area and the Northwest Planning Area's Urban Core Subarea in Chula Vista.

5.6.2 Public Rapid Transit Expansion - South Bay Transit First!

SANDAG's adopted Regional Transit Vision and Transit First! Strategy, which is discussed in Section 1.5.1 of this element, incorporates Bus Rapid Transit (BRT) vehicles into Chula Vista's circulation system, replacing the previously planned light-rail transit system envisioned for eastern Chula Vista. The BRT system uses high quality, rubber-tired vehicles, offering the speed, comfort and amenities of a trolley with the flexibility of non-fixed modes of transportation. BRT vehicles travel in their own lanes and/or receive priority at signalized intersections in mixed flow conditions. Upgraded transit stations will have shelters, passenger information and other features that may also include adequate parking for commuters .

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Regional Transit Vision

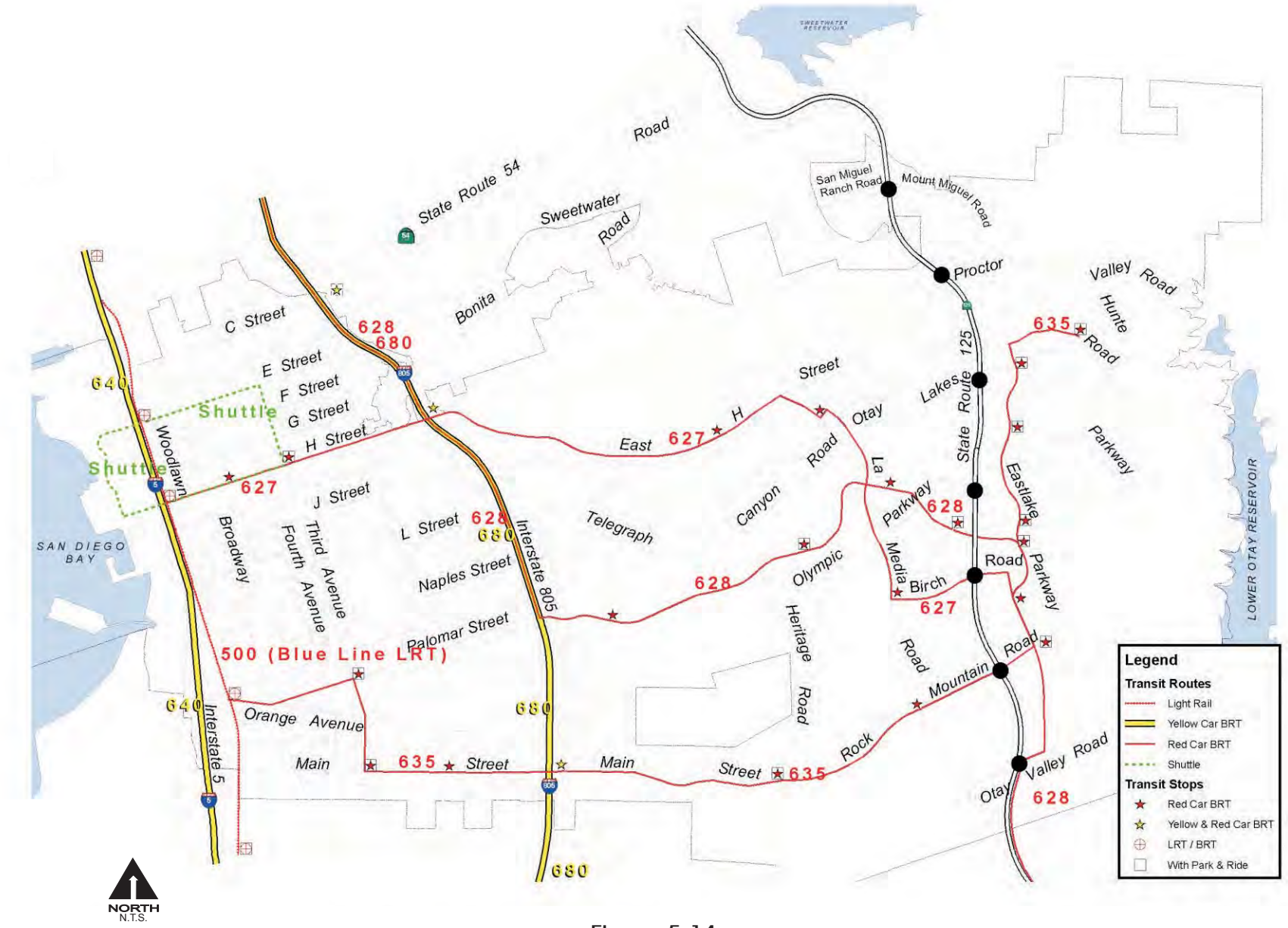


Figure 5-14

CITY OF CHULA VISTA

Regional Transit Vision

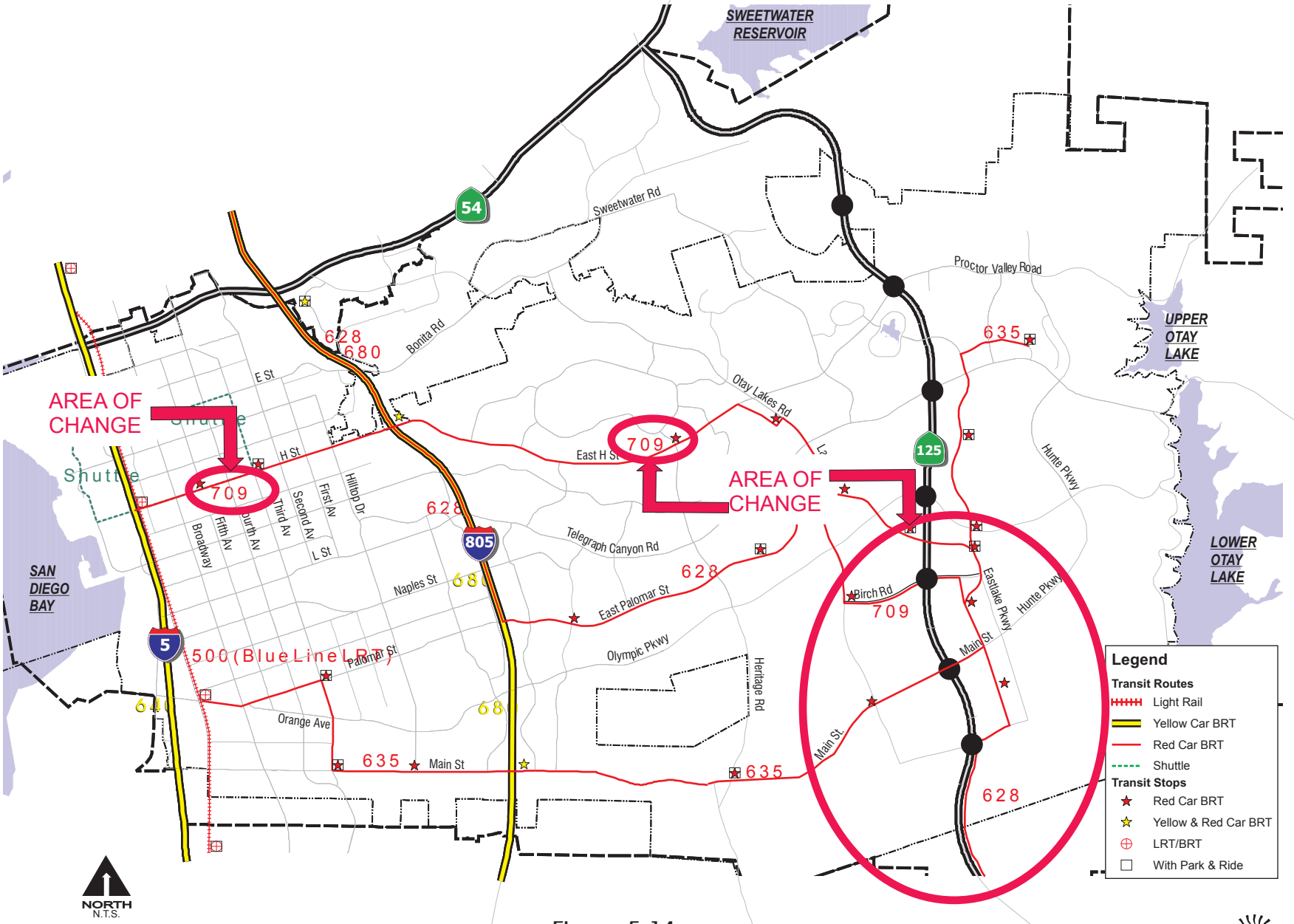


Figure 5-14

Proposed

Existing and Programmed Bikeways

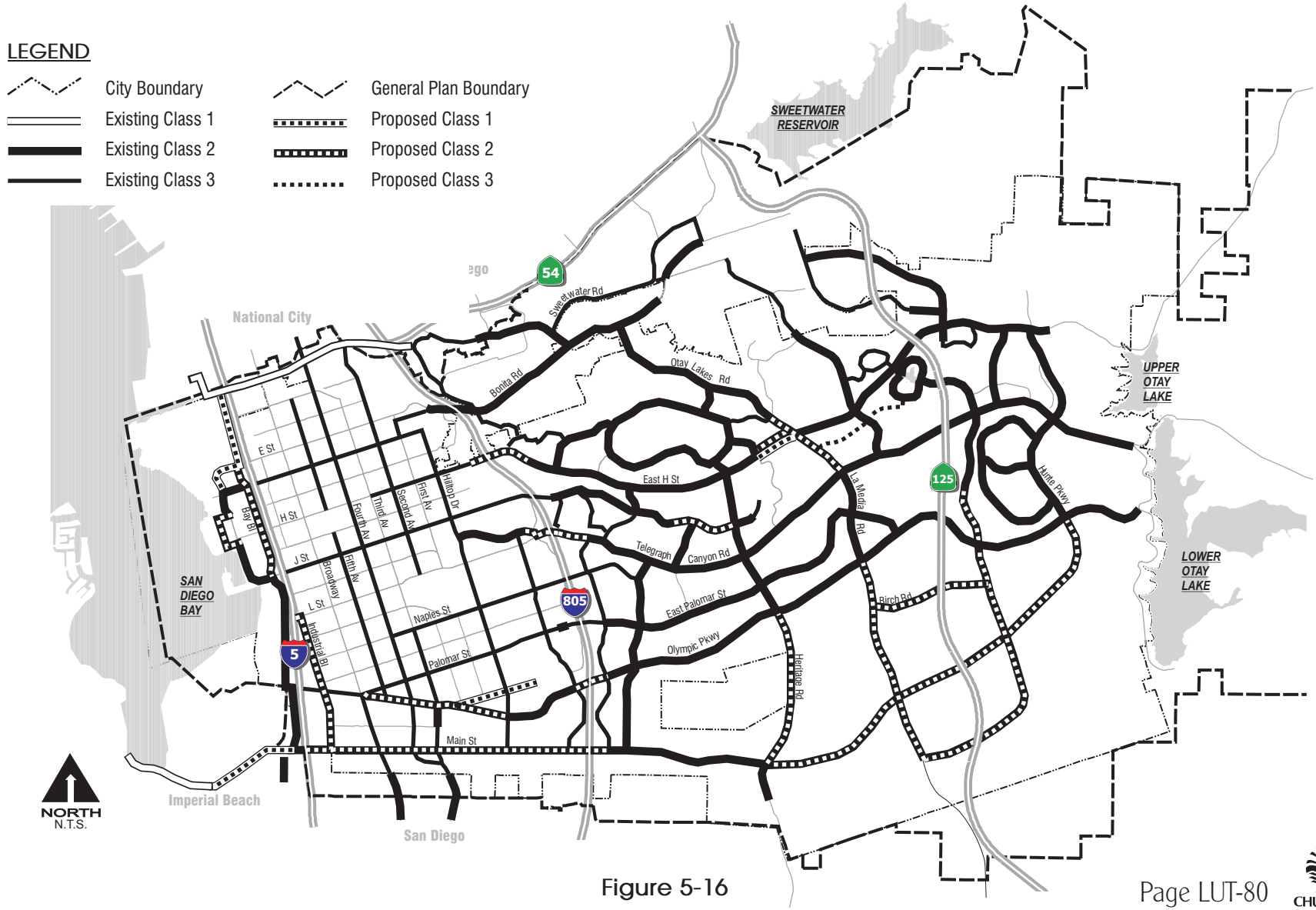


Figure 5-16

CITY OF CHULA VISTA

Existing and Programmed Bikeways

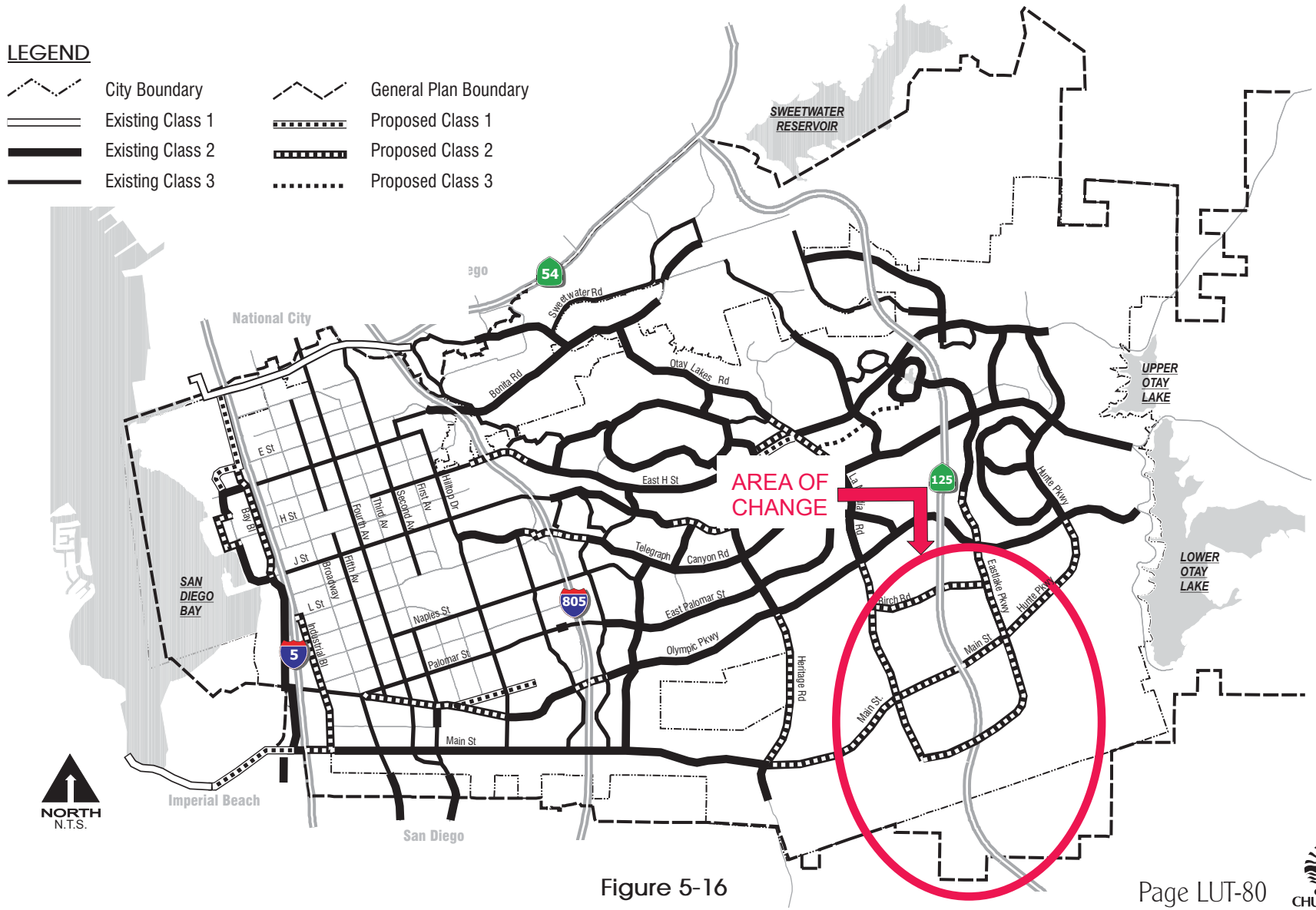


Figure 5-16

CITY OF CHULA VISTA

Proposed

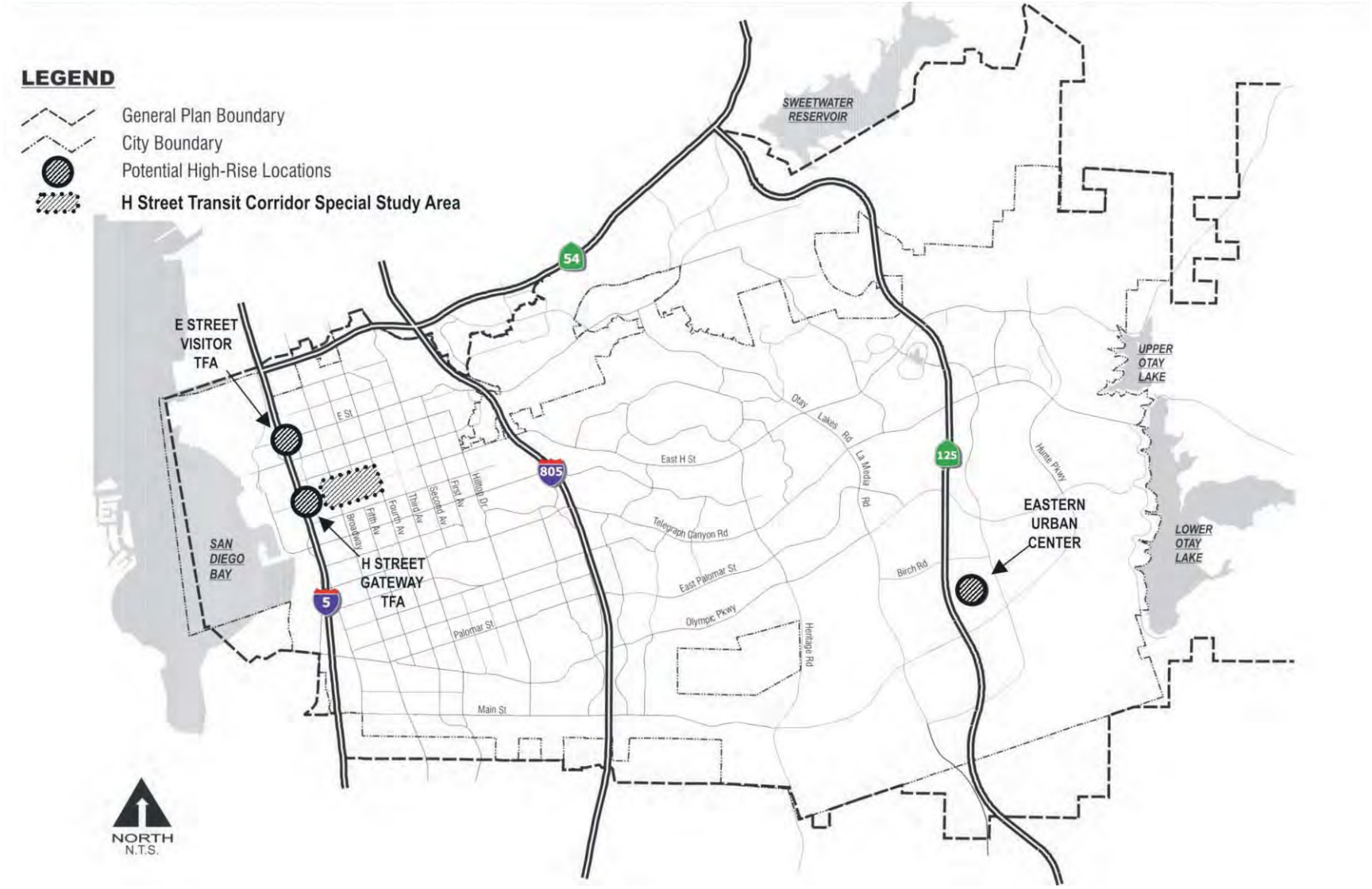

LEGEND
General Plan Boundary
City Boundary
Potential High-Rise Locations
H Street Transit Corridor Special Study Area
SWEETWATER RESERVOIR
E STREET VISITOR TFA
H STREET GATEWAY TFA
SAN DIEGO BAY
UPPER OTAY LAKE
LOWER OTAY LAKE
EASTERN URBAN CENTER
54
805
5
125
East H St
Otay Lakes Rd
La Media Rd
Telegraph Canyon Rd
East Palomar St
Birch Rd
Olympic Pkwy
Palomar St
Main St
Heritage Rd
Hunte Pkwy
Broadway
Fifth Av
Fourth Av
Third Av
Second Av
First Av
Hilltop Dr
NORTH
N.T.S.

Figure 5-18

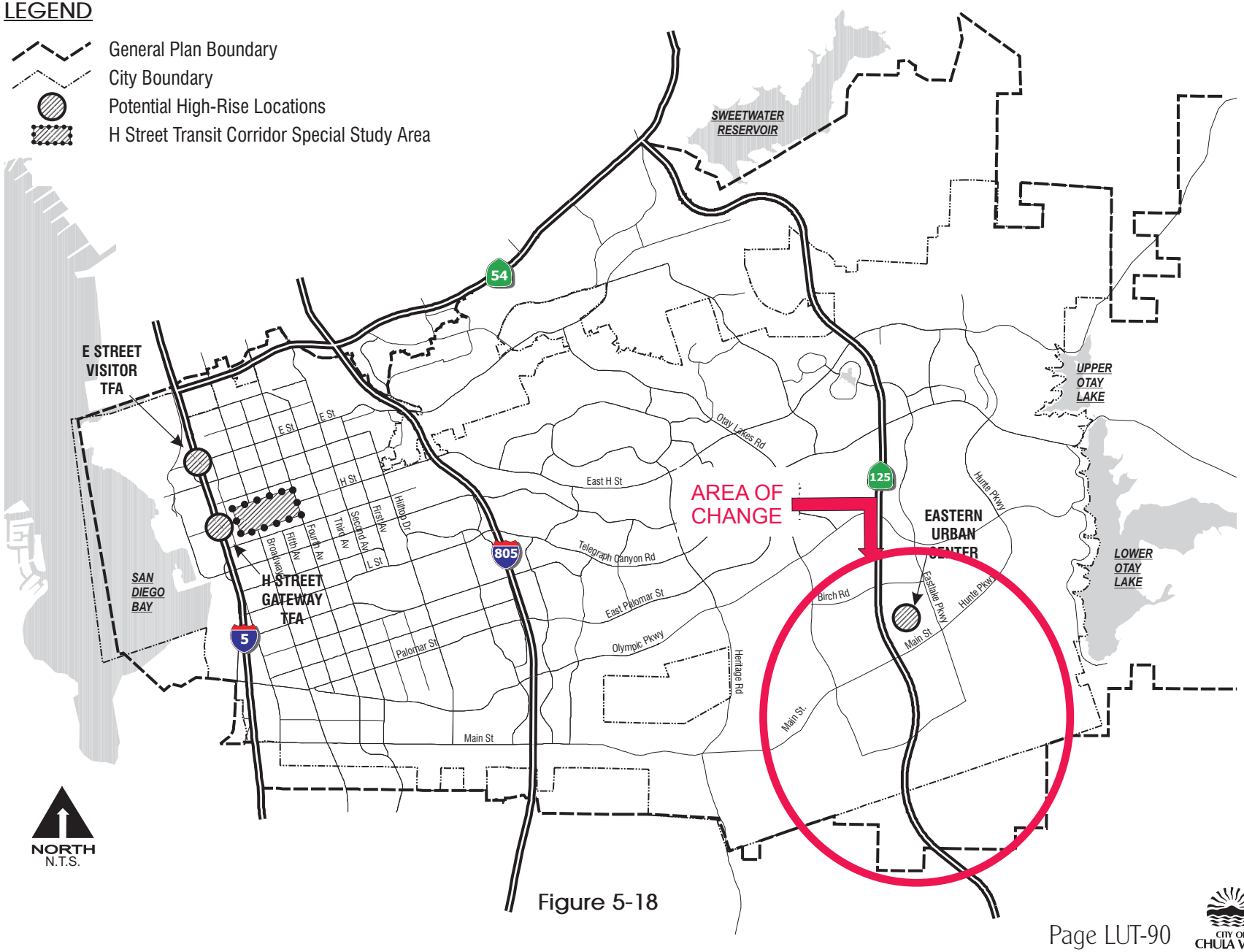


Figure 5-18

CITY OF CHULA VISTA

Proposed

Objective - LUT 5

Designate opportunities for mixed use areas with higher density housing that is near shopping, jobs, and transit in appropriate locations throughout the City.

Policies

LUT 5.1 Promote mixed use development, where appropriate, to ensure a pedestrian-friendly environment that has opportunities for housing; jobs; childcare; shopping; entertainment; parks; and recreation in close proximity to one another.

LUT 5.2 Encourage new development that is organized around compact, walkable, mixed use neighborhoods and districts in order to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile.

LUT 5.3 Authorize and encourage mixed use development in focus areas, including high-density residential housing, neighborhood-serving commercial, and office uses.

LUT 5.4 Develop the following areas as mixed use centers: Urban Core; Bayfront; Palomar Trolley Station; Eastern Urban Center; and Otay Ranch Village Cores and Town Centers.

LUT 5.5 Amend the Zoning Ordinance to implement mixed use zoning districts that provide development standards for mixed use development, which should address minimum density and intensity requirements; allowable uses; building heights; and any shared parking standards

.

LUT 5.6 Allow for the revitalization and intensification of infill sites within the Northwest and Southwest Planning Areas, consistent with FAR limitations; and amend the Zoning Ordinance so that it does not inhibit appropriate infill development.

LUT 5.7 Encourage new ownership or rental housing in mixed use designations and near major transit services, where compatible with adjacent neighborhoods. Mixed use housing should minimize impacts on designated single-family neighborhoods.

~~*For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information*~~

LUT 14.5 Continue to actively participate in regional organizations and processes to ensure the integration of Chula Vista circulation system facilities with circulation systems planned for by other agencies.

LUT 14.6 Define and evaluate quality of life standards for transportation, and establish an implementation plan for financing needed facilities.

LUT 14.7 Coordinate with regional agencies to ensure adequate transportation links with regional population, employment and activity centers.

~~**LUT 14.8** Analyze the need for, timing and ultimate construction of the future La Media Road Crossing of the Otay Valley as part of the pending updates of plans within the surrounding area, such as the City of San Diego's Otay Mesa Community Plan Update. Factors to be considered in the analysis include existing and forecast traffic volumes and LOS on the circulation system, and Johnson Canyon Open Space Preserve.~~

LUT 14.~~9~~8 In order to provide direct access to the University, RTP, Village Nine Town Center, and to provide regional transit service across the Otay Valley, support the construction of the ~~Rock Mountain~~ Main Street and Otay Valley Road interchanges with State Route 125, as warranted in accordance with the City of Chula Vista Toll Road Agreement with San Diego Expressway Limited Partnership and Agreement Affecting Real Property, as amended.

LUT 14.~~10~~9 Work with regional planning agencies to incorporate revisions in the regional mobility network proposed to support the City of Chula Vista's General Plan.

LUT 14.~~11~~10 Work with regional funding agencies to prioritize transportation system improvements as they are needed in Chula Vista, local smart growth opportunity areas, and south San Diego County.

Objective - LUT 17

Plan and coordinate development to be compatible and supportive of planned transit.

Policies

LUT 17.1 Designate sufficient land at appropriate densities to support planned transit and require that development be transit-oriented, as appropriate to its proximity to transit facilities.

LUT 17.2 Direct higher intensity and mixed use developments to areas within walking distance of transit, including San Diego Trolley stations along E, H, and Palomar Streets, and new stations along future transit lines, including Bus Rapid Transit (BRT).

LUT 17.3 Establish new Town Centers in the East Planning Area to be transit-oriented and include a transit stop or station.

LUT 17.4 Require developers to consult and coordinate with SANDAG and the City to ensure that development is compatible with and supports the planned implementation of public transit.

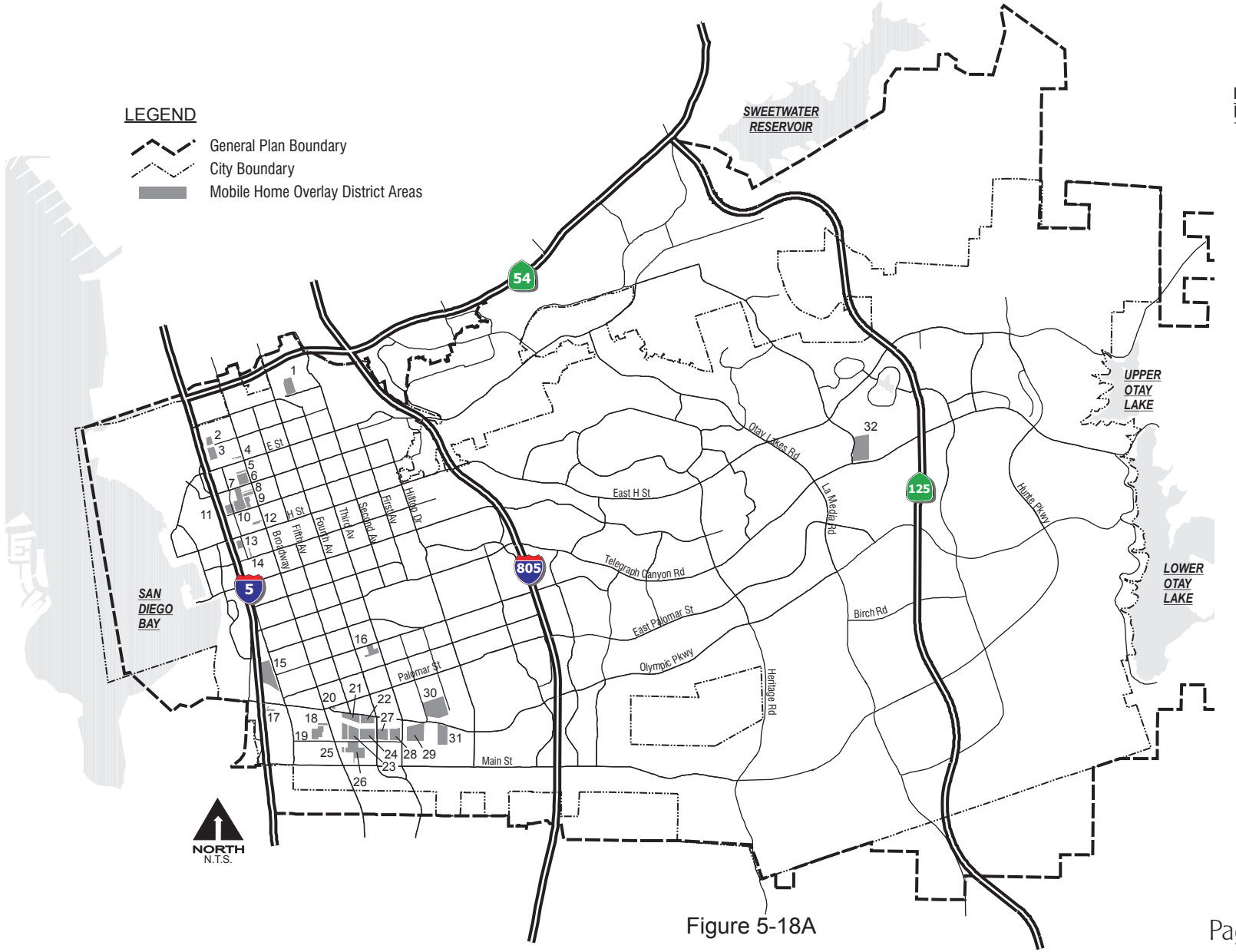
7.9 Improving Vehicular And Transit Mobility

The City of Chula Vista will continue its efforts to develop and maintain a safe and efficient transportation system with adequate roadway capacity; however, the City's ability to widen roads to accommodate increased demand from automobile traffic is limited. Additionally, road widening in some areas is not consistent with goals to create streets that are pedestrian-friendly and safe. Therefore, the City must seek alternative ways to increase the capacity to move both people and cars. This includes more efficient use of roadways, traffic demand reduction, and increased use of transit, bicycles, and walking.

✱ *For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information*

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Mobile Home Overlay District



Existing Mobile Home Parks
In Overlay District

1 Chula Vista Mobile Home Park
2 Jade Bay Mobile Lodge
3 Bayscene Mobile Home Park
4 Fogerty Brothers Trailer Park
5 Caravan Trailer Park
6 Trailer Villa
7 Terry's Mobile Home Park
8 Mohawk Trailer Park
9 Terry's Broadway Trailer Park
10 Rose Arbor Mobile Home Park
11 Cabrillo Mobile Lodge
12 Flamingo Trailer Park
13 Bison Mobile Home Park
14 Sharon's Trailer Park
15 Brentwood Mobile Home Park
16 Mountain View Mobile Lodge
17 Georganna Trailer Park
18 Bayside Trailer Park
19 Rancho Bonita Mobile Home Park
20 El Mirador Trailer Court
21 Orange Tree Mobile Home Park
22 Continental Country Club
23 Hacienda Mobile Estates
24 Lynwood South Mobile Home Park
25 Farmhouse Trailer Park
26 Granada Mobile Estates
27 Thunderbird Mobile Home Park
28 Fabulous Caliente Mobile Home Par
29 Palm Mobile Estates
30 Palace Gardens Mobile Home Park
31 Don Luis Estates
32 Otay Lakes Lodge

Figure 5-18A

CITY OF CHULA VISTA

Mobile Home Overlay District

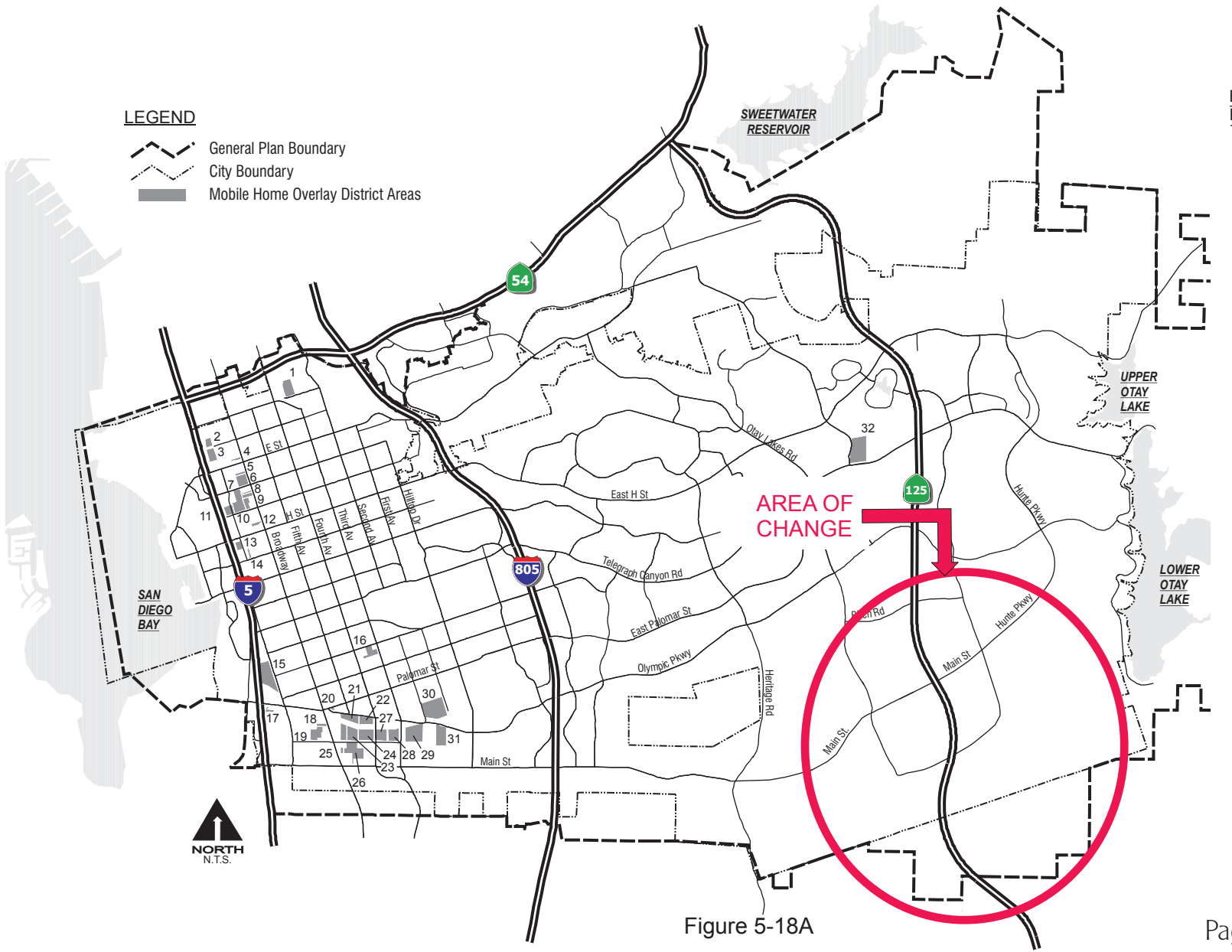


Figure 5-18A

Existing Mobile Home Parks In Overlay District

1 Chula Vista Mobile Home Park
2 Jade Bay Mobile Lodge
3 Bayscene Mobile Home Park
4 Fogerty Brothers Trailer Park
5 Caravan Trailer Park
6 Trailer Villa
7 Terry's Mobile Home Park
8 Mohawk Trailer Park
9 Terry's Broadway Trailer Park
10 Rose Arbor Mobile Home Park
11 Cabrillo Mobile Lodge
12 Flamingo Trailer Park
13 Bison Mobile Home Park
14 Sharon's Trailer Park
15 Brentwood Mobile Home Park
16 Mountain View Mobile Lodge
17 Georganna Trailer Park
18 Bayside Trailer Park
19 Rancho Bonita Mobile Home Park
20 El Mirador Trailer Court
21 Orange Tree Mobile Home Park
22 Continental Country Club
23 Hacienda Mobile Estates
24 Lynwood South Mobile Home Park
25 Farmhouse Trailer Park
26 Granada Mobile Estates
27 Thunderbird Mobile Home Park
28 Fabulous Caliente Mobile Home Park
29 Palm Mobile Estates
30 Palace Gardens Mobile Home Park
31 Don Luis Estates
32 Otay Lakes Lodge

CITY OF CHULA VISTA

Proposed

East Planning Area

Subareas

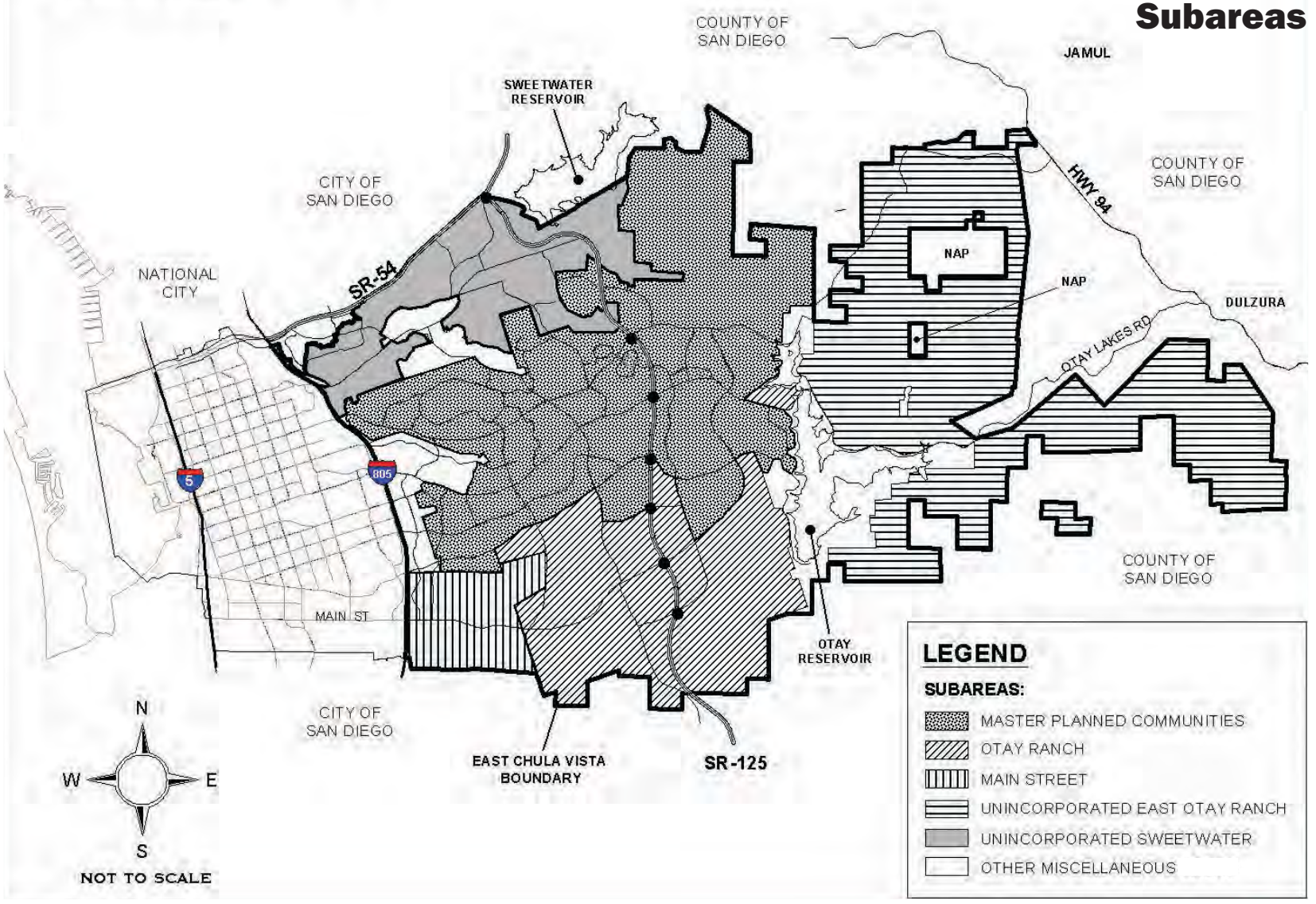


Figure 5-36

East Planning Area

Subareas

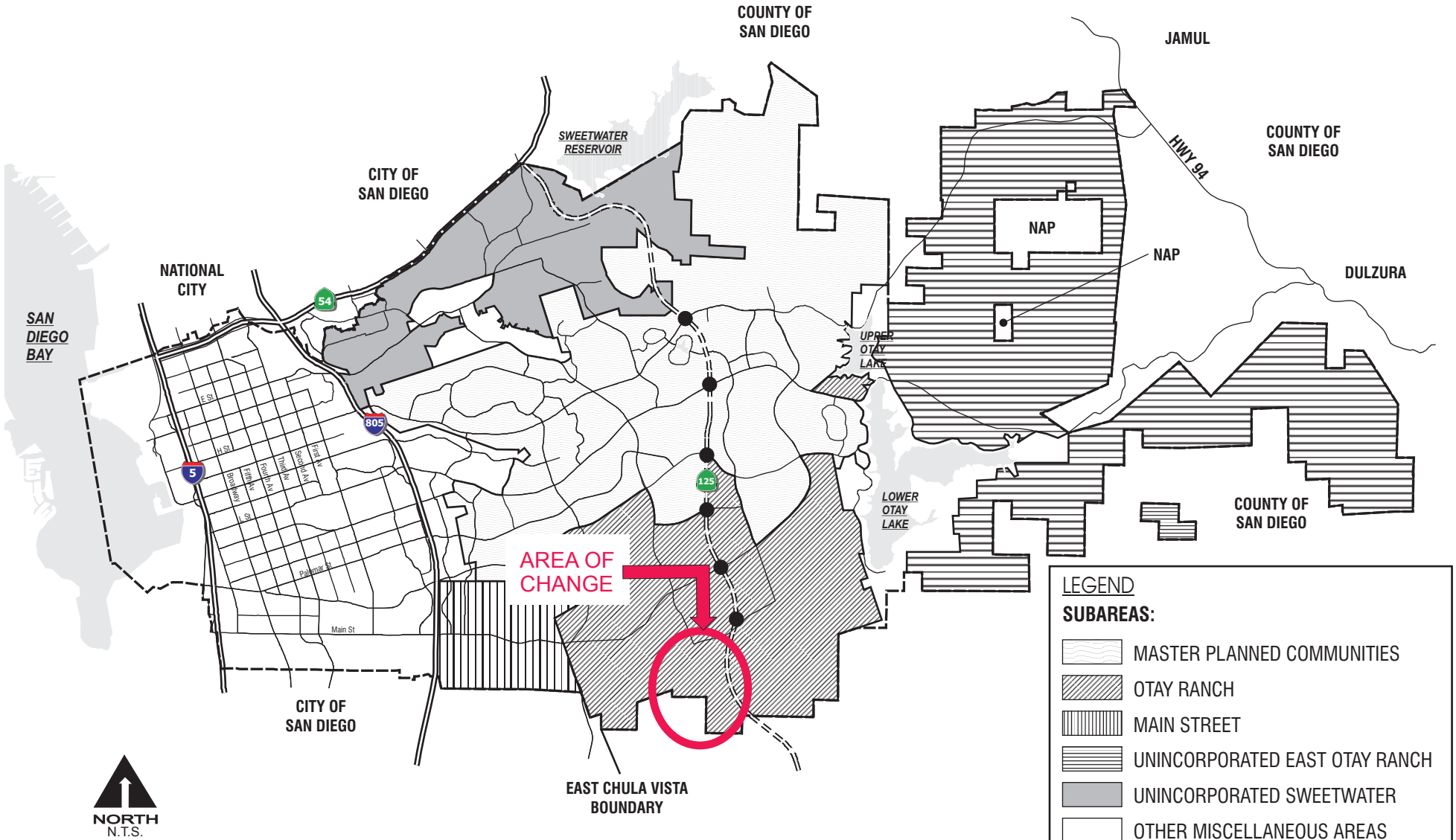


Figure 5-36

Proposed

CITY OF CHULA VISTA

East Planning Area

Otay Ranch Subareas

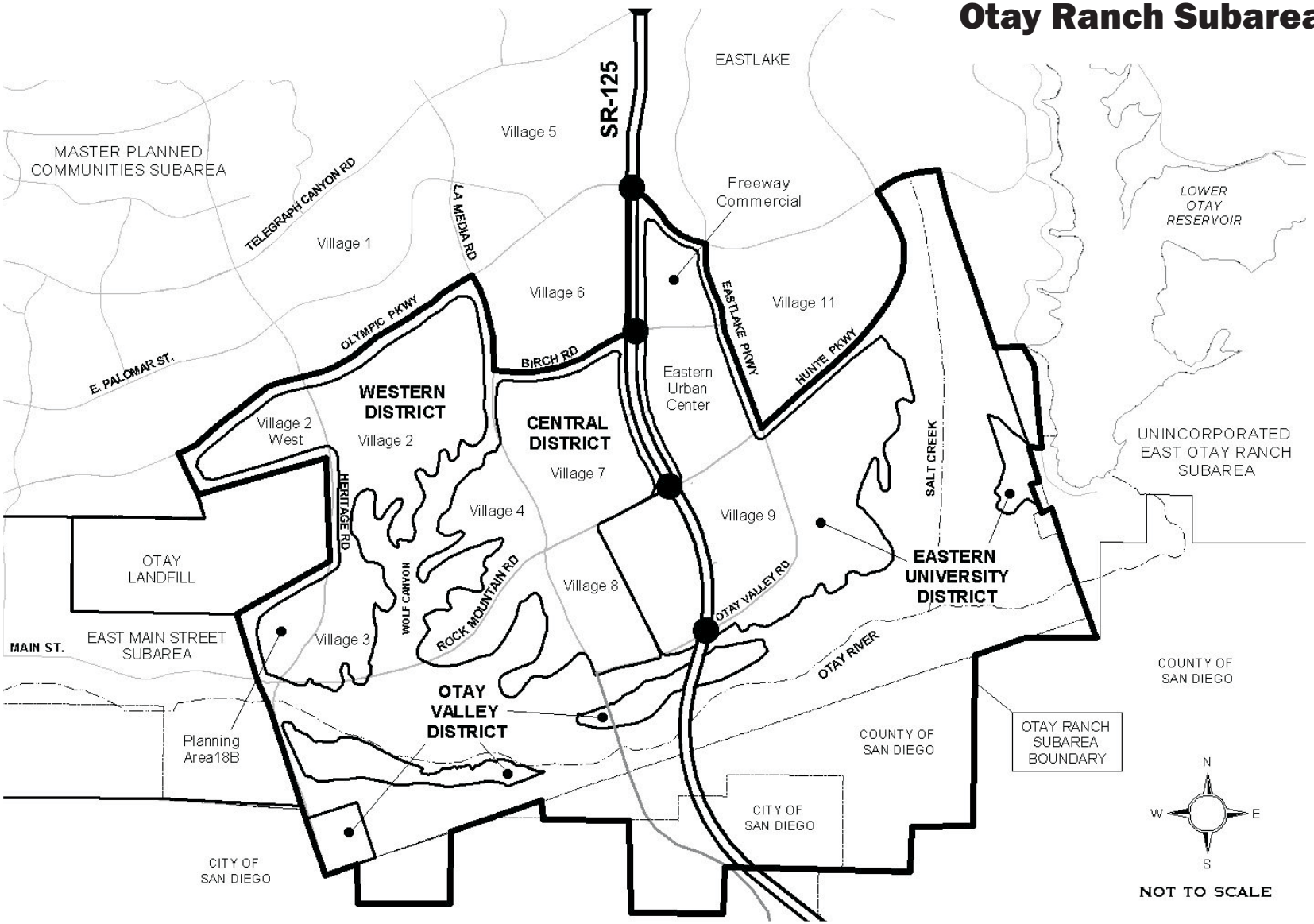


Figure 5-37

CITY OF CHULA VISTA

East Planning Area

Otay Ranch Subareas

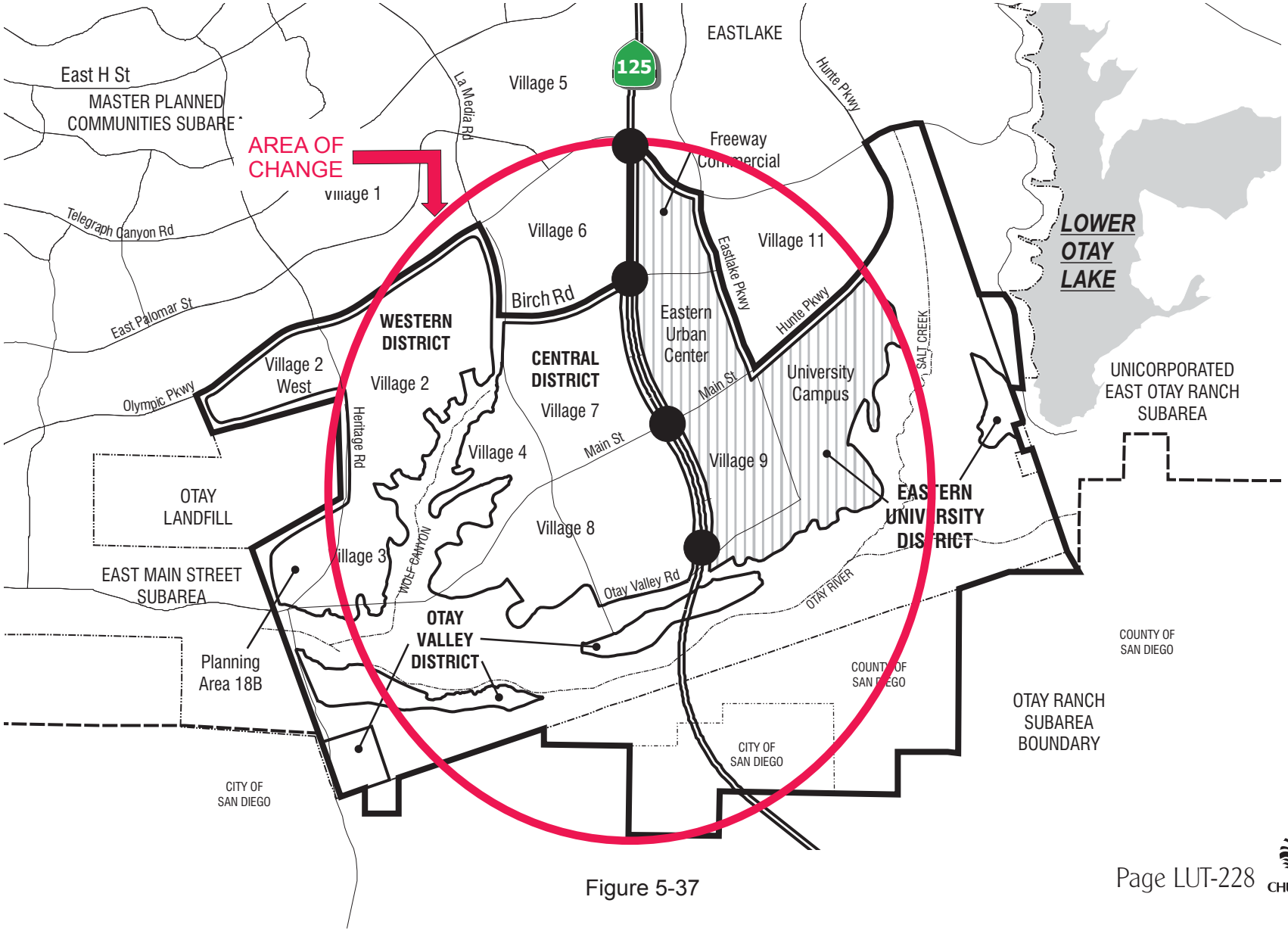


Figure 5-37

CITY OF CHULA VISTA

Proposed

East Planning Area

Activity Centers

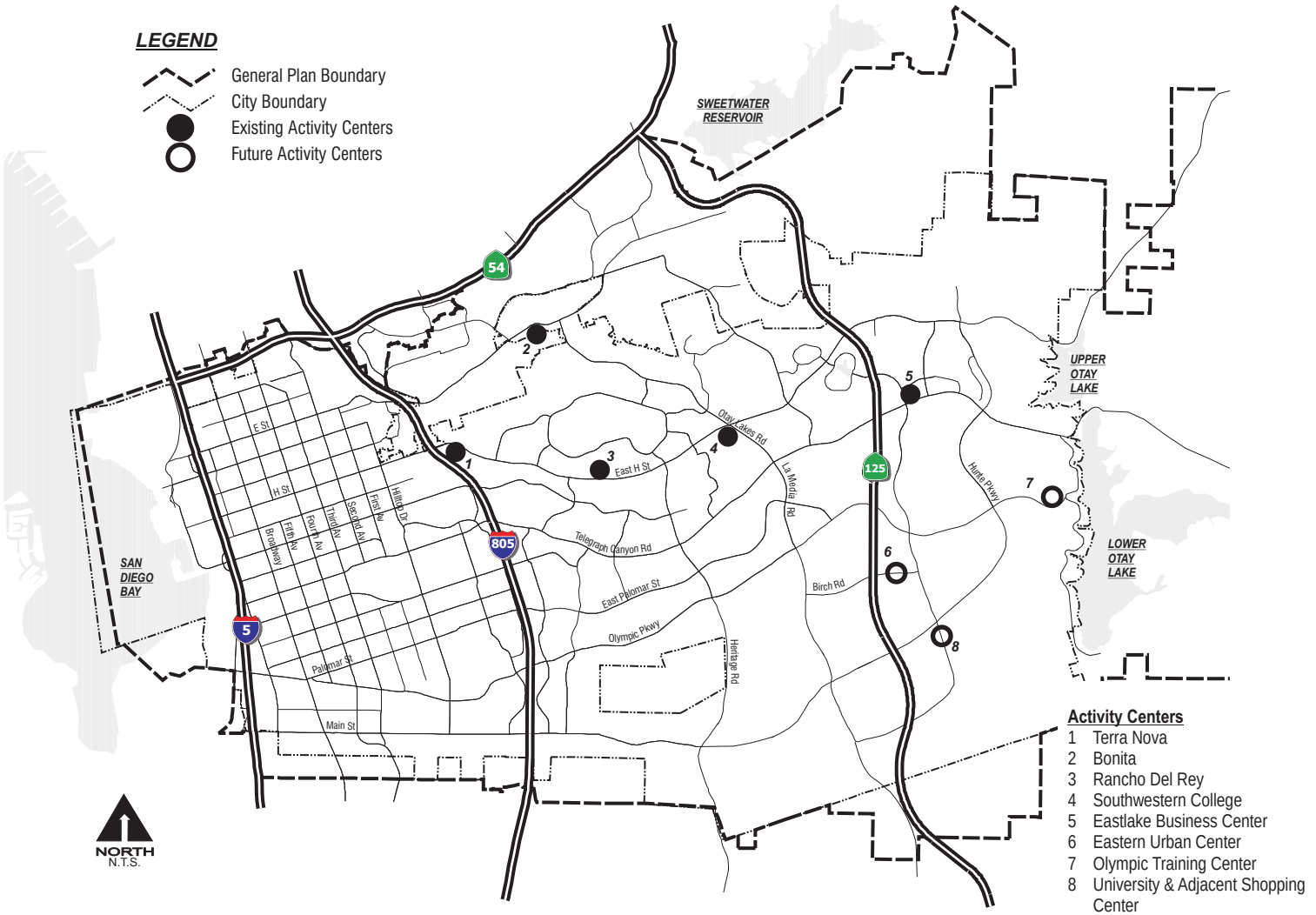


Figure 5-38

CITY OF CHULA VISTA

East Planning Area

Activity Centers

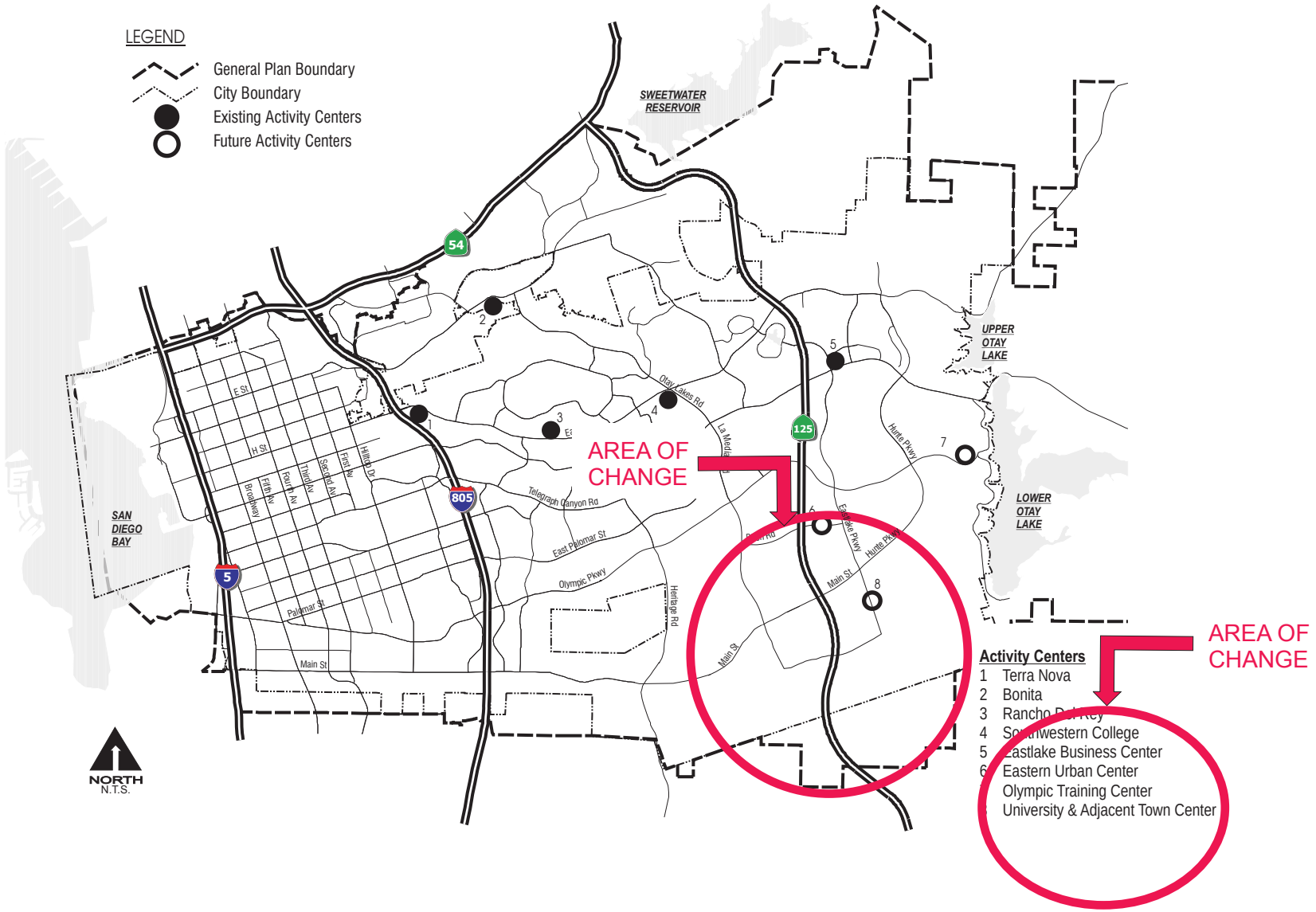


Figure 5-38

Proposed

CITY OF CHULA VISTA

East Planning Area

East Main Street Subarea

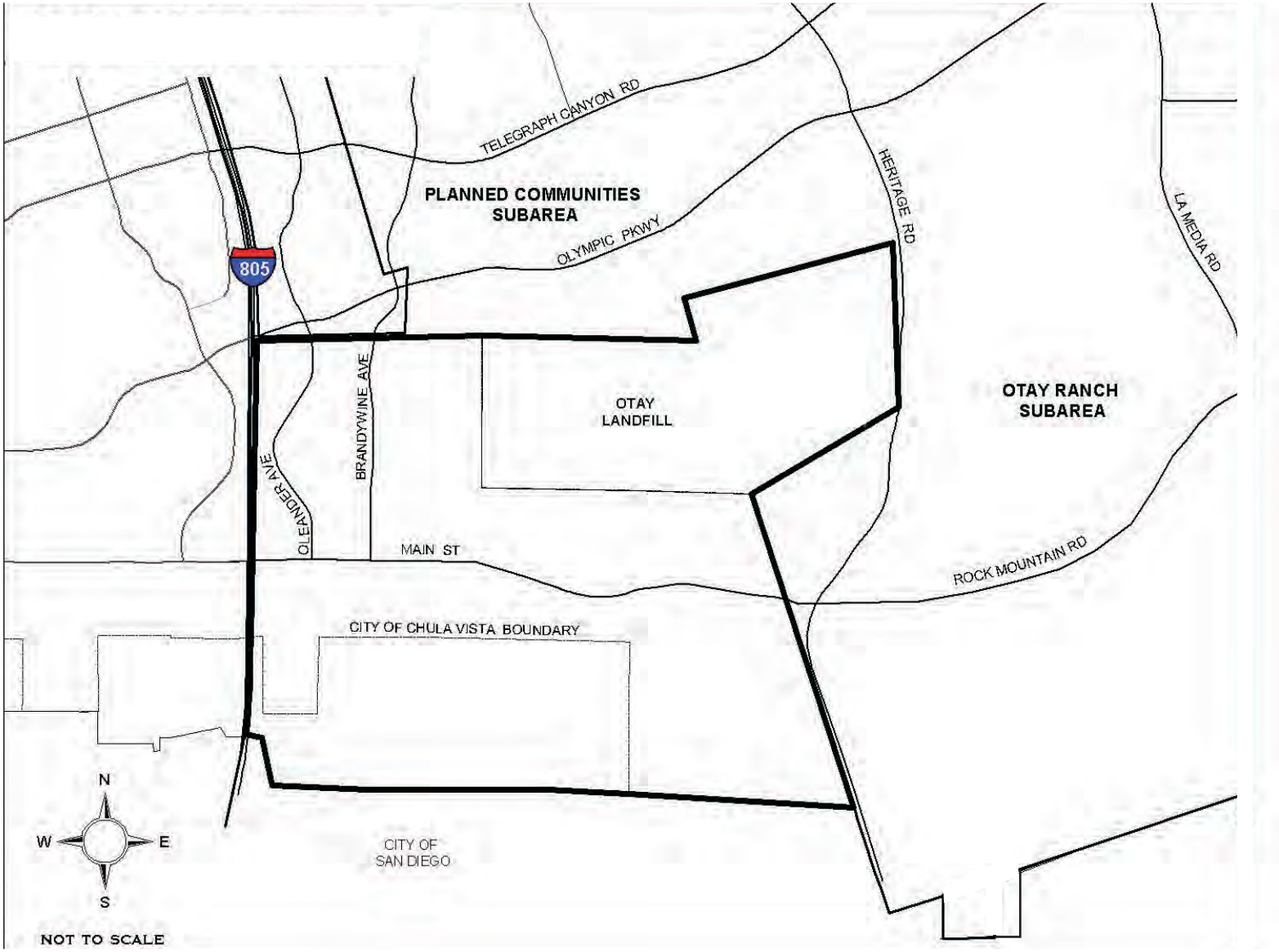


Figure 5-42

East Planning Area

East Main Street Subarea

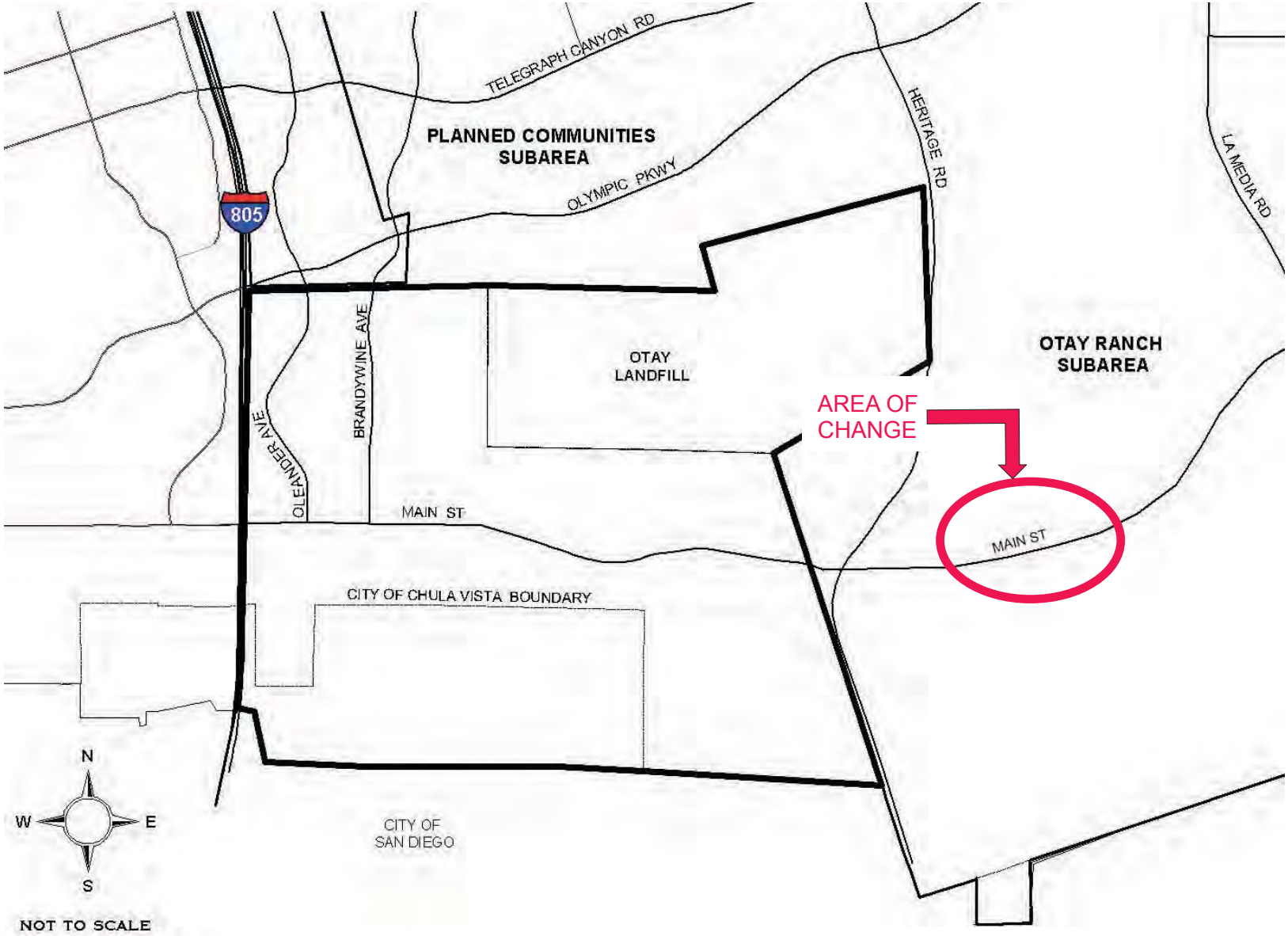


Figure 5-42

Proposed

CITY OF CHULA VISTA

Vision for Subarea

Otay Ranch is comprised of villages that integrate neighborhoods, shops and employment opportunities with parks, schools, and other civic facilities that create a community with a shared sense of pride and place. Neighborhoods are designed to encourage community interaction.

Development is clustered in villages with varying character and density, interrelated, yet distinct in identity and style. A high intensity mixed use urban center (the Eastern Urban Center) provides a unique functional and symbolic center for Otay Ranch. A range of transportation alternatives to the automobile is provided, most notably transit and a pedestrian/bicycle network. Offices and commercial development are located near transit stations. Streets, plazas, and buildings are designed to complement human, rather than vehicular activity.

A comprehensive open space preserve exists and the importance of landform preservation and environmental design have promoted environmentally sensitive communities.

In addition to the Village Cores, which provide central areas of more intense uses, Town Centers have been established in several villages of Otay Ranch. Planned with the same mixed use and mobility characteristics as Village Cores, they provide for even more intense land use, such as higher residential density, and more office, retail, and other commercial uses. They also utilize a more extensive grid street system, which promotes pedestrian circulation and allows for more efficient integration of transit, pedestrian, and automobile traffic. Town Centers include a Town Center Arterial roadway, designed to accommodate pedestrian-oriented development based upon higher residential densities. Town Centers also include transit stations within a one one-quarter mile radius, to serve the high density residential in and around the Town Centers.

Objective - LUT 72

Develop comprehensive, well-integrated, and balanced land uses within villages and town centers that are compatible with the surroundings.

Policies

LUT 72.1 Create a series of Town Centers of size or intensity greater than the typical Village Core concept, and characterized by higher density, mixed use development, with an appropriate amount of commercial, community, and other necessary services.

✱ *For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information*

LUT 72.2 Provide for mixed land use in each Village Core and Town Center focusing on shops, plazas, parks, and housing arranged to encourage social interaction.

LUT 72.3 Provide a variety of housing types, including single-family and multi-family, in residential neighborhoods and mixed use village centers, responding to the needs of families, singles, students, and seniors.

LUT 72.4 Concentrate higher intensity land uses and those uses that generate pedestrian activity within ~~toward~~ the Village Core or Town Center, with densities generally decreasing away from core areas.

LUT 72.5 Each Village Core or Town Center must provide neighborhood commercial services within 1/4-mile radius of residences and/or transit.

LUT 72.6 Town Centers should provide community/neighborhood serving commercial uses.

LUT 72.7 Provide pedestrian and street connectivity between the Villages utilizing a grid circulation pattern that offers a wider range of mobility choices and routes.

Objective - LUT 73

Promote alternative modes of transportation, which are intended to encourage a healthy lifestyle and reduce reliance on the automobile, and support the viability of transit through land use distribution and design.

Policies

LUT 73.1 Provide for walking and biking on streets designed to link neighborhoods, activity centers, and community destinations.

LUT 73.2 Town Centers and Village Cores should include a transit station that is appropriately sited to increase commuter ridership and promote activity and viability of nearby commercial and office developments.

LUT 73.3 Higher residential densities in Town Centers and Village Cores should be located within a one-quarter mile radius of transit stations.

✱ *For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information*

LUT 73.4 Locate High and Medium-High density residential within 1/4-mile radius to the Village Cores(s), Town Center(s), or transit.

LUT 73.~~4~~5 Locate activity centers adjacent to transit stations, which should be designed with inviting pedestrian access and public spaces.

LUT 73.56 Promote pedestrian travel within the villages and town centers and the use of bicycles and Bus Rapid Transit (BRT) for trips outside the villages.

LUT 73.67 Incorporate pedestrian-oriented design features on streets that move vehicular traffic through the Town Center's pedestrian environment, including potential use of a Town Center Arterial couplet design.

Objective - LUT 74

Accommodate land uses that diversify the economic base within Otay Ranch and the surrounding south San Diego County region.

Policies

LUT 74.1 Provide sufficient land and infrastructure to accommodate commercial and industrial uses.

LUT 74.2 Promote additional business and higher paid employment opportunities for residents of Chula Vista.

LUT 74.3 Promote synergistic uses between the villages of Otay Ranch to provide a balance of activities, services and facilities.

Objective - LUT 75

Preserve and protect Otay Ranch's significant natural resources and open space lands with environmentally sensitive development.

Policies

LUT 75.1 Create and maintain a comprehensive open space system throughout the Otay Ranch villages that, through environmental stewardship, restores and preserves nature's resources for generations to come.

LUT 75.2 Design villages ~~that~~ to have well defined edges where they interface with natural or naturalized features, such as the Chula Vista Greenbelt, open spaces, or wildlife corridors.

Objective - LUT 76

Provide public services and facilities to meet the needs of the Otay Ranch residents.

Policies

LUT 76.1 Services and facilities will be conveniently located and efficiently managed and provided to Otay Ranch residents concurrent with needs.

LUT 76.2 If deemed necessary by the Sweetwater Union High School District, accommodate an additional high school that is centrally located to serve the student demand in the undeveloped areas of the Otay Ranch Sub-area, exclusive of Village Two, that includes Villages Three, Four, Eight, and Nine, and the Eastern Urban Center. Encourage a non-traditional school design that can efficiently integrate with adjacent, more intensive mixed use, commercial, and residential uses. The location of the high school shall be determined by the District, with input from the City, prior to or concurrent with approval of any Sectional Area Plan for the villages or the (EUC), as listed above.

10.5 Otay Ranch Districts

The Otay Ranch Subarea has four planning districts, which are listed below and shown on Figure 5-37.

- The Western District (Villages Two, Two West, and Three)
- The Central District (Villages Four, Seven, and ~~the westerly portion of Village~~ Eight)
- The Eastern University District (Village Nine, University Campus, ~~Planning Area Twelve, and~~ the Eastern Urban Center and Freeway Commercial ~~easterly portion of Village Eight~~)
- The Otay Valley District (Active Recreation, Mixed Use Commercial, and Light Industrial)

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Otay Ranch Subarea - Western District

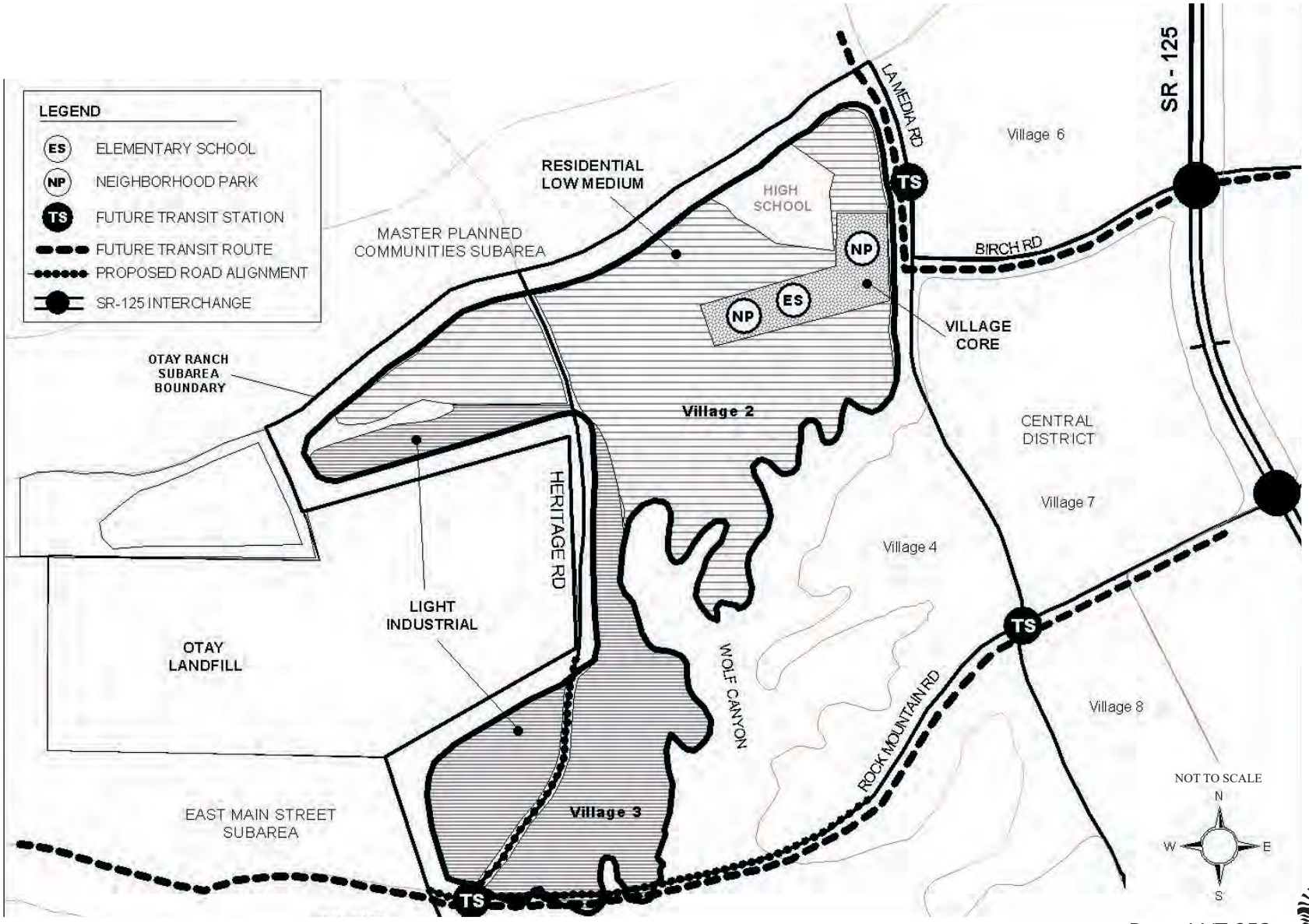


Figure 5-43

CITY OF CHULA VISTA

Otay Ranch Subarea - Western District

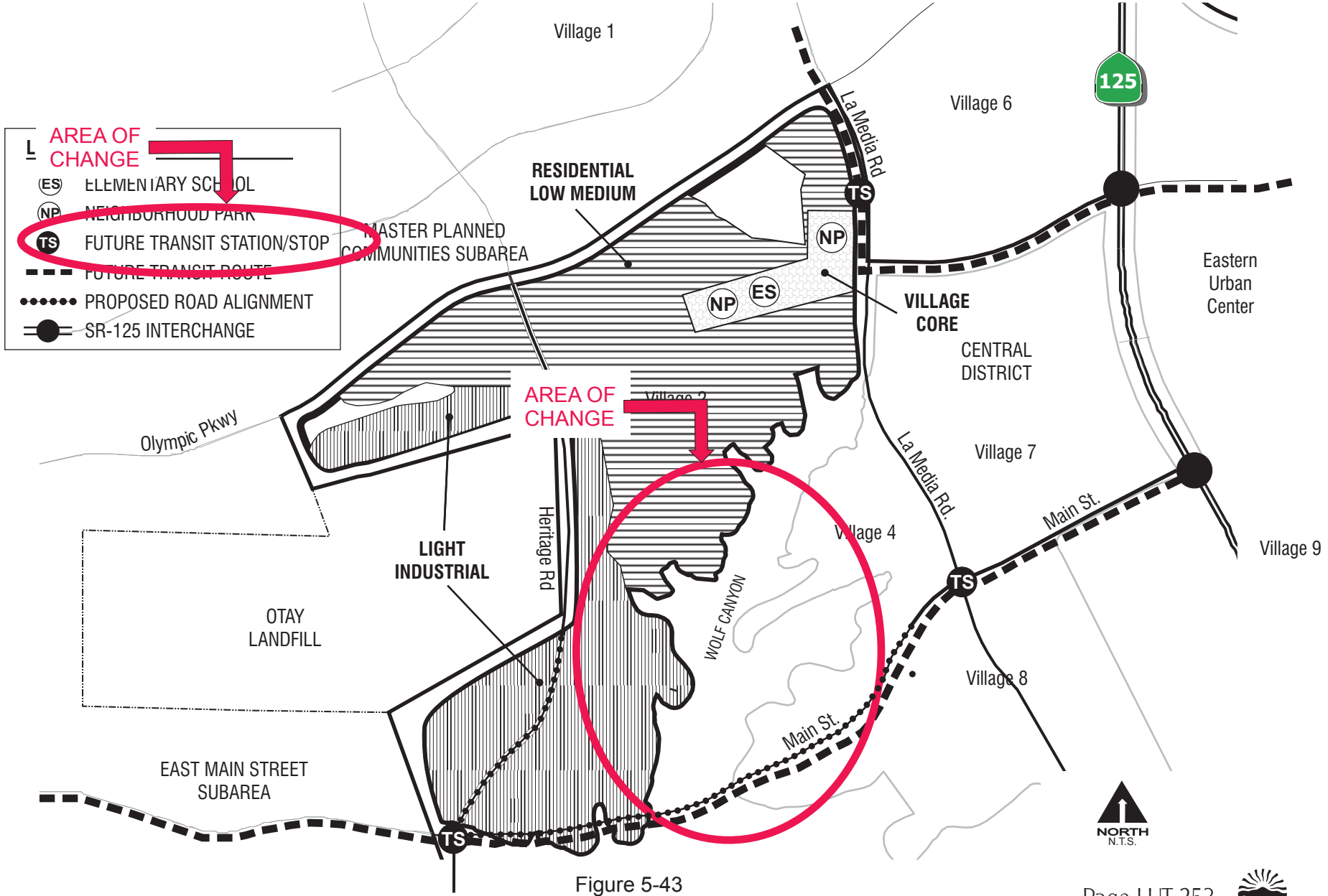


Figure 5-43

CITY OF CHULA VISTA

Proposed

Objective - LUT 80

Protect the natural features of the Otay Ranch Preserve located in Wolf Canyon.

Policies

LUT 80.1 Maintain the natural landform character of Wolf Canyon by implementing policies of the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan and the Otay Ranch Resource Management Plan Phase I and II (RMPs).

LUT 80.2 Ensure development respects existing landforms by utilizing landform grading techniques that result in natural rather than manufactured slope appearance in areas that interface with Poggi and Wolf Canyons.

LUT 80.3 Site and design infrastructure facilities to minimize visual and other impacts to Wolf Canyon.

10.5.2 Central District

Description of District

The Central District of the Otay Ranch Subarea is centered at the planned intersection of ~~Rock Mountain Road~~ Main Street with La Media Road (Figure 5-44). It is comprised of Villages Four, Seven and Eight of the Otay Ranch General Development Plan (GDP).

Existing Conditions

This District is being planned and implemented in accordance with the objectives and policies of this General Plan and the Otay Ranch's GDP.

Vision for District

The District has a mixture of land uses and intensities that includes a large community park; a pedestrian-oriented mixed use town center; single-family and multi-family residential uses surrounding a typical Village Core; and a middle school. The large community park provides

✱ ~~For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information~~

enhanced sports and recreation opportunities for all Otay Ranch residents. Single-family homes along ~~Rock Mountain Road~~ Main Street have expansive views of Wolf Canyon, Rock Mountain, and the Otay Valley. Development in the Rock Mountain area is sensitively situated to preserve significant viewsheds and topographic features. A pedestrian-oriented Town Center, with transit services and Town Center Arterials in the form of couplets or other pedestrian-oriented arterial street design, is located along portions of La Media Road and ~~Rock Mountain Roads~~ Main Street, where Villages Four, Seven, and Eight meet.

Objective - LUT 81

Develop a higher density, mixed use, transit-oriented town center positioned on the intersection of ~~Rock Mountain Road~~ Main Street and La Media Road, surrounded by lower ~~density~~ intensity residential use and a large community park, ~~and~~ that preserves Rock Mountain as an important landform and visual resource.

Policies

LUT 81.1 Develop approximately 70 acres of Village Four west of La Media as a large community park to serve Otay Ranch.

LUT 81.2 Provide for single-family homes in Low Medium density ~~along Rock Mountain Road.~~ south of the Town Center, away from major roadways.

LUT 81.3 Development near the significant viewsheds and topographic features of Rock Mountain should be done sensitively to preserve these important visual resources of Otay Ranch.

LUT 81.4 Support the relocation of the VORTAC facility currently located within Village Seven.

LUT 81.5 Provide for a Town Center with pedestrian-oriented arterials and ~~mass~~ transit service at the intersection of ~~Rock Mountain Road~~ Main Street and La Media Road.

LUT 81.6 Support larger commercial uses in the Town Center by providing additional visibility and access for both vehicles and pedestrians.

✱ *~~For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information~~*

LUT 81.7 Allow arterial traffic into the Village Eight Town Center through use of the Town Center Arterial, which may include a pedestrian-oriented, one-way couplet street system or other pedestrian-oriented street design.

LUT 81.8 Locate a junior high school, designed with a pedestrian orientation, in Village Eight at the corner of the intersection of La Media and ~~Rock Mountain Road~~ Main Street. Because the Sweetwater High School District serves a larger area than the Otay Ranch, the school may need to serve grades 7 through 12. The District will determine at the SPA level the grades to be served and area needed for the school.

~~LUT 81.9~~ ~~Provide for an interface between the Town Center mixed uses and the Regional Technology Park (RTP) where office and RTP support uses can co-locate with Town Center uses if supported by market conditions, as determined by the Director of Building and Planning.~~

Objective - LUT 82

Ensure a cohesive relationship between the Town Center and adjoining land uses within Village Eight.

Policies

LUT 82.1 Provide access at multiple locations and the Circulation Element Road to ensure connection and circulation throughout the Town Center and Village Eight in all directions (north/south and east/west).

LUT 82.2 Respect topographic differences and minimize the creation of large slopes that are visible to the public.

LUT 82.3 Provide enhanced architectural elevations and landscape design to minimize "back of building" appearances throughout Town Center and Village Eight, along circulation thoroughfares and the canyon rim.

LUT 82.4 Provide transit service throughout Village Eight.

✱ *~~For text shown in shading, please see Page LUT-285 for Final Action Deferral Areas information~~*

Objective - LUT 83

Develop a pedestrian-oriented and transit friendly community east and south of the Town Center, including a range of housing types, community facilities and a mixed-use Village Core.

Policies

LUT 83.1 In Village Eight, provide diverse and less intensive housing types, east and south of the Town Center.

LUT 83.2 Provide transition between the adjoining residential land uses and the Village Core to ensure a cohesive visual character.

LUT 83.3 Limit land uses to lower density residential adjacent to the MSCP Preserve.

LUT 83.4 Provide transit service within the Mixed Use Residential designated as Village Core.

LUT 83.5 Provide the needed community facilities, including an elementary school and neighborhood park near the Village Core.

10.5.3 Otay Valley District

Description of District

The Otay Valley District is comprised of three parcels along the Otay Valley in the southerly portion of the Otay Ranch. The parcels are separated by the open space lands that surround each parcel (See Figure 5-45).

Existing Conditions

The District consists primarily of undeveloped, relatively flat land on both sides of the Otay River, and a topographically constrained site, located on the south side of the Otay Valley, east of Heritage Road, and adjacent to the City of San Diego jurisdiction on Otay Mesa. A portion of this

✱ *For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information*

Otay Ranch Subarea - Central District

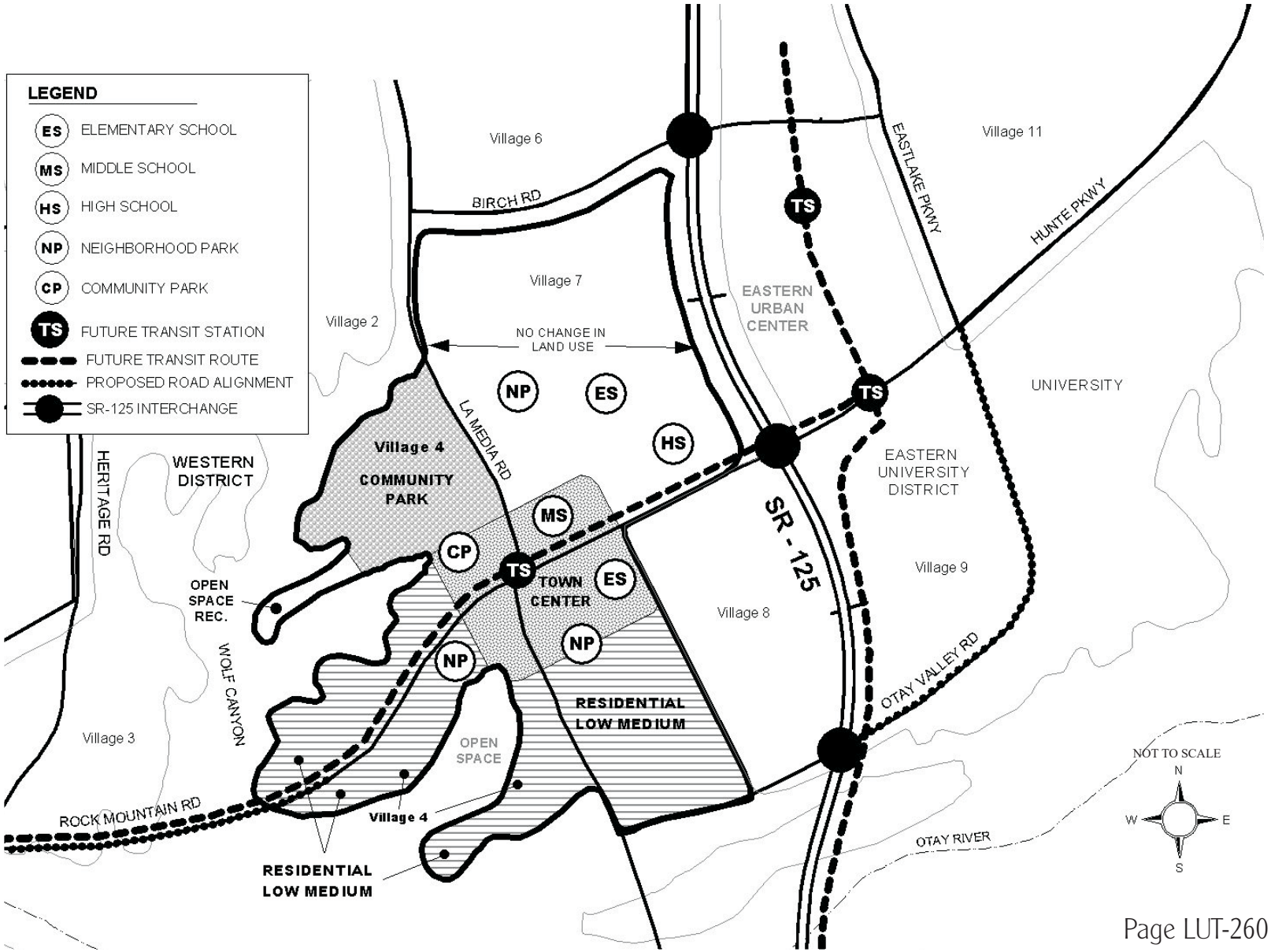


Figure 5-44

Otay Ranch Subarea - Central District

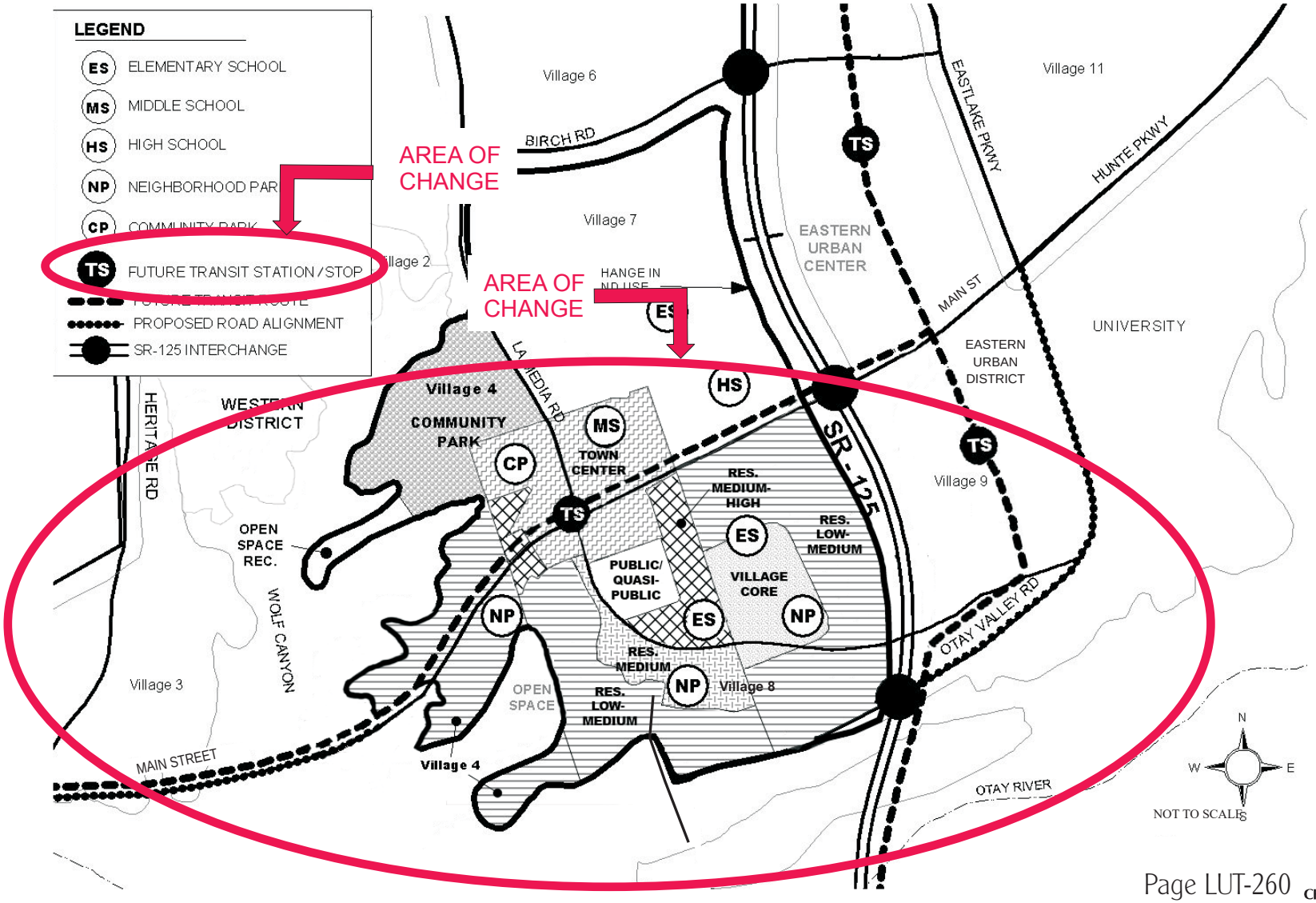


Figure 5-44

Proposed

site has been used for industrial activities. Much of the District's land is within the Open Space Preserve in Chula Vista's Multiple Species Conservation Program (MSCP) Subarea Plan. The MSCP has identified certain areas as potential locations for active recreation uses. Refer to Chapter 9, the Environmental Element, of this General Plan, for policies intended to preserve sensitive resources in and near these areas by limiting the location, type, and character of development.

A portion of the District's lands was previously used for a gun club. Consequently, lead contamination from bullet slugs is a concern for any planned future use, due to potential water quality degradation to the adjacent Otay River and/or human exposure. Thorough testing, evaluation, and remediation (if required) of potential lead contamination will be required.

Vision for District

Active recreation uses are located on properties adjacent to the Otay River that were identified as suitable sites for such uses by the City's MSCP Subarea Plan.

Objective - LUT 8284

Designate and allow for appropriate and carefully planned land uses that provide additional recreational activities, both public and private, and entertainment and supporting commercial activities that do not threaten the viability of sensitive biological habitats or the Otay Valley's function as a key component of the Otay Ranch Preserve.

Policies

LUT 8284.1 Limit public and private active recreational uses and approximately 15 acres of mixed use commercial in support of recreational uses to the previously disturbed, non-sensitive areas deemed appropriate for active recreation and supporting mixed use commercial development by the City's MSCP Subarea Plan and Otay Ranch Resource Management Plan. Access to these sites should be readily accessible from existing and planned public roads and should not intrude into core Preserve areas.

LUT ~~82~~84.2 Prior to the approval of any project that proposes the demolition or significant alteration of a potentially significant historic resource within the "Bird Ranch" property in Otay Valley, as defined pursuant to applicable state and federal laws, require the completion of a historic survey report to determine significance. If determined to be significant, require appropriate and feasible mitigation pursuant to CEQA Guidelines, Section 15064.5.

LUT ~~82~~84.3 Limited commercial and active recreation uses authorized by Policy LUT ~~82~~84.1, above, shall be sited to minimize the potential negative effects of these uses on adjacent Preserve areas.

LUT ~~82~~84.4 Prior to approval of any discretionary permit in the Otay Vally District, ensure that the proposed project is consistent with the Otay Valley Regional Park Concept Plan, and assist implementation of the Concept Plan through project features and design that support or provide access; staging areas; trails; and appropriate buffering.

Objective - LUT ~~83~~85

Promote limited industrial development opportunities where appropriate access to non-residential circulation roadways is provided and environmental impacts are minimized.

Policies

LUT ~~83~~85.1 Allow limited industrial development on property east of Heritage Road and south of the Otay Valley, subject to the preparation of a master development plan that addresses appropriate street improvements; vehicular access; screening from public viewsheds; development infrastructure; protection of adjacent environmentally sensitive resources; water quality; and phasing.

LUT ~~83~~85.2 Improved access to industrial lots shall be a condition for future industrial development.

East Planning Area

Otay Ranch Subareas - Otay Valley District

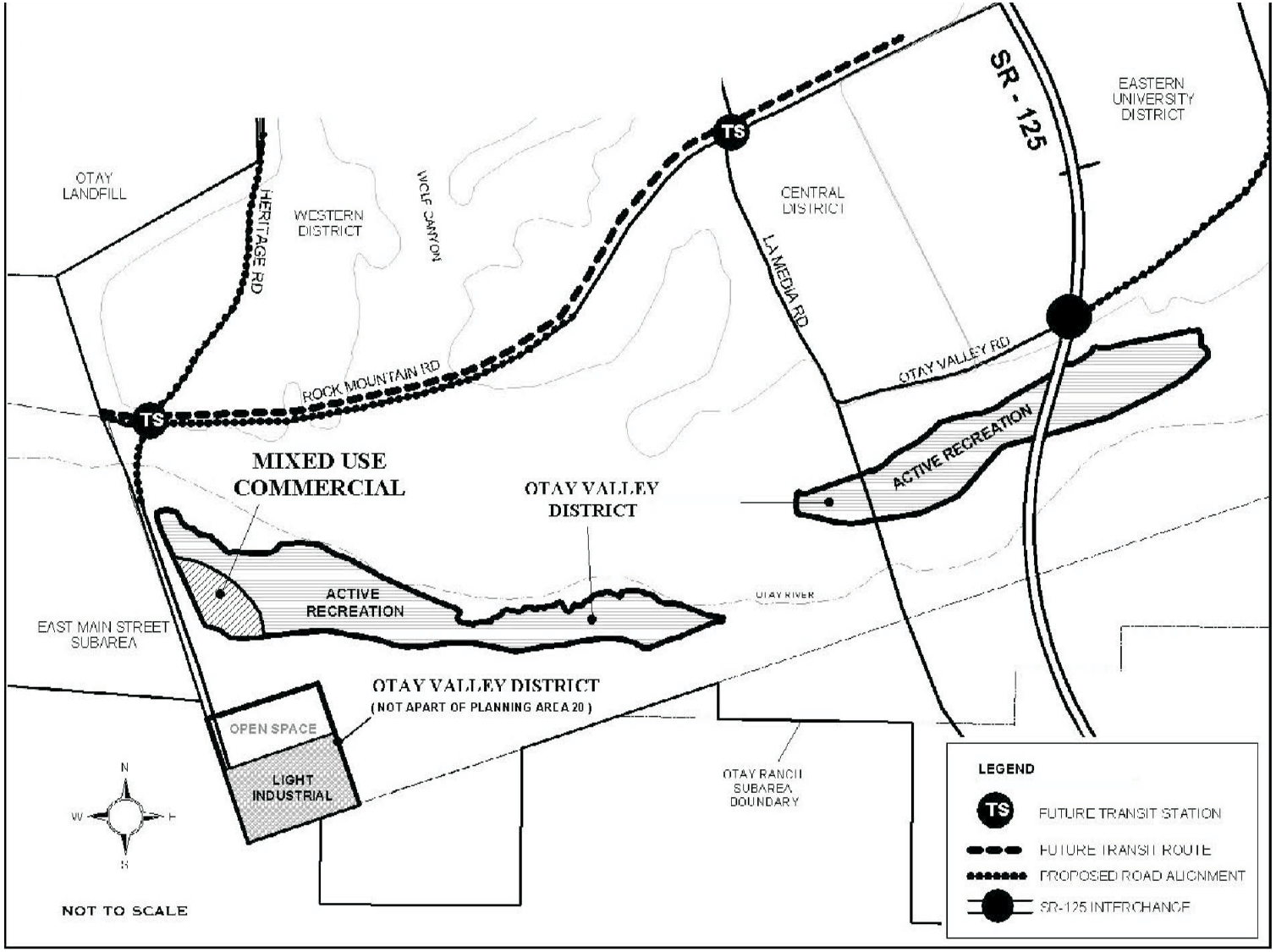


Figure 5-45

East Planning Area

Otay Ranch Subareas - Otay Valley District

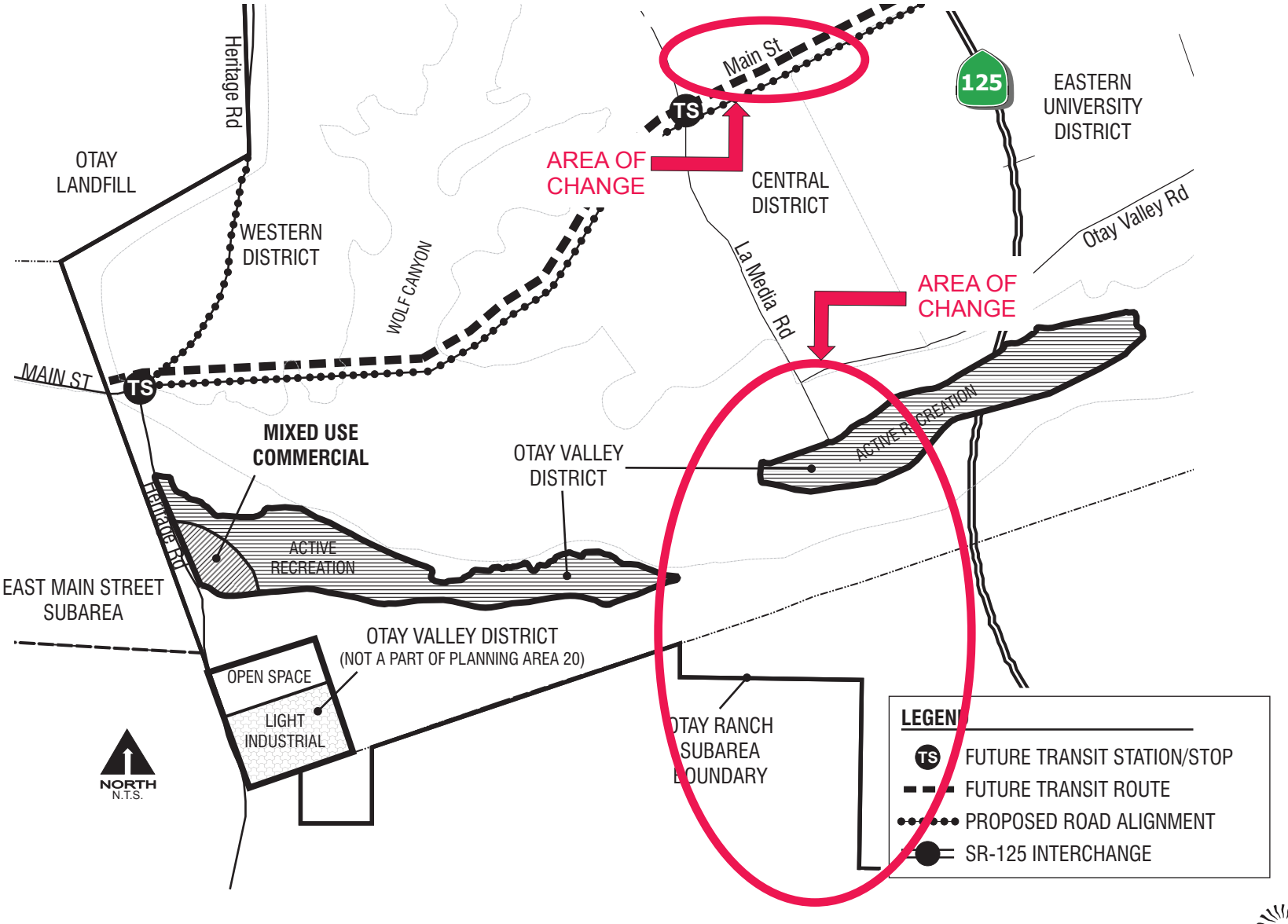


Figure 5-45

Proposed

CITY OF CHULA VISTA

10.5.4 Eastern University District

Description of District

The Eastern University District consists of approximately ~~1,400~~ 1,200 acres in ~~five~~ four Focus Areas: University Focus Area: Comprising of a University Campus and a Regional Technology Park; University Village; ~~Regional Technology Park,~~ Eastern Urban Center; and Freeway Commercial, aligned north-south along State Route 125, a major transportation corridor. (See Figures 5-46 and 5-47.)

Existing Conditions

The majority of the Eastern University District's ~~five~~ four Focus Areas are vacant, undeveloped, and in various stages of planning. The Freeway Commercial (Otay Ranch Town Center) focus area is mostly developed. State Route 125~~, a major element in the development of the area, is currently under construction~~ forms the western edge of the district.

Vision for District

The Eastern Urban Center (EUC) is the vibrant urban hub of the Otay Ranch, providing regional services and commercial and residential uses to the area.

The Eastern University District serves as the urban center for the East Planning Area, and also serves much of the inland south San Diego County region. This District provides needed, higher value employment opportunities along with business and commercial services; cultural and entertainment services; and a ~~multi-institutional university center or traditional~~ university campus and related support uses. As a regional-serving center, residential development is at a greater scale, intensity, and density than the surrounding villages and Town Centers located throughout Otay Ranch.

The District's ~~five~~ four Focus Areas have strong relationships to each other and are connected by compatible, mutually supportive land uses, circulation, and urban form. The District is linked together and supported by a rapid transit system.

~~A key component of the District is the University Campus Focus Area, which comprises a multi-institutional university center or traditional university.~~

The University Focus Area, is comprised of the university campus and a regional technology park. The university campus can be a multi-institutional university center or traditional university. The Regional Technology Park is a large, master-planned business park, providing research and high-

~~* For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information~~

tech manufacturing industries, arranged in clusters. The RTP capitalizes on the research activities, incubator and start-up industries, and skilled labor force resulting from the presence of the adjoining university campus. The university helps create additional opportunities for economic development and employment through relationships formed between academic research and study, research and product development activities, and light industrial/manufacturing uses.

The ~~adjoining~~ University Village Focus Area is comprise~~s~~d of a university-oriented Town Center of transit-oriented mixed use, and low-medium to ~~medium-high~~ mixed-use residential ~~densities~~ beyond the Town Center. Responding to the significant demand the university generates for housing and university-related commercial services, it provides the housing; retail; cultural; and other commercial services required by the university. Residential densities have been increased through collaborative arrangements between private development interests and the university, which encourage higher residential densities in return for land dedicated for the university campus and its related facilities.

~~The Regional Technology Park is a large, master-planned business park, providing research and high-tech manufacturing industries, arranged in clusters. The RTP capitalizes on the research activities, incubator and start-up industries, and skilled labor force resulting from the presence of the nearby multi-institutional university center. The university helps create additional opportunities for economic development and employment through relationships formed between academic research and study, research and product development activities, and light industrial/manufacturing uses.~~

The Eastern Urban Center (EUC) is the vibrant urban hub of the Otay Ranch, providing regional services and commercial and residential uses to the area. The EUC derives increased vitality and commercial market demand from the ~~multi-institutional~~ university ~~center~~ campus.

The Freeway Commercial Focus Area, while relating to the university much less than the other Focus Areas in the District, enhances the commercial vitality of the EUC, and also benefits from increased market demands generated by the presence of the university and the EUC.

University Village Study Area and Strategic Framework ~~Strategy~~ Policies

~~In order to maximize the opportunities resulting from the university center and the relationships described above, a "University Study Area" has been designated on properties that surround the site of the future campus, including the Eastern Urban Center, Regional Technology Park, University Campus, and University Village Focus Areas. The strategy for these areas must address the interdependent relationships between housing, economic, cultural, and academic factors within this area. This framework strategy must be completed prior to, or in conjunction with,~~

✳ *~~For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information~~*

~~preparation and approval of any subsequent SPA documents that may be required within the areas encompassed by the University Study Area. The framework strategy is intended to allow SPA plans for the villages and Planning Areas within the study area, including those under multiple ownership, to be prepared more efficiently.~~

The four Focus Areas of the Eastern University District have an interdependent land use and physical relationship that require coordinated development policies prior to adoption of any SPA Plan within the University Focus Area or University Village Focus Area. The Strategic Framework Policies will consider key relationships between land use, transportation, transit, grading, backbone infrastructure, and drainage as they pertain to the University Focus Area and the University Village Focus Area.

The Strategic Framework Policies shall be completed and incorporated into the Otay Ranch General Development Plan prior to, or in conjunction with the preparation and approval of the first SPA Plan or similar planning document within the University Focus Area or University Village Focus Area. The policies shall provide for an orderly and cohesive development pattern for the University Village Study Area. These coordinated efforts will ensure a synergy between the uses that will result in interconnected patterns for land uses and facilities. It also ensures that the detailed design decisions for any of the properties within the area will not unduly affect the potential development of the adjoining properties. The completion of the Strategic Framework Policies will allow SPA plans within the Eastern University District that are under multiple ownership, to be prepared in a coordinated and cohesive manner.

The following objectives and policies recognize the interdependence and important relationships between the Focus Areas of the Eastern University District, and the need for coordinated development to enhance the economic and community success and vitality of ~~the~~ this District.

Objective - LUT 846

Develop a corridor of integrated, high-intensity urban uses; office and business parks; retail centers; residential uses; and a major higher educational institution along the State Route 125 corridor to serve the East Planning Area and the broader south county region.

Policies

LUT 846.1 Accommodate the coordinated development of ~~five~~ four primary land use Focus Areas within the State Route 125 corridor: (1) a region-serving urban center with the highest residential densities and an office/commercial focus; (2) a sub-regional retail/lifestyle center; (3) a higher education institution(s) that make up a multi-institutional university center or a traditional university campus and a research and technology-oriented, light industrial business park; and (4) a Town Center providing university-related retail, service, cultural, and entertainment centers~~; and (5) a research and technology-oriented light industrial business park~~.

LUT 846.2 Allow for flexibility and adjustments of the designated land use/Focus Area boundaries, and recognize ownership boundaries to: promote the intermixing of uses that support and complement those existing in adjoining Districts and subareas; account for changing market conditions and economic development objectives; and foster the development of a cohesive pattern of urban development and built form.

LUT 846.3 Permitted uses and densities/intensities may be adjusted among the Focus Areas, provided that the objectives, policies, and principles for land use relationships, community character, and urban form for the District are maintained.

~~* For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information~~

Objective - LUT 857

Establish a distinctly identifiable corridor that creates a unique sense of place through: its integration of diverse uses and land ~~use Focus Areas into~~ uses within a cohesive development pattern~~; and its linkages~~ that results in interconnected uses and facilities between the District's Focus Areas, and to adjoining communities, ~~and~~ open spaces and the sub-region.

Policies

LUT 857.1 Integrate public schools; parklands; cultural and community facilities; libraries; a higher education facility; and comparable uses that support the other primary land uses.

LUT 857.2 Locate and design buildings, public spaces, and landscaping to create a distinct character and identity for each Focus Area, emphasizing development patterns that foster pedestrian activity and enhance community livability.

LUT 857.3 Connect the corridor's uses to surrounding open spaces with pedestrian and bike paths and greenbelts.

LUT 857.4 As part of any SPA plan within the University Village Study Area, establish a coordinated system of physical elements that interconnect and unify the University ~~corridor's~~ Focus Area~~s~~ and University Village Focus Area, including streets, grading, transit, sidewalks, streetscapes, signage, lighting, building placement and form, and architectural character.

.

LUT 857.5 Carefully consider for each Focus Area land uses that will not diminish or prevent the establishment of uses primarily intended for the other Focus Areas of the Eastern University District.

LUT 857.6 ~~Complete preparation of a framework strategy for the University Campus, University Village, Eastern Urban Center and Regional Technology Park Focus Areas included within the "University Study Area" prior to or concurrently with~~

✱ *For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information*

~~any future GDP amendments and SPA plans for villages within the Eastern University District. This strategy shall identify and consider important land use, economic, circulation, and design elements, and relationships between these Focus Areas. The strategy shall also identify key principles or "ground rules" for development to allow subsequent SPA planning for the individual focus areas and ownerships to proceed independently.~~

The Otay Ranch General Development Plan shall include the Strategic Framework Policies above prior to adoption of the first SPA Plan within the "University Focus Area" or "University Village Focus Area", that addresses issues related to the orderly and cohesive development of the University Village Study Area. The Strategic Framework Policies shall address key physical relationship components such as land use, transportation, transit, grading, backbone infrastructure, drainage, and environmental considerations. The Policies shall also identify key principles or development requirements for each SPA Plan within the University Focus Area and the University Village Focus Area to ensure they develop in a cohesive and interconnected manner.

LUT 87.7 Each SPA Plan within the University Focus Area and University Village Focus Area shall comply with the Strategic Framework Policies.

Objective - LUT 868

Encourage the dedication of land, and other voluntary actions that facilitate creation of a ~~multi-institutional~~ university campus.

Policies

LUT 868.1 Allow residential and commercial development at densities and intensities that are at the higher ranges specified in individual land use designations, as identified in the General Plan for projects that facilitate establishment of a university through the dedication of land and easements and other mechanisms or actions, such as the construction of necessary improvements, or the inclusion of other project features that assist in the creation of the university.

✱ *For text shown in shading, please see Page LUT-285 for Final Action Deferral Areas information*

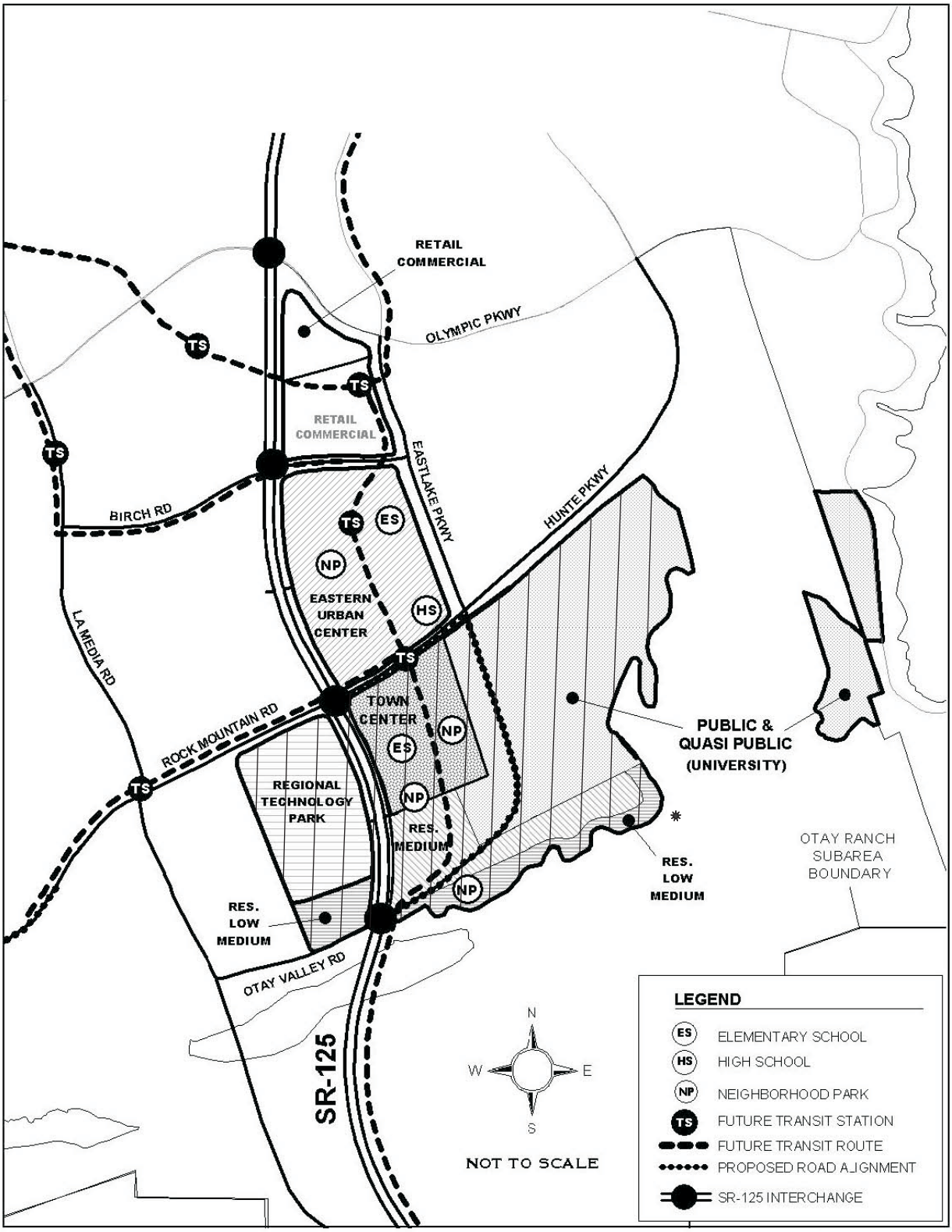


Figure 5-46

✷ *For areas shown in cross-hatch, please see Page LUT-303 for Final Action Deferral Areas*

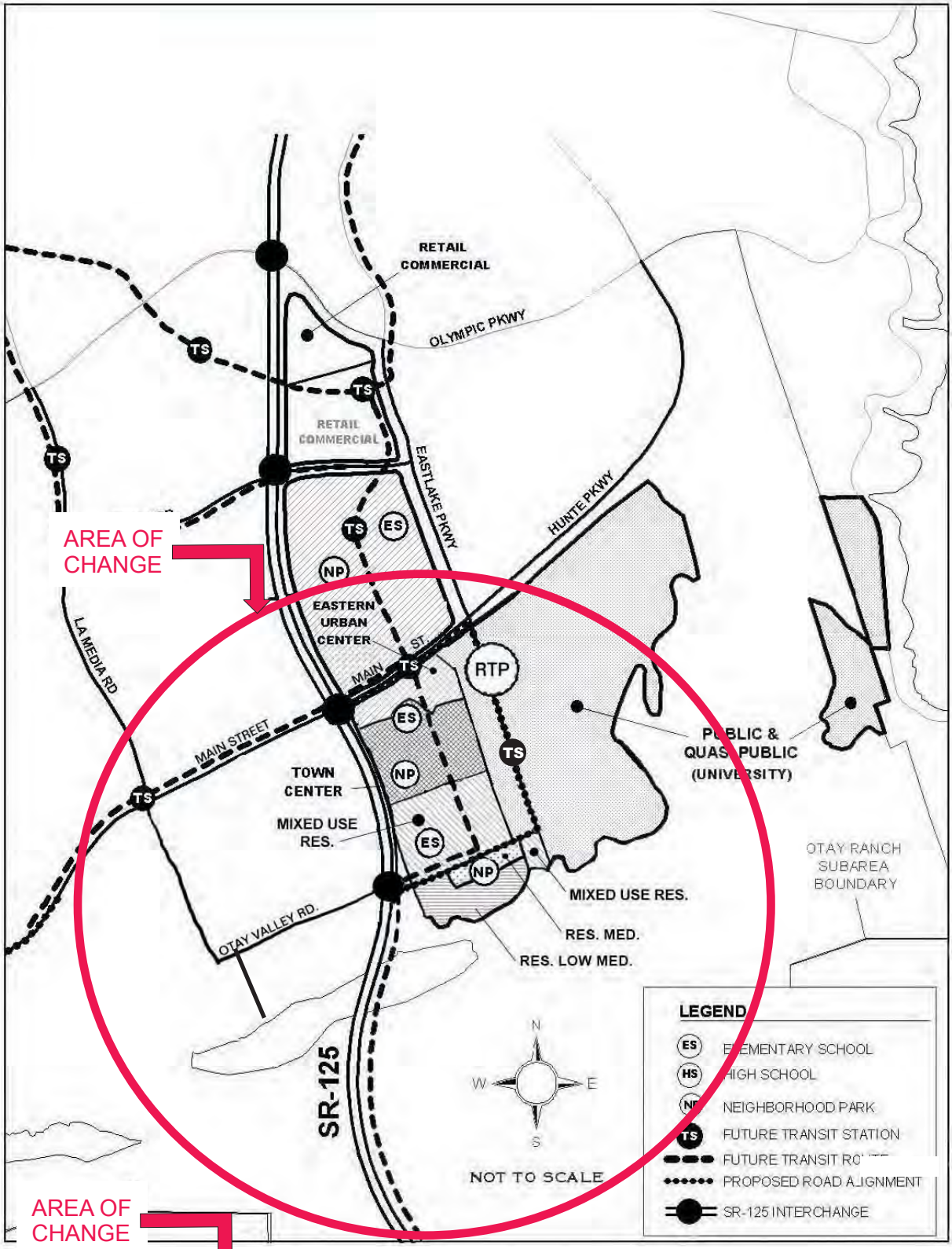


Figure 5-46

Proposed

Eastern University District
Focus Areas

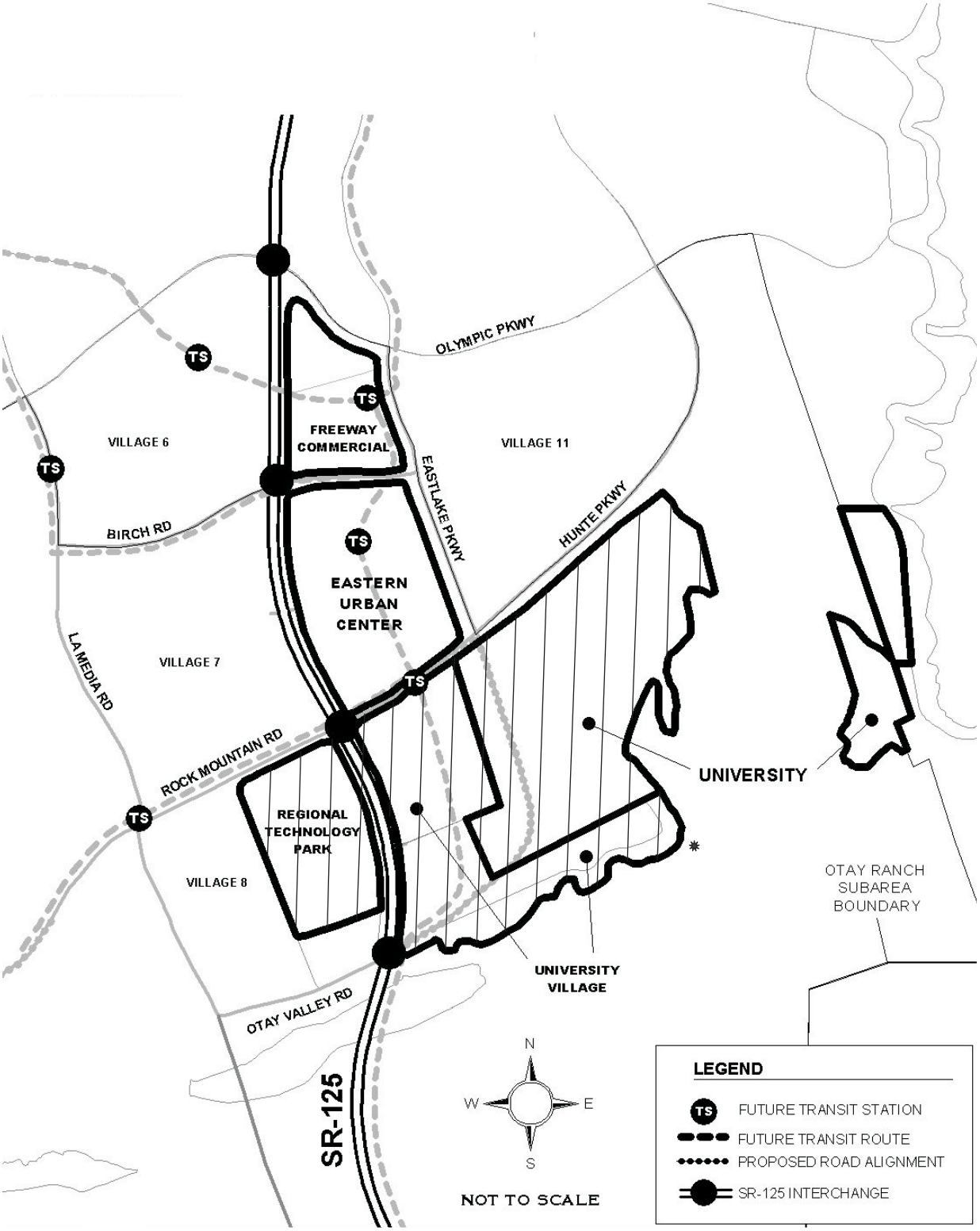


Figure 5-47

✷ *For areas shown in cross-hatch, please see Page LUT-303 for Final Action Deferral Areas*

Eastern University District
Focus Areas

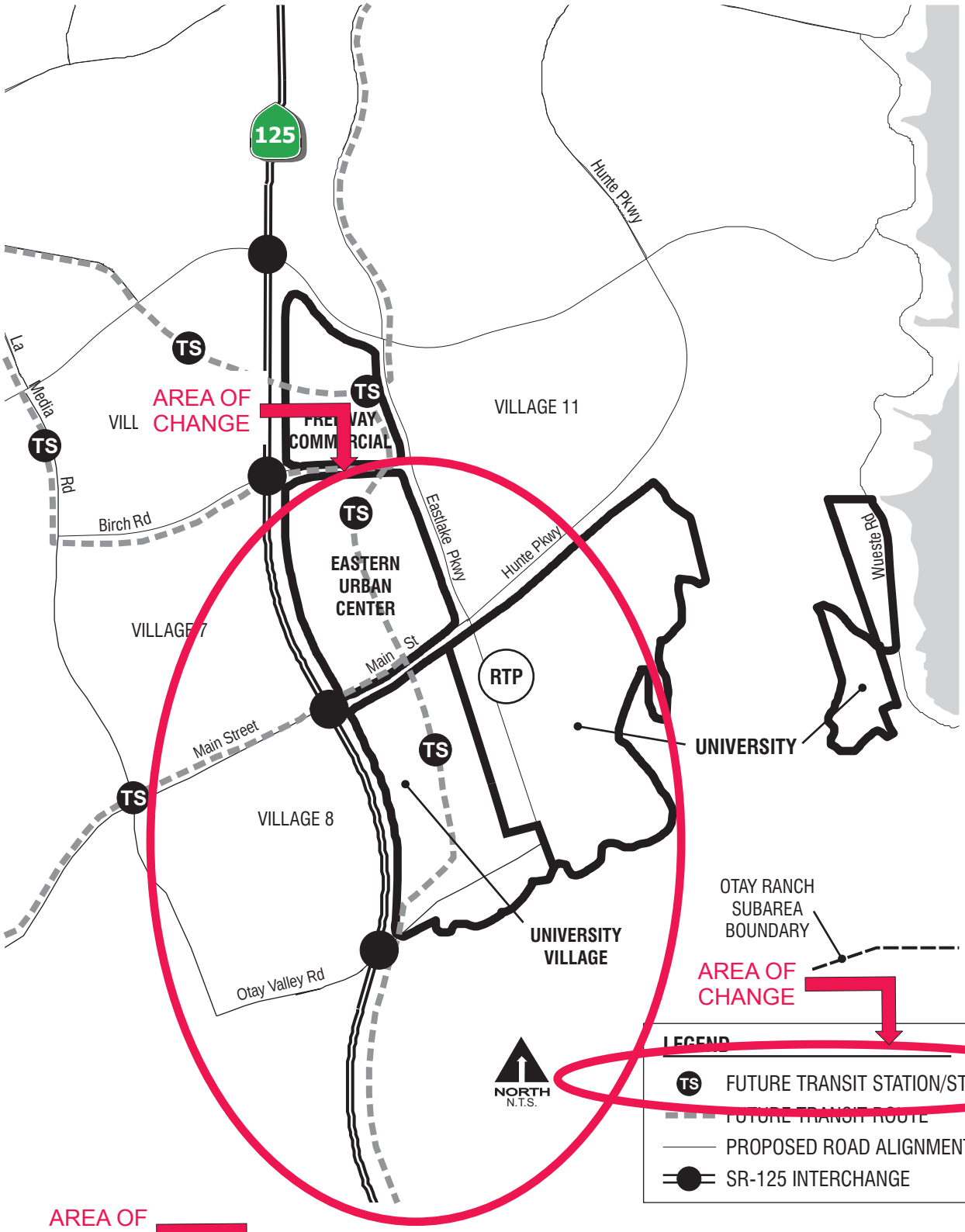


Figure 5-47

Proposed

10.5.5 University ~~Campus~~ Focus Area

Description of Focus Area

The University ~~Campus~~ Focus Area is located in the southeastern portion of the East Planning Area, immediately south of Hunte Parkway, east of State Route 125, and immediately northwest of the Salt Creek open space area (see Figure 5-47.) It will be devoted to development of a university campus and related facilities and will be integrated with the adjoining Regional Technology Park.

There are two (2) distinct land uses within the focus area: A University Campus and a Regional Technology Park.

Existing Conditions

This vacant, undeveloped area is currently undergoing planning efforts intended to bring about development of a multi-institutional university center or traditional university and related facilities, as well a a regional technology park on approximately ~~530~~ 558 acres. A public charter school (High-Tech High) is situated directly south of Hunte Parkway and Village 11 and occupies approximately 10 acres of the university site.

10.5.5.1 University Campus

Vision for Focus Area

The University Campus portion of the University Focus Area encompasses the university campus itself and on-site related commercial, cultural, and residential uses. The campus and its related uses act as an economic stimulus by contributing intellectual capital and innovation that spurs new economic development and job opportunities for local and regional residents, and provides an institution of civic distinction for the City of Chula Vista. The institution supports and encourages research-supported light industrial/manufacturing industries in adjoining areas and in the region
.

Objective - LUT ~~87~~9

Establish ~~an educational institution~~ a university campus that promotes economic development and serves as a center of education, prestige, and distinction for the City of Chula Vista and southern San Diego County.

✱ *~~For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information~~*

Policies

LUT 8~~7~~9.1 Accommodate a Multi-Institutional Teaching Center (MITC) or University Center, that consists of a partnership or consortium of colleges, universities, and/or research institutes that share land and buildings.

LUT 8~~7~~9.2 Alternatively to policy LUT 8~~7~~9.1, accommodate a traditional university campus that might be (1) a liberal arts college, focused primarily on 4-year undergraduate degrees; (2) a regional comprehensive university, with undergraduate degrees and a full range of masters programs; or (3) a major research university that provides a rich complement of undergraduate programs, as well as masters, doctoral, and professional degrees.

LUT 8~~7~~9.3 Accommodate a multi-institutional university center or traditional university that supports and encourages research and related high-tech, light industrial/ manufacturing industries in the regional technology park, and in surrounding areas and in the region.

✳ *~~For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information~~*

Objective - LUT ~~88~~ 90

Ensure a ~~multi-institutional~~ university ~~center facility~~ campus that is accessible to students regionally and bi-nationally.

Policies

LUT ~~88~~90.1 Accommodate the development of the multi-institutional university center or a traditional university and supporting uses on approximately ~~530~~ 473 acres.

LUT ~~88~~90.2 Accommodate the development of, at a minimum, a full service, 4-year higher educational institution that integrates all uses that contribute to and support its primary mission, including academic instruction and research (classrooms, laboratories, library, etc.); athletic and recreational facilities; student, faculty, and staff housing; and supporting facilities (corporation yards, maintenance facilities, parking, etc.).

LUT ~~88~~90.3 Accommodate university academic, athletic, and support facilities for an enrollment of 15,000 Full Time Equivalent (FTE) students and a cumulative population of 25,000 encompassing faculty, staff, visitors, and research professionals.

LUT ~~88~~90.4 Develop minimum densities, established through a campus plan sufficient to supply at least 30 percent of the student housing needs, and 20 percent of graduate student and faculty/staff housing needs. Provision of this housing may be met through collaboration between the university and private ownership interests.

Objective - LUT 89 91

Develop a ~~multi-institutional university center or traditional~~ university ~~site~~ campus that combines a learning institution's various functions into a cohesive and well-designed area that enhances pedestrian activity and livability; respects the natural setting; and is well-integrated with adjoining communities and uses, including the University Village Town Center, the Regional Technology Park, Eastern Urban Center, and the surrounding residential community.

~~* For text shown in shading, please see Page LUT-285 for Final Action Deferral Areas information~~

Policies

Use & Design

LUT ~~89~~91.1 Prior to the adoption of a SPA Plan that includes ~~involving~~ the university site or any contiguous area ~~supporting the campus~~, locate and design the development of university and supporting uses and those adjoining areas to achieve a cohesive and integrated campus environment, in consideration of the following principles:

- ~~Development of a campus core as the highest intensity of use, which concentrates classrooms, offices, libraries, and other academic uses that are surrounded by housing, athletic fields, and other complementary uses.~~

- The campus ~~core~~ shall be located in proximity and linked to the Town Center, establishing continuity of urban form; density; street network; pedestrian sidewalks; paths; and landscape. Uses that may be shared by the university and surrounding community should be concentrated along the campus/Town Center edge, such as art galleries; cultural facilities; retail; food service; and similar uses. A permeable edge between the campus and Town Center shall be established.

- The campus ~~core~~ shall be linked with the transit center established within the Town Center.

- Individual research institutes that may be developed with a Multi-Institutional Teaching Center (MITC) or traditional university may be distributed throughout the university site and/or as an interface with the Town Center, Regional Technology Park (RTP), or Eastern Urban Center (EUC). ~~In either case, t~~There should be direct physical linkages with the campus core.

- The university's uses and buildings shall be linked and unified through a system of plazas/quads; pathways; transportation corridors; recreational areas; and open spaces.

- Greenway linkages shall be established between the university campus and surrounding open spaces.

* ~~For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information~~

- Buildings shall be sited along common sidewalks, pathways, and plazas to stimulate a high level of pedestrian activity.

- Parking shall be located on the periphery of the campus core and university campus, to the extent feasible.

LUT ~~899~~1.2 Permit flexibility in the delineation of the edge between the university and an adjacent Town Center to facilitate the mixing of land uses and account for the building program established at the time of development, provided that the General Plan's ~~intentions for~~ concepts of land use relationships, urban form, and community character are achieved. General concepts shall be prepared as part of the ~~framework strategy~~ Strategic Framework Policies for the University Village Study Area and specific delineations shall occur through subsequent detailed planning, i.e., Sectional Planning Area Plans.

Intensity/Heights

LUT ~~899~~1.3 Allow a sufficient floor area ratio necessary to develop university academic, research, and support buildings. A maximum floor area ratio (FAR), averaged over the entirety of the site and appropriate in character to surrounding areas ~~villages~~, shall be established during preparation of the University Campus SPA Plan.

LUT ~~899~~1.4 As an alternative to the development of the university campus, allow for residential land use at an equivalent density of one dwelling unit per 10 acres on land designated Public/Quasi Public within the Eastern University District. Clustering of residential units is encouraged, as specified and regulated within an approved SPA-level Plan on land designated Public/Quasi Public. Residential units may also be transferred to other land within the Eastern University District, as provided for in the adopted SPA-level Plan. This alternative is not intended to conflict with any secondary land use plan for the University site under the Otay Ranch General Development Plan.

Note: Section 10.5.6 was moved to page LUT-276

Note: Section was moved from Section 10.5.7 on adopted GP page 279

~~10.5.7 Regional Technology Park Focus Area~~
10.5.5.2 Regional Technology Park

~~Description of Focus Area~~

~~The Regional Technology Park Focus Area is approximately 150-200 acres, located immediately west of State Route 125, with excellent access to be provided by major roadways and public transit facilities (see Figure 5-47).~~

~~Existing Conditions~~

~~The area is currently vacant and undeveloped. Planned development of this area will also need to respond to specific circulation and land uses identified in planning documents covering the University Village to the east, and the mixed use Town Center to the northwest.~~

Vision for Focus Area

The Regional Technology Park (RTP) portion of the University Focus Area is a large approximate 85-acre, master-planned ~~light industrial type~~ business park oriented to, and accommodating research and high-tech manufacturing activities. The RTP integrates manufacturing and research uses with related commercial business uses. The design of the RTP accommodates corporate manufacturers that require high quality manufacturing and research oriented facilities and workplace amenities. The research and manufacturing uses are able to capitalize upon the presence of the university research activities, a skilled workforce, and other supporting or related industries located within the RTP and in other nearby areas of Otay Ranch, and the broader south County region.

Objective - LUT 92

Establish a high-quality ~~industrial~~ business park that is oriented to and accommodates high technology businesses conducting research and light industrial/manufacturing activities that provide job opportunities for residents of Otay Ranch, Chula Vista, and the greater south San Diego County region.

✱ *~~For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information~~*

Policies

LUT 92.1 Promote research and development uses associated with light manufacturing businesses by adopting GDP- and SPA-level policies and Planned Community District regulations that provide regulations and standards that encourage the locating of ~~desired~~ high technology uses and industries.

LUT 92.2 ~~Integrate~~ Locate accessory uses, such as daycare facilities; health clubs/spas; parklands; and other uses that ~~enhance the quality and workplace environment of the business park, but in limited amounts neccessary to~~ support the workplace in the Town Center and EUC in order to maximize the availability of land for the primary ~~research and manufacturing~~ uses.

LUT 92.3 Allow ancillary professional office ~~retail, service and finance~~ and limited service businesses as secondary uses where such uses are necessary to support the primary research and development and light manufacturing uses. These secondary uses should ~~be limited such that they do~~ not compete with ~~or provide similar goods and services to those intended fothe Eastern Urban Centerr~~ the EUC and adjoining areas that are intended as the preferred location for these support uses.

LUT 92.4 ~~Allow suitable~~ Establish floor area ratios (FAR) to accommodate research, light manufacturing, and supporting uses in multi-story buildings that allow for a seamless transition between the University Village and RTP.

~~LUT 92.5~~ ~~The area of office, retail, professional, and other ancillary uses shall be limited to that necessary to support research and development and light manufacturing uses~~.

LUT 92.5 Locate and design the RTP so it is conveniently accessible from Hunte Parkway, the University Village, EUC, University, as well as from regional transportation including SR-125 and the BRT line.

LUT 92.6 ~~Concentrate primary buildings along one or more primary streets to establish~~ .Locate portions of the RTP in proximity to the Town Center to achieve visual continuity and ~~integrate~~ pedestrian orientation that workers in the RTP can access outdoor dining, plazas, malls, and squares ~~to enhance socialization and pedestrian activity~~ within the Town Center.

✱ *For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information*

Policies

LUT 92.7 Locate parking at the rear of buildings to promote business visibility and a pedestrian-friendly environment.

LUT 92.8 The RTP may be comprised of non-contiguous planning areas provided that the minimum size of a planning area is 25 acres.

✳ *For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information*

Objective - LUT 93

Provide opportunities to develop new research institutions, industries, and businesses that capitalize upon the intellectual capital and research activities of the university.

Policies

LUT 93.1 Proactively attract the development of incubator industries and research institutions that may be induced by the presence of a university campus.

LUT 93.2 Develop the business park as a distinctly identifiable and high-quality campus environment, with unifying streetscapes; landscapes; architectural character; signage; lighting; and similar elements.

LUT 93.3 Establish a network of streets, pedestrian and bicycle paths, and open spaces to connect with the adjacent Town Centers, university, and surrounding open spaces.

Objective - LUT 94

Ensure the coordination and sizing of infrastructure needs in proximity to Village 9, EUC and University.

Policies

LUT 94.1 Coordinate and size infrastructure needs such as sewer, water, roads and utilities jointly with the development of the University Village and University.

LUT 94.2 Minimize the placement of the RTP at multiple locations within the University Focus Area in order to maximize infrastructure economies.

LUT 94.3 Independent of the University Campus development, phase and develop the RTP commensurate with residential development within the adjoining University Village, EUC and surrounding area.

✱ *For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information*

Note: Section was moved from page LUT-274

10.5.6 University Village Focus Area

Description of Focus Area

The University Village Focus Aarea is located ~~immediately~~ adjacent to the west of the University ~~Campus~~ Focus Area, with State Route 125 along its west boundary (see Figure 5-47). It will be strongly identified with and oriented to the planned university facility and regional technology park.

Existing Conditions

The site is currently vacant and undeveloped. Conceptual planning will be followed by subsequent GDP and SPA applications.

Vision for Focus Area

The University Village Focus Area includes a university-oriented Town Center of transit-oriented mixed use, medium-high, medium, and low-medium residential land use designations and densities. The Town Center ~~surrounded by a village with~~ residential densities are higher than typically found in Otay Ranch as a result of the dedication of fifty additional acres for the university campus, which further facilitates the development of the university and integrates the Town Center with this expanded university campus as shown on Figure 5-47. As a result, ~~T~~the area is strongly tied to the planned university campus and regional technology park. It provides housing, retail and other commercial services, and cultural and entertainment uses that are necessary to support the university. It incorporates a Town Center generally centered at the intersection of the Town Center Arterial roadways and a planned transit station.

Residential areas that surround the Town Center and near a ~~multi-institutional~~ university ~~center~~ campus ~~or traditional university~~ maintain a higher density than other villages typical of the Otay Ranch area in order to respond to the increased demand for housing to be created by the university campus at the size and location shown on Figure 5-47. Because of the unique and significant market factors attributable to the university, demand is strong for land capable of providing residential and non-residential uses, both within the campus boundary and in adjacent areas.

Objective - LUT 905

Establish a pedestrian-oriented, mixed use Town Center that serves as the interface, or common meeting ground, of the university, regional technology park, and surrounding residential development and serves the university campus at the size and location shown on the General Plan as well as the regional technology park work force. ~~This should functionally serve in a comparable manner to the other village centers throughout the Otay Ranch, although with the addition of a university population.~~

Policies

LUT 905.1 Accommodate retail; professional office; entertainment; cultural; restaurant; and mixed use structures that integrate housing with retail or office uses, a diversity of housing, and comparable uses that support the residential and university communities and regional technology work force.

LUT 905.2 Allow the development of uses that directly support or complement the university, such as commercial services, office, ~~research institutes~~ and faculty, staff, and student housing.

LUT 905.3 Preclude the development of regional serving, large-format retail, automobile sales and service, and comparable uses that are not supportive of intense pedestrian activity.

LUT 905.4 Allow the development of retail and office uses ~~at floor area ratios (FAR)~~ in a more intense format necessary to serve the university village and related businesses, ~~rather than the sub-regional or regional~~ that are complementary to business and retail needs intended for the EUC.

LUT 905.5 Locate and design the development of university, regional technology park, and supporting uses to achieve a cohesive and integrated mixed use Town Center, in consideration of the following principles:

- Development of a pedestrian-oriented, mixed use Town Center (e.g., a Main Street) along the transportation couplet/transit corridor that has the highest

✱ *For text shown in shading, please see Page LUT-285 for Final Action Deferral Areas information*

intensity of development, is directly linked to the university ~~core~~, regional technology park, and EUC, and serves as the centerpiece of identity and community character. Continuity shall be provided through urban form; the massing and scale of buildings; interconnected street network and sidewalks; and landscaping.

- Development intensity shall transition and be reduced to the south, within residential neighborhoods located between the Town Center and surrounding open spaces. Because of the expected need for increased housing resulting from the university, detached single-family development shall be focused only along canyon rims adjacent to open space.

- A permeable edge shall be established where uses that support ~~both~~ the university, regional technology park, and residential community may be developed (e.g, arts; cultural; retail; entertainment; etc.).

- Structures within the heart of the Town Center area shall be located and designed to form a common "building wall" along sidewalks, with parking to the rear or in ~~subterranean~~ structures, to stimulate pedestrian activity. Ground floor uses shall be limited to retail sales, dining, and other purposes that are "pedestrian active."

- Develop an interconnected grid street system, with narrow streets that foster pedestrian activity.

- Incorporate a consistent and well-designed program of landscape; furniture; lighting; signage; and other amenities along the Town Center's sidewalks and public places.

- Establish greenway linkages between the University Village and surrounding open spaces.

- Incorporate pedestrian-oriented retail uses in the ground floor of ~~public~~ parking structures where adjacent to public streets or pedestrian-oriented spaces.

LUT 90~~5~~.6 Design and site housing to relate to the public street as a "living room" of community identity, diminishing the visual dominance of the garage, locating them to the rear of the properties when alleys are developed.

✱ *~~For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information~~*

LUT 9~~0~~5.7 Promote the development of uses that may be shared by the university, regional technology park, and residential community, such as libraries, performing arts, galleries; cultural facilities; retail; food service; and similar uses.

LUT 9~~0~~5.8 Integrate the development of a ~~multi-modal transportation center~~ a transit station that is linked to the regional transit system to serve the Town Center, regional technology park, and university.

LUT 9~~0~~5.9 Accommodate a mix of single-family attached, townhomes; apartment/condominiums; mixed residential-commercial units; and single-family detached homes, recognizing a need for higher residential densities and different types of housing to support ~~resulting from~~ the university at the location shown on Figure 5-47. ~~Help meet this demand by providing increased densities on privately owned properties as an incentive where land is committed to meet the needs of the university.~~

LUT 95.10 Provide increased densities on privately owned properties to accommodate a mix of housing as an incentive where land has been provided to the City as an extraordinary public benefit to meet the needs of the university.

~~**LUT 90.10**~~

LUT 95.11 Residential uses may be developed as single-use structures or combined with retail and office/professional uses in mixed use buildings.

~~**LUT 90.11**~~

LUT 95.12 Residential development beyond the mass transit service area or beyond the Town Center shall transition to ~~medium or~~ lower densities allowing variable housing types such as town homes and stacked flats.

LUT 95.13 Provide accessible shuttle service and/or local transit routes and shelters beyond the mass transit service area to serve residents of the University Village.

~~* For text shown in shading, please see Page LUT-303 for Final Action Deferral Areas information~~

~~LUT 90.12~~
LUT 95.14 Concentrate the highest residential densities that adjoin the Town Center, EUC, university ~~core~~, and transit corridors. The lower densities shall be located adjacent to permanent open spaces.

~~LUT 90.13~~
LUT 95.15 Allow residential density of up to ~~30~~45 dwelling units per acre within the transit service area (one-quarter-mile radius from a transit station/stop), subject to the provisions of policy LUT ~~90.14, below~~ 95.16.

~~LUT 90.14~~
LUT 95.16 Residential and commercial development projects within the University Village Focus Area shall occur at the lowest density and intensity of applicable General Plan designations unless the City in its discretion determines the project provides extraordinary public benefit.

Objective - LUT ~~91~~96

Establish a unified community that provides public facilities, such as ~~parking~~, schools, parks, and open spaces; and promotes walking and biking~~, comparable to the prevailing patterns of residential development~~ within Otay Ranch.

Policies

LUT 9~~1~~6.1 Allow for the development of public or private parking structures that can be shared by multiple uses within the Town Center.

LUT 9~~1~~6.2 Integrate parks, schools, community and cultural facilities, and similar uses that support the residential neighborhoods.

LUT 9~~1~~6.3 Establish a system of pedestrian and bicycle paths throughout the ~~Residential Villages and as~~ residential areas and the Town Center that connect~~ions~~ to the university, regional technology park, Eastern Urban Center, ~~Town Center,~~ and adjoining open spaces.

~~10.5.7 Regional Technology Park Focus Area~~

Note: Section was moved to 10.5.5.5 (See Page LUT-275 for edits)

~~* For text shown in shading, please see Page LUT-303for Final Action Deferral Areas information~~

10.5.87 Eastern Urban Center Focus Area

Description of Focus Area

The Eastern Urban Center (EUC) is approximately 265 acres, located in the central portion of the Eastern University District, between the Freeway Commercial and the University Village Focus Areas (see Figure 5-47). State Route 125 borders the area on the west and other major roadways either surround the Focus Area or lead directly toward it.

Existing Conditions

The area is currently vacant and undeveloped. Planning for this area is underway, in conjunction with the planning of adjacent focus areas.

Vision of Focus Area

The EUC is the urban core of eastern Chula Vista and is the most intensely developed of all areas in the Otay Ranch and east Chula Vista. It is a vibrant hub, integrating high density residential housing, low-and high-rise office uses, and community and regional-serving commercial and entertainment uses, providing opportunities for new City-wide and region-wide functions to be located there. As an urban hub, it is served by a Bus Rapid Transit (BRT) system with a centrally located transit station. Surrounding land uses in the adjacent University Village, the University Campus, Regional Technology Park, and Freeway Commercial Focus Areas relate closely to the EUC.

Objective - LUT 947

Provide a centralized urban area to support the East Chula Vista/Otay Ranch and south San Diego County population, providing regional goods and services that cannot be accommodated in the residential Village Cores of Otay Ranch.

Policies

LUT 947.1 Integrate civic uses; recreation activity; a system of parks; necessary schools; and other resident-serving uses and encourage joint use of public and private faculties.

LUT 947.2 Encourage the highest residential densities of the Otay Ranch Subarea to develop in the EUC.

LUT 947.3 Provide sufficient acreage to accommodate cultural and community public facilities, open space, park(s), and schools within the urban center and encourage the development of a performing arts center.

LUT 947.4 Develop the EUC as an intense urban form, with mid- and high-rise buildings typically located in the central core and near transit.

LUT 947.5 Apply the Design Review process for discretionary projects to ensure that building facades are designed and oriented to accentuate and enhance the pedestrian experience and urban street scene. Buildings fronting on pedestrian spaces shall be designed to support and enhance dining, entertainment, and art and cultural activities.

LUT 947.6 As part of the approval of a SPA, provide pedestrian-oriented plazas, through-block paseos, and landscaped squares to add interest and provide contrast to the buildings, which should generally be built to the sidewalk's edge.

LUT 947.7 As part of a Strategic F~~f~~ramework ~~strategy~~ Policies for the University Village Study Area, identify development regulations and design standards within City ordinances, policies, and other regulatory measures that may hinder achieving the intended urban vision for the EUC. Revise regulations and standards for both public and private uses and facilities where deemed necessary to create the urban character intended for the EUC.

LUT 947.8 Accommodate phased development, allowing the urban land use intensity and character of the EUC to intensify and evolve in stages in response to economic and other factors.

Objective - LUT 958

Establish an area that functions as a retail commercial, services, and office node providing an intense, pedestrian-oriented urban activity center that is linked by land use, design, and circulation, including a Bus Rapid Transit system (BRT) to the region, other villages of the Otay Ranch, and the University Village, University Campus, Regional Technology Park, and Freeway Commercial Focus Areas.

Policies

LUT 958.1 Accommodate uses that provide an employment base for the region, including office, retail, business/research park, and visitor-serving commercial; cultural and entertainment activity; an urban open space corridor linkage; and high density multi-family residential uses developed as single uses or integrated with retail and office in mixed use buildings.

LUT 958.2 Allow the development of uses that directly support or complement the university, such as research; education, and business institutes; and faculty, staff, and student housing.

LUT 958.3 Floor area ratios shall accommodate a variety of low, mid, and high-rise buildings for residential uses; professional, medical, financial, and other business uses; and local, specialty, and regional serving retail complexes.

LUT 9~~5~~8.4 The transit center location shall enhance the function and convenience of the Bus Rapid Transit (BRT) system for residents, workers, and visitors in the EUC.

LUT 9~~5~~8.5 The requirements for park area, function, and design shall be provided for in an EUC Parks Master Plan prepared as part of any SPA Plan within the EUC. The EUC Parks Master Plan shall be guided by the needs and standards identified in the ~~framework plan~~ Strategic Framework Policies prepared for the University Study Area.

LUT 9~~5~~8.6 The precise boundary between the EUC and the University Village will be determined by the design of the Town Center Arterial during the preparation of the Strategic Framework ~~Strategy~~ Policies and subsequent SPA plans for the EUC and University Village.

LUT 9~~5~~8.7 Off-street parking facilities within the Eastern Urban Center shall be located and designed to promote the urban character and pedestrian orientation intended for the EUC. Parking shall conform to the urban architecture and form; provide convenient pedestrian access to the areas it serves; and promote the efficient use of shared parking facilities. To help insure successful buildout of the EUC, regulatory measures and design standards shall allow for flexibility in the siting of off-street parking facilities to accommodate temporary, interim, or phased parking facilities.

LUT 9~~5~~8.8 Promote the development of public or private parking structures that can be shared by multiple uses within the Eastern Urban Center.

10.5.9~~8~~ Freeway Commercial Focus Area

Description of Focus Area

The Freeway Commercial Focus Area is composed of approximately 120 acres in the most northerly portion of the Eastern University District (see Figure 5-47). It is bounded by State Route 125 on the west, Olympic Parkway on the north, and Eastlake Parkway on the east.

Existing Conditions

The area is currently vacant and undeveloped. Planning and engineering for the development of this area is currently underway, following the adoption of a SPA amendment application and approval of a tentative map and associated zoning permits authorizing construction of a regional shopping center.

Vision for Focus Area

This Focus Area provides both local and regional-serving retail commercial and entertainment uses. These uses are an important component of the Eastern University District's role as the urban and cultural center for the East Planning Area, as well as serving the surrounding south San Diego County region. The area's immediate proximity to State Route 125 and other major streets provides for an automobile orientation, although it is also served by the regional rapid transit system.

Objective - LUT 969

Create a retail commercial center that supports the East Planning Area/Otay Ranch population by providing regional goods and services that are not accommodated in the residential Village Cores or Town Centers; functions integrally with the intense, pedestrian-oriented urban activity of the Eastern Urban Center (EUC) Focus Area; and accommodates the Bus Rapid Transit (BRT) system connecting it to other villages, the Eastern Urban Center (EUC), and the region.

Policies

LUT 969.1 Accommodate uses that provide regional retail commercial and entertainment services, including: department stores; multiplex theatres; specialty retail shops; and eating and drinking establishments, but not office use.

LUT 969.2 Locate the BRT route and station stop within the Freeway Commercial Focus Area to facilitate an appropriate BRT alignment and transit center for the EUC.

Objective - LUT ~~97~~100

Establish a strong relationship with and linkage to the Eastern Urban Center Focus Area to the south by land use, urban form, and a pedestrian and transit circulation network.

Policies

~~LUT 97.1~~
LUT 100.1 Encourage uses within the southerly limits of the Focus Area adjacent to Birch Road that facilitate linking activities and relationship with the EUC. These should include pedestrian-scale entertainment venues, such as: eating and drinking establishments; coffee houses; fitness clubs; and specialty retail such as book, camera, and clothing stores. Discouraged uses include gas stations or other automotive services; drive-through restaurants; laundries; drug stores; and dry cleaners.

~~LUT 97.2~~
LUT 100.2 Minimize barriers to pedestrian linkage with the EUC caused by Birch Road by reducing the width of the road section to the extent feasible, and/or incorporating improvements that enhance pedestrian safety and encourage pedestrian movement between the EUC and the Freeway Commercial Focus Area.

~~LUT 97.3~~
LUT 100.3 Encourage construction of commercial establishments along the north side of Birch Road that will attract interest and pedestrian traffic from the EUC.

~~LUT 97.4~~
LUT 100.2 Encourage pedestrian-friendly landscape and sidewalk treatments, such as widened planting strips and sidewalks, installation of street furniture, and interesting lighting, signage, and pavement surfaces along both sides of Birch Road.

II.3 Area-Wide Planning Factors, Objectives and Policies

There are several topics or issues with respect to the Bayfront Planning Area that require more focused discussion:

- Create a Bayfront Focal Point
- Bayfront Linkages
- Bayfront Street Network
- Mobility
- Parks and Recreation
- Open Space Conservation

11.3.1 Create a Bayfront Focal Point

The continuing development and redevelopment of the Bayfront will create a water-oriented focal point for the entire City. With an emphasis on public recreation activities, tourism and conservation, it will emerge as the premier waterfront experience in the South County. The development standards and quality will equal those of similar areas in the northern section of San Diego Bay. The diversity of uses will exceed that of many similar projects and contribute to its vitality and use by all citizens.

Objective - ~~LUT 98~~101

Create a water-oriented focal point for the entire City of Chula Vista, which includes uses that are attractive to visitors and residents alike.

Policies

LUT ~~98.1~~ 101.1 Provide for a balanced and well-defined mix of land uses including visitor serving, commercial, cultural, civic, residential, recreational and open space Conservation.

LUT ~~98.2~~ 101.2 Improve the visual quality of the Bayfront by promoting both public and private uses that will remove existing blighted structures or conditions, and develop a new image through high quality architecture and landscape architecture.

LUT ~~98.3~~ 101.3 Allow Bayfront development intensity that provides for economic generators Within the capacity of planned public service and infrastructure systems.

LUT ~~98.4~~ 101.4 Provide good regional access to the Bayfront from I-5 and SR 54, improved gateway entries, well-routed and designed roadways, connections to public transit, well located and adequate parking areas, and enhanced pedestrian And bicycle access.

LUT ~~98.5~~ 101.5 Locate new development to be compatible with the protection and Enhancement of environmentally sensitive lands in the Bayfront.

11.3.2 Bayfront Linkages

The Bayfront Planning Area will provide visitors and residents with entertainment, recreational activities, lodging and other services within a compact area. Therefore, the full range of access linkages by car, transit, bicycle, or on foot should be planned and implemented through development of the Bayfront Planning Area. The relationship between the Bayfront and the adjacent Urban Core Subarea of the Northwest Planning Area provides an opportunity to create synergy to connected, yet distinct, areas of the City.

Objective - LUT 99~~-102~~

Establish linkages between the Bayfront Planning Area and the Northwest Planning Area for pedestrians, bicycles, and transit.

Policies

LUT ~~99.1~~ 102.1 Pedestrian and bicycle access between the Bayfront Planning Area and the Northwest Planning Area should be identified, and guidelines for their development should be established, through the Bayfront Specific Plan or a Subsequent implementation document.

LUT ~~99.2~~ 102.2 Ensure the design and construction of enhanced (wider) Interstate freeway overpasses at E, F, and H Streets, as a discrete project or in conjunction with any freeway interchange improvement programs. The crossings shall incorporate vehicular, transit, and pedestrian/bicycle access.

LUT ~~99.3~~ 102.3 Promote the development and operation of a circulation system to link and serve the Bayfront Planning Area, the Urban Core Subarea's commercial Areas, and the E and H Street trolley stations.

LUT ~~99.4~~ 102.4 Ensure integration of the Chula Vista Bayfront component of the regional Bayshore Bikeway that will provide a continuous bike loop around San Diego Bay.

LUT ~~99.5~~ 102.5 Ensure integration of the Bayfront Planning Area component of the Chula Vista Greenbelt to provide a connection between eastern Chula Vista and the Bayfront.

11.3.3 Bayfront Street Network

The intensification of land uses within the Bayfront Planning Area will alter the character of the built environment over time, creating a more urban context. The transportation network takes into account all modes of travel within this urban context, including public transit; bicycles; pedestrians; and the automobile. Figure 5-49 illustrates the Bayfront street network.

The streets located in the Bayfront should be designed with pedestrians and bicyclists in mind in order to increase social interaction; provide better support; emphasize a friendly, inviting environment for bicycling and walking; and create great places for people to live, work and visit. In general, these streets will have wide sidewalks, street trees, and parkways. These streets will provide, in varying amounts, the following generalized amenities:

- Wayfinding maps; trash receptacles; and benches should be strategically located throughout the Bayfront. Streetscapes should be designed with inviting sidewalks wide enough to be passable without having to maneuver around hedges and other obstacles, and non-contiguous to the street for the creation of parkways.
- On-street parking, limited curb cuts, and landscaping or planting strips that create a buffer between traffic and pedestrians and provide canopy shade. A well-designed streetscape makes people feel comfortable and invites and motivates people to walk or bike to destinations. The Bayfront street design should include mid-block crosswalks and off-street pathways through future common areas and open spaces.
- Easily accessible building entrances in close proximity to the sidewalk. Windows at street level with no blank walls on adjacent buildings.
- Distinctive public transit amenities to increase ease of its use and attractiveness of the area. Transit amenities should include bus information kiosks, bicycle facilities and interconnections to other routes and bikeways; bike racks; lockers; and shower facilities. The intent is to reinforce bicycling as a mode of transportation connected to and coordinated with other modes to connect people and places through a complete street network.

As discussed in Section 5.5.7, separate roadway classifications have been identified for the Northwest Planning Area's Urban Core Subarea. These classifications reflect the special operating characteristics of roadways within a more urbanized, mixed-use environment, and facilitate multi-modal design elements and amenities (such as enhanced sidewalks and transit facilities).

Objective - LUT ~~100~~103

Establish roadways in the Bayfront Planning Area that respond to the special operating characteristics of roadways within a more urbanized environment, accommodate slower speeds in pedestrian-oriented areas, and facilitate multi-modal design elements and amenities.

Policies

LUT ~~100.1~~ 103.1 Design and develop roadways to include pedestrian, bicycle and transit Amenities appropriate to their function.

11.3.4 Mobility

Mobility refers to all modes of transportation, and includes people's use of cars; trolleys; buses; bicycles; and walking. The planned street circulation system within the Bayfront Planning Area will provide vehicular access, although an emphasis on pedestrian circulation, accessibility, and safety is equally important to traffic flow. Increased access to transit facilities and a pedestrian-friendly environment that encourages walking are two important components of mobility in the Bayfront.

The Transit First! Program prepared by SANDAG identifies future transit routes for Bus Rapid Transit (BRT) in Chula Vista that connect to the existing E and H Street trolley stations. This transit system will use the H Street corridor as an east/west route, with planned transit stations approximately every mile. A bus shuttle system is envisioned to link the Urban Core Subarea with the Bayfront Planning Area to provide residents and visitors with convenient access to transit stations, as well as shopping and services in both areas and to provide access to the Bayfront Planning Area from other parts of the city.

The extensive parks and open spaces within the Bayfront Planning Area provide an important recreational amenity for Chula Vista residents and visitors. Bicycle and pedestrian paths are envisioned throughout the Bayfront Planning Area to provide access between transit stations, parking areas, the waterfront, and these park and open space areas.

Objective - LUT ~~101~~104

Increase mobility for residents and visitors in the Bayfront Planning Area.

Policies

LUT ~~101.1~~ 104.1 Create safe and convenient pedestrian access to, from, and within the Bayfront Planning Area.

LUT ~~101.2~~ 104.2 Provide adequate sidewalk space on heavily traveled pedestrian corridors within the Bayfront Planning Area.

LUT ~~101.3~~ 104.3 Provide mid-block pedestrian crossings and sidewalk curb extensions, where feasible, to shorten pedestrian walking distances.

LUT ~~101.4~~ 104.4 Locate secure bicycle parking facilities near transit centers, major public and private buildings, and in recreational areas.

LUT ~~101.5~~ 104.5 Encourage the establishment of a transit shuttle system that connects the Bayfront Planning Area with the Northwest Plan Area Urban Core,. Connections to the Civic Center and transit stations on E and H Streets should be considered as priorities.

LUT ~~101.6~~ 104.6 Design and implement a system of landscaped pedestrian paths that link important features of the Bayfront Planning Area, especially an F Street Promenade that will link the Bayfront Planning Area with Broadway and Downtown Third Avenue.

LUT ~~101.7~~ 104.7 Encourage the establishment of a water taxi system that will link the Bayfront Planning Area with other important features and destinations along San Diego Bay.

11.3.5 Parks and Recreation

The Bayfront Master Plan provides for an approximate 250-acre park and open space system to protect the natural beauty of the area and to provide improved access and usage of the bay by

area residents and visitors. The park and open space system will include areas for quiet enjoyment of nature; active play areas; performance spaces; boardwalks; promenades; bike paths; jogging trails and an active waterfront with a new pier. The marina is planned to be reconfigured to provide access for water taxis; dinner boats; harbor cruises; historic vessels/museums; and sailing school boats.

Objective - LUT ~~102~~105

Create park and recreational opportunities in the Bayfront Planning Area that protect the natural beauty of the Bay and improve access and usage by area residents and visitors.

Policies

LUT ~~102.1~~ 105.1 Provide park and recreation facilities within the Bayfront Planning Area to serve residents and visitors.

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LUT ~~102.2~~ 105.2 Provide pedestrian and bicycle connections to link park and recreation Facilities within the Bayfront.

11.3.6 Open Space Conservation

Natural open space preserve planning efforts, such as the Multiple Species Conservation Program (MSCP) and the Sweetwater Marsh National Wildlife Refuge, areas within the Bayfront Planning Area will be the focus of continuing conservation efforts. Opportunities to provide for open space conservation occur throughout the Bayfront and such open spaces are a key component in the City's Greenbelt System. Future development opportunities adjacent to these areas, as well as park implementation efforts, need to respect and conserve these important open space resources.

Refer to Chapter 9, the Environmental Element, for additional discussion and policies on open space,

Objective - LUT ~~103~~106

Provide for natural open space conservation in the Bayfront Planning Area.

Policies

LUT ~~103.1~~ 106.1 Provide for the conservation of natural open space within the Chula Vista Greenbelt system.

LUT ~~103.2~~ 106.2 Identify and protect important public viewpoints and viewsheds along the Bayfront where native habitat areas exist.

LUT ~~103.3~~ 106.3 Provide for well-designed, safe and secure staging areas, kiosks, and rest stops Within the Bayfront segment of the Chula Vista Greenbelt system.

II.4 Subarea Planning Factors, Objectives and Policies

11.4.1 Sweetwater Subarea

Description of Subarea

The Sweetwater Subarea is located in the northern portion of the Bayfront Planning area, west of Interstate 5. The Subarea extends south to F Street and includes a small peninsular area extending southwest of F Street.

Existing Conditions

The majority of the planning area is owned by the Federal Government and operated by the U.S. Fish and Wildlife Service as the Sweetwater Marsh National Wildlife Refuge. Primary land uses outside the Wildlife Refuge include commercial, motel, restaurant, office, and transportation/utility easement.

Vision for the Sweetwater Subarea

The Sweetwater Subarea has developed with a focus on employment uses and visitor-serving hotels and restaurants located in proximity to Interstate 5, while providing for expansive views and protection of sensitive open space preserve areas that extend through the Sweetwater Marsh to the San Diego Bay. To provide for protection of open space, development has transitioned from lower scale buildings adjacent to open space buffer areas to taller buildings near Interstate 5. Pedestrian and bicycle linkages, including the Bayshore Bikeway, meander along scenic roadways and provide a component of the Chula Vista Greenbelt trail system that encircles the city. Pedestrian-oriented urban development in the City's Urban Core is linked to the Sweetwater Subarea by the F Street Promenade, providing opportunities for residents to enjoy the benefits of the Bayfront natural setting.

Objective - LUT ~~104~~107

Encourage redevelopment and new development activities within the Sweetwater Subarea that will minimize impacts to environmentally sensitive lands adjacent to the Sweetwater Marsh National Wildlife Refuge.

Policies

Uses

LUT ~~104.1~~ 107.1 Focus new development and redevelopment on less environmentally sensitive lands.

LUT ~~104.2~~ 107.2 Encourage lower intensity and visitor-serving development such as hotel, mixed-use, commercial and office that will be compatible with this environmentally-themed area.

LUT ~~104.3~~ 107.3 Provide parks and open space for recreation, nature study and enjoyment of San Diego Bay.

LUT ~~104.4~~ 107.4 Protect, maintain, and enhance wildlife habitat within the National Wildlife Refuge while allowing public enjoyment of coastal resources.

Intensity/Height

LUT ~~104.5~~ 107.5 In the Sweetwater Subarea, the "Visitor Commercial" designation is intended to have an area-wide aggregate FAR of 0.5 and the Professional/ Administrative designation is intended to have an area-wide aggregate FAR of 0.75. The Bayfront Specific Plan will establish parcel-specific FARs that may vary from the area-wide aggregate (refer to Section 4.9.1, Interpreting the Land Use Diagram, for a discussion of district-wide versus parcel-specific FAR.).

LUT ~~104.6~~ 107.6 Building heights shall be predominantly low-rise to mid-rise with some high-rise buildings located within the eastern part of the Subarea. Any high-rise buildings Will be subject to discretionary review pursuant to the provisions of LUT Section 7.2.

LUT ~~104.7~~ 107.7 Establish locations within the Subarea where permitted building heights and Densities are greater than in locations adjacent to sensitive open spaces.

LUT ~~104.8~~ 107.8 Establish standards for transitions in building height that respond to public view corridors and proximity to sensitive open spaces.

Design

LUT ~~104.9~~ 107.9 The Bayfront Specific Plan or other regulations prepared to guide development in the Sweetwater Subarea shall address design issues that create a sense of place, a pedestrian-friendly environment, enhanced pedestrian and bicycle linkages, and compatibility with the scale and nature-oriented focus of the area as described in LUT Section 7.6.

LUT ~~104.10~~ 107.10 Maximize the sense of arrival and access to the Bayfront via the E Street entry and provide clearly identifiable gateways to the Bayfront.

Amenities

LUT ~~104.11~~ 107.11 Community amenities to be considered for the Sweetwater Subarea as part of any incentives program should include, but not be limited to, those listed in Policy LUT 27.1

11.4.2 Harbor Subarea

Description of Subarea

The Harbor Subarea is located in the central portion of the Bayfront Planning area, generally between F and J Streets. This portion of the planning area includes both land and water use areas.

Existing Conditions

Existing land uses in the Harbor Subarea include industrial and related uses, marina, parks, open space, and easements for utilities.

Vision for the Harbor Subarea

The Harbor Subarea is an exciting world-class waterfront highlighted by an active marina and signature park facilities linked by landscaped pathways. A major conference center and the vibrant cultural facilities, offices, hotels, shops and restaurants attract international and regional visitors and create a community gathering place for Chula Vistans and nearby residents. Visitors and residents enjoy the cool bay breezes and marine activities in the Harbor Subarea and readily visit the nearby urban villages of Downtown Chula Vista for shopping and cultural events via the local transit shuttle.

Objective - LUT ~~105~~108

Provide for the redevelopment and new development of the Harbor Subarea that will reinforce its identity as the City's Bayfront focal point.

Policies

Uses

LUT ~~105.1~~ 108.1 Encourage the development of residential, hotel, conference center, retail commercial, marina and park uses within the Harbor Subarea to create a vibrant, pedestrian-oriented waterfront destination.

LUT ~~105.2~~ 108.2 Retain the existing corporate land use located between F Street and H Street, west of Bay Boulevard, as a major employer and industrial business in Chula Vista, but limit the extent of any new general industrial uses to assure development of the unique visitor-oriented uses within the Harbor Subarea.

LUT ~~105. 3~~ 108.3 Ensure provisions for fire service within the Harbor District to serve the Bayfront master plan.

LUT ~~105.4~~ 108.4 Anciliary commercial uses may be allowed within the Bayfront High residential land use designation, provided they are restricted to the ground floor, limited in extent and oriented to the convenience of residents.

Intensity/Height

LUT ~~105.5~~ 108.5 In the Bayfront Harbor Subarea, the "Visitor Commercial" and "Mixed Use Commercial" designations are intended to have a subarea-wide aggregate FAR of 0.5. The Bayfront Specific Plan will establish parcel-specific FARs that may vary from the area-wide aggregate (refer to Section 4.9.1, Interpreting the Land Use Diagram, for a discussion of district-wide versus parcel-specific FAR.).

LUT ~~105.6~~ 108.6 In the Harbor Subarea, residential densities shall be in the Bayfront High Residential designation at 60 to 115 dwelling units per acre. The LCP and Port Master Plans will provide more detailed guidance for allowed densities within their range.

LUT ~~105.7~~ 108.7 Building heights shall be predominantly high-rise with some mid-rise and low-rise. Any high-rise buildings will be subject to discretionary review pursuant to the provisions of LUT Section 7.2.

LUT ~~105.8~~ 108.8 Establish standards for transitions in building height that respond to public view corridors.

Design

LUT ~~105.9~~ 108.9 The Bayfront Specific Plan or other regulations prepared to guide development in the Harbor Subarea shall address design issues that create a sense of place, a pedestrian-friendly environment, enhanced pedestrian and bicycle linkages, and compatibility with the scale and marine-oriented focus of the Area as described in LUT Section 7.6.

LUT ~~105.10~~ 108.10 Provide aesthetic improvements to existing and new development, including establishing clearly identifiable access to the Bayfront, preserving existing views and creating enhanced views, through placement of new high quality development in harmonious relationship between sensitive habitats and the built environment.

LUT ~~105.11~~ 108.11 Provide view corridors to San Diego Bay that are framed by buildings and enhanced landscaping on all gateway streets.

LUT ~~105.12~~ 108.12 Maximize the sense of arrival and access to the Bayfront via the F Street Promenade E, H, and J Streets to provide clearly identifiable gateways to the Bayfront..

Amenities

LUT ~~105.13~~ 108.13 Community amenities to be considered for the Harbor Subarea as part of any incentives program should include, but not be limited to, those listed in Policy LUT 27.1.

11.4.3 Otay Subarea

Description of Subarea

The Otay Subarea encompasses approximately 144 acres and includes the southern portion of the Chula Vista Bayfront area extending south of J Street to Palomar Street.

Existing Conditions

The Otay Subarea consists of industrial and related commercial uses, utility facilities and easements, and open space.

Vision for the Otay Subarea

The Otay Subarea provides employment through an industrial business park south of J Street and adjacent to Interstate 5. A small area of commercial at the southwest corner of Interstate-5 and J Street provides an entry and services for bayfront visitors. Additional employment is provided by the energy and utility oriented industrial uses in the southern portion of the Subarea.
The regional-serving recreational vehicle park and passive parkland in the central portion of the Subarea provides a nature-oriented visitor opportunity near San Diego Bay. Trails and bikeways in the Otay Subarea link with the Chula Vista Greenbelt to provide residents and visitors opportunities for exercise and exploration. Opens spaces provide for views of the bay as well as buffers to protect environmentally sensitive marine areas.

Objective - LUT ~~106~~109

Encourage redevelopment and new development activities within the Otay Subarea that will provide employment, recreational and visitor-serving opportunities, and energy utility needs.

Policies

Uses

LUT ~~106.1~~ 109.1 Focus new development and redevelopment on the less environmentally sensitive lands.

LUT ~~106.2~~ 109.2 Encourage visitor-serving, open space and park uses that are compatible with environmentally sensitive areas.

LUT ~~106.3~~ 109.3 Provide for industrial business park uses, and limited ancillary commercial uses in proximity to Interstate-5 and Bay Boulevard.

Intensity/Height

LUT ~~106.4~~ 109.4 In the Otay Subarea, the "Visitor Commercial" and "Industrial Busines Park" designation are intended to have an area-wide aggregate FAR of 0.5. The Bayfront Specific Plan will establish parcel-specific FARs that may vary from the area-wide aggregate (refer to Section 4.9.1, Interpreting the Land Use Diagram, for a discussion of District-wide versus parcel-specific FAR.).

Design

LUT ~~106.5~~ 109.5 Building heights shall be predominately low-rise with some mid-rise buildings.

LUT ~~106.6~~ 109.6 The Bayfront Specific Plan or other regulations prepared to guide development in this area shall address design issues that create a sense of place, a pedestrian-friendly environment, enhanced pedestrian and bicycle linkages, and compatibility with the scale and nature-oriented focus of the area as described in LUT Section 7.6.

LUT ~~106.7~~ 109.7 Provide aesthetic improvements to existing and new development, including establishing clearly identifiable access to the Bayfront, preserving existing views and creating enhanced views with development, encouraging high quality development in harmonious relationship between sensitive habitats and the built environment.

Amenities

LUT ~~106.8~~ 109.8 Community amenities to be considered for the Otay Subarea as part of any incentives program should include, but not be limited to, those listed in Policy LUT 27.1.

.FINAL ACTION DEFERRAL AREAS

- On December 13, 2005, per Resolution No. 2005-424, the Chula Vista City Council deferred final action on provisions relating to Villages Eight, Nine, and Ten/University in Otay Ranch for an interim period. This did not affect circulation roadway classifications or locations. Through final General Plan formatting, Figure 5-45, Eastern University District, and Figure 5-46, Focus Areas, as referenced in City Council Resolution 2005-424, section IV.1.(d)(11), have been renumbered as Figure 5-46 and Figure 5-47. The affected text is shown with shading, and the affected areas in Figures 5-12, 5-46 and 5-47 are shown with cross-hatching.

Employment Land Areas

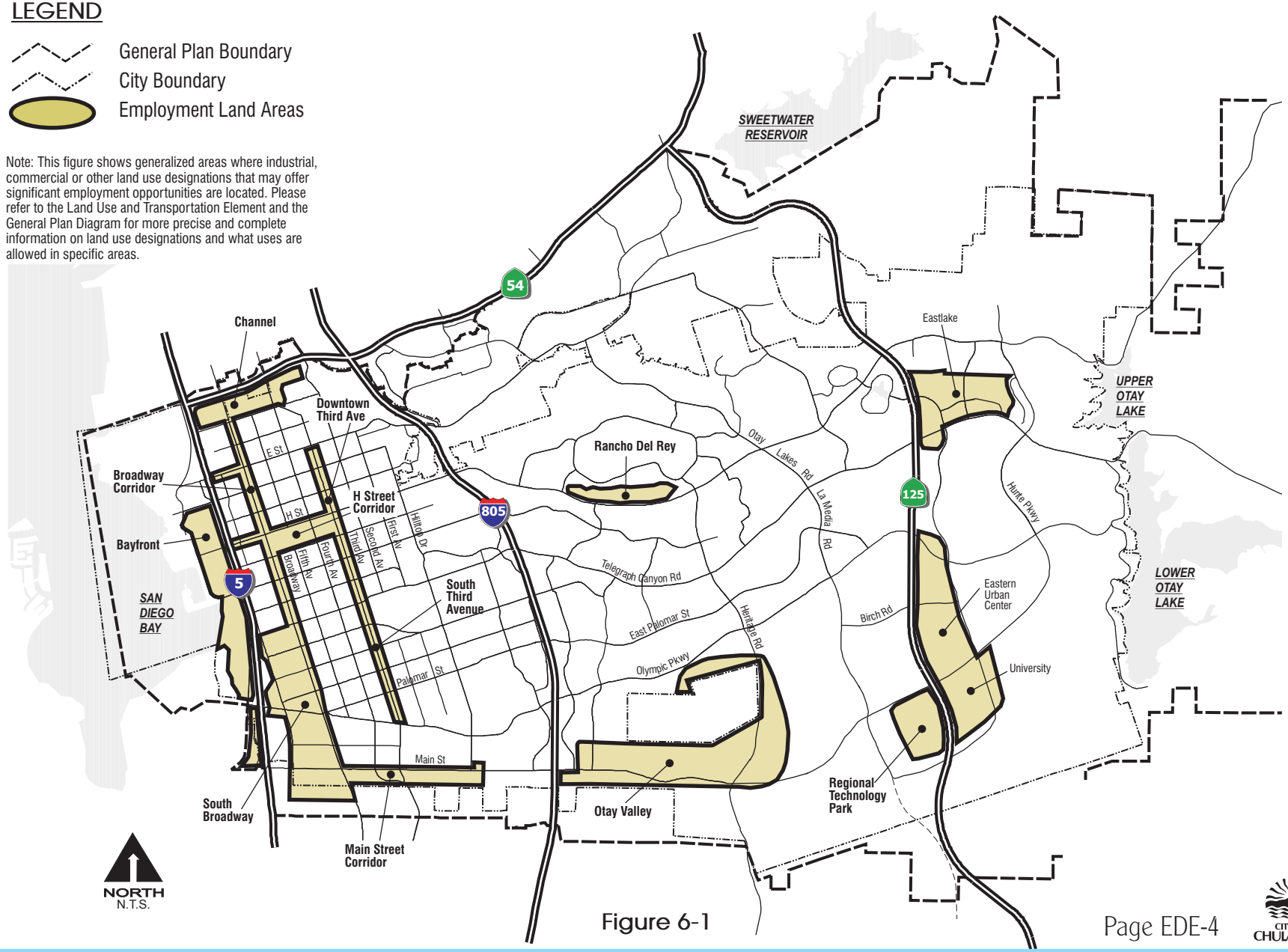


Figure 6-1

CITY OF CHULA VISTA

Employment Land Areas

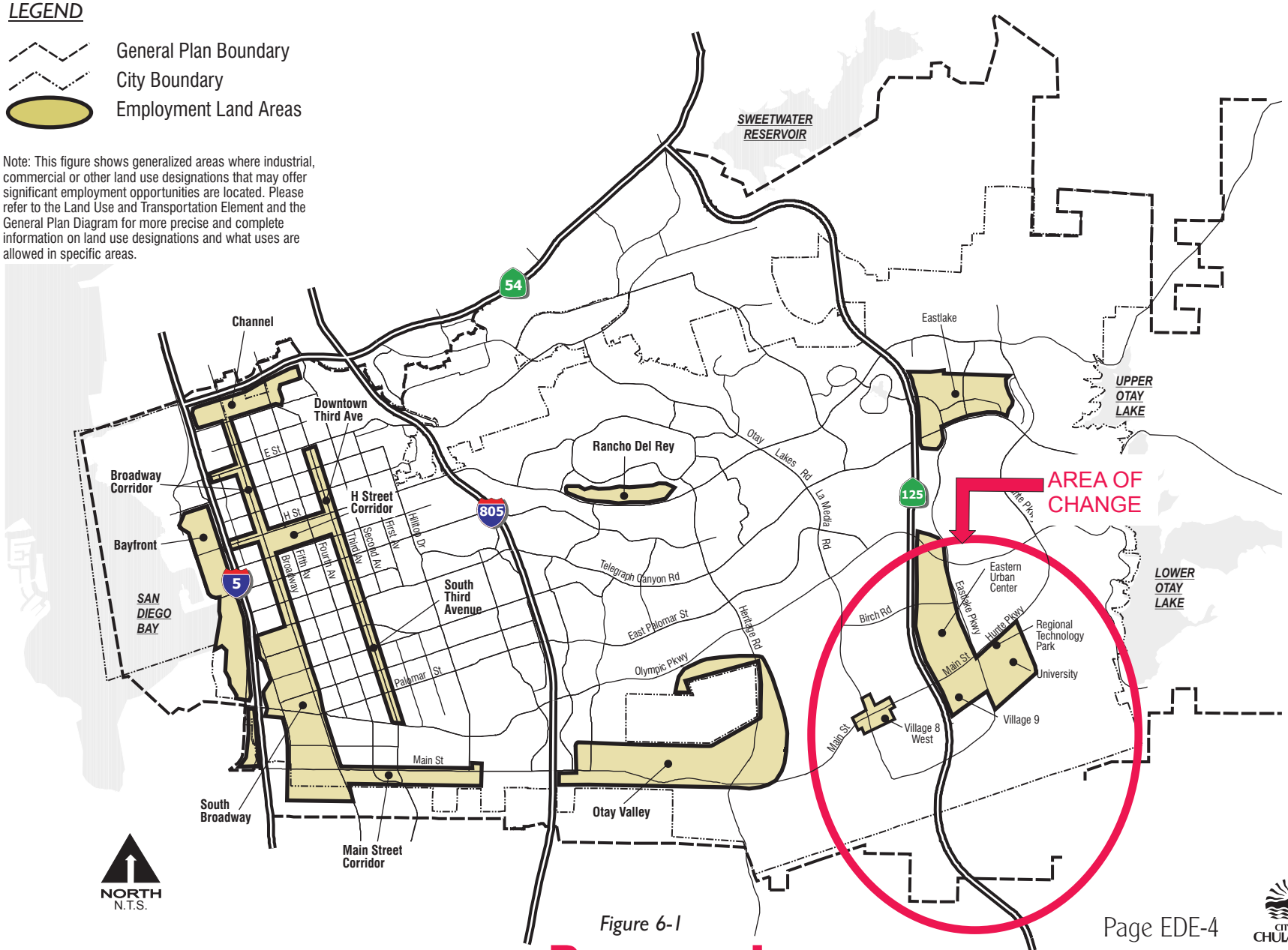


Figure 6-1

Proposed

CITY OF CHULA VISTA

ED 1.4 Increase the supply of land for non-retail employment through the designation of land to accommodate a regional technology park; a future business park; industrial or business park space; and development of a ~~multi-institutional~~ university ~~center~~ campus.

ED 1.5 Consider fiscal implications of General Plan amendments that propose changes to industrial and commercial lands.

ED 1.6 Promote economic development that fosters job availability, economic revitalization and tax revenues.

3.2.2 Jobs/Housing Balance



Currently, many Chula Vista residents commute out of the City for employment, contributing to local and regional traffic congestion and air pollution. It is essential to the City's job creation goals that areas for business park, office, and retail development are designated, properly zoned and entitled. In the same manner, it is equally important that areas of the City are properly zoned for a variety of housing types, from multi-family units to estate development. Providing a variety of jobs with differing income opportunities and a variety of housing types helps Chula Vista remain competitive in the regional marketplace in terms of location, amenities and costs. It also assists the City in attracting new, targeted businesses to provide a diverse and ample employment base for Chula Vista residents.

Objective - ED 2

Maintain a variety of job and housing opportunities to improve Chula Vista's jobs/housing balance.

Policies

ED 2.1 ~~In the~~ East of the State Route 125 commercial corridor and the University Village 9 Town Center, plan and facilitate a Regional Technology Park and development that generates regional-serving retail and service jobs.

ED 2.2 Facilitate increased employment densities near transit stations and routes.

ED 3.2 Identify and mitigate, where appropriate, obstacles to the formation and expansion of local business.

ED 3.3 Implement programs to support local businesses, and market Chula Vista as an ideal location for business development and growth.

ED 3.4 Ensure the provision of adequate land and appropriately sized parcels for small industries and start-up businesses.

ED 3.5 Provide for ancillary commercial development in business parks, such as banks and restaurants, in order to provide amenities for future tenants.

ED 3.6 Encourage and facilitate a diversity of the type of small businesses established in proximity to one another so as to avoid redundancy of uses within a single block, commercial mall, or neighborhood, but do not preclude clusters of mutually supportive businesses such, as found in a "restaurant row".

3.2.4 Promoting Technology



Chula Vista has had success in attracting electronics, defense, and transportation industries, and can build upon these efforts. Opportunity exists in recruiting the biotech, bio-med, telecommunications, and software industries, as well. Establishment of technology schools, as well as a ~~multi-institutional~~ university ~~center~~ campus, will aid the City in seeding technology parks and industries, potentially in the form of a regional technology park (RTP). The concept of an RTP is to facilitate development of a business and industrial park large enough to accommodate research and production for the emerging high-technology and biotechnology sectors. By attracting technology industries to Chula Vista, the City can create desirable jobs for its residents, resulting in higher per capita incomes; more discretionary income to spend on local goods and services (generating more local tax revenues for public services); and more income to invest in local improvements and amenities. This, in turn, will help continue to raise the community's overall standard of living.

Objective - ED 4

Become a center for applied technology innovation.

Policies

ED 4.1 Publicize the economic and social benefits of industry, emphasizing the health of the Chula Vista economy, the "high-tech" dimensions of industry, and the community value of well-paying, high-benefit industrial employment.

ED 4.2 Maintain land sufficient for the long-term location of an ~~minimum 125 to 200-acre~~ approximately 85-acre Regional Technology Park in eastern Chula Vista (which may include portions of Otay Ranch).

ED 4.3 Adopt a master plan for the City's bayfront, in cooperation with the San Diego Unified Port District, that analyzes the feasibility of creating a Research Development Park or a Regional Technology Park at that location, in conjunction with other visitor serving uses.

ED 4.4 Continue to recruit and promote the establishment of a ~~multi-institutional~~ university ~~center~~ campus, as well as research and development facilities that promote technology.

3.2.5 International Trade

The importing and exporting of goods is critical to the region's economy. Chula Vista is in the center of the binational, San Diego/Tijuana metropolitan area. Because of the City's proximity to the US/Mexico border, the busiest border crossing in the world, and its position on the Pacific Rim, Chula Vista is uniquely situated to capitalize on cross-border and international trade. Several Pacific Rim-related firms, including Hitachi and Dai-Nippon, are located in Chula Vista. Future business attraction and recruitment strategies should continue to focus on the City's distinct locational advantage, and on targeted export/import and maquiladora ("twin plant") firms.



Objective - ED 11

Promote educational excellence and training to ensure a qualified workforce.

Policies

ED 11.1 Promote the establishment of a ~~multi-institutional~~ university ~~center~~ campus for higher education through the designation of a candidate site and discussions with the appropriate agencies or organizations.

ED 11.2 Facilitate partnerships with school districts and industry to achieve educational excellence and to create programs that promote and support workforce development.

ED 11.3 Collaborate with industries and trades regarding curriculum needs that respond to changes in technology and employment trends. Provide labor market information from data sources and industry sectors to local educational institutions and training agencies for adults and youth.

ED 11.4 Work with job training programs and encourage training for life skills, job readiness and specific target industries.

ED 11.5 Encourage the opportunity for employment of local residents.

ED 11.6 Work to facilitate employment by improving transportation; childcare; job training opportunities; and other employment readiness factors. Coordinate efforts with local; state; federal; and private agencies/organizations.

Water Service Areas

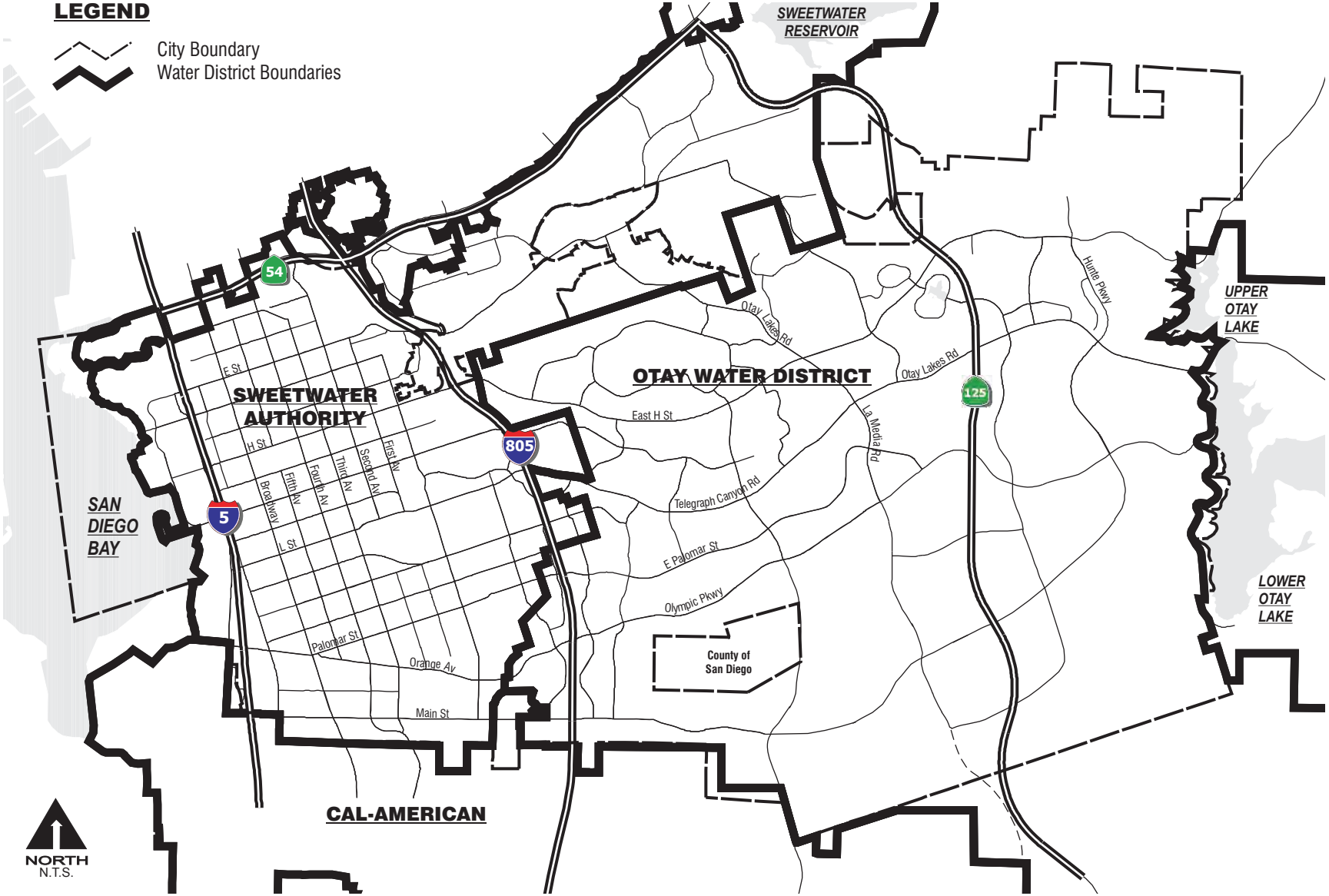


Figure 8-1

CITY OF CHULA VISTA

Water Service Areas

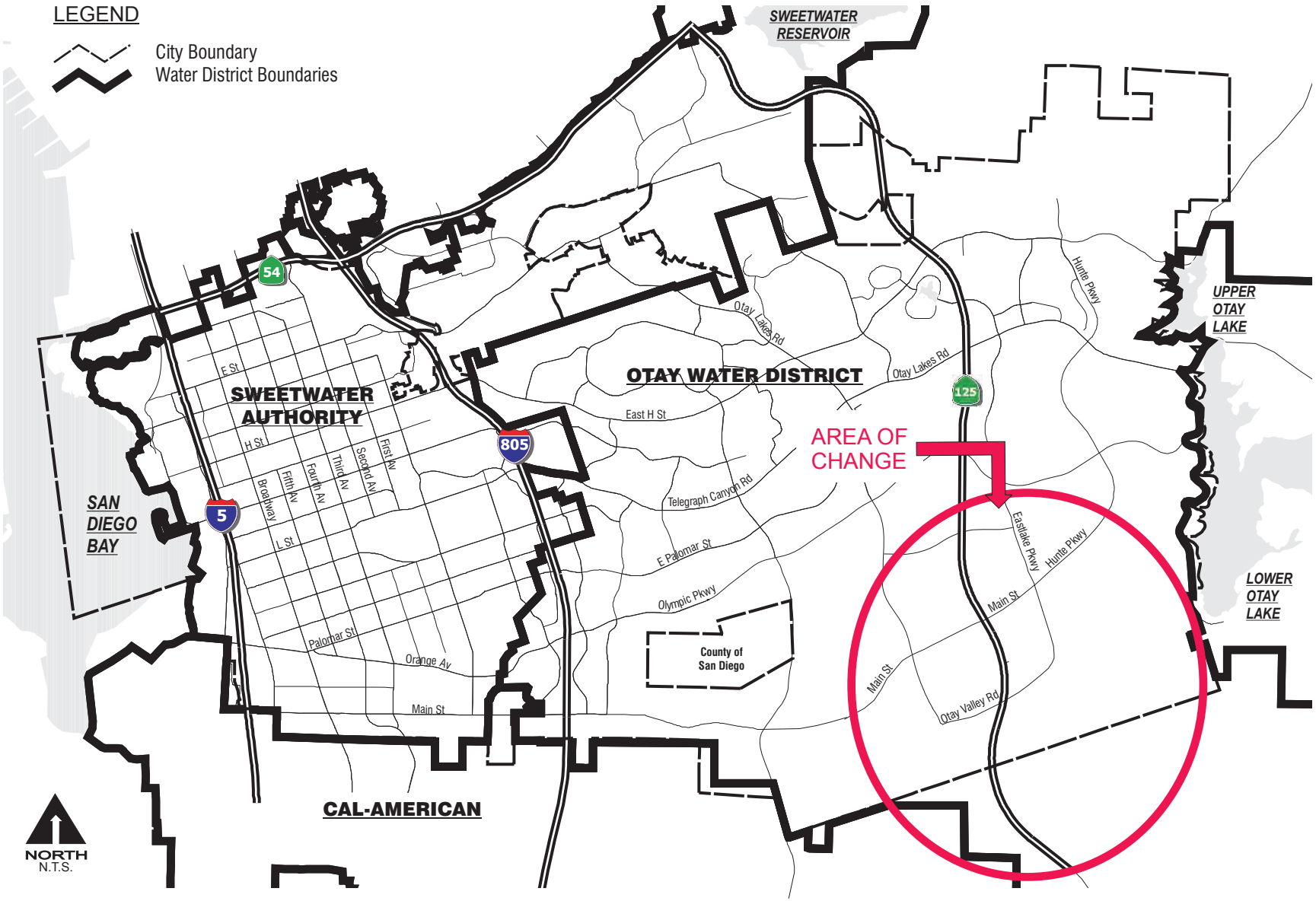


Figure 8-1

CITY OF CHULA VISTA

Proposed

Backbone Infrastructure for Wastewater Collection

Proposed G.P. Amendment

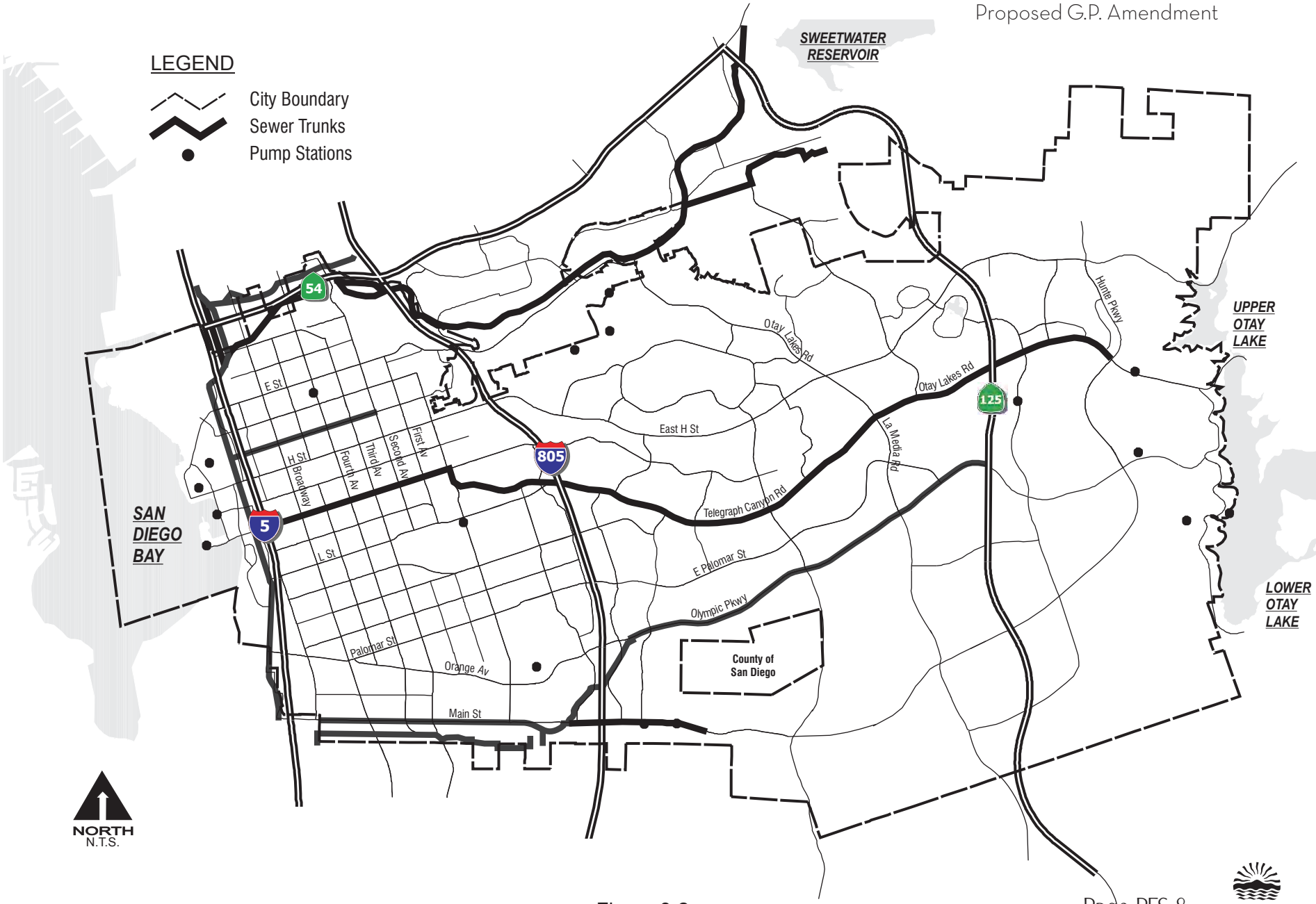


Figure 8-2

CITY OF CHULA VISTA

Backbone Infrastructure for Wastewater Collection

Proposed G.P. Amendment

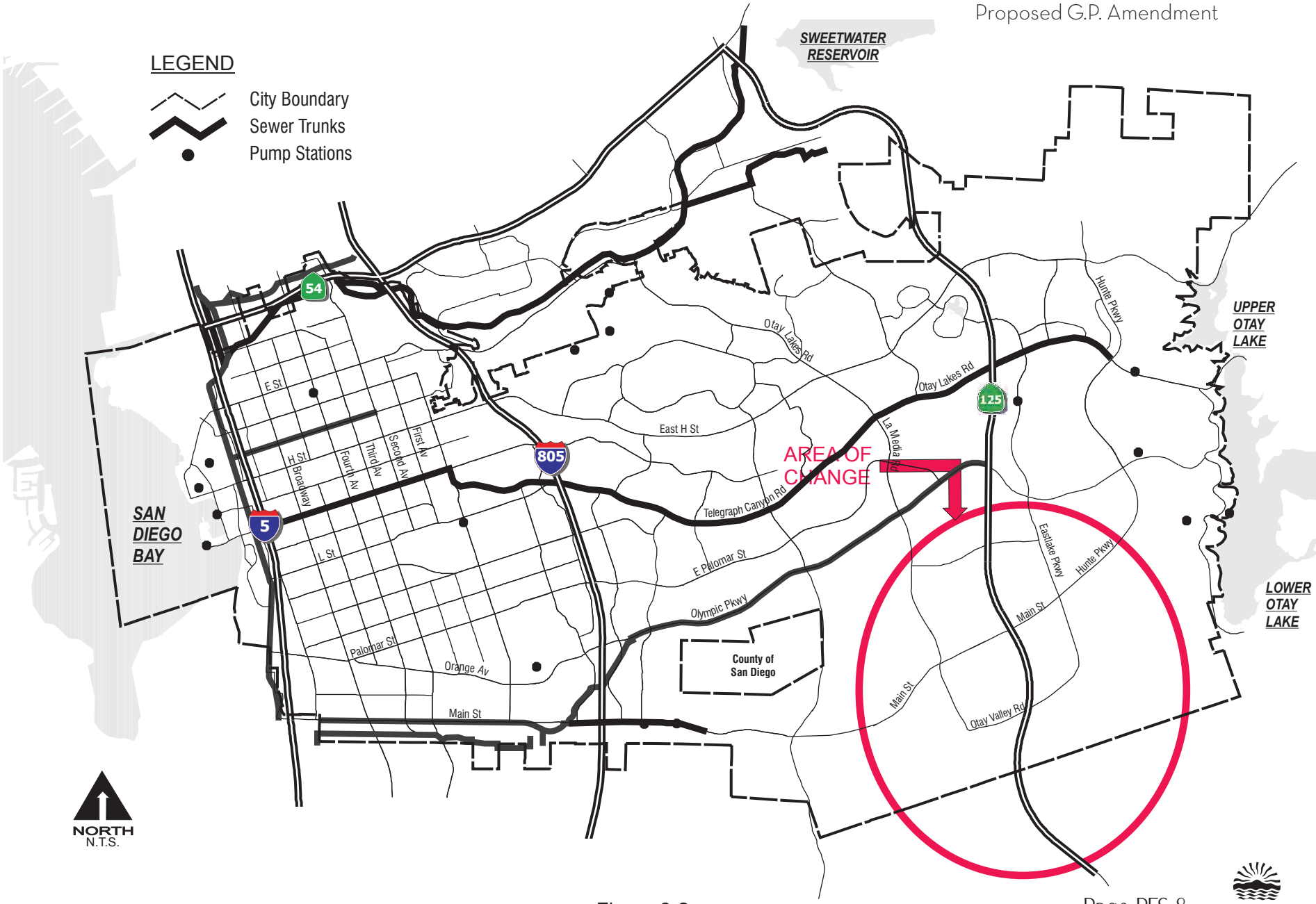


Figure 8-2

CITY OF CHULA VISTA

Proposed

Drainage Improvements

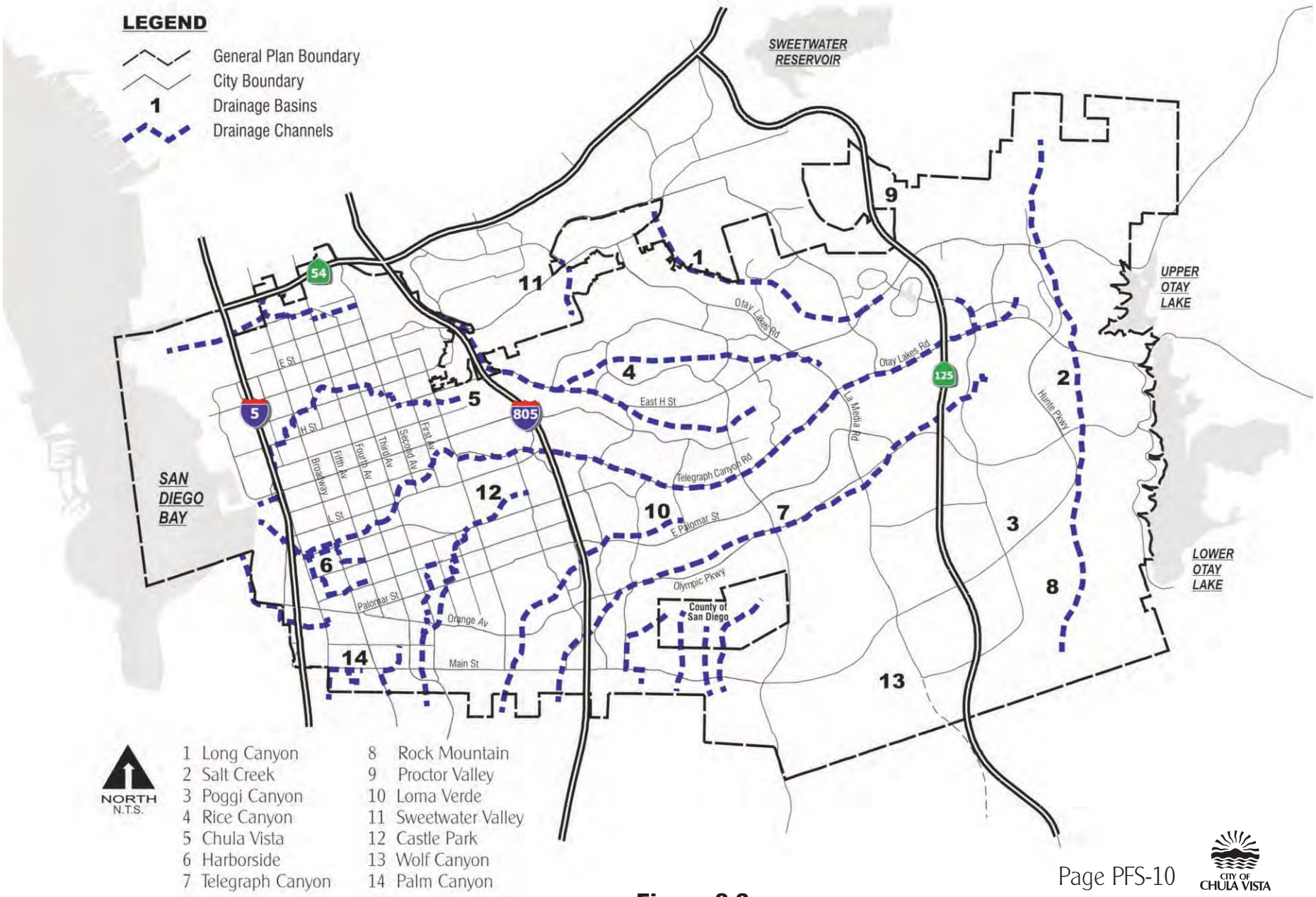


Figure 8-3

Drainage Improvements

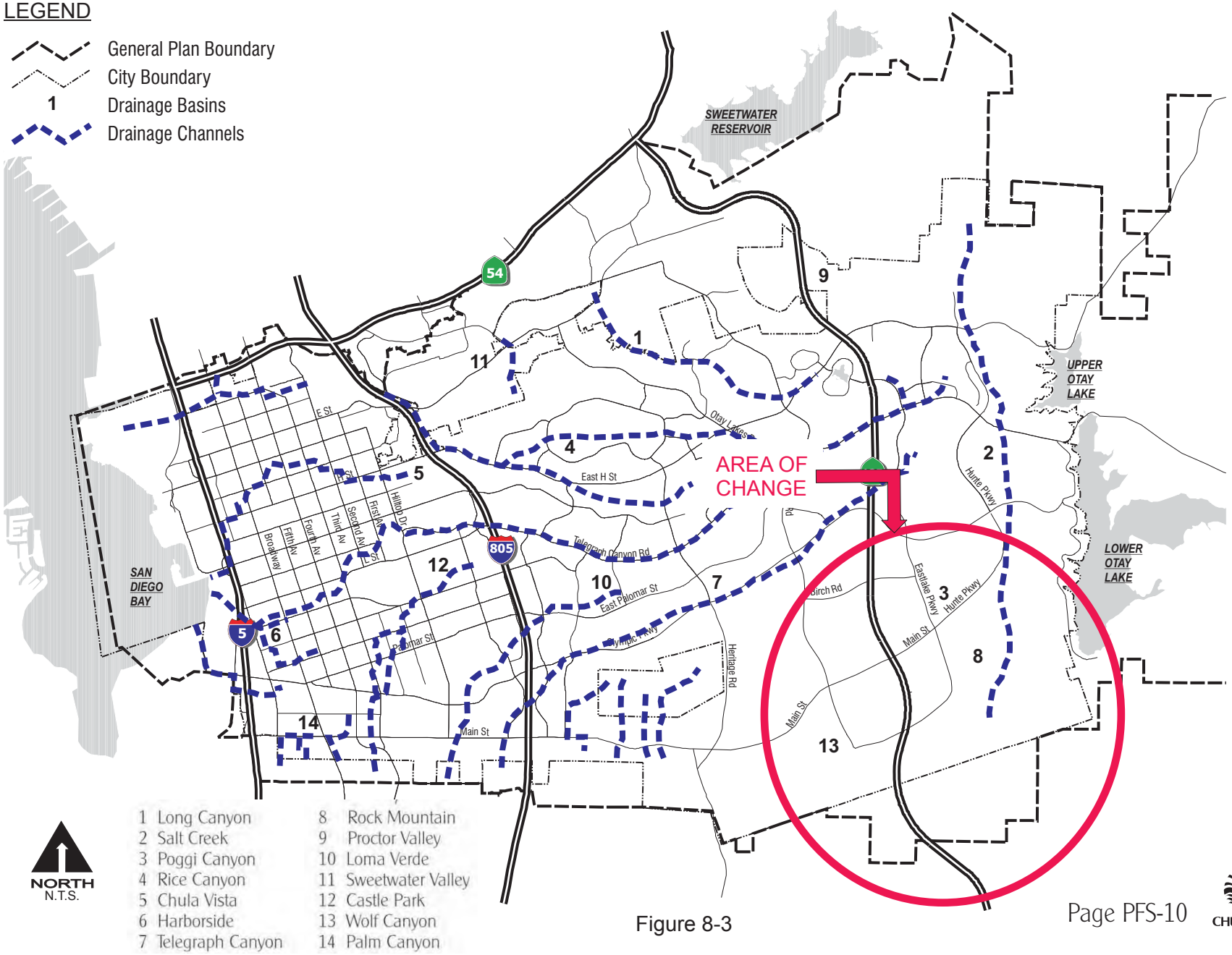


Figure 8-3

CITY OF CHULA VISTA

Proposed

Emergency Evacuation Routes

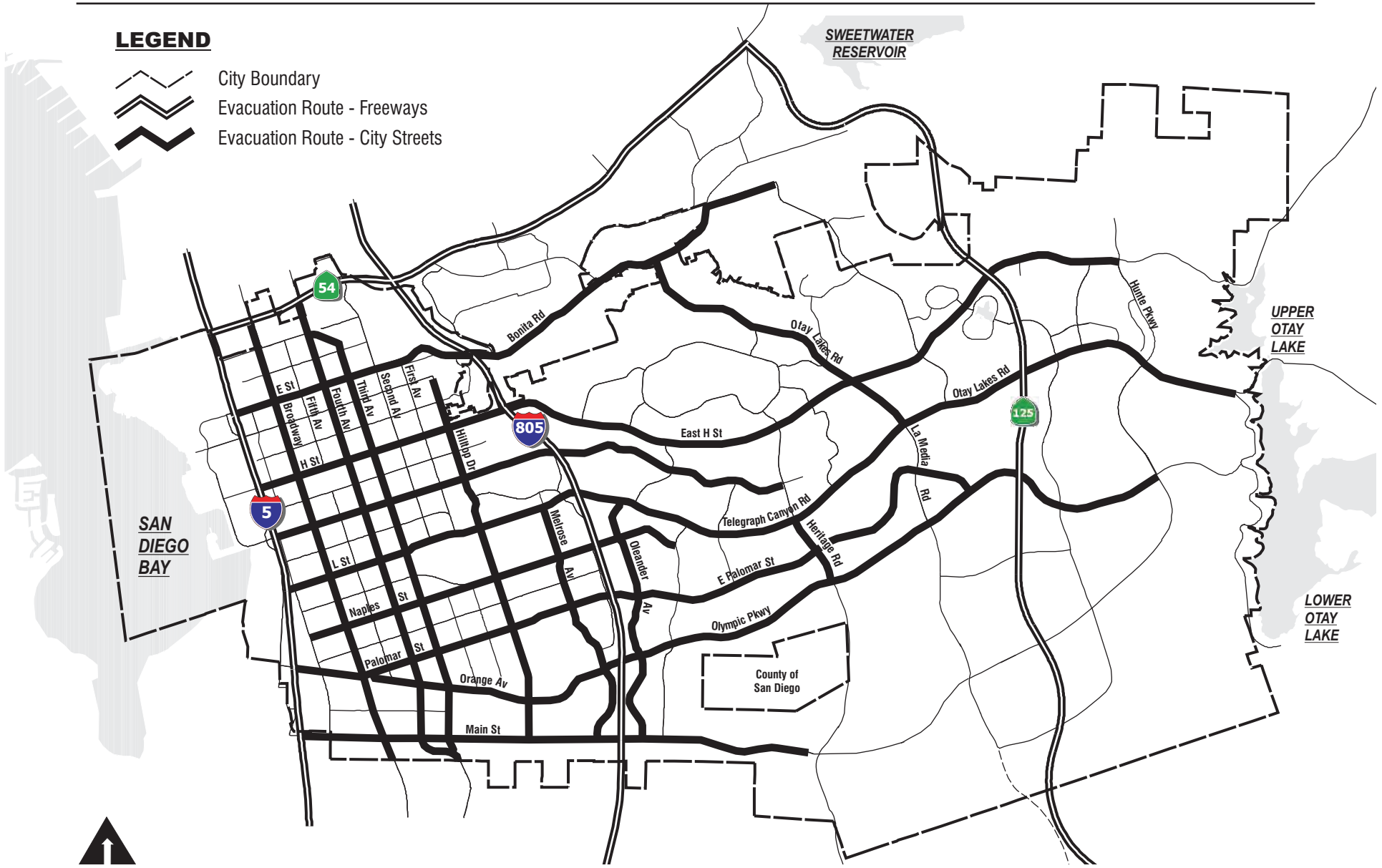


Figure 8-5

CITY OF CHULA VISTA

Emergency Evacuation Routes

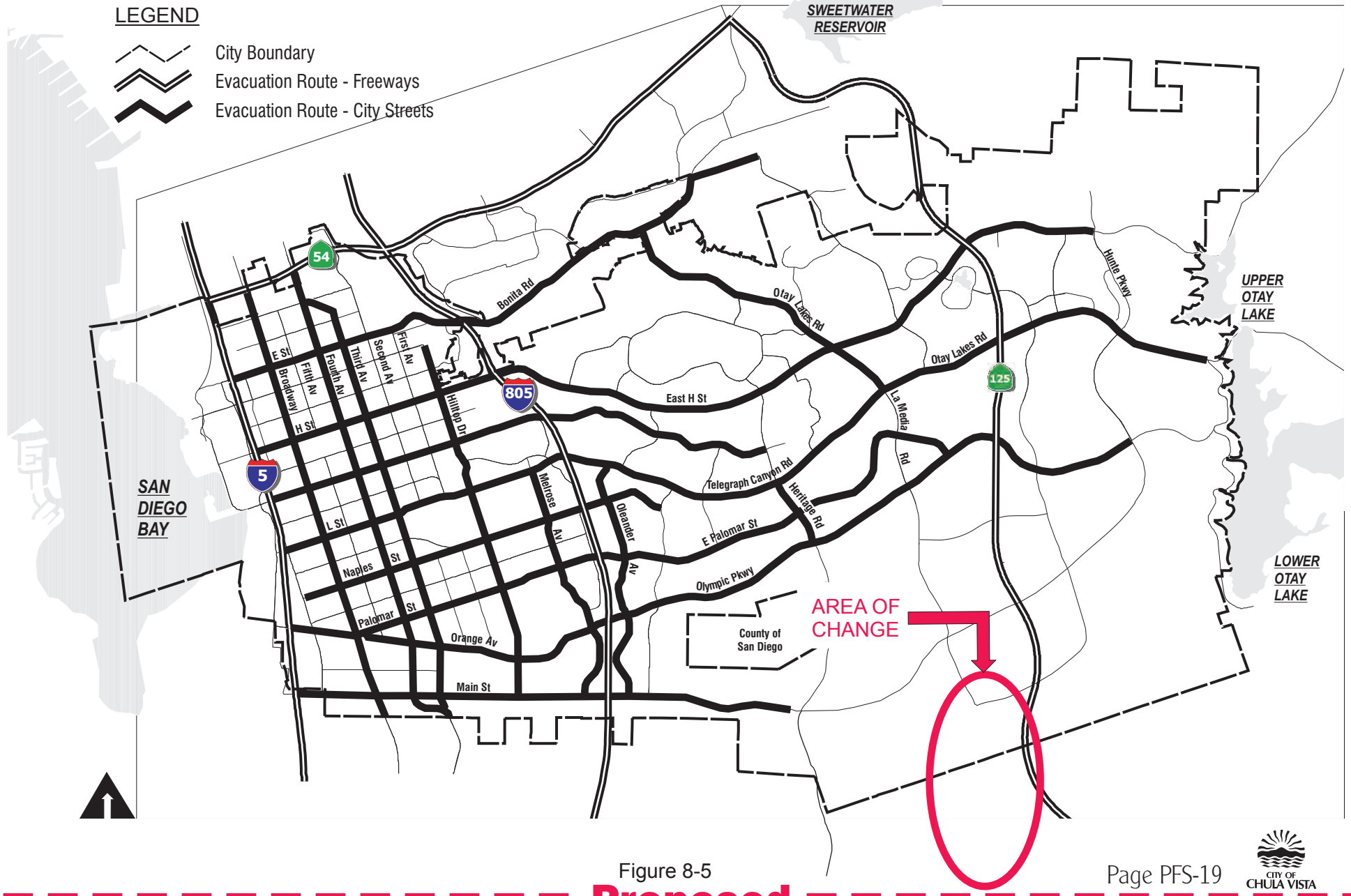


Figure 8-5

Proposed

CITY OF CHULA VISTA

Existing Primary and Secondary Schools Serving Chula Vista

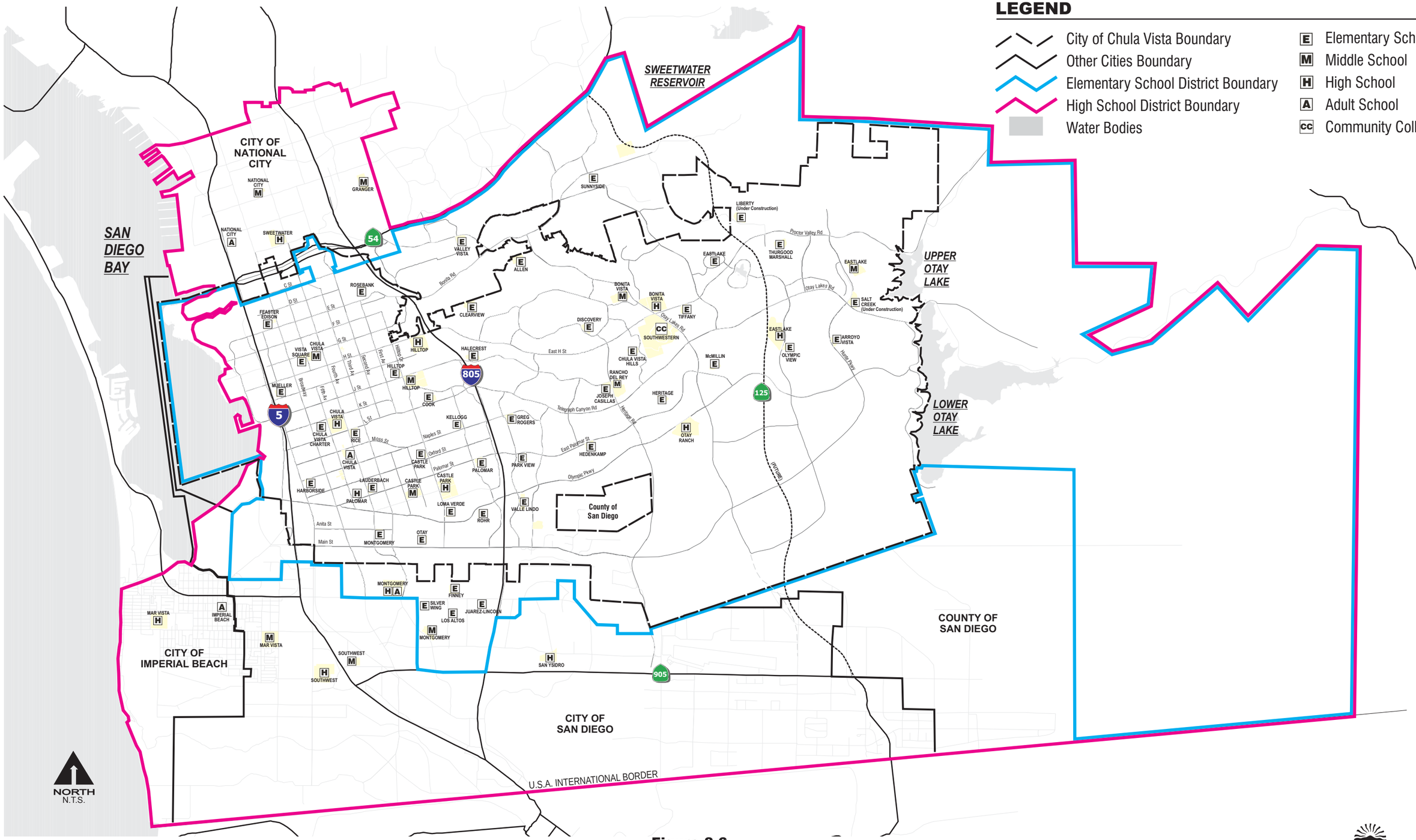


Figure 8-6

Existing Primary and Secondary Schools Serving Chula Vista

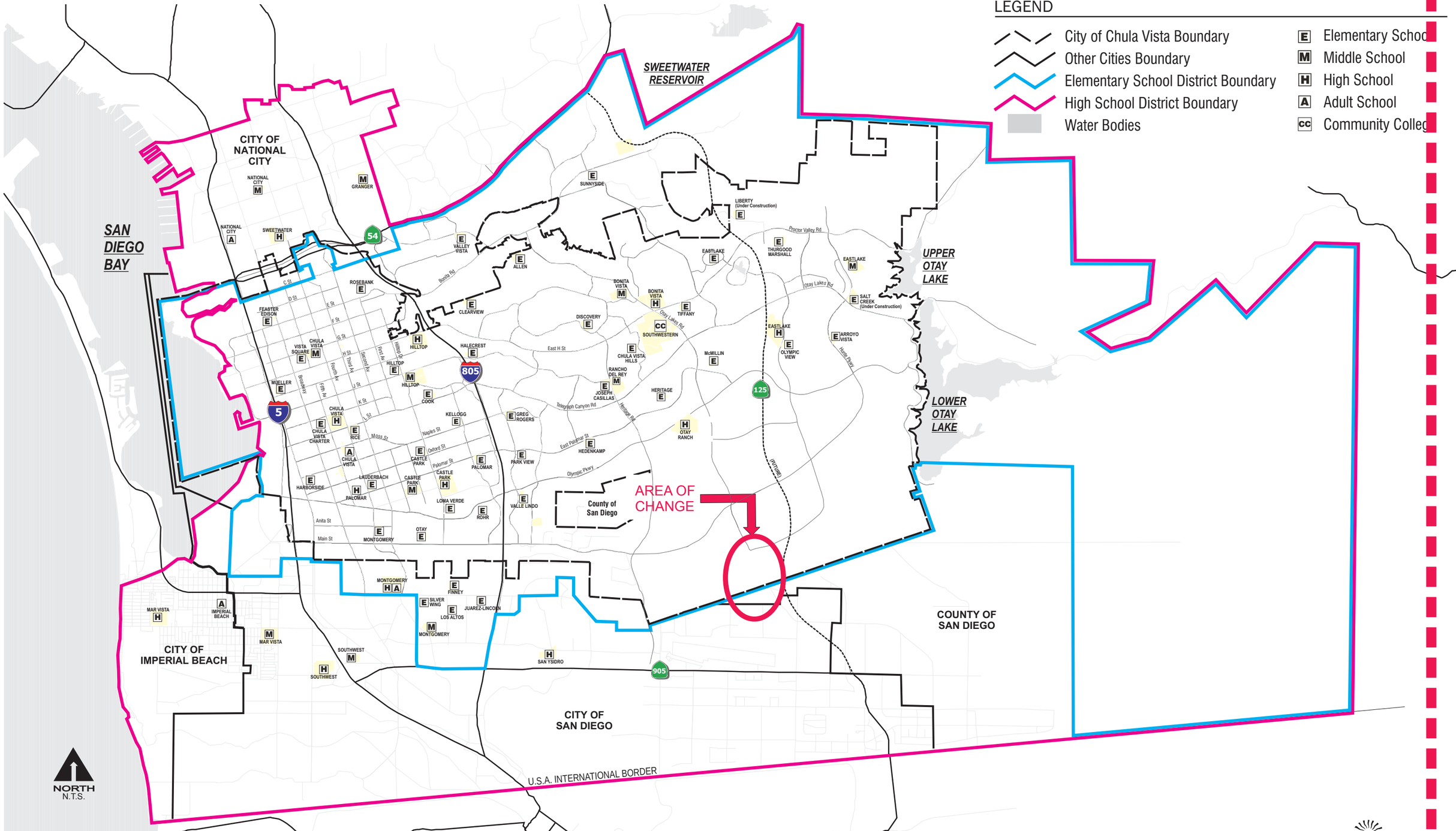


Figure 8-6

Proposed

Existing and Proposed Libraries

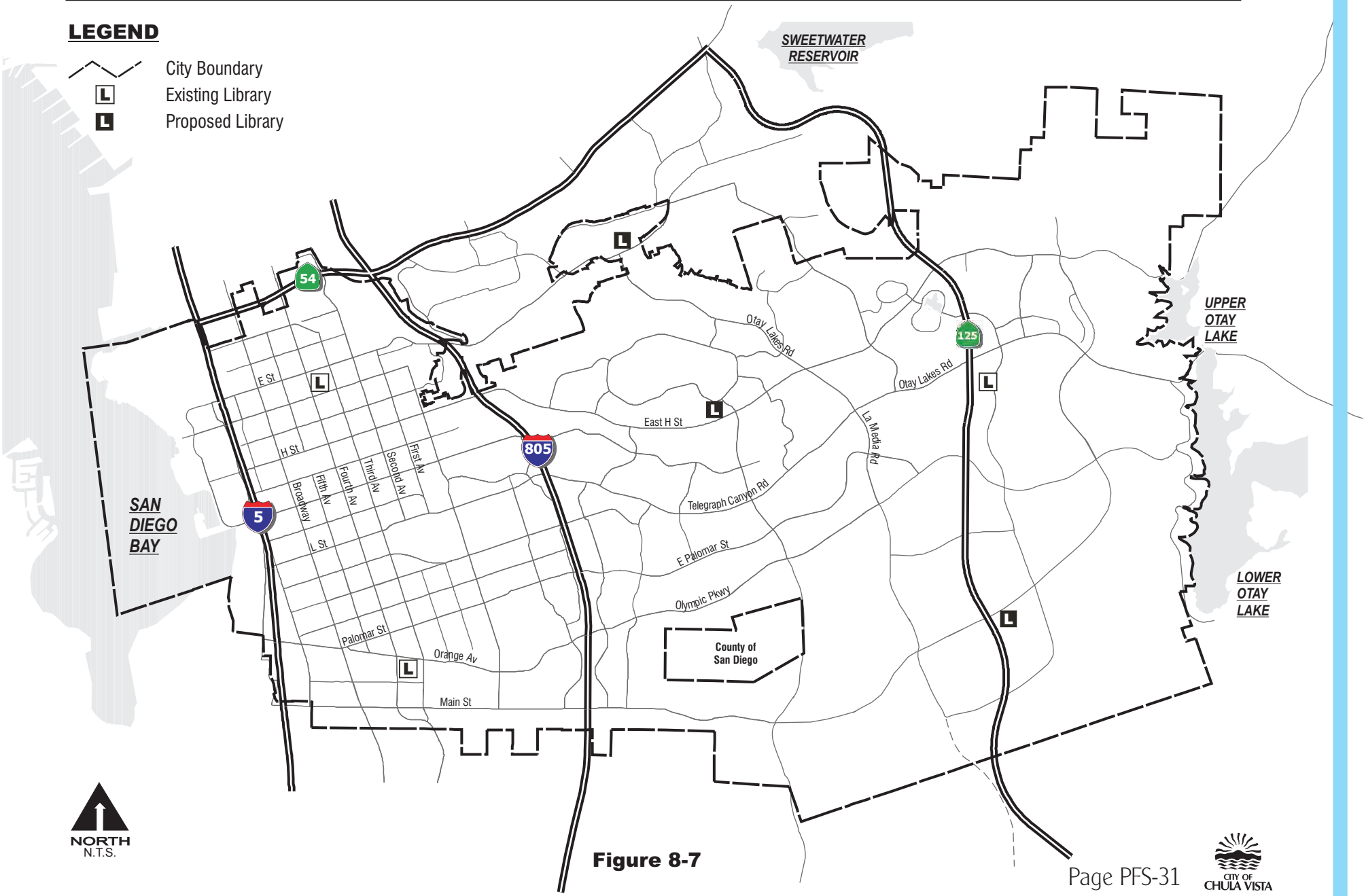


Figure 8-7

CITY OF CHULA VISTA

Existing and Proposed Libraries

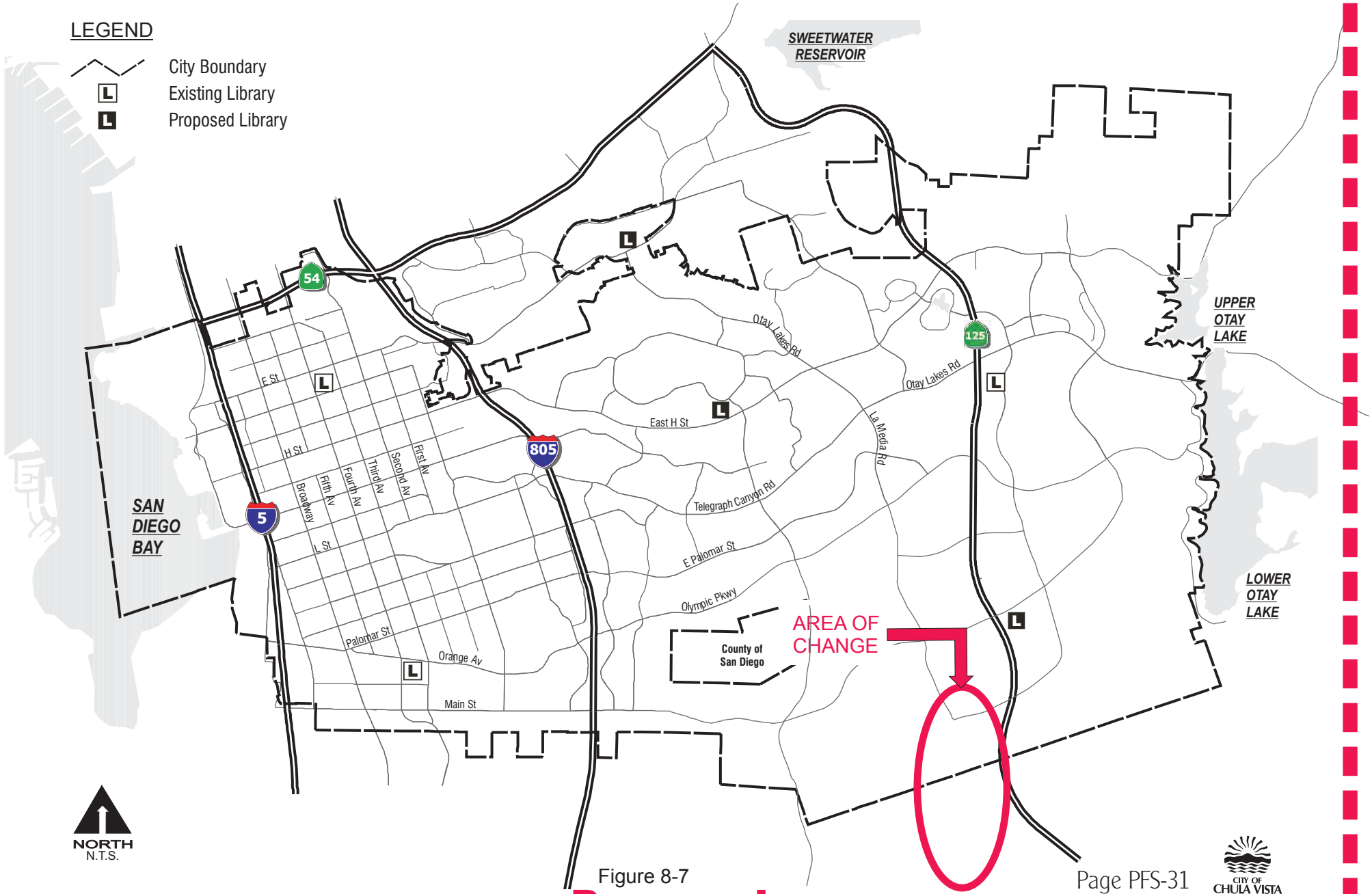


Figure 8-7

Proposed

CITY OF CHULA VISTA

Existing and Proposed Public Parks and Recreation Facilities

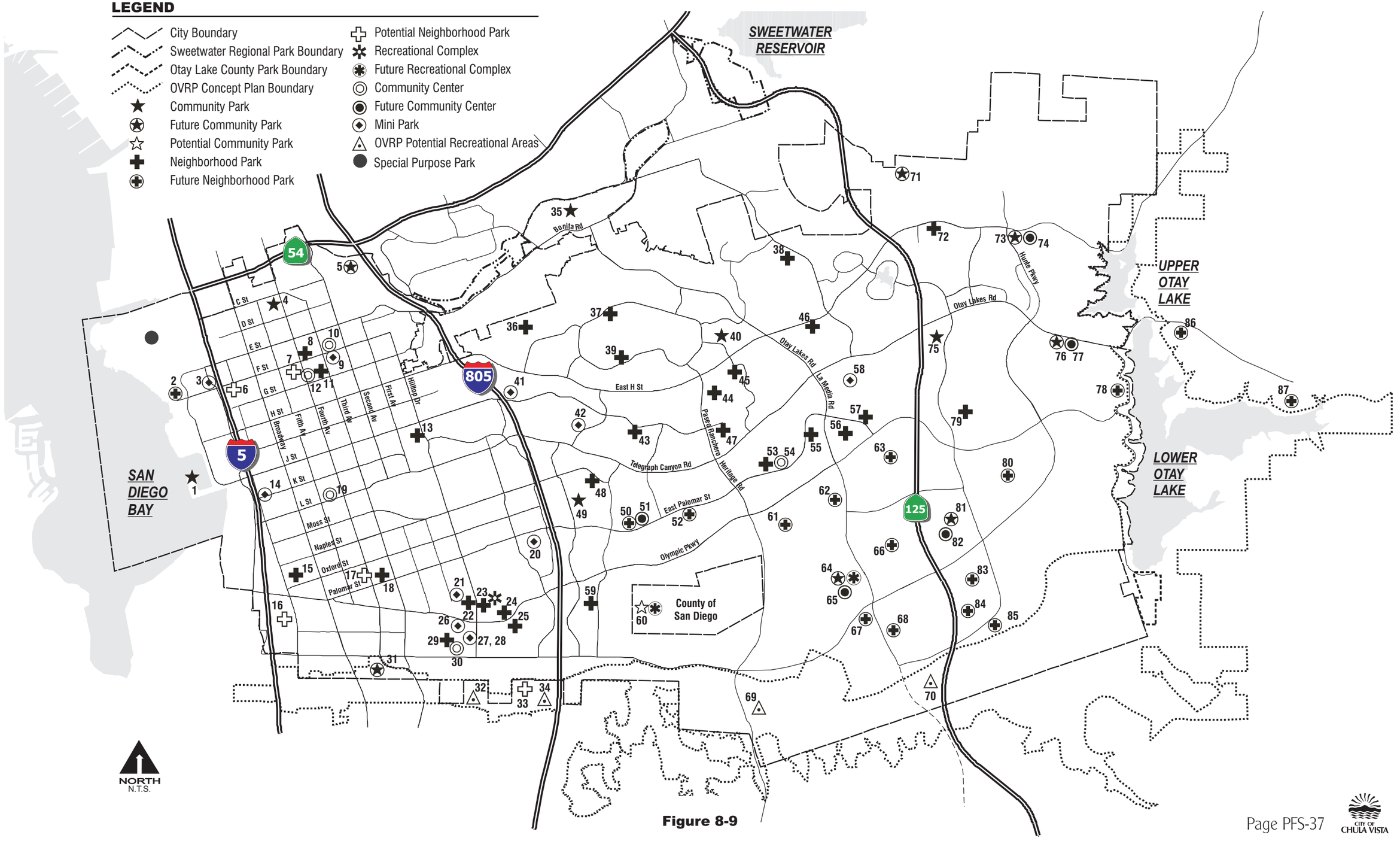


Figure 8-9

Existing and Proposed Public Parks and Recreation Facilities

LEGEND

- City Boundary
- Sweetwater Regional Park Boundary
- Otay Lake County Park Boundary
- OVRP Concept Plan Boundary
- Community Park
- Future Community Park
- Potential Community Park
- Neighborhood Park
- Future Neighborhood Park
- Potential Neighborhood Park
- Recreational Complex
- Future Recreational Complex
- Community Center
- Future Community Center
- Mini Park
- OVRP Potential Recreational Areas
- Special Purpose Park

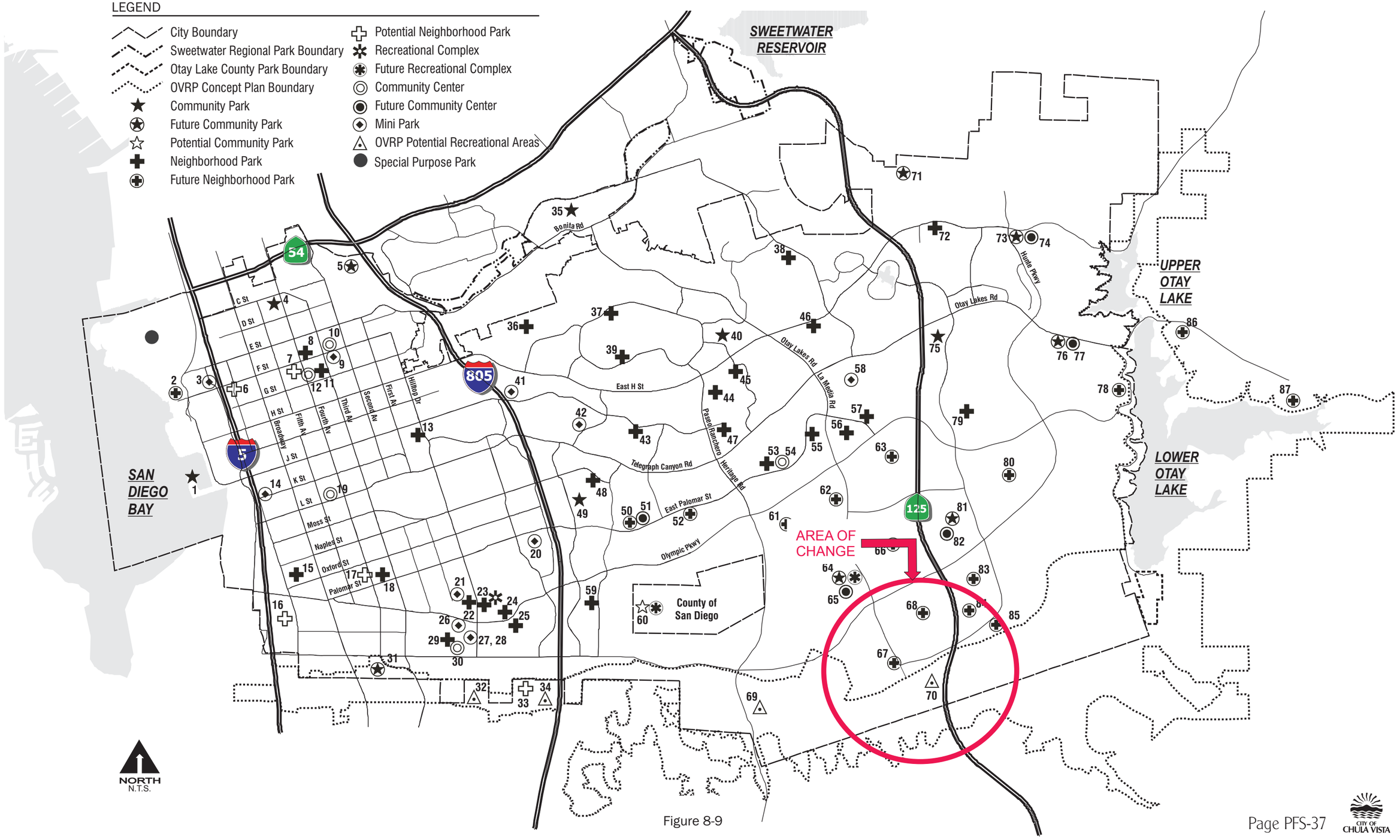


Figure 8-9

CITY OF CHULA VISTA

Proposed

Solid Waste Facility

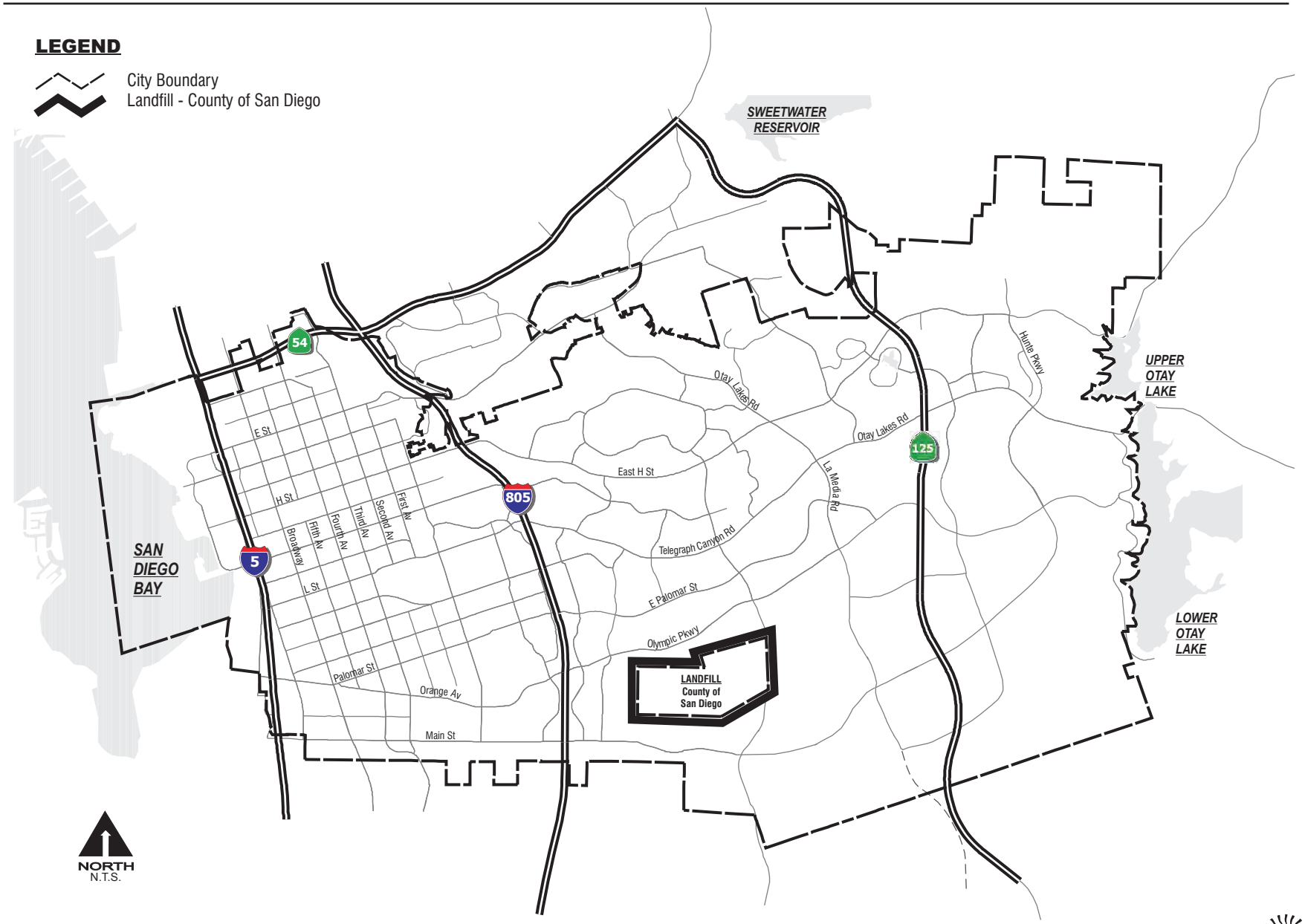


Figure 8-10

CITY OF CHULA VISTA

Solid Waste Facility

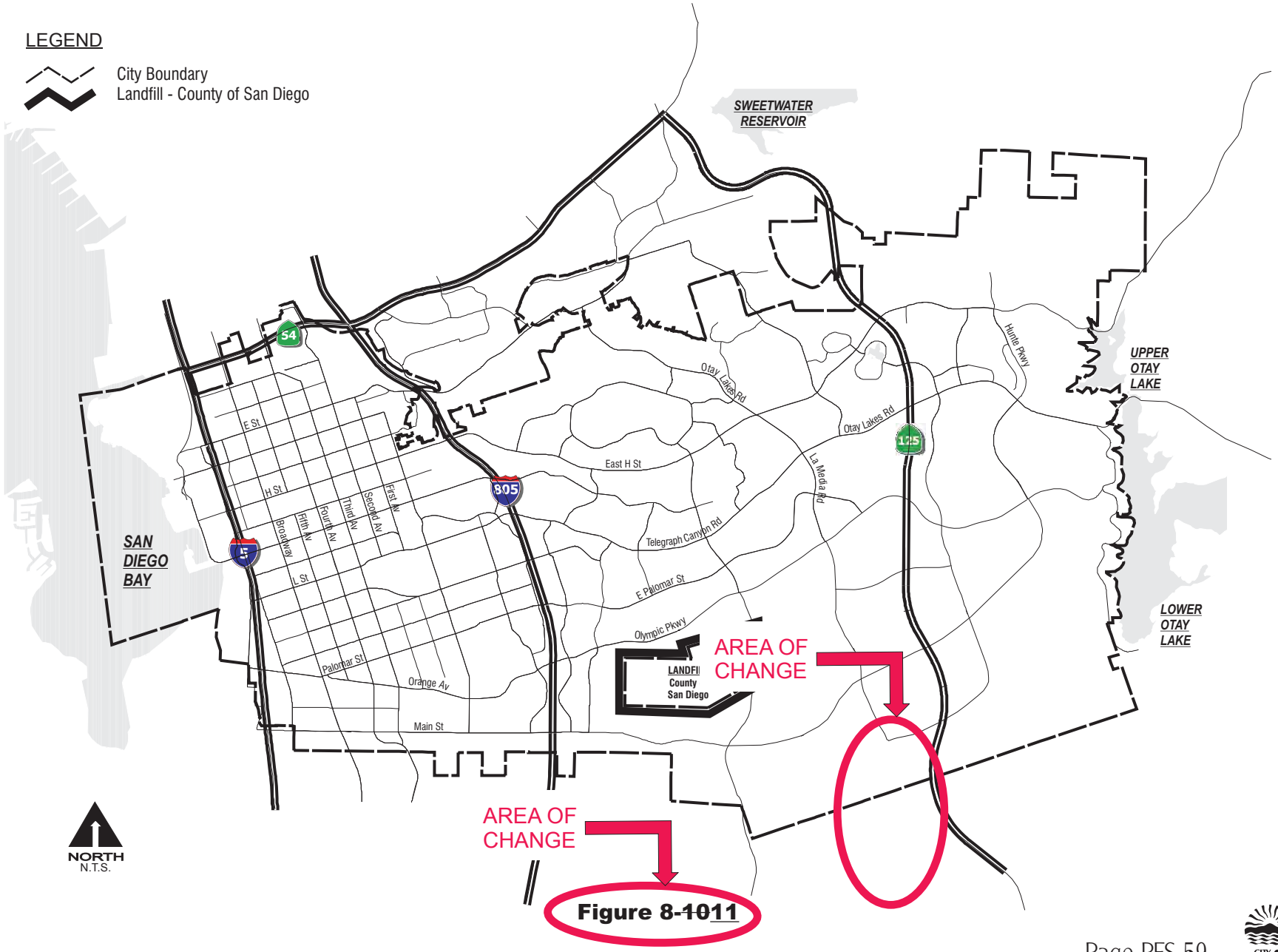


Figure 8-~~10~~11

Proposed

Meeting the future energy needs of Chula Vista and the region will require an integrated approach, including: increased development of, and reliance, on renewable energy sources; decreased dependence on non-renewable energy sources; and the expansion and promotion of energy conservation programs and measures. The development of renewable sources of energy within Chula Vista and the region will facilitate the ability to meet energy needs in an environmentally sensitive manner and reduce dependency upon imported energy.

Objective - E 7

Promote energy conservation through the efficient use of energy and through the development of local, non-fossil fuel-based renewable sources of energy.

Policies

E 7.1 Promote development of regulations and building design standards that maximize energy efficiency through appropriate site and building design and through the use of energy-efficient materials, equipment, and appliances.

E 7.2 Encourage and support the local research, development, generation, and use of non-fossil, fuel-based renewable sources of energy, including wind and solar resources, that meet local energy needs in an environmentally sensitive manner and reduce dependence on imported energy.

E 7.3 Develop and provide pertinent information about the benefits of energy conservation and available energy conservation incentive programs to all segments of the community.

E 7.4 Pursue and encourage the expansion of local energy conservation, energy efficiency, and related incentive programs.

E 7.5 Pursue 40% City-wide electricity supply from clean, renewable resources by 2017.

E.7.6 Encourage the construction and operation of green buildings, considering such programs as the Leadership in Energy and Environmental Design (LEED™) Green Building Rating System.

E 7.7 Support tree planting programs that will be implemented to reduce energy needs.

E 7.8 Ensure that residential and non-residential construction complies with all applicable City of Chula Vista energy efficiency measures and other green building measures that are in effect at the time of discretionary permit review and approval or building permit issuance, whichever is applicable.

3.1.8 Promoting Solid Waste Reduction Strategies

While the Public Facilities and Services Element addresses current and future solid waste disposal facility needs, this section of the Environmental Element addresses recycling and waste reduction efforts.

Chula Vista has reduced or diverted more than 50 percent of the solid waste generated within the City.

Recycling and solid waste reduction programs have been in place in Chula Vista since 1990 to meet the State goal of diverting or reducing 50 percent of the solid waste generated by all residential, commercial, and industrial uses. A City-wide residential curbside collection program for recyclable items has been in place since 1991. The preparation of a solid waste management plan is required as part of the permit approval process for new development and redevelopment projects; the plan must address the pre-construction, construction, and operational phases of the project. As a result of these efforts, Chula Vista has reduced or diverted more than 50 percent of the solid waste generated within the City, thereby achieving the State goal.

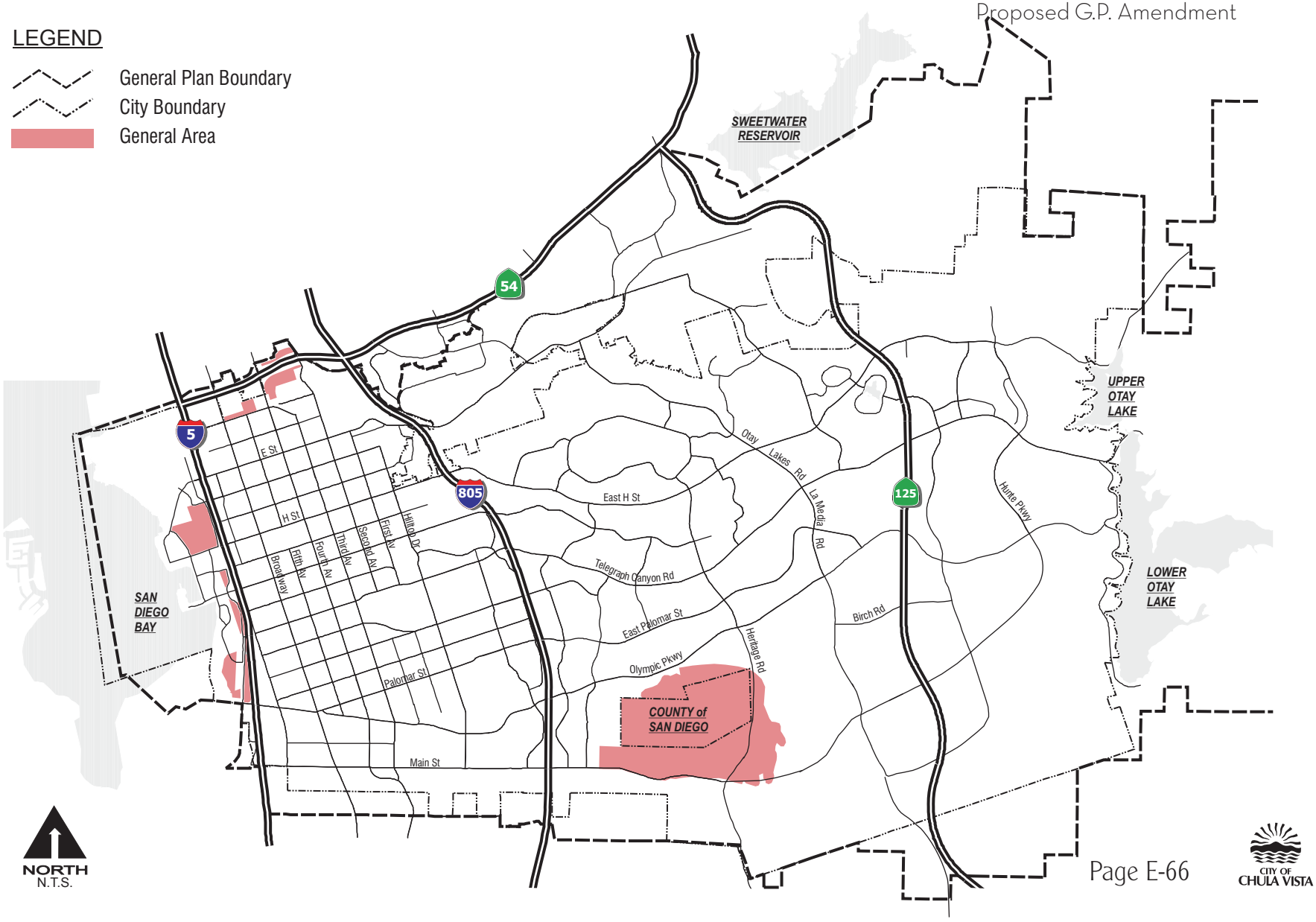


Chula Vista's household hazardous waste (HHW) program, designed to provide a means to safely collect; recycle; treat; and dispose of HHW, was implemented in 1997. HHW collected at the City's facility is sent to various locations throughout the United States for treatment and/or recycling. Section 3.4.2 of this element, Managing Household Hazardous Waste, further addresses the management of HHW. Public education and awareness programs, including programs for school-age children, support the recycling program and contribute to high participation rates. In addition to recycling, Chula Vista's solid waste management strategies include source reduction and composting. The City is working towards the goal of establishing a permanent compost site at the Otay Landfill.

The current and future demand for solid waste disposal requires Chula Vista to take an aggressive approach to source reduction. Continued efforts to educate the public about recycling, proper disposal of household hazardous waste, and composting will be critical to meeting the future solid waste disposal needs of the General Plan area.

General Areas Map

Proposed G.P. Amendment

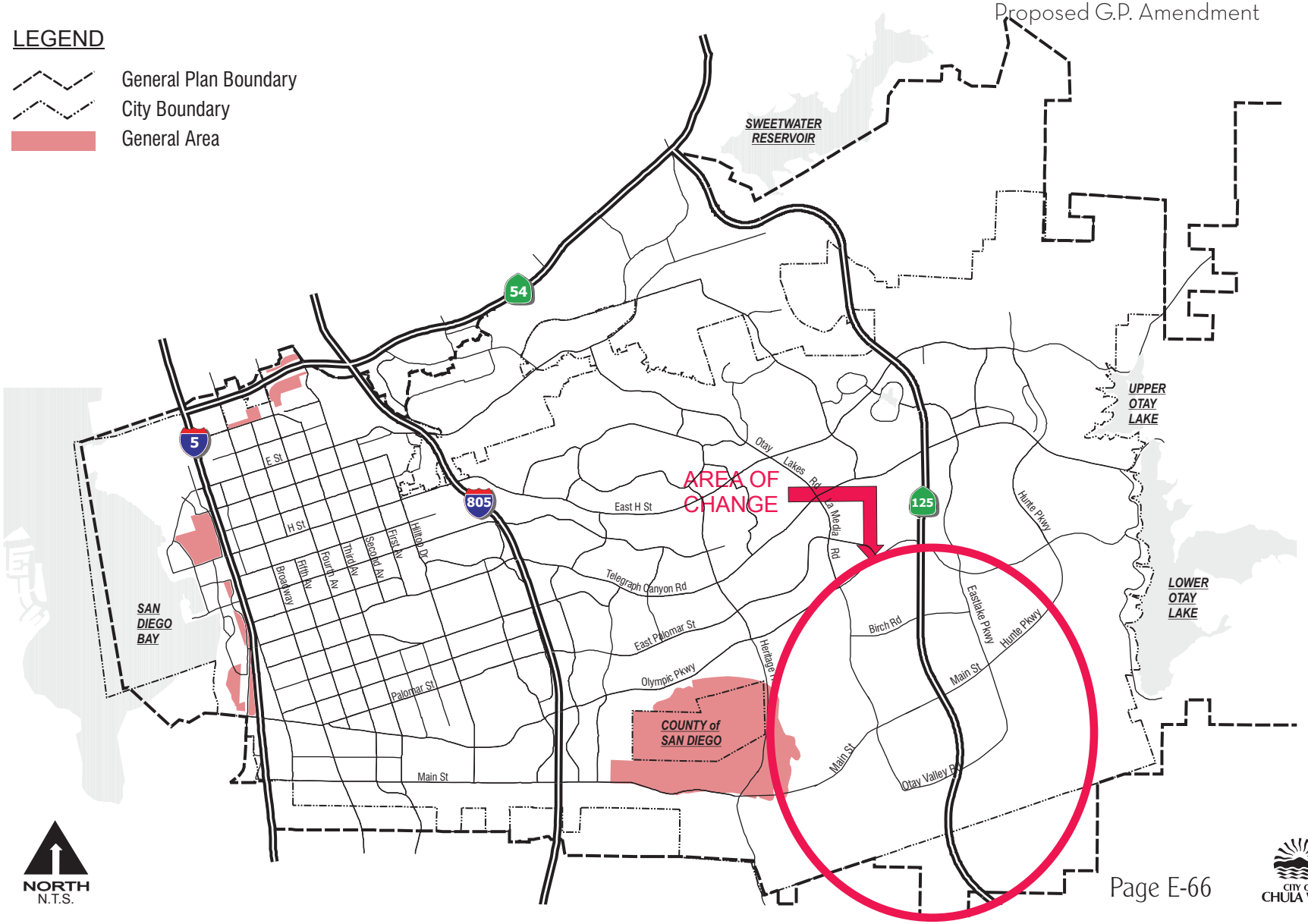


CITY OF CHULA VISTA

Figure 9-10

General Areas Map

Proposed G.P. Amendment



CITY OF CHULA VISTA

Figure 9-10

Proposed

Projected 2030 Noise Contour Map

Image Source: AirPhotoUSA, LLC (flown January 2001)

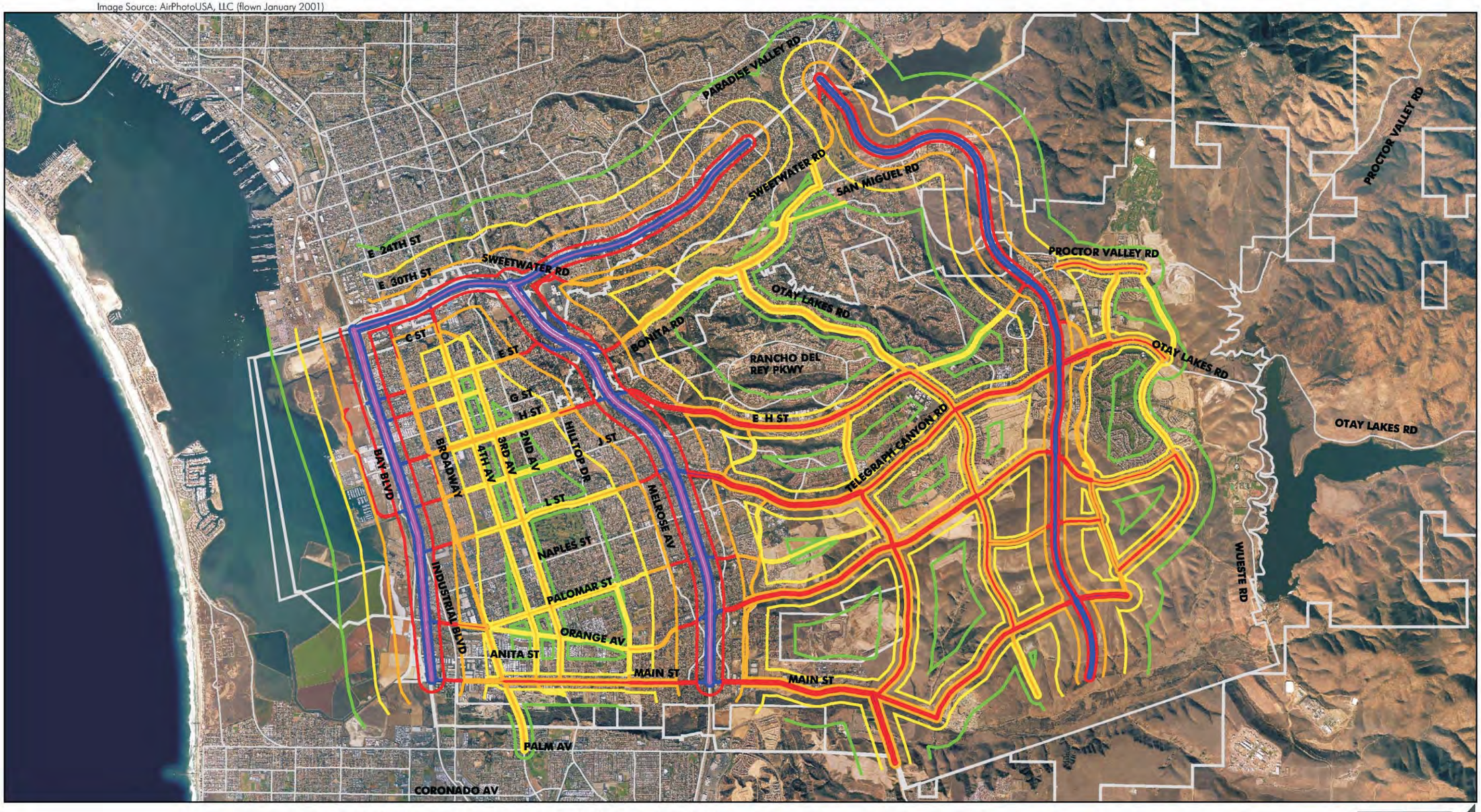


Figure 9-12

Projected 2030 Noise Contour Map

Image source: Natural color representation of the NAIP 2009 aerial imagery.

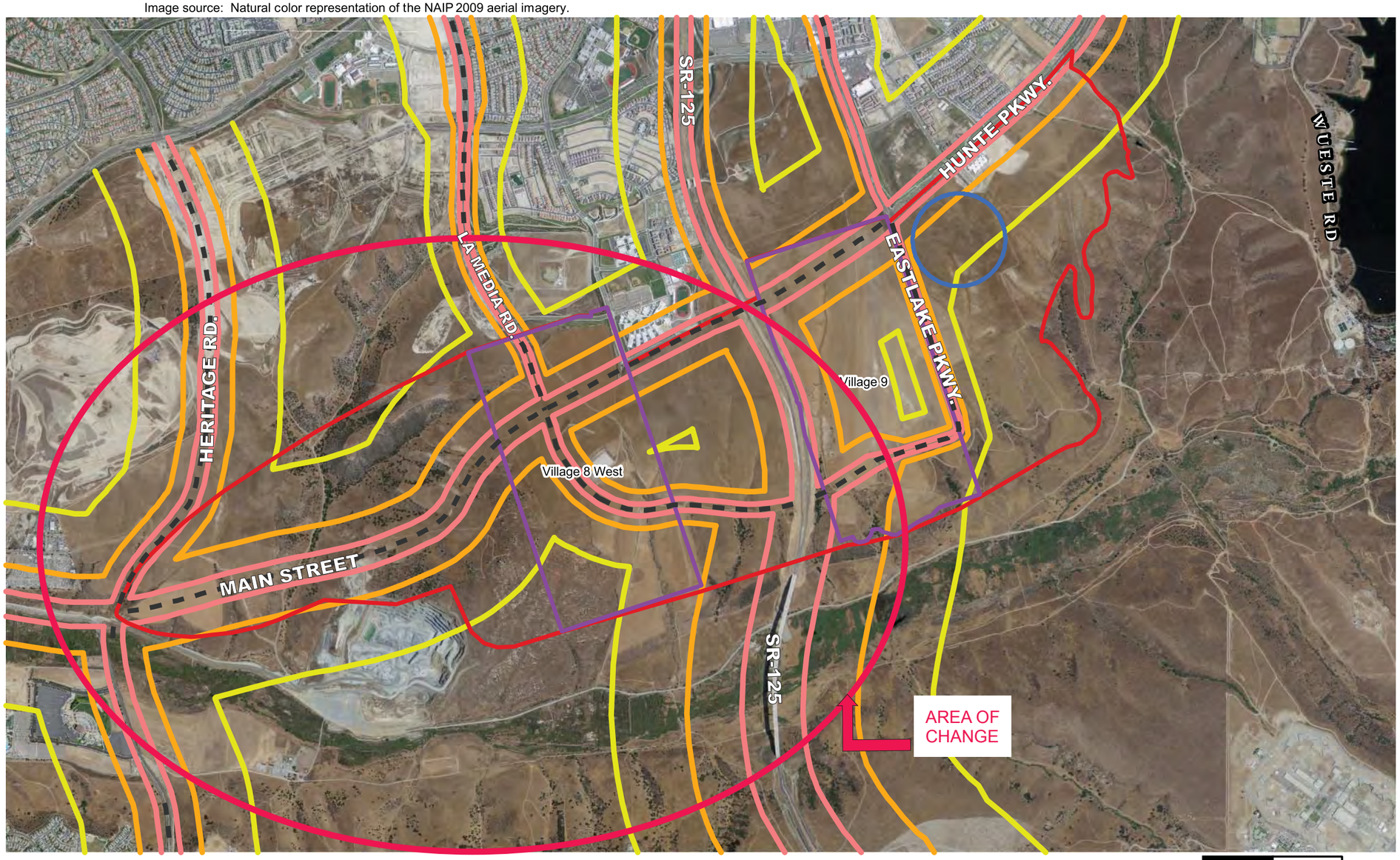


Figure 9-12

Proposed

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APPENDIX

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RESOLUTION NO. 2005-424

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE CITY'S COMPREHENSIVE GENERAL PLAN UPDATE, WITH THE EXCEPTION OF THE LAND USE MAP AND LAND USE AND TRANSPORTATION ELEMENT PROVISIONS FOR THE DOWNTOWN THIRD AVENUE DISTRICT (SECTION 9.5.1), THE H STREET CORRIDOR DISTRICT AND ITS FOCUS AREAS (SECTIONS 9.5.2, 9.5.3, AND 9.5.4), A PORTION OF THE MAIN STREET DISTRICT AND RELATED LAND USE AND TRANSPORTATION ELEMENT POLICIES LUT 45.1, 45.2 AND 45.3 AND THE LAND USE MAP DESIGNATIONS FOR VILLAGES 8, 9, AND 10 OF THE OTAY RANCH AND ASSOCIATED POLICIES; REPEALING THE MONTGOMERY SPECIFIC PLAN, AND AMENDING THE CITY'S MULTIPLE SPECIES CONSERVATION PROGRAM SUBAREA PLAN

WHEREAS, the City of Chula Vista's current General Plan was last comprehensively updated in July 1989, with a partial update conducted in conjunction with adoption of the Otay Ranch project in 1993; and

WHEREAS, pursuant to State law, the City has undertaken a periodic, comprehensive review to update its General Plan looking out to the year 2030; and

WHEREAS, the current Housing Element of the General Plan is subject to 5-year periodic updates under separate provisions of State law, and is therefore not affected by this comprehensive General Plan Update, and will remain in its current form until its next update under applicable State law; and

WHEREAS, the comprehensive General Plan Update (GPU) project was initiated with a public Town Hall Meeting in April 2002; and

WHEREAS, the City and its consultants worked over the next three years in the conduct of an extensive, four-phased public outreach and input process to gather information needed to prepare the GPU, and to share with and receive feedback from the public on various interim work products, and the proposed draft GPU; and

WHEREAS, that public outreach and input process involved five other Town Hall meetings, and four ad-hoc committees with over 50 citizen members holding over 70 meetings, that included a Steering Committee, Economic Development Subcommittee, Public Facilities & Services Subcommittee, and Environment, Open Space & Sustainable Development Subcommittee; and

WHEREAS, as part of this three-year process, staff and the consultants also met with the Planning Commission and/or City Council on 19 occasions to provide updates and present interim work products, and to receive preliminary input and direction regarding policy issues and the land use and transportation scenarios to be evaluated; and

WHEREAS, the areas of land which are the subject of this Resolution contain all lands within the boundaries of the City's General Plan Area as diagrammatically depicted on the General Plan Land Use Diagram presented as Figure 5-12 of the proposed Land Use and Transportation Element, except the Downtown Third Ave. District and the H Street Corridor District as shown on Figures 5-27 and 5-28 respectively, of the proposed Land Use and Transportation Element; and

WHEREAS, within that overall General Plan Area, the substantive amendments to land use and transportation are associated with particular focus areas within the Northwest, Southwest and East Planning Areas as presented in the proposed General Plan document, and include both amendments proposed by the City, as well as those proposed in the East Planning Area through private General Plan Amendment (GPA) applications filed with the Planning and Building Department of the City of Chula Vista by the Otay Ranch Company (01-01 and 03-01), Otay Land Company (03-04), and Flat Rock Land Company (03-08); and

WHEREAS, in conjunction with adoption of the City's MSCP Subarea Plan on May 13, 2003, it was noted that a mapping correction was needed to change approximately 45 acres of active recreation land uses within the Otay River Valley to Preserve designation; and

WHEREAS, the City adopted the Montgomery Specific Plan in 1988 pursuant to Resolutions No. 13413 and 13780, which was a policy plan and did not contain any separate ordained zoning regulations for the area; and,

WHEREAS, the proposed GPU Land Use and Transportation Element now contains a Southwest Area Plan that incorporates the remaining, relevant policy provisions from the Montgomery Specific Plan, and calls for the preparation of several more localized Specific Plans within the Area; and

WHEREAS, in December 2004, the City originally released the proposed GPU for public review; and

WHEREAS, the City has referred the proposed GPU to all necessary entities required by the State Planning and Zoning Law, Government Code section 65000 et seq.; and

WHEREAS, pursuant to California Government Code section 65302.5, the City transmitted the Draft GPU and supporting technical documents to the Office of the State Geologist in the Department of Conservation, State Geological Survey (the current name of the Division of Mines and Geology)(Division) on January 18, 2005, for review and comment. The submittal also included an explanation of how various parts of the Draft GPU addressed safety element and related requirements. The Division provided informal verbal comments to staff by phone on January 25, 2005, that characterized the GPU as having excellent policies and as one of the better documents reviewed. No written comments were received; and

WHEREAS, pursuant to the requirements of California Public Utilities Code Sections 21670 – 21679.5, the City submitted the GPU to the San Diego County Regional Airport Authority (Authority) for a determination of consistency with the Brown Field Airport Land Use Compatibility Plan (ALUCP). As documented in a May 5, 2005, letter from the Authority to the City, the Authority determined that the proposed GPU is consistent with the current ALUCP; and

WHEREAS, as a result of the substantial public comments received during the review of the GPU, the City determined in March 2005, that it would pause the GPU process to consider the comments and entertain revisions to the Plan in response; and

WHEREAS, in September 2005, the City released a revised set of GPU documents and a re-circulated Draft EIR for a second public review; and

WHEREAS, pursuant to California Government Code section 65090, the Planning Commission held a duly noticed public hearing on the GPU on December 8, 2005, and recommended that the City Council adopt the Resolutions approving the GPU and its related actions; and

WHEREAS, the proceedings and all evidence introduce before the Planning Commission at the public hearing on this project held on December 8, 2005, and the minutes and resolution resulting there from, are hereby incorporated into the record of these proceedings; and

WHEREAS, the City Clerk set the time and place for the hearing on the GPU and notices of said hearings, together with its purposes given by its publication in a newspaper of general circulation in the City, at least ten days prior to the hearing pursuant to California Government Code section 65090, and the City Council held a duly noticed public hearing on December 13, 2005, on the subject GPU; and

WHEREAS, the City Council of the City of Chula Vista reviewed, analyzed, considered, approved and certified a Final EIR, made certain Findings of Fact, adopted a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the GPU, pursuant to CEQA, by Resolution No. 2005-423; and

WHEREAS, subsequent to the September 2005 release of the revised General Plan Update, owners of real property within the Otay Ranch portion of the East Planning Area have proposed changes to the Preferred Plan which are substantial in nature and could facilitate the acquisition of land for future University uses in Eastern Chula Vista; and

WHEREAS, in order to provide sufficient time to explore the feasibility of the proposed land use changes with regard to sound planning principles and to evaluate the proposal's consistency with the goals and objectives of the General Plan Update, it is necessary to defer consideration of land use designations and certain polices and objectives pertaining to Villages 8, 9 and 10 of the Otay Ranch.

NOW, THEREFORE BE IT RESOLVED that the City Council hereby finds, determines and resolves as follows:

I. PLANNING COMMISSION RECORD

The proceedings and all evidence introduced before the Planning Commission at their public hearing held on December 8, 2005, and the minutes and resolutions resulting there from are hereby incorporated into the record of this proceeding.

II. GENERAL PLAN INTERNAL CONSISTENCY

The City Council hereby finds that the General Plan, as amended, is internally consistent and shall remain internally consistent following the adoption of amendments by this Resolution.

III. COMPLIANCE WITH STATE PLANNING AND ZONING LAW

The City Council hereby finds that the General Plan Update, as approved in this Resolution, complies with all applicable requirements of the State Planning and Zoning Law. In particular, the GPU's proposed Element structure includes the content requirements for all seven mandatory elements pursuant to Government Code section 65302 as shown below:

Mandated Element	Chula Vista GPU Element
Land Use	Land Use & Transportation
Circulation	Land Use & Transportation
Housing	Housing
Conservation	Environmental
Open Space	Environmental
Noise	Environmental
Safety	Environmental

IV. APPROVAL OF GENERAL PLAN UPDATE AND CHULA VISTA MSCP SUBAREA PLAN AMENDMENT

The City Council hereby approves and adopts the General Plan Update and the amendment to the Chula Vista MSCP Subarea Plan, which consists of the following documents included in the record of proceedings, and on file in the City Clerk's Office:

1. The September 2005 re-released Draft General Plan and General Plan Diagram (referenced as Document 1 of 2), excepting the following:

   (a) those portions of the Plan and Diagram pertaining to the Downtown Third Avenue District (GPU Section 9.5.1);

   (b) the H Street Corridor District and its Focus Areas (GPU Sections 9.5.2, 9.5.3 and 9.5.4);

(c) portions of the Main Street District bounded by Main Street on the north, Beyer Blvd. on the east, the City limits on the south and Broadway on the west, and related land use and transportation element policies LUT 45.1, 45.2 and 45.3; and

(d) all provisions of the General Plan Update that relate specifically to Villages 8, 9, and 10/University area within Otay Ranch are deferred for consideration for a period of no more than 120 days from the effective date of this resolution. The provisions of the General Plan Update related to Villages 8, 9, and 10/University hereby deferred for consideration include the following:

(1) those portions of Land Use Diagram (Figure 5-12) covering Villages 8, 9, and 10/University, except for the circulation system roadways;
(2) Table 5-4 as it applies only to the Regional Technology Park and Town Centers;
(3) Figure 5-9 as it applies to Activity Centers 11 and 15;
(4) Tables 5-6 and 5-7 as they apply to Town Centers and the Regional Technology Park;
(5) LUT Policy 5.4 and 17.3 as they apply to Town Centers;
(6) Section 10.4.6, last paragraph under "Vision for Subarea";
(7) Objective 72 and Policies LUT 72.1 through 72.4 as they apply to Town Centers;
(8) Section 10.5.2, last sentence, "Vision for District";
(9) Objective 81 as it applies to Village 8;
(10) Policies 81.5. 81.6 and 81.9 as they apply to Town Centers and the Regional Technology Park;
(11) LUT section 10.5.4, Objectives 84 through 86 and their related policies, and Figures 5-45 and 5-46, except for those provisions, objectives and policies on pages LUT-258 through LUT 264 that apply to the Eastern Urban Center and the Freeway Commercial area;
(12) LUT sections 10.5.5, 10.5.6, and 10.5.7 in their entirety;

2. The September 2005 Draft General Plan Proposed Edits (referenced as Document 2 of 2), excepting any edits pertaining to the Downtown Third Avenue District (GPU Section 9.5.1), the H Street Corridor District and its Focus Areas (GPU Sections 9.5.2, 9.5.3 and 9.5.4), and the provisions regarding Villages 8, 9, and 10/University as identified in section V.1.d of this resolution above.

3. The further edits regarding Transit Focus Areas as presented in Attachment 1 to the December 13, 2005, staff report, excepting any edits pertaining specifically to the TFA at H Street / Third Avenue.

4. Staff's supported land use alternatives, and related General Plan Update text and map erratas for the Freeway Commercial and Gun Club areas, as presented in Attachments 3A & 3B to the December 13, 2005, staff report.

5. The miscellaneous, additional GPU corrections as presented in Attachment 5 to the December 13, 2005, staff report.

6. The proposed land use alternatives and text revisions for the South Broadway and South Third Avenue areas as presented in Attachment 7A and 7B to the December 13, 2005, staff report.

7. The MSCP Subarea Plan mapping amendment as presented in Attachment 11 to the December 13, 2005, staff report.

V. OTAY RANCH COMPANY GENERAL PLAN AMENDMENT APPLICATIONS (GPA-01-01 and GPA 03-10)

A. The approved GPU land use and circulation provisions resulting from the City's consideration of General Plan Amendment applications GPA-01-01 and GPA 03-10, reflect a variation from the Applicant's proposals as originally submitted within the Otay Ranch Village 2, 2 West and Village 3 and the Freeway Commercial portion of Planning Area 12 areas generally as follows, and as more specifically represented by the applicable provisions of the approved GPU documents listed in Section V above:

1. For Village Two and Village Two West, the industrial land use in the Otay Landfill buffer is maintained to provide a separation between the village residential uses and the Otay Landfill.

2. For Village Two and Village Three along Wolf Canyon, the open space boundary is maintained for consistency with the MSCP and Otay Ranch RMP Preserve.

3. For the Freeway Commercial portion of Planning Area 12, the GPU maintains the Retail Commercial designation, and denies that portion of the Applicant's request because:

   a. The demand for retail property will remain very strong and the change to mixed use residential will reduce the inventory of available land needed retail commercial uses.

   b. The property is situated in an area already planned to provide retail commercial services.

c. Its location surrounded by arterial roadways makes the property highly conducive to retail development while reducing its viability as a livable residential community.

d. Residential development of this site would be isolated from many necessary residential services and amenities and other residential communities and substantial residential capacity is already provided in other, better suited areas of Otay Ranch.

VI. REPEALING OF THE MONTGOMERY SPECIFIC PLAN

The Montgomery Specific Plan is hereby repealed upon the effective date of the General Plan Update.

BE IT FURTHER RESOLVED that staff is directed to prepare a GPU Implementation Program consistent with Chapter 11 of the updated General Plan and return to Council within 120 days of the effective date of this Resolution.

BE IT FURTHER RESOLVED that the existing General Plan, with the exception of the Housing Element and the land use designations and applicable policies and provisions specifically related to Villages 8, 9, and 10, are hereby superceded and repealed upon the effective date of the General Plan Update.

Presented by

James D. Sandoval
Planning and Building Director

Approved as to form by

Ann Moore
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 13th day of December, 2005, by the following vote:

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

Stephen C. Padilla, Mayor

ATTEST:

Susan Bigelow, MMC, City Clerk

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

I, Susan Bigelow, City Clerk of Chula Vista, California, do hereby certify that the foregoing Resolution No. 2005-424 was duly passed, approved, and adopted by the City Council at a regular meeting of the Chula Vista City Council held on the 13th day of December 2005.

Executed this 13th day of December 2005.

Susan Bigelow, MMC, City Clerk

General Development Plan Amendment (GDPA)
Otay Ranch, Village Eight West and Village Nine

September 2012
DRAFT

Project Sponsor/Applicant:
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I. Introduction

As part of the proposed Sectional Planning Area (SPA) Plans for Otay Land Company's Village Eight West and Village Nine, the following document includes proposed amendments to the Otay Ranch General Development Plan (GDP) to ensure consistency between the General Plan, the General Development Plan and the SPA documents. The majority of proposed amendments to the GDP are updates to various land use exhibits and land use summary tables to reflect the proposed land use plans within the affected villages of Otay Ranch. The affected villages include Village Eight West (formerly portions of Villages Four, Seven, and Eight) and Village Nine.

It is important to note that at the time of this application other proposed general development plan amendments may be under review. Since the City has not formally adopted these plans, the following revisions do not necessarily reflect these changes. The only revisions proposed by this General Development Plan Amendment application are those that are directly related to Village Eight West, Village Nine, and those specifically requested by the City of Chula Vista.

II. List of GDP Amendments

The following table, Table 1.1 - General Development Plan Amendments for OLC Project, includes a list of the proposed General Development Plan Amendments associated with the Sectional Planning Area (SPA) Plans for Otay Land Company's Village Eight West and Village Nine. Each amendment is identified by page number and section and is described under the "issues" column. Each amendment also includes a corresponding discussion of the resolution between staff and the applicant as well as the justification for the proposed change.

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Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
Global		Update footnote to indicate date of current amendment (OLC)		Formatting correction	
Global		Correct page numbering sequence and format so they are sequential (OLC)		Formatting correction	
Global		Correct numbering of exhibits so they are sequential (OLC)		Formatting correction	
II-6	5th Objective on Page	Correct the subject-verb agreement of "integrate" (OLC)		Grammatical correction	
II-6	6th Objective on Page	Correct the subject-verb agreement of "encourages" (OLC)		Grammatical correction	
II-8	2nd Objective on Page	Correct spelling of "centers" (OLC)		Grammatical correction	
II-8	Last Paragraph	Delete "ARCO" (Staff)		Name Correction	
II-9	First Paragraph	a. Correct spelling of "characteristics" (OLC) b. And "1/4" to mile walk pedestrian shed (OLC) c. Revise text to allow stop or stations for transit (OLC) d. Correct capitalization of "in" (Staff)		a. Grammatical correction b. Correct planning industry standards of walk radius c. Provide flexibility in transit to accommodate future SANDAG/MTS requirements d. Grammatical correction	
II-9	Last Paragraph	Add "unless otherwise permitted by City Council pursuant to the expressed terms set forth by agreement, ordinance or such other manner approved by City Council (Staff)		Allow flexibility in the arrangement and number of units pursuant to the LOA	
II-10	L	Add "density" to the description of Uses column (Staff)		Consistency	
II-10	LM	a. Add "density" to the symbol column (Staff) b. Add density range of 3-6 du/ac (Staff)		a. Consistency b. Consistency	
II-10	LMV	a. Add "density residential" to the symbol column (OLC) b. Update uses description to explain difference between LMV and LM (OLC)		a. Consistency b. Clarification	

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-10	M	a. Add "density" to the uses description (OLC) b. Add "…and considered single-family…with densities above 11 dwelling units…" (Staff) c. Add "Where small lot or cluster developments of single-family detached or attached units are proposed, recreational facilities (such as swim clubs, pedestrian parks, town squares, etc.) may be required within the neighborhood planning area as determined during the SPA planning process." (Staff)		Consistency	
II-11	MH	Add "density residential" to the uses description (OLC)		Consistency	
II-11	MU	a. Refine description and add "The residential land use density ranges that are permitted within the Mixed Use category correspond with the General Plan residential land use designations for the High (H) (18-27 du/ac) range and the Medium High (MH) (11-18 du/ac) range, so the appropriate Mixed Use residential densities are within the 11 –27du/ac range." (Staff) b. Require zoning district at SPA level (staff)		a. Consistency b. Consistency	
II-11	TC	a. Add the category symbol (OLC) b. Revise text to allow stop or stations for transit and eliminate reference to BRT (OLC) c. Define density range as 18-45 (Staff)		a. Consistency b. Provide flexibility in transit to accommodate future SANDAG/MTS requirements c. Consistency	
II-12	EUC	Add the category symbol (OLC)		Consistency	

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-12	FC	Add the category symbol (OLC)		Consistency	
II-12	RTP	a. Add the category symbol (OLC) b. Correct improper capitalization of words (Staff) c. Add text to allow for development and administrative and office space associated with high tech uses (Staff) d. Correct spelling of "accommodates" (OLC) e. Change "nearby" to "adjacent" (Staff)		a. Consistency b. Grammatical correction c. Allow compatible uses in RTP (OLC) d. Grammatical correction e. Clarification	
II-12	I	a. Add the category symbol (OLC) b. Correct Planning Area name by deleting "a"		a. Consistency b. Consistency	
II-12	P/QP	Add the category symbol (OLC)		Consistency	
II-12	CP/P	Add the category symbol (OLC)		Consistency	
II-12	U	a. Add the category symbol (OLC) b. Correct spelling of "institutes" (OLC)		a. Consistency b. Grammatical correction	
II-13	SRSA	Correct the subject-verb agreement of "resource" (Staff)		Grammatical correction	
II-14	Exhibit 18a: Overall Project Summary Table	Update statistics (Staff)		Reflect proposed and existing conditions	Table provided by City
II-16 & II-17	Exhibit 18b: Otay Ranch GDP/SRP Land Use Plan	Update land use (Staff)		Reflect proposed and existing conditions	Map Provided by City
II-18	First Paragraph	Update Total number of dwelling units and residents in Otay Ranch (Staff)		Reflect proposed and existing conditions	Numbers provided by City
II-18	First Bullet	Update number of villages from eleven to nine (Staff)		Reflect existing conditions, proposed SPA Plans and LOA	
II-18	Second Bullet	a. Remove number of lanes (OLC) b. Remove "Bus Rapid" (OLC)		a. Current SR-125 is less than 10-lanes; ultimate number of lanes is still to be determined b. SANDAG clarification	
II-18	Third Bullet	Correct spelling of "bicycle" (OLC)		Grammatical correction	

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-18	Sixth Bullet	Update description of University adjacencies (Staff)		Reflect existing conditions, proposed SPA Plans and LOA	
II-18	Last Bullet	Add "Otay Valley Parcel" (Staff)		Clarification	
II-19	Exhibit 19	Update statistics (Staff)		Reflect existing and proposed conditions	Numbers provided by City
II-20 & II-21	Exhibit 20	Update land (Staff)		Reflect existing and proposed conditions	Graphic provided by City
II-22	First paragraph	Change "to" to "is" (Staff)		Grammatical correction	
II-22	Exhibit 21	Update Table (Staff)		Reflect existing condition	Numbers provided by City
II-24 & II-25	Exhibit 22	Update land uses (Staff)		Reflect existing condition	Graphic provided by City
II-26	First Paragraph	Update number of dwelling units and residents (Staff)		Reflect existing condition	Numbers provided by City
II-26	Fourth Bullet	Update open space percentage (Staff)		Reflect existing condition	Number provided by City
II-26	Exhibit 23	Update Table (Staff)		Reflect existing condition	Numbers provided by City
II-28 & II-29	Exhibit 24	Update land uses (Staff)		Reflect existing condition	Graphic provided by City
II-30	Components of the Land Use Plan	Revise the list to include Regional Technology Park and Environmental Resources (Staff)		Consistency	
II-30	Subsection a	Revise title to include "Rural Estate Areas" (Staff)		Consistency	
II-30	Last Bullet regarding Urban Villages	a. Add "Town Centers" (OLC) b. Update description to include Villages Eight and Eleven (OLC)		a. Reflect proposed V8 West a& V9 b. SPA Plans and LOA	
II-32 & II-33	Exhibit 25	a. Update land use to reflect OLC proposal (OLC) b. Update land uses to reflect changes to other villages (Staff)		a. Reflect proposed V8 west & V9 SPA Plans and LOA b. Reflect existing condition	Graphic provided by City
II-35	c. Eastern Urban Center	Update projected population (Staff)		Reflect proposed condition	Number provided by Staff
II-36 & II-37	Exhibit 26	Update land use to reflect proposed condition (Staff)		Reflect proposed condition	Graphic provided by City
II-38	e. University	Add RTP to the description (Staff)		Compatibility with GPA	
II-38	f. First Paragraph	Correct improper capitalization of word (Staff)		Grammatical correction	

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-40 & II-41	Exhibit 27	Update open space to reflect current condition (Staff)		Reflect proposed condition	Exhibit provided by City
II-42	First Bullet	Reduce size of Town Squares to "half-acre" size and allow location to be determined by SPA (Staff)		Reflect proposed V8 West & V9 SPA Plans and LOA	
II-42	Second Bullet	Correct spelling of "amenity"		Grammatical correction	
II-42	Third Bullet	Delete "19" and add "existing and future" (Staff)		Consistency	
II-42	Fourth Bullet	Correct minimum size of Community park to 25 acres		Consistency	Page II-220 list minimum size as 25 acres
II-44 & II-45	Exhibit 28	a. Update Circulation to match Adopted General Plan Circulation (OLC) b. Update Circulation to eliminate La Media crossing the Otay River Valley (OLC) c. Revise Main St call out to Hunte Parkway (Staff) d. Update Village Numbers		a. Reflect existing condition b. Reflect proposed V8 West & V9 SPA Plans and LOA c. Reflect correct condition	
II-46	Second and Third Paragraphs	a. Correct paragraph break (OLC) b. Correct Capitalization of Village Core (OLC) c. Delete last sentence (staff)		a. Grammatical correction b. Consistency c. Consistency	
II-46	Third Paragraph	Add "Town Center" land use (OLC)		Consistency with land use maps	
II-46	Fourth Paragraph	a. Correct improper capitalization of words (Staff) b. Revise text to allow stop or stations for transit and eliminate reference to BRT (OLC) c. Add description of the organization of uses around a couplet in the Town Center land uses (OLC) d. Add "spindle or grid" (Staff)		a. Grammatical correction b. Provide flexibility in transit to accommodate future SANDAG/MTS requirements c. Clarification d. Provide flexibility in town center definition	
II-46	Sixth Paragraph	Clarify punctuation and grammar (Staff)		Grammatical correction	

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-47	Exhibit 29 and New Exhibit 29b	a. Renumber and rename Exhibit 29 to Exhibit 29a: Village Core Concept (OLC) b. Correct "Mixed-Use c. Add new exhibit (29b) illustrating the Town Center Concept (OLC)		a. Clarification b. Grammatical Correction c. Clarification	
11-49	Bullets	Correct Capitalization		Grammatical correction	
II-50	First Bullet	Delete Town Center as an area requiring greenbelts along arterial roadways (OLC)		Town Centers are intended to be urban centers that bring arterial traffic through the heart of the Town Center, ensuring a vibrant and active commercial center. The arterial frontage occurs on an urban couplet that provides for the safe movement of traffic through the area. Arterial street frontages within the Town Center are intended to consist of storefronts, offices, and high density residential uses with minimal setback from the sidewalk. Greenbelts would contradict this design intention.	
II-50	b. Village Core/Town Center Policies	Replace reference of High density residential with the Town Center land use designation (OLC)		Consistency with General Plan and Land Use Map	
II-50	b. Village Core/Town Center Policies – First bullet	Update the description of the Town Center (OLC)		Clarification and consistency with General Plan and Land Use Map	
II-51	Second Bullet	a. Correct spelling of "system" (OLC) b. Correct improper capitalization of words (Staff)		a. Grammatical Correction b. Grammatical Correction	

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-51	Fourth bullet	Add "unless otherwise permitted by City Council pursuant to the expressed terms set forth by agreement, ordinance or such other manner approved by City Council" Delete "as amended in a separate agreement" (OLC)		The Otay Land Company Land Offer Agreement (LOA) establishes the amount of community purpose faculties required for the project.The CPF requirement is satisfied by the university dedication as well as additional acreage in each Village. The acreage is in conformance with CVMC.	
II-53	c. Village/Town Center - Mixed Use Policies	Revise text to include the Town Center land use category (OLC)		Consistency with General Plan and Land Use Map	
II-53	Exhibit 35	Renumber to 35a and rename to "Village Core Concept (Illustrative Only)" (OLC)		Formatting and Clarification	
II-54	New Exhibit, Exhibit 35b	Add graphic illustrating the Town Center Concept (OLC)		Clarification	
II-54	First bullet	Allow mixed use on Town Center Arterials (OLC)		To activate the Town Center street scene and promote viable, pedestrian oriented commercial uses.	
II-54	First sub bullet – Retail/Office Use	Modify text to allow uses to front onto circulation road elements within Town Centers (OLC)		To activate the Town Center Street Scene and promote viable, pedestrian oriented commercial uses.	
II-54	Second sub bullet – Elementary Schools	Delete "Elementary" to allow any type of school to be located in a mixed use area (OLC)		Provides more flexibility in the event that land use and physical constraints prevent an elementary school to be located in the location specified in the GDP, i.e. proximity to Highway 125, the San Diego Reservoir, etc.	

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-55	First bullet and Fourth through sixth bullet	Add "Town Center" (OLC)		Clarification; Mixed uses, transit, public spaces, and urban landscaping will occur in Town Center areas as well	
II-55 through 56	d. Village Core/Town Center – Residential Policies	Add "Town Center" and applicable descriptions and revise text to better describe the uses within the town center designation (OLC)		Clarification; Residential uses in the Town Center will be mixed use and are defined by the TC land use designation.	
II-56 through II-57	e. Secondary Areas Policies – Second Bullet & f. Transit Policies	Revise text to allow stop or stations for transit and eliminate reference to BRT (OLC)		Provide flexibility in transit to accommodate future SANDAG/MTS requirements	
II-57	First bullet	Add Village Eight to the list of villages with transit (OLC)		General Plan and SPA Consistency	
II-57	Second Bullet	Correct the spelling of "transit, and add "be" (OLC)		Grammatical Correction	
II-57	Third Bullet	Change "EUC" to "Freeway Commercial" (Staff) Change "Freeway Commercial" back to "EUC" (Staff)		To reflect actual condition	
II-57	Tenth bullet	a. Remove the dimension of the transit right-of-way (OLC) b. Change "approximately located" to "identified" (Staff)		a. Allows width to be determined at SPA level b. Preferred wording	The decision to eliminate the 25 or 22 foot dimension was questioned by Staff. It was left "to be identified at the SPA level"
II-57	Eleventh (last) Bullet	Change requirement to set transit alignments from final maps and improvement plans to tentative maps (Staff)		Preferred trigger point	
II-58	g. Village/Town Center Street System Policies	Revise language to bring multiple modes of traffic into the town center in a safe and efficient way (OLC)		Clarification	
II-58	Village Entry Streets	Correct capitalization of Shade and repeated words "should be" (Staff)		Grammatical correction	
II-58	Residential Street	Delete reference to single family (OLC)		Allows these streets to occur in multi-family and single-family residential neighborhoods	

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-59	Third Bullet	Add "couplets" to the methods of reducing traffic within villages (OLC)		Clarification	
II-59	Fifth Bullet	Except town centers from areas that prohibit through traffic (OLC)		The design of the Town Center is intended to bring arterial traffic into the area, thereby promoting the viability of the commercial uses within.	
II-59	Ninth Bullet	Correct graphic symbol. Correct spelling and grammar (Staff)		Clarification	
II-60	Sixth Bullet	Revise to allow parking on the same side of the street as parks (OLC)		Important to maximize on-street parking within the Town Center to reduce the need for surface lots and parking garages	
II-60	Seventh Bullet	Delete requirement that parking agreements be approved at the time of SPA approval (OLC)		Shared parking agreements will need to be based upon the parking requirements for specific uses, i.e. restaurants, retail, etc., and these will not be known at the time of SPA approval.	
II-60	Exhibit 37	Renumber to 37a (OLC)		Format Consistency	
II-61	Exhibit	Number to 37b (OLC)		Format Consistency	
II-61	i. first paragraph	Correct spelling of "facilities" (OLC)		Grammatical Correction	
II-61	2. Industrial, First paragraph	Change "village" to "villages" (OLC)		Grammatical Correction	
II-62	Thirteenth Bullet	Correct spelling of "industrial" (OLC)		Grammatical Correction	
II-64 to II-74	University and Regional Technology Park	Update text and add exhibit 37c Strategic Framework Plan to better describe the University and RTP, including the new Framework Policies and the associated SPA conformance requirements (staff)		University/RTP/V9 Policy Plan text language supplied by City	
II-75	b.	Change "ma" to "may" and Correct capitalization of "That" (Staff)		Grammatical Correction	

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-76	a. SPA Requirements Fifth Bullet	Revise language to read "Development standards and detailed design guidelines for each of the Zones identified on the SPA Regulating Plan" (Staff)		Clarification	Staff requested the following language: Development standards and detailed design guidelines, including typical building elevations for each type of structure, typical floor plans, structure, location, permitted uses, lot coverage height and bulk requirements; OLC agreed to include as part of the Master Precise Plan requirements (See next bullet)
II-77	SPA Requirements Sixth Bullet	Relocate language from Page II-71 regarding Village Core Concept: Design Guidelines. Prior to the development of any project located within a village core or town center, a Village Core or Town Center Master Precise Plan for EUC, TC and MU land use designations (Staff)		Clarification	Revise based on approved implementation text
II-79	A Signage Program for…	Correct improper capitalization of words (Staff)		Grammatical Correction	
II-79	Village Core Concept	Move to Page II-68. Modify reference from "design guidelines" to "master precise Plan". Require MPP after SPA approval but before final maps (Staff)		Clarification	
II-79	Other Planning Area Requirements	Add periods (Staff)		Grammatical Correction	
II-80	Implementation mechanism 4th bullet	Revise language to read "…unless otherwise permitted by the City Council pursuant to the expressed terms set forth by agreement, ordinance or such other manner approved by the City Council" (Staff)		Allow flexibility in the arrangement and number of units pursuant to the LOA	

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-81	b. Design Calculation	Revise to read "Density Calculation"		Grammatical Correction	
II-81	e. Density Transfer	Changed numbering to c		Grammatical Correction	
II-81	Density Transfer, First Bullet	Revise language to read " Dwelling units …unless otherwise permitted by the City Council pursuant to the expressed terms set forth by agreement, ordinance or such other manner approved by the City Council" (Staff)		Allow flexibility in the arrangement and number of units pursuant to the LOA	
II-81	Density Transfer, Second Bullet	Revise language to read " …village shall not be exceeded…unless otherwise permitted by City Council pursuant to the expressed terms set forth by agreement, ordinance or such other manner approved by City Council" (Staff)		Allow flexibility in the arrangement and number of units pursuant to the LOA	
II-81	Footnote 2	Add additional language that reads " While there are no density ranges provided in the Land Use Tables for each Village and Planning Area, Exhibit 17, Otay Ranch Land Use Designations Table provides a density range for most types of residential land use categories as an aid in defining an appropriate intensity for each category" (Staff)		Clarification	
II-84	Exhibit 38	a. Update population statistic (Staff) b. Update Table (Staff)		Consistency	Table provided by City
II-88 & II-89	Exhibit 39	Insert revised Exhibit (Staff)		Consistency	Exhibit provided by City
II-91	First paragraph	Update acreage to match revised table (Staff)		Consistency	Number provided by City
II-92	Third bullet	Correct population to match revised table (Staff)		Consistency	Number provided by City
II-93	Exhibit 40	Update Table (Staff)		Consistency	Table provided by City

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-96 & II-97	Exhibit 41	Insert revised Exhibit (Staff)		Consistency	Exhibit provided by City
II-99	Last two lines	Update population to match revised table Add bullets (Staff)		Formatting	Table provided by City
II-100	Exhibit 42	Update Table (Staff)		Consistency	Table provided by City
II-102 & II-103	Exhibit 43	Insert revised Exhibit (Staff)		Consistency	Exhibit provided by City
II-106	Exhibit 44	Update Table (staff)		Consistency	Table provided by City
II-107	Parks and Open Space Policies	Revise language to read "In order to provide for the standard neighborhood park size in the village, a seven-acre neighborhood park is planned. Additionally, 55.8 acres of community park land is planned in Village Four to accommodate the aggregated offsite park obligation related to residential development located in Villages One, Two, Five, Six, Seven, and Eleven. This The remaining obligation is satisfied through the provision of community park the Village Four community park. . " (Staff)		Consistency	
II-110 & II-111	Exhibit 45	Insert revised Exhibit (Staff)		Consistency	Exhibit provided by City
II-114	Exhibit 46	Update Table (Staff)		Consistency	Table provided by City
II-116 & II-117	Exhibit 47	Insert revised Exhibit (Staff)		Consistency	Exhibit provided by City
II-119	Village Six Setting and Description	Updated acreage and population (Staff)		Consistency	Numbers provided by City
II-120	Exhibit 48	Update Table (Staff)		Consistency	Table provided by City
II-122 & II-123	Exhibit 49	Insert revised Exhibit (Staff)		Consistency	Exhibit provided by City
II-125	Village Seven Setting and Description	Update acreage, single-family units and population (Staff)		Consistency	Numbers provided by City
II-126	Exhibit 50	Update Table (Staff)		Consistency	Table provided by City
II-127	Parks and Open Space	Revised numbers and text (staff)		Consistency	Numbers and text provided by City
II-128 & 129	Exhibit 51	Insert revised Exhibit (Staff)		Consistency	Revised Exhibit provided by City
II-131	Village Eight Setting	Update acres (Staff)		Consistency	Numbers provided by City

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-131 & II-132	Village Eight Description	Update the statistics to reflect Village Eight West and East (Staff)		Consistency	Numbers provided by City
II-133	Exhibit 52	a. Update the statistics of Village Eight West (Staff) b. Update the statistics of Village Eight East (Staff)		a. Consistency with SPA b. Consistency with General Plan	Table provided by City
II-133	Second Bullet	Delete reference to "low density village" (Staff)		Consistency	
II-134	Village Core Policies	Add language "it is to be planned as transit ready" (Staff)		Consistency	
II-134	Park and Open Space Policies	Update acreages and revise language to read "The excess park acreage will be allocated to the provision of parks related to Village Nine overall park acreage obligation." (Staff)		Consistency with SPA	
II-134	Park and Open Space Policies, Second bullet	Revise language to read "Except in the town center setbacks…" and Change La Media Road to "major roads (staff)"		Consistency	
II-134	Park and Open Space Policies, Third bullet	Revise "natural open space areas" to "the open space preserve"		Clarification	
II-134	Park and Open Space Policies, Sixth Bullet	Add Bullet and language that reads " Pedestrian and bike path connections shall be provided from Village Four and Village Eight East to the town center" (Staff)		Clarification	
II-136 & 137	Exhibit 53	Insert revised Exhibit (Staff)			Revised Exhibit provided by City
II-139	Village Nine Setting	Update statistics and delete "proposed" SR-125 (Staff)		Consistency and to reflect existing conditions	
II-139 to 141	Village Nine Description	Revise description to better explain proposed uses and secondary land uses (Staff)		Consistency	Draft text and numbers provided by City
II-140	Exhibit 54	Update Table and renumber to "a" (Staff)		Consistency with SPA	Table provided by City
II-141	Exhibit 55b	Delete (Staff)		Consistency with SPA	

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-141	Exhibit 58c	Update Table and renumber to "54b" (Staff)		Consistency with SPA	Table provided by City
II-142	Village Character Policies, Fifth Bullet	Change name of Main Street to Otay Valley Road (OLC)		Consistency with SPA	
II-142	Village Core Policies, First Bullet	Change "trolley" to "transit" (Staff)		Consistency with SPA	
II-142	Village Core Policies, Third Bullet	Delete language prohibiting the number of homes to be reduced (OLC)		Consistency. Conflict with LOA transfer language	
II-142	Parks and Open Space Policies	Update park acreages (Staff)		Consistency with SPA	Numbers provided by City
II-143	Top of page	Revise the discussion of parks to reference the correct location of the community park (OLC)		The community park is located in Village Four	
11-143-144	Other Village Nine Policies	Added new policies relating to development along couplets, building walls, more intense development and development uses that complement and support the University Campus (from old page II-74) (Staff)			
II-145 thru II-147	Exhibit 55	Delete exhibits and replace with one revised exhibit (Staff)		Consistency with SPA	Revised Exhibit provided by City
II-149	Planning Area 10	a. Update Discussion of and change reference of Village 10 to Planning Area 10 to include the University, including discussion of secondary land use (Staff) b. Revise approximate acreage (Staff) c. Correct spelling of "residential (Staff) d. Delete "ARCO" (Staff)		a. Consistency b. Consistency c. Consistency d. Consistency	Number and draft text provided by City
II-150 and 151	Exhibit 56a and 56b (Formerly Exhibits 58 a and 58b)	Update Tables (Staff)		Consistency	Tables provided by City
II-151	Exhibit 58c	Delete (Staff)		Consistency	

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-152 to 153	c. Village 10 Policies	Revise "Village" to "Planning Area" (Staff)		Consistency	
II-152	Parks and Open Space Policies, First Bullet	Revise statistics (Staff)		Consistency	Numbers provided by City
II-152	Parks and Open Space Policies	Delete second and sixth bullets regarding community park design (Staff)		Consistency	
II-154 thru II-156	Exhibit 57	Insert revised Exhibit (Staff)			Exhibit provided by City
II-158	Exhibit 58	Update tables (staff)			Table provided by City
II-162 & II-163	Exhibit 59	Insert revised Exhibit (Staff)			Revised Exhibit provided by City
II-165	Planning Area 12 Setting	Update acres (Staff)			Number provided by City
II-165	b. Eastern Urban Center	Correct spelling of "particularly" (OLC)		Grammatical Correction	
II-166	First & second bullets	Updated statistics (Staff)		Consistency	Numbers provided by City
II-167	Exhibit 60	Update Table (Staff)			Table provided by City
II-167	First Bullet	Correct the spelling of "representative"		Grammatical Correction	
II-168	Second bullet	Correct spelling of "criteria" (OLC)		Grammatical Correction	
II-169	Twelfth bullet	Correct spelling of "Prominently" (OLC)		Grammatical Correction	
II-170	Second Bullet	Correct spelling of "thoroughfares" (OLC)		Grammatical Correction	
II-170	Parks and Open Space Policies	Revise acreage number and correct grammar and spelling (Staff)		Grammatical Correction and Consistency	Number provided by City
II-170	Parks and Open Space Policies, First Bullet	Correct spelling of "including" (OLC)		Grammatical Correction	
II-172 & II-173	Exhibit 61	Insert revised Exhibit (Staff)			Exhibit provided by City
II-174 & II-175	Exhibit 62	Insert revised Exhibit (Staff)			Exhibit provided by City
II-179	Exhibit 63	Update Table (Staff)			Table provided by City
II-184 & II-185	Exhibit 64	Insert revised Exhibit (Staff)			Exhibit provided by City
II-194 & II-195	Exhibit 66	Insert revised Exhibit (Staff)			Exhibit provided by City
II-198	Text and Exhibit 67	Update statistics and Table (Staff)			Table provided by City
II-202 & II-203	Exhibit 68	Insert revised Exhibit (Staff)			Exhibit provided by City
II-205	2nd Paragraph	Revised Exhibit number (Staff)		Consistency	
II-210 & II-211	Exhibit 71	Insert revised Exhibit (Staff)			Exhibit provided by City
II-214	Exhibit 72	Insert revised Table (Staff)			Table provided by City

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-216 & II-217	Exhibit 73	Insert revised Exhibit (Staff)			Exhibit provided by City
II-222 & II-223	Exhibit 75	Insert revised Exhibit (Staff)			Exhibit provided by City
II-225	Exhibit 76	Update Table (Staff)			Revised Table provided by City
II-228 & II-229	Exhibit 77	Insert revised Exhibit (Staff)			Exhibit provided by City
II-231	Second Paragraph	Change "two" to "one" to reflect the elimination of La Media Road crossing the Otay River Valley (Staff)		Consistency	
II-231	Second Objective	Revise to allow urban levels of service in village cores, town centers and the EUC (OLC) Add language "within town centers" (Staff)		Consistency with SPA Consistency	
II-231	Footnote 1	Change "will" to "may"(staff)		Consistency	

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-232	First Implementation Measure	Revise to allow urban levels of service in appropriate areas pursuant to the Urban Circulation Element (OLC) Revise language to read "Require, as a condition of approval of discretionary permits, the construction of new roads, bridges, roadway improvements, demand/system management, or other measures necessary to fully mitigate traffic impacts on circulation roads, to avoid reduction in existing level of service below "C". Maintain LOS "C" or better as measured by observed average travel speed on all signalized arterial segments, except that during peak hours, LOS "D" can occur for no more than two hours of the day. Urban LOS standards defined by the Urban Circulation Element of the General Plan are applicable to Town Center Arterials. If the existing level of service is below "C", require necessary mitigation measures to maintain the current LOS" (Staff)		Consistency with SPA and General Plan	
II-232	Second Implementation Measure	Add the language "except within town centers" (Staff)			
II-232	First Policy	Move Policy to be a part of Third Implementation Measure (Staff)		Consistency	
II-233	First Objective and Implementation Measure	Change "light rail" to "transit" (OLC)		Provide flexibility in transit to accommodate future SANDAG/MTS requirements	

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-233	Second Objective, First Policy	Add "or Class II bike lane connections" (OLC) Delete "or Class II bike lane connections" (Staff)		Provides the option for bike lanes, which may be more appropriate in urban areas such as a town center. Class II lanes segregated from traffic by striping	
II-234	First Paragraph	Add Town Centers (OLC) Change "or" to "and" (Staff)			
II-234	Table	Revise Road names and classifications (OLC) Delete "Main Street/Rock Mountain Road" and Otay Valley Road at bottom of the Table (Staff) Add asterisks for "Main Street/Rock Mountain Road where it is a town center arterial in Village Eight West and a Gateway in Village Nine. Add asterisk for Otay Valley Road where it is a town center arterial in Village Eight West (OLC)		Consistency with SPA Clarification	
II-235	Second policy	Correct Spelling of "entry"		Grammatical correction	
II-235	Third Policy	Revise language to read " Provide Town Center Arterials that incorporate the use of couplets, spindles, or a grid street system to be determined at the SPA level as a mechanism for allowing arterial roadways to enter and pass through the center/interior of a Village" (Staff)		Clarification	
II-235	Sixth Policy	Revise policy to allow parking on Town Center Arterials (OLC)		Maximizing on-street parking in the Town Centers will reduce the need for surface lots and parking garages. On-street parking also acts as a traffic calming device.	

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-235	Ninth and Tenth Policies	Add "except in Town Centers" (Staff)		The Town Center Arterial in a circulation element road intended to bisect village cores and Town Centers	
II-235	Eleventh Policy	Revise language to read "Except in town centers, prohibit driveways along arterials for any residential or village commercial use and strictly limit driveways for freeway commercial and EUC uses" (Staff)		Driveways must be permitted in Town Centers; however they should be limited to consider sight distance and pedestrian conflicts.	
II-236	First Policy	Update Exhibit numbers (OLC)		To reflect the street section exhibit numbers	
II-236	Fourth Policy	Correct spelling of "devices" and "bulb-outs" (OLC)		Grammatical correction	
II-236	Street/Roads	a. Change "defined" to "outlines" b. Add text indicating that actual roadway configurations and standards are determined at SPA level c. Correct subject-verb agreement of "prescribe"		a. Preferred language b. Allows flexibility at SPA level to use street corridors as a defining element of village design c. Grammatical correction	
II-236	Town Center Arterial	Change "traffic" to "roadways", "with" to "within", correct spelling of "pedestrians" and "capacity". Revise language to read "Town Center Arterials are typically a pair of two lane one-way streets (couplets) providing a total of four lanes within a town centers boundary. These roadways provide the equivalent capacity as a standard four lane arterial" (Staff)			
II-236	Village Entry Streets	a. Change "only" to "primary" (OLC) b. Change "trolley" to "transit" (OLC)		c. preferred language d. Provide flexibility in transit to accommodate future SANDAG/MTS requirements	

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-237	Village Core Streets	a. Revise language to broaden the application of Village Core Streets (OLC) b. Change "BRT" to "transit" (OLC)		a. preferred language b. Provide flexibility in transit to accommodate future SANDAG/MTS requirements	
II-237	Promenade Streets	Revise to indicate not all villages have Promenade streets (OLC)		Consistency with SPA	
II-238	Main Street/Plaza Street	Revise language to indicate these streets can also serve as public plazas (OLC)		Consistency with SPA	
II-238	Residential Street	a. Revise to indicate these streets occur in residential areas (OLC) b. Allow parking to occur on one or both sides of the street (OLC) c. Change "bikes" to "bicycles" (OLC)			
II-238	Residential Street – First Policy	Correct subject-verb agreement of "remain" (OLC)		Grammatical correction	
II-238	Residential Street – Second Policy	Correct spelling of "perimeters" Delete "except in hillside areas" and add language that reads "Exceptions can be made in perimeter locations where steep hillside terrain would make vehicular connections difficult. In such conditions, at minimum, a pedestrian connection such as a trail or paseo shall be provided" (Staff)		Grammatical correction	
II-239	Alleys	Change "bikes" to "bicycles" (OLC)		Grammatical correction	
II-239	Traffic Calming	a. Add "bulb-outs" to list of traffic calming devices (OLC) b. Revise description to clarify and include the full range of benefits provided by traffic calming devices (OLC)			
II-239	First Policy	Correct spelling of "throughout" and change "circulation" to "mobility" (OLC)			

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-240 to II-247	Street Sections	Renumber Exhibits to be sequential		Formatting	
II-248	Bus Routes	Change "bus" to "transit" (OLC)		Provide flexibility in transit to accommodate future SANDAG/MTS requirements	
II-248	Bus Routes, Third and Fourth policies	Revise to require transit to be coordinated with BRT and SANDAG/MTS (OLC)		Provide flexibility in transit to accommodate future SANDAG/MTS requirements	
II-249	Second policy	Change "MTDB" to "MTS" (OLC)			
II-249	Third policy	Change "BRT stops" to "BRT Stations" (OLC)			
II-249	Low Speed Electric Vehicle Travel	Modify last sentence by changing "will" to "may" (Staff)		Provided that an integrated network of low speed streets allows for the movement of low speed electric vehicles to travel to and from key destination points, it ins not necessary to provide separate trails on high speed streets	
II-250	Bicycle/Pedestrian Paths – First and Second Paragraphs	Revise terminology and descriptions to be consistent throughout (OLC) Revise paragraphs per language provided by staff" (Staff)		Clarification	
II-250	Second Policy	Capitalize "Bicycle" and delete "be two way routes" (Staff)			
II-252	Rock Mountain Road/Hunte Parkway	Add Main Street (OLC) Add language that reads "except within the boundaries of a town center" (Staff)			
II-252	Otay Valley Road	Add language for Otay Valley Road that reads "from Village Eight town center boundary to Street A in Village Nine" (Staff)			

Table 1.1 - General Development Plan Amendments for OLC Project

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
II-252 to 253	Implementation Measure	Revise language to read “” Develop guidelines for setbacks, grading and landscaping along scenic corridors in conjunction with individual SPA plans. A 75-foot average buffer along scenic corridors shall be met as noted on individual village land use plan diagrams for arterial and scenic corridors” (Staff)			
II-266	Third Paragraph	Update Population (Staff)		Consistency	Number provided by City
II-267	Town Square	Add language providing for CFD maintenance (staff)			Exhibit provided by City
II-274 & II-275	Exhibit 94	Insert revised exhibit (staff)		Exhibit provided by City	
II-321	Second Paragraph	Change “Hartson Medical Services” to “American Medical Response” (Staff)			
II-323	Fire Facilities	Add language that reads “ Fire facility and apparatus studies (trigger analysis and the like) may be required from time to time to ensure that emergency services are adequate (staff)			
II-324	Seventh Bullet	Add language that reads “fire protection and”			

III. Proposed GDP Amendments

The following section provides the actual existing and proposed text and graphics for the proposed General Plan Amendment. Text amendments are indicated using a strikethrough and underline format as indicated below:

Proposed Text Deletion	~~The quick brown fox~~
Proposed Text Addition	<u>The quick brown fox</u>

Graphic Amendments have been shown as "Adopted" versus "Proposed" with each exhibit labeled accordingly.

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PART II THE PLAN



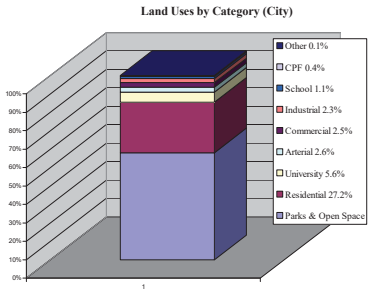
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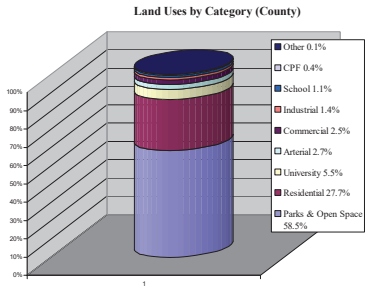
Part II The Plan

Chapter 1 Land Use Plan

Section A

Introduction





The purpose of this chapter is to establish land plans, design guidelines and land use goals, objectives and policies for the community of Otay Ranch.

This chapter defines the villages and town centers of Otay Ranch as the fundamental pattern for organizing land use. Thus, the villages and town centers of Otay Ranch become the "building blocks" for shaping the character and success of the community.

The Otay Ranch Land Use Plan strives to meld the best of "Small Town America" with positive aspects of technological advances. Simply stated, the village and town center concept reduces automotive dependency, consolidates open space, promotes social interaction, and creates a strong sense of community and identity within Otay Ranch. This planning approach moves Otay Ranch to the forefront of planning for the 21st Century.

The Land Use Plan is based on current urban design philosophies[1], emphasizing transit-oriented, pedestrian-friendly planning as a means to solve the problems associated with suburban development.

By drawing on the lessons of the past, we learn from the wisdom of the American small town -- communities that worked because they were "user-friendly," decades before the phrase was invented.

Transit-oriented development requires high-density residential to increase ridership and improve transit viability throughout Otay

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1 Heartbeat of the Community, Builder, January 1898; Brave Old World, Landscape Architecture, December 1988; Designing New Towns, Landscape Architecture, December 1988; The Search For The New Hometown, Metropolitan, March 1992; Welcome Back To Our Town, San Diego Union, December 6, 1992; New Traditionalism In Suburban Design, Zoning News, June 1989; Hip To Be Square, American Demographics, February 1989; The Kentlands Charrette, Producing A Town Plan In A Week, Urban Land, September 1988; In Seven Days, Designing A New Traditional Town, The New York Times, June, 1988; A Good Place To Live, The Atlantic, March 1988; Whatever Became of the Public Square, Forum, July 1990; Living Smaller, The Atlantic Monthly, February 1991; Maintaining Regional Mobility Through Land-Use Alternatives, PTI Journal, July/August 1990; Next Stop: Transit-Friendly Towns, Landscape Architecture, July 1990; Streets Are For Sharing, Landscape Architecture, July 1990; The Evolution Of New Community Planning Concepts, Urban Land, June 1990; Winning Over The Street People, Planning, May 1991; Pedestrian Pockets, New Strategies For Suburban Growth; Suburbia: Ready For Foot and Rail?, Landscape Architecture, July 1990; Repent Ye Sinners, Repent, Planning, August 1989; Return To Main Street, Home Magazine, 1991; The Quest For Community, US News and World Report, April 1990.

Ranch. Otay Ranch is a carefully molded series of villages and town centers, blending neighborhoods, shops and employment opportunities with parks, schools and other civic facilities to fashion a community with a shared sense of pride and place. Neighborhoods, built in small increments with front yards, porches and friendly streetscapes, encourage chance encounters and welcome neighborhood gatherings.

Neighborhoods, village cores and town centers are arranged so residents can choose to walk, bike, drive or use public transit. Various forms of public transit provide internal circulation and convenient access to activity centers throughout South County and the region.

Shops and services are nestled in the heart of each village and town center, churches are near homes, the post office is next door to the grocery store and just around the corner from child care and the school grounds. Stores face sidewalks, courtyards and other "public spaces" so shoppers can meet and greet one another. Town halls, public art and civic buildings provide distinctive identities. Village cores and town centers, linked by a greenbelt system, provide trail access to other villages and town centers and to the open space system.

A spirit of environmental stewardship dominates Otay Ranch, embodied in a vast open space system dedicated to the preservation and management of Otay Ranch's natural treasures. Approximately 60% of Otay Ranch will be set aside as open space, including a park system, a greenbelt system and an open space preserve.

The Land Use Chapter of the GDP/SRP is organized to proceed from general to specific land use information as follows:

- ❏ Goals, Objectives and Policies (Section B): This section identifies land use goals, policies and objectives to guide the development of Otay Ranch.
- ❏ Overall Land Use Plan (Section C): This section generally explains and summarizes the planning concepts which govern the Otay Ranch land use patterns, including villages and town centers, regional connections, open space systems, industrial and large scale commercial areas.
- ❏ Land Use Design, Character, and Policies (Section D): This section defines the character of the major land use components, including: villages and town centers, industrial/commercial, and potential university, while providing policies to guide the implementation of the concept at later planning levels.

- Implementation (Section E): This section addresses implementation of the GDP/SRP, including: SPA requirements, Otay Ranch Design Plan Requirements, Village/Town Center Design Plan Requirements, and other planning area plan requirements. Implementation Mechanisms are also addressed, including: Consistency with GDP/SRP Land Use Map, Density Calculation and Density Transfer.

- Village and Town Center Descriptions and Policies (Section F): This section addresses the mechanisms for the realization of the urban village and town center, specialty planning areas and rural estate areas, including zoning, density transfer, SPA requirements, and contains detailed descriptions and policies for individual villages and town centers.

The Land Use Chapter closely relates to, and is implemented through, other GDP/SRP Chapters, as follows:

Chapter 2	Mobility
Chapter 3	Housing
Chapter 4	Parks, Recreation and Open Space
Chapter 5	Capital Facilities
Chapter 10	Resource Protection, Conservation and Management

Section B ***Goals, Objectives and Policies***

GOAL: DEVELOP COMPREHENSIVE, WELL-INTEGRATED AND BALANCED LAND USES WHICH ARE COMPATIBLE WITH THE SURROUNDINGS.

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.

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

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

GOAL: REDUCE RELIANCE ON THE AUTOMOBILE AND PROMOTE ALTERNATIVE MODES OF TRANSPORTATION.

Objective: Develop villages and town centers which integrate~~s~~ residential and commercial uses with a mobility system that accommodates alternative modes of transportation, including pedestrian, bicycle, low-speed/neighborhood electric vehicle, bus, ~~–~~rapid transit, and other modes of transportation.

Objective: Develop residential land uses which encourage~~s~~ the use of alternative modes of transportation through the provision of bus rapid transit ~~-~~right-of-way, and the inclusion of a bicycle, low-speed/neighborhood electric vehicle and pedestrian network.

Objective: Commercial uses should be sized to meet the needs of the immediate and adjacent villages and town centers. Village and Town Center commercial land uses may preempt large regional commercial opportunities within villages and town centers 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 Bus Rapid Transit (BRT) technology right-of-way and the incorporation of multi-modal access from residential neighborhoods, villages and town centers.

GOAL: PROMOTE VILLAGE AND TOWN CENTER LAND USES WHICH OFFER A SENSE OF PLACE TO RESIDENTS AND PROMOTES SOCIAL INTERACTION.

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

Objective: Provide a focused residential land use pattern for the Proctor Valley and San Ysidro Mountains Parcels which limits urban multi-family and medium-density single-family housing styles and densities to areas immediately adjacent to or within village core and resort areas.

Objective: The design of the Otay Ranch should promote variety and diversity at the village or town center 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.

GOAL: DIVERSIFY THE ECONOMIC BASE WITHIN OTAY RANCH.

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 a Regional Technology Park (RTP) and other business parks that offer employment opportunities for area residents which complements, rather than substitutes for, industrial development on the Otay Mesa.

GOAL: PROMOTE SYNERGISTIC[2] USES BETWEEN THE VILLAGES AND TOWN CENTERS OF THE OTAY RANCH TO PROVIDE A BALANCE OF ACTIVITIES, SERVICES AND FACILITIES.

Objective: Develop individual villages and town centers to complement surrounding villages/town centers.

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

Section C Overall Land Use Plan

The Otay Ranch Land Use Plan provides for a balance of residential, employment, and open space/recreational land uses sensitive to environmental conditions, regional influences and adjacent communities. The three parcels of the property, the Otay Valley, Proctor Valley, and San Ysidro Mountains parcels, are centered on the visual, environmental, and recreational resource of the Otay Lakes. This central amenity provides a focal point for the project.

The Otay Ranch Land Use Plan relates to the established urban community of Chula Vista to the west, the City of San Diego to the south, and the rural communities of the County of San Diego to the north and east. The property is linked to the South County through a circulation network including the SR-125, a proposed bus rapid transit route connecting with the regional system, and a roadway network tied to surrounding communities.

A regional urban center (the Eastern Urban Center - EUC) creates the functional and symbolic center for the Otay Ranch. It contains diverse urban land uses, providing regional services, housing and neighborhood services. The urban center is close to the future university site, and the ~~ARCO/~~United States Olympic Training Center.

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2 A village core/town center may complement and supplement the uses within another village core/town center.

Residential areas are grouped into "villages" and "town centers". The heart of the village is the "village core". The village core accomplishes two objectives not met by typical suburban development patterns:

1) villages provide a sense of community and social cohesion in a "small town" way; and

2) villages reduce dependence on the automobile.

Town Centers (TC) are designed with the same ~~characteristes~~ characteristics as village cores. However, town centers allow for higher density housing, office, retail and other commercial developments than allowed in traditional village cores, utilizing a more extensive grid street system, which promotes direct access for pedestrians, cyclists and motorists from the surrounding village developments. The Town Center concept maintains the 1/4-mile walk pedestrian-shed radius that contains the number of households needed to support viable public transit stations or stops. A unique road arterial ("Town Center Arterial") is a major feature ~~In~~ in the middle of the Town Center. This arterial is designed to accommodate pedestrian-oriented development based on larger dwelling unit quantities and higher densities.

The vision of the Otay Ranch as a diverse, integrated community, is facilitated by a circulation plan that provides for the efficient movement of the automobile and the opportunity for residents to use bicycles, low-speed/neighborhood electric vehicles, buses and rapid transit.

The General Development Plan/Subregional Plan Land Use Map[3] (See Exhibits 20, 22 and 24) identifies the location of major roadways, open space, residential, commercial, and industrial land uses. Villages, Town Centers and Planning Areas are divided into specific land uses. These areas are assigned a specific number of dwelling units and a specific acreage. The conceptual location of parks, schools, and the transit reservations are also shown. The arrangement of the dwelling units permitted within planning areas may change due to environmental or site planning reasons; however, the total number of dwelling units within each village, planning area or town center may not increase unless otherwise permitted by City Council pursuant to the expressed terms set forth by agreement, ordinance or such other manner approved by City Council.

[3] While the Otay Ranch Land Use Map is depicted in three separate maps, hereafter these maps are referred to as the GDP/SRP Land Use Map.

Otay Ranch Land Use Designations		
Symbol	Category	Uses
VL	Very low density residential	Larger lot, rural character, single-family detached residential. The maximum density is one dwelling unit per acre and lot sizes vary depending on topography, with minimum lot size defined in Section F.
L	Low density residential	Estate lot single-family residential, ranging in density from one to three dwelling units per acre.
LM	Low medium density residential	This category includes single-family detached dwellings on medium size lots, ranging in density from three to six dwelling units per acre. Although not a minimum or a standard, these areas are typically 7,000 square foot lots. In addition, under the concept of cluster development, single-family dwellings on smaller lots, zero lot line homes, and some single-family attached units (townhouses and patio homes) could also be consistent with this designation.
LMV	Low medium density residential village	This category is permitted only in large scale master planned communities containing a variety of uses, including commercial, designed and organized in a manner that encourages non-automotive travel and pedestrian orientation ~~:~~i.e., ~~–~~a village. This category is similar to the LM category by providing ~~To ensure character differentiation and village viability, the LMV category requires specific area~~ densities within the range of three to six dwelling units per acre~~;~~ . ~~Therefore,~~ However, LMV categories are accompanied by a specific density and number of homes to ensure greater product differentiation and market segmentation. ~~The density is not tied to any segment of the range. This h~~Housing types include~~s~~ a wide variety of lot sizes, predominantly single-family, organized in patterns which contribute to a small scale pedestrian-oriented community. The occurrence of some attached homes, such as townhomes, within this designation is consistent with the intent, as long as the character of the development area is consistent with the typical single-family neighborhood.
M	Medium density residential	This category includes small single-family, detached units on smaller lots, zero lot line, patio and attached homes, such as duplexes and townhomes with a limited amount of stacked flats. Densities with the range of six to 11 dwelling units per acre are appropriate and considered single-family, with densities above ~~eight~~ 11 dwelling units per acre considered multi-family for purposes of GDP/SRP planning. Where small lot or cluster developments of single-family detached or attached units are proposed, recreational facilities (such as swim clubs, pedestrian parks, town squares, etc.) may be required within the neighborhood planning area as determined during the SPA planning process.

Symbol	Category	Uses
MH	Medium high density residential	This category includes multi-family units such as townhomes, garden apartments and stacked flats, including flats over commercial. Densities within the range of 11 to 18 dwelling units per acre are appropriate. Mobile homes are also included in this category.
MU	Mixed Use	The most critical organizational element of ~~the~~ village cores ~~is~~ are mixed use areas. Mixed land uses ~~are provided in order to~~ concentrate commercial and residential activities closer together in order to stimulate ~~accessible to~~ pedestrian~~s~~ activity. The creative mixing of uses enhances community interaction and discourages multiple auto trips. The mixed use development category is a combination of uses, befitting an energetic town-like environment. The ~~mixed~~ Mixed ~~use~~ Use category promotes innovation and economic service to the village, therefore there is flexibility in the development standards and the zoning districts are defined at the SPA level. The residential land use density ranges that are permitted within the Mixed Use category generally correspond with the General Plan residential land use designations for the High (H) (18-27 du/ac) range and the Medium High (MH) (11-18 du/ac) range, so the appropriate Mixed Use residential densities are within the 11 – 27du/ac range. For more details on Mixed Use residential policies, see Part II, Chapter 1, Section D.
TC	Town Center	This designation establishes Town Centers (TC) that allow for higher density housing, office, retail and other commercial developments than allowed in traditional village cores, utilizing a more extensive grid street system, which promotes direct access for pedestrians, cyclists and motorists from the surrounding village developments. The Town Center concept maintains the ¼ -mile walk pedestrian-shed radius that contains the number of households needed to support viable public transit stops or stations. A unique road arterial ("Town Center Arterial") is a major feature of the Town Center. This arterial is designed to accommodate pedestrian-oriented development based on larger dwelling unit quantities and higher densities. Transit stops or stations serving the future expansion of ~~the Bus Rapid~~Ttransit technology will be the centerpiece for ~~the~~ Town Centers in ~~the~~ Otay Ranch. Town Center policies will require ~~the same~~transit-oriented densities and permit a gradual reduction in multi-family and single-family densities farther away from the Town Center. Appropriate Town Center residential densities are within the 18-45 du/ac range.

Symbol	Category	Uses
EUC	Eastern Urban Center	This designation indicates a regional center comprised of local and regional shopping opportunities and office and employment uses configured up to 15 stories. Visitor Commercial such as transit lodging, hotel, motels, commercial recreation and other retail are allowed. High density residential, including high rise residential is also an essential part of the EUC.
FC	Freeway Commercial	This category includes regional uses which require an automobile orientation near regional transportation systems. Expected uses include thoroughfare commercial, visitor commercial, and regionally oriented retail commercial.
RTP	Regional Technology Park	This designation applies the Regional Technology Park (RTP) land use designation that ~~Is Intended~~ is intended to be a large, master-planned business park that integrates research and development activities with high tech manufacturing along with the administrative and office space associate with such a facility as well as ~~and~~ other light Industrial uses. It ~~accomodates~~ accommodates new research institutions, industries and businesses able to capitalize upon the research activities of the ~~nearby~~ adjacent University Campus and University Village. The RTP accommodates a limited amount of supporting retail, service, professional office and finance businesses~~.~~ and ~~I~~is able to provide services and amenities that provide a high quality work environment.
I	Industrial	This category includes light manufacturing, warehousing, flexible use buildings and public utilities. Very limited amounts of restaurant and office oriented commercial are also permitted. Village Three and Planning Area 18~~a~~ are identified in the Otay Ranch to contain Industrial land uses
P/QP	Public/ Quasi Public	This includes public uses such as sewerage treatment plants, utility yards, corporate yards, etc.
CP/P	Community Park/Park	This overlay designation indicates the approximate location of Community Parks (CP) and Neighborhood Parks (P). These facilities to be fixed in location at the SPA level.
U	University	The area indicated on the GDP/SRP Land Use Map as the University Site is intended to accommodate the development of a full service, four year higher educational institution, including supporting facilities and faculty and staff housing. The university may be a traditional campus focusing on four-year undergraduate degrees and masters programs, or a major research university that provides undergraduate, masters, professional, and doctoral programs. It may also be a multi-institutional teaching center or university center that consists of a consortium of colleges, universities, and/or research ~~institutues~~institutes that share campus land and facilities.
PR	Park & Ride	This area is designated for parking and intermodal transfers from and to buses, trolley and automobiles.

Symbol	Category	Uses
GC	Golf Courses	This category includes areas intended for use as golf course and golf course associated uses. See Part II, Chapter 1, Section F, Villages 13 and 14 for more details.
OS	Open Space	These areas include Management Preserve, open space, regional park, and open space district areas. No dwelling units are allocated to these areas. See Chapter 4, Parks & Open Space, for more details.
LDA	Limited Development Area	An open space easement will cover the areas designated as 'Limited Development Area' (LDA). These areas will be refined at the SPA level. Exact edge locations will vary depending primarily on slope and location of significant vegetation. Overall open space acreage cannot be reduced at the SPA level during refinement. These areas will be left as natural open space with the exception that roads and utilities are anticipated to cross or lie within these areas. The placement of roads and utilities in these areas should minimize disturbance by crossing perpendicular through the easement. Roadways and utilities should not follow canyon bottoms. 'Limited Development Areas' may be included within private lots but would have the following set of restrictions. Removal of native vegetation would be prohibited except as necessary for construction of roads and utilities. There would be no buildings or other structures, agriculture, landscaping, livestock, grazing, horses, trash disposal or fences allowed within these areas. Brushing for fire control zones would conform to the local fire district regulations.
SCC/ CC	Specialty Conference Center / Community Center	This is the designation ascribed to the Otay Ranch House indicating the intent to preserve some level of public use of the facility
R	Resort	This category includes mixed use and resort oriented development such as village commercial, recreation, theaters, restaurants, and hotel oriented commercial, recreation and conference facilities.
SRSA	Sensitive Resource Study Area	This category is a designation indicating the potential presence of sensitive resources such as vernal pools and native grasslands. Upon completion of additional study at the SPA level, this designation may be reconfigured or eliminated based on the studies and/or proposed mitigation, without the need for a GPA or GDP amendment. Those areas without resources may be developed to the resort land use. Those areas identified SRSA will be preserved.

Exhibit 17 Otay Ranch Land Use Designation Table

1. Land Use Character by Parcel

The total number of dwelling units for each village and the proposed number for each planning area within each village or town center is shown on the Overall Project Summary Table.

Overall Project Summary															
Parcel	Dwelling Units			Acreage											Approx. Pop.
	SF	MF	Total	Res.	Park	CPF	Sch.	C'ml.	Ind.	Uni.*	Open Sp.	Art.	Other	Total	
Otay Valley Parcel	10,580	13,083	23,663	2,699	180	89	205	254	480	1,270	3,559	628	20	9,384	60,030
Proctor Valley Parcel	2,631	1,558	4,189	1,885	13	17	10	252	0	0	5,657	61	0	7,895	12,393
San Ysidro Mountains Parcel	777	0	777	1,502	3	2	10	3	0	0	3,947	0	0	5,467	2,486
Otay Ranch Maximum	13,988	14,641	28,629	6,086	196	108	225	509	480	1,270	13,163	689	20	22,746	74,909

~~Exhibit 18a Overall Project Summary Table~~

~~* 637 acres of open space included in this acreage.~~.

Overall Project Summary														
Parcel	Dwelling Units			Acreage										Approx. Pop.
	SF Units	MF Units	Total Units	Res. Ac.	Park Ac.	CPF Ac.	Sch Ac.	C'ml. Ac.	Ind. Ac.	Uni. Ac.	Open Sp.	Art. Ac.	Total Ac.	
Otay Valley Parcel	9,320	17,112	26,432	2,933.1	229.3	97.1	202.7	257.3*	565.2	434.0	3,992.3	738.0	9,449	74,086
Proctor Valley Parcel	2,631	1,558	4,189	1,885.4	12.5	17.1	10.0	252.0	-	-	5,656.7	61.3	7,895	12,391
San Ysidro Mountains Parcel	779	-	779	1,499.8	3.4	2.3	10.0	3.3	-	-	4,036.2	-	5,555	2,494
Total:	12,730	18,670	31,400	6,318.3	245.2	116.5	222.7	512.6	565.2	434.0	13,685.2	799.3	22,899	88,971
* 1,800,000 square feet of commercial may occur vertically or horizontally within Village 8 West and Village 9; therefore, actual acreage may vary within each land use.														

Exhibit 18a Overall Project Summary Table

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Exhibit 18b Otay Ranch GDP/SRP Land Use Plan [ADOPTED]

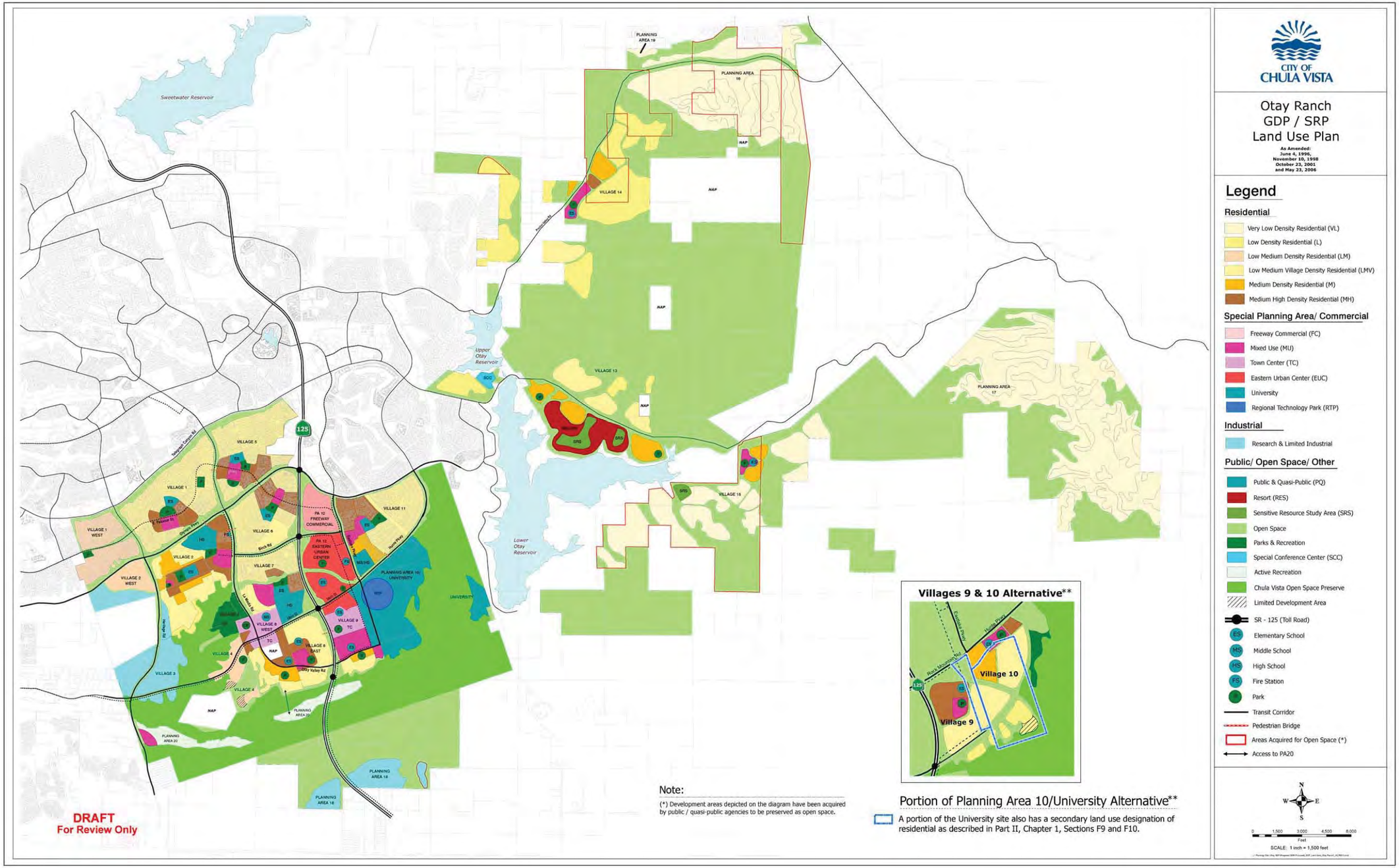


Exhibit 18b Otay Ranch GDP/SRP Land Use Plan (PROPOSED)

a. Otay Valley Parcel

The Otay Valley Parcel is the most urban of the three Otay Ranch parcels. The land use plan provides continuity to adjacent developed areas, while creating a unique character. At build-out, this parcel will provide a maximum[4] of ~~20,951~~ 26,235 dwelling units, accommodating approximately ~~59,575~~ 74,054 residents.

The major components of the land use plan for the Otay Valley Parcel include:

- ~~Eleven~~ Nine urban villages, with village cores which include mixed use areas, neighborhood parks, and elementary schools.
- A circulation system which includes a planned ~~ten-lane~~ highway (SR-125), ~~Bus Rapid~~ Transit routes, and a system of regional arterials.
- A pedestrian trail system that features a network of trails for walking, ~~bycycles~~bicycles, equestrian travel and potential use of low-speed/neighborhood vehicles utilizing facilities such as neighborhood paseos, the "village pathway", pedestrian bridges and regional trails providing linkages to the Otay Ranch Village Greenway and the Chula Vista Greenbelt.
- Highest intensity uses along SR-125, including the EUC, more intense urban villages, and freeway commercial areas.
- Industrial uses on the western edge adjacent to existing business park uses and the Otay Landfill, and at the southern edge adjacent to planned industrial uses on the Otay Mesa.
- A university site located in Planning Area 10 on the eastern portion of the parcel, ~~including~~ adjacent to Village Nine ~~and Ten~~.
- The Eastern Urban Center with regional services and activities, and the highest residential intensities.
- The Otay Valley Regional Park (a portion of the overall regional park currently being planned for the entire length of the Otay River Valley).
- The Otay Valley Parcel land use table below shows the distribution of land use categories.

4 The maximum DU number reflects all residential development on the Otay Valley Parcel, However, Village ~~3~~ Three has a primary land use designation of Industrial, a portion of ~~and~~ Village ~~9~~ Nine is University, and Plannig Area Ten ~~10 have~~ has a primary land use designations of University.

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Otay Valley Parcel

Village	Dwelling Units			Acreage											Approx Pop.
	SF	MF	Total	Res.	Park	CPF	Sch	C'ml	Ind.	Uni.	OS	Art.	Other	Total	
Village 1	2,454	1,522	3,976	703	23	13	10	6			265	47		1,067	11,734
Village 2	986	1,800	2,786	335	15	6	10	12	88		239	69		774	7,882
Village 3						10			176		147	35		368	
Village 4	453	-	453	118.0	63	2.1	-	-	-	-	310	35.0		528	1,495
Village 5	1,263	1,550	2,813	371	17	11	10	2			70	15		496	7,995
Village 6	941	1,449	2,390	275	8	~~14~~	10				22	58		387	6,736
Village 7	1,053	448	1,501	242	9	6	85	7			45	17		411	4,512
Village 8	1,021	436	1,457	268	9	6	10	13			23	14		343	4,379
Village 9 Univ										364				364	
Village 9 Res	735	1,010	1,745	251	10	7	10	9			58	19		364	4,928
Village 10Univ										269				269	
Village 10 Res*	669	170	839	146	35	4	10	3			56	15		269	2,574
Village 11	1,005	1,385	2,390	307	10	9	35	10			51	67		489	6,749
Plng. Area 12		3,313	3,313	80	26	12	35	189			5	20		367	8,548
Plng. Area 18A									216					216	
Plng. Area 20								15			194			209	
Other:															
Open Space (a)										637	2,188			2,825	
SR-125	-	-	-	-	-	-	-	-	-	-	-	182.0		182.0	-
Public													20	20	
Arterial	-	-	-	-	-	-	-	-	-	-	-	69.1		69.1	-
Maximum Residential/ Total Acreage	10,580	13,083	23,663	2,699	180	89	205	254	480	1,270	3,559	628	20	9,384	60,030

Exhibit 19 Otay Valley Parcel Land Use Table

[0](a) Open Space represents the open space In the University area outside Villages Nine and Ten, and the open space area In the remainder of the Otay Valley Parcel, but not the Village Three Industrial alternative.

* Village 9 & Village 10 primary land use is University. Secondary land use is Residential not included in residential/ total acreage.

** Park acerage includees 8.3 acres satisfied by the community park in Village 4. .

Otay Valley Parcel														
Village	Dwelling Units			Acreage										Approx. Pop.
	SF Units	MF Units	Total Units	Res. Ac.	Park Ac.	CPF Ac.	Sch Ac.	C'ml. Ac.	Ind. Ac.	Uni. Ac.	Open Sp.	Art. Ac.	Total Ac.	
Village 1	2,454	1,522	3,976	703.2	23.1	13.4	10.0	6.3	-	-	264.8	46.5	1,067.3	11,734
Village 2	674	2,309	2,983	335.1	15.4	6.3	10.3	11.9	87.9	-	239.0	68.8	774.7	8,173
Village 3 Ind	-	-	-	-	-	10.2	-	-	176.5	-	146.9	34.8	368.4	-
Village 4	453	-	453	118.0	62.8	2.1	-	-	-	-	309.9	35.0	527.8	1,495
Village 5	1,263	1,550	2,813	370.7	16.6	11.3	10.0	2.0	-	-	70.4	15.4	496.4	7,995
Village 6	941	1,449	2,390	275.3	7.6	13.7	10.0	6.7	-	-	22.0	58.3	393.6	6,706
Village 7	1,008	448	1,456	234.3	9.3	6.3	60.0	7.2	-	-	45.3	17.1	379.5	4,368
Village 8	1,256	1,722	2,978	332.1	33.8	8.7	41.6	8.9 *	-	-	56.6	39.6	521.3	8,625
Village 9 Res	266	3,734	4,000	185.1	27.5	5.0	19.8	*	-	50.0	9.6	26.1	323.1	10,519
Portion of University/Village 9 (Alternative)**	68**	93**	161**	23.2**	0.9**	0.6**	0.9**	0.8**	-	-	5.4**	1.8**	33.6**	455**
Plng. Area 10/University/RTP	-	-	-	-	-	-	-	-	85.0	384.0	-	-	469.0	-
Portion of Plng. Area 10/University (Alternative)***	580***	424***	1,004***	157.1***	20.6***	4.1***	8.3***	4.4***	-	-	47.7***	13.9***	256.1***	2,937***
Village 11	1,005	1,385	2,390	306.7	10.0	9.4	35.0	10.0	-	-	51.4	66.5	489.0	6,749
Plng. Area 12	-	2,993	2,993	72.6	23.2	10.7	6.0	189.3	-	-	1.5	72.8	376.1	7,722
Plng. Area 18	-	-	-	-	-	-	-	-	215.8	-	-	-	215.8	-
Plng. Area 20	-	-	-	-	-	-	-	15.0	-	-	188.0	6.0	209.0	-
Open Space+	-	-	-	-	-	-	-	-	-	-	2,567.3	-	2,567.3	-
SR-125	-	-	-	-	-	-	-	-	-	-	-	182.0	182.0	-
Public	-	-	-	-	-	-	-	-	-	-	19.6	-	19.6	-
Arterial	-	-	-	-	-	-	-	-	-	-	-	69.1	69.1	-
Total:	9,320	17,112	26,432	2,933.1	229.3	97.1	202.7	257.3	565.2	434.0	3,992.3	738.0	9,449	74,086

+ Open Space includes open space preserve, undevelopable land, streets, and right-of-way.

* 1,800,000 square feet of commercial may occur vertically or horizontally within Village 8 West and Village 9; therefore, actual acreage within each land use will be determined at final map.

** Portion of University/Village 9 has a primary land use designation of University and a secondary land use of residential. The secondary land use is not included in the total.

*** Portion of Planning Area 10/University has a primary land use designation of University and a secondary land use of residential. The secondary land use is not included in the total.

Exhibit 19 Otay Valley Parcel Land Use Table

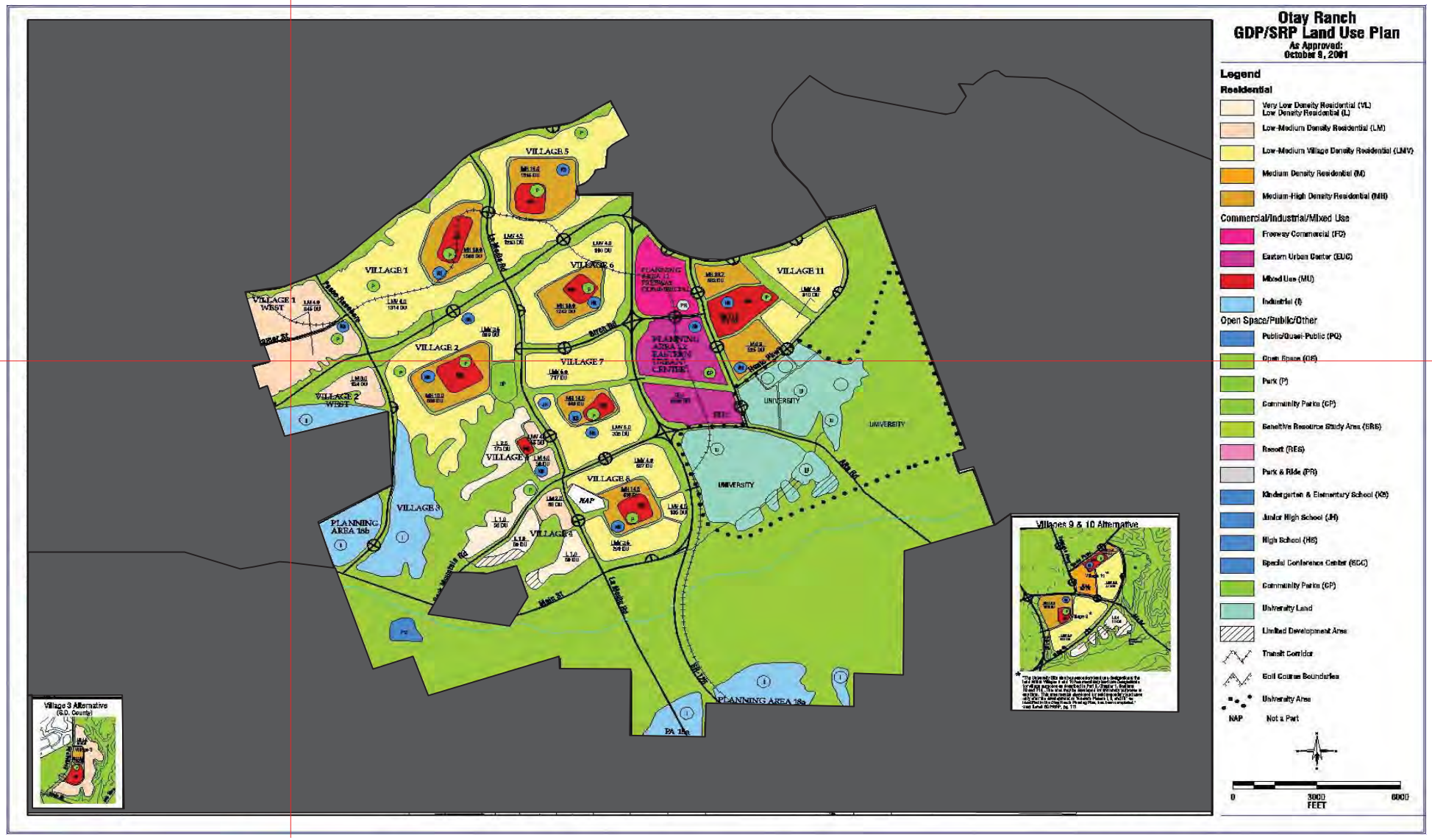


Exhibit 20 Otay Valley Parcel Land Use Map (ADOPTED)

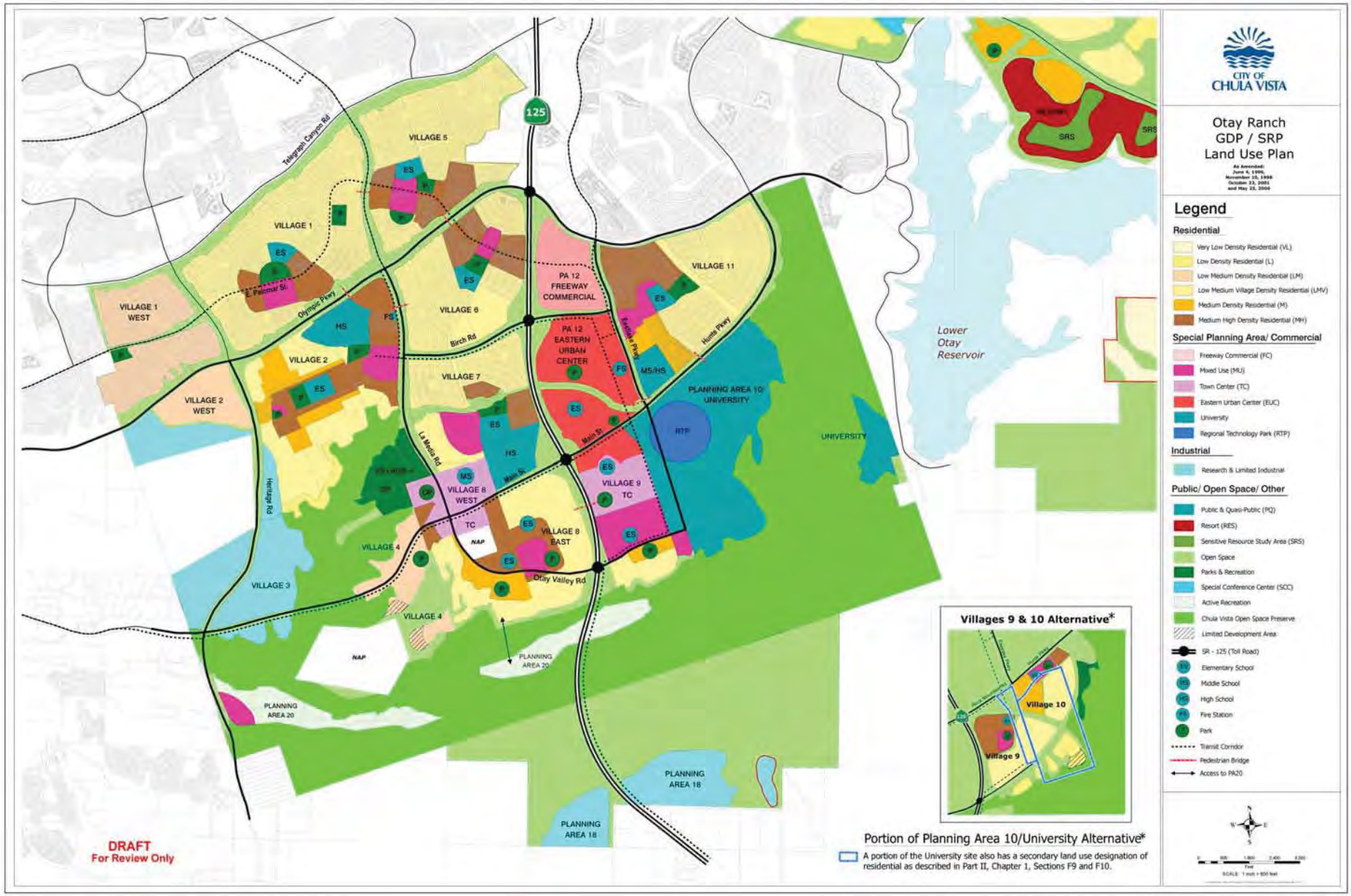


Exhibit 20 Otay Valley Parcel Land Use Map (PROPOSED)

b. Proctor Valley Parcel

The Proctor Valley Parcel is less intense than the Otay Valley Parcel, due to its environmental constraints and transitional location between the urban areas to the west and the rural community of Jamul to the northeast. Its southern edge ~~to~~ is the Lower Otay Lake. At build-out, this parcel provides a maximum of 4,189 dwelling units and will serve approximately 12,391 residents.

The major components of the land use plan for the Proctor Valley Parcel include:

- A specialty village in lower and central Proctor Valley containing a golf course and medium, low-medium and low density residential uses. This village also includes a mixed use area, which contains an MH residential component, an elementary school, and neighborhood park. The village serves as a transitional area between urban densities to the west and Jamul to the east.
- A resort village is located on the relatively flat plateau north of Lower Otay Lake. This village consists of two areas: a resort center to the south; and low and low-medium residential areas in the foothills to the north. The resort village includes medium-high density resort residential, hotel, recreational, visitor-serving commercial, and neighborhood park uses. Public access to the lake is preserved with a lakefront trail, staging areas and access through the resort.
- A rural estate residential area is located adjacent to the community of Jamul. Limited Development Areas have been designated to protect steep slopes and/or natural resources within residential lots. The very low density and large lot size will provide an edge for the adjacent rural areas of Jamul.
- A majority of acreage (73.4%) is proposed as open space.
- Wildlife corridors.
- The land use table below shows the distribution of land use categories.

Proctor Valley Parcel

Village	Dwelling Units				Acreage									Approx. Pop.
	SF Units	MF Units	Total Units		Res. Ac.	Park Ac.	CPF Ac.	Sch. Ac.	C'ml. Ac.	Ind. Ac.	Open Sp.	Art. Ac.	Total Ac.	
Village 13	658	1,408	2,066		374.7	-	7.9	-	249.1	-	139.7	12.2	783.6	5,695
Village 14	1,563	150	1,713		773,8	10.0	7.5	10.0	2.9	-	0.8	23.7	828.7	5,384
Plng. Area 16	390	-	390		716.9	2.5	1.7	-	-	-	370.0	25.4	1,116.5	1,248
Plng. Area 19	20	-	20		20.0	-	-	-	-	-	-	-	20.0	64
Other:	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Open Space	-	-	-	-	-	-	-	-	-	-	5,146.0	-	5,146.0	-
Total	**2,631**	**1,558**	**4,189**		**1885.4**	**12,5**	**17.1**	**10.0**	**252.0**	**0.0**	**5,656.5**	**61.3**	**7,895**	**12,391**

Exhibit 21 Proctor Valley Parcel Land Use Table

Proctor Valley Parcel													
Village	**Dwelling Units**			**Acreage**									**Approx. Pop.**
	SF Units	**MF Units**	**Total Units**	**Res. Ac.**	**Park Ac.**	**CPF Ac.**	**Sch Ac.**	**C'ml. Ac.**	**Ind. Ac.**	**Open Sp.**	**Art. Ac.**	**Total Ac.**	
Village 13	658	1408	2,066	374.7	-	7.9	-	249.1	-	139.7	12.2	783.6	5,695
Village 14	1,563	150	1,713	773.8	10.0	7.5	10.0	2.9	-	0.8	23.7	828.7	5,384
Plng. Area 16	390	-	390	716.9	2.5	1.7	-	-	-	370.0	25.4	1,116.5	1,248
Plng. Area 19	20	-	20	20.0	-	-	-	-	-	-	-	20.0	64
Other:	-	-	-	-	-	-	-	-	-	-	-	-	-
Open Space	-	-	-	-	-	-	-	-	-	5,146.2	-	5,146.2	-
Total	**2,631**	**1,558**	**4,189**	**1,885.4**	**12.5**	**17.1**	**10.0**	**252.0**	**0.0**	**5,656.7**	**61.3**	**7,895**	**12,391**

Exhibit 21 Proctor Valley Parcel Land Use Table

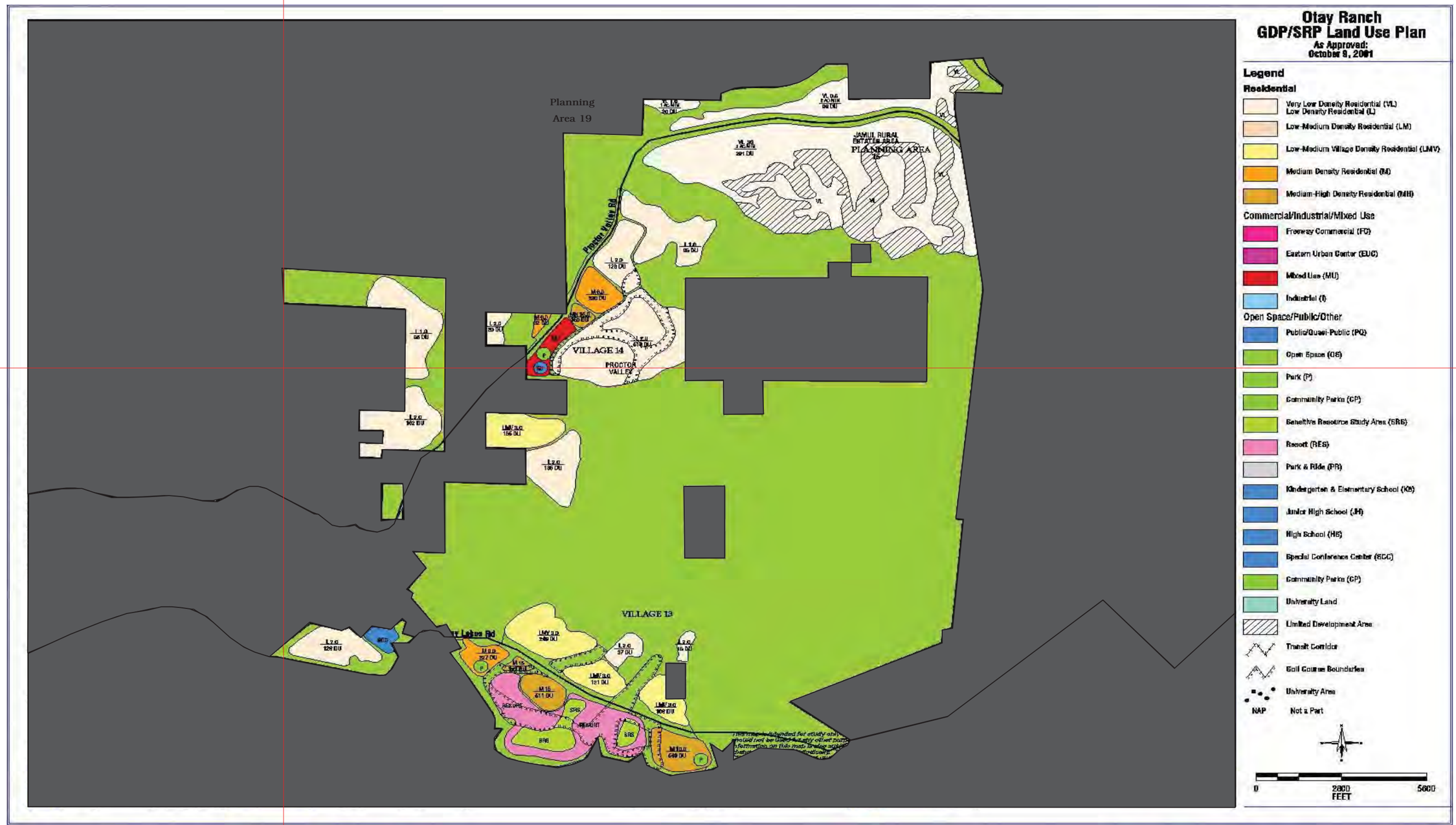


Exhibit 22 Proctor Valley Parcel Land Use Map (ADOPTED)

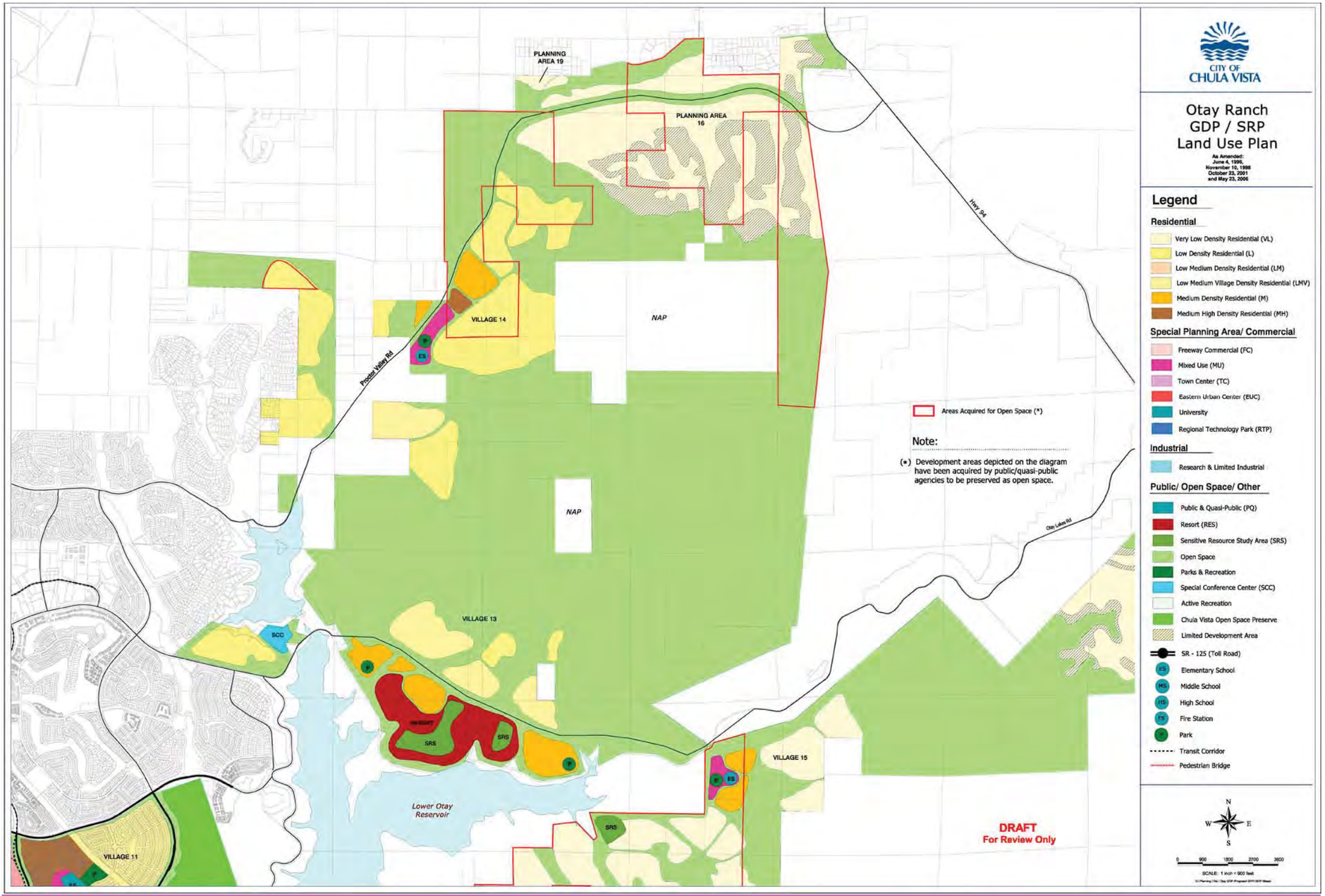


Exhibit 22 Proctor Valley Parcel Land Use Map (PROPOSED

c. San Ysidro Mountains Parcel

The San Ysidro Mountains Parcel has widely varied terrain. Protection of the steep slopes and biological resources result in a high proportion of the parcel being designated open space. At build-out, this parcel is designed to provide a maximum of ~~777~~ 779 dwelling units and will serve approximately ~~2,487~~ 2,494 residents.

The major components of the land use plan for the San Ysidro Mountains Parcel include:

- An estate village located to the east of Lower Otay Lake. The village core includes a mixed use area, elementary school, and surrounding medium-high density residential uses. The area surrounding this village core consists of low and low-medium density residential.
- A rural estate residential area is located on the eastern property edge. Limited Development Areas are designated to protect steep slopes and/or natural resources within residential lots. The very low density and large lot size will provide an interface with the rural areas to the east of the property boundaries.
- The western portions of the parcel are retained as open space, providing a visual amenity for the entire Otay Ranch community. In other areas, links will be provided to the adjacent regional open space system.
- A majority of the acreage (72.~~2~~7%) is proposed as open space.
- The land use table below shows the distribution of land use categories.

San Ysidro Mountains Parcel													
Village	Dwelling Units			Acreage									Approx. Pop.
	SF Units	MF Units	Total Units	Res. Ac.	Park Ac.	CPF Ac.	Sch Ac.	C'ml. Ac.	Open Sp.	Art. Ac.	Other Ac.	Total Ac.	
Village 15	~~481~~ 483	-	~~481~~ 483	~~686~~ 683.1	3.4	2.3	10.0	3.3	~~7.8~~ 97.8	-	-	~~712.3~~ 799.9	~~1,539~~ 1,546
Village 17	296	-	296	~~817~~ 816.7	-	-	-	-	794.5	-	-	1,611.2	948
Other:	-	-	-	-	-	-	-	-	-	-	-	-	-
Open Space	-	-	-	-	-	-	-	-	~~3,143.9~~ 3,143.9	-	-	~~3,143.9~~ 3,143.9	-
Total	~~777~~ 779	0	~~777~~ 779	~~1,503~~ 1,499.8	3.4	2.3	10.0	3.3	~~3,947.0~~ 4,036.2	0	0	~~5,467~~ 5,555	~~2,487~~ 2,494

Exhibit 23 San Ysidro Mountains Parcel Land Use Table

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Exhibit 24 San Ysidro Mountains Parcel Land Use Map (ADOPTED)

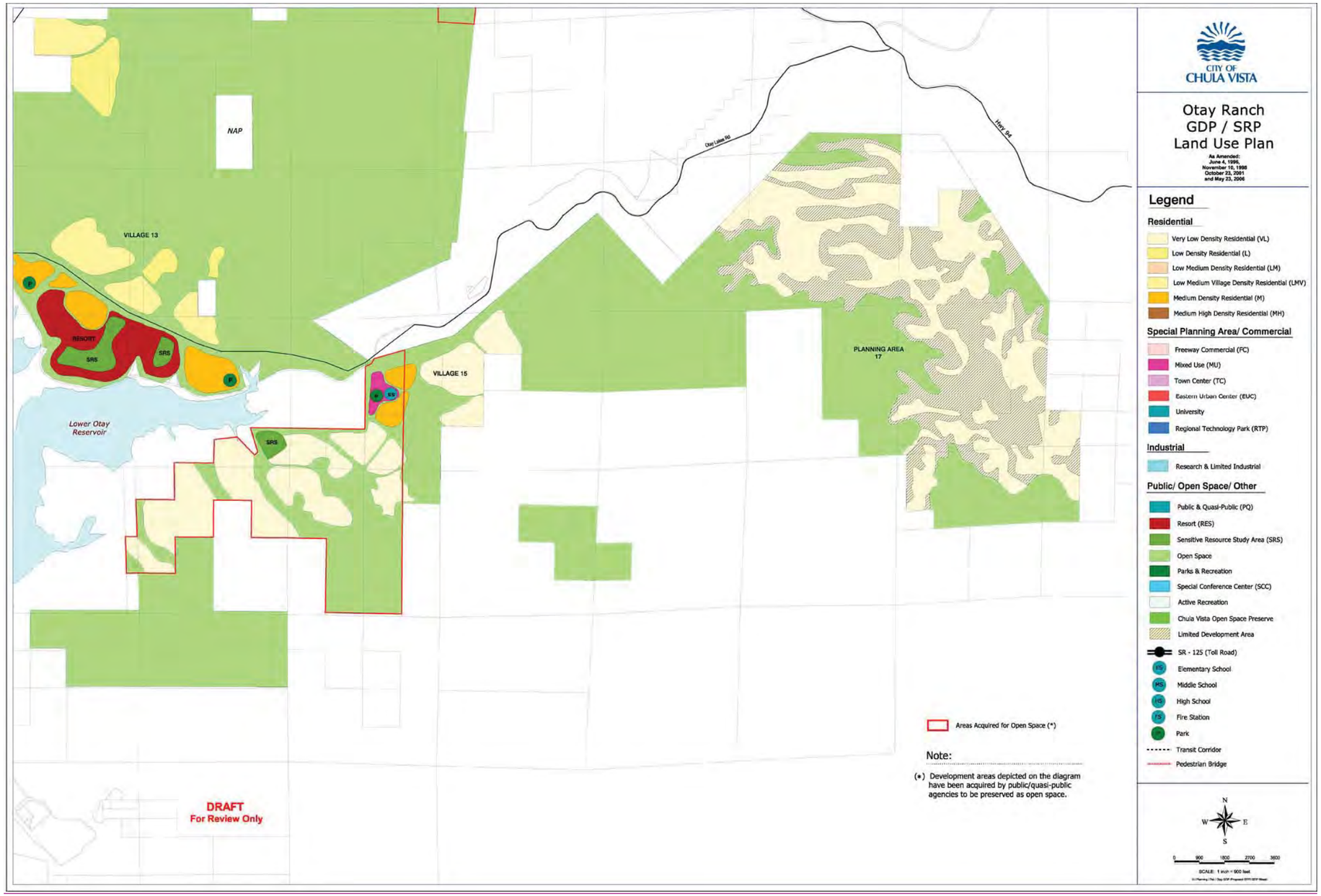


Exhibit 24 San Ysidro Mountains Parcel Land Use Map (PROPOSED)

2. Components of the Land Use Plan

The overall pattern of land uses within Otay Ranch is defined by the following major elements:

- ❑ Villages and Rural Estate Areas
- ❑ Area Around the Lakes
- ❑ Eastern Urban Center (EUC)
- ❑ Industrial/Business Park/Freeway Commercial
- ❑ University/Regional Technology Park
- ❑ Open Space and Environmental Resources
- ❑ Parks
- ❑ Mobility System
- ❑ ~~University~~

a. Villages and Rural Estate Areas

A pattern of villages is proposed throughout most of the Otay Ranch. The Otay Ranch villages concentrate both higher intensity land uses and "people activities" toward the village core, with densities generally decreasing away from the core area. This organization of land uses promotes pedestrian travel internally and supports transit opportunities for external trips. The design creates a sense of community within each village by attracting residents to the village core for social, commuting, public service and shopping activities. Residential neighborhoods surround the village core and connect to it by pedestrian and circulation systems. This encourages internal, non-vehicular trips. The purpose of the village design is to provide an efficient and comfortable living environment for its residents. (Section D, Land Use Design, Character, and Policies, focuses on the village concept.)

Otay Ranch contains urban villages, specialty villages and rural estates areas:

- ❑ Urban Villages: These villages are located within the Otay Valley Parcel, adjacent to existing urban areas. These villages are transit-oriented, with higher densities and mixed uses in village cores or Town Centers. An emphasis is placed on providing alternatives to the automobile, including transit (bus and bus rapid-transit), alternative transportation— low speed/neighborhood electric vehicles, and pedestrian and bicycle facilities. Villages One, Two, Four, Five, Six, Seven, Eight, ~~and~~ Nine, and Eleven are urban villages. Each urban village has man-made or natural features or other amenities which provide a unique focus or specialty to create a sense of identity.

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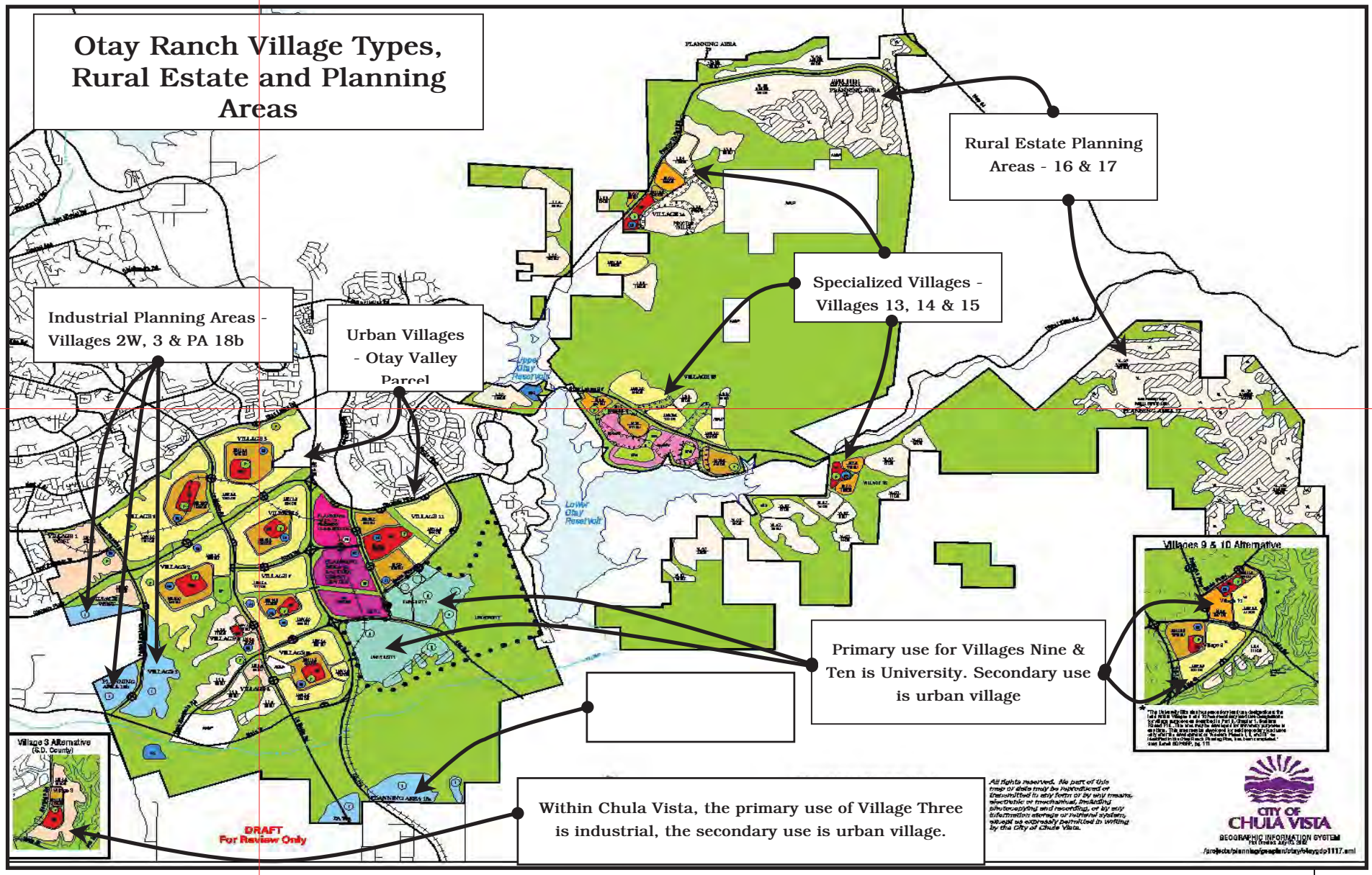


Exhibit 25 Otay Ranch Village Types & Rural Estate Areas (ADOPTED)

Otay Ranch Village Types, Rural Estate and Planning Areas

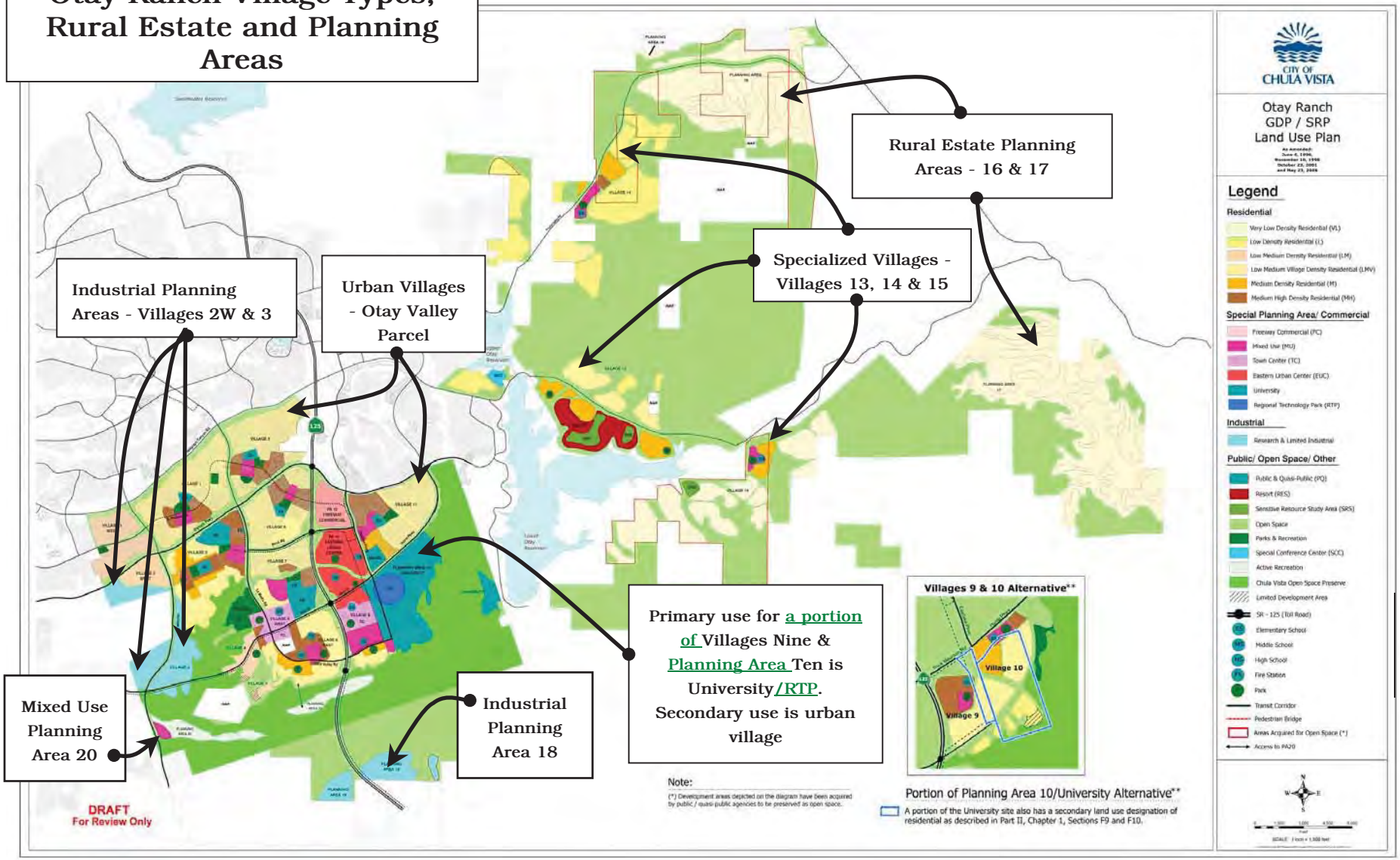


Exhibit 25 Otay Ranch Village Types & Rural Estate Areas (PROPOSED)

Although most of the villages are predominately single-family oriented, higher densities are permitted within the village core. Roadways and land use connections facilitate bus service to the core. Villages One, Two, Four, Five, Six, Seven, Eight, Nine, Planning Area 12 and the University Campus are located on the future extension of the bus rapid transit route, and include the highest residential intensities and commercial uses to enhance transit ridership.

Community services will be provided for local needs, based upon population and the respective facility standards. In some instances, two villages may share services. Open spaces consist of neighborhood, community parks and natural features - such as canyons, and pedestrian/bicycle and equestrian trails.

- Specialty Villages: These villages are located in the Proctor Valley and San Ysidro Mountains Parcels. They consist of a resort village, an estate village, and transition villages (Villages 13, 15 and 14, respectively). Neighborhood commercial and community services are provided in a village core, with limited medium and higher density residential. Low density, single-family uses predominate, with potential recreation and resort uses also provided. Open space is primarily undisturbed natural habitat, golf course, trails and promenades.

- Rural Estate Areas: Two very low density residential areas are located in the easternmost portions of the Proctor Valley and San Ysidro Mountains Parcels. These areas do not contain commercial uses.

b. Area Around the Lakes

Although not located on the Otay Ranch property, Otay Lake is one of the most prominent features of the Otay Ranch Project Area. Portions of each of the three Otay Ranch parcels overlook the lake, providing uninterrupted views of mountains and the ocean.

The land around the lake is a desirable place for both development and recreational/open space opportunities. The area is one of great scenic beauty, providing an exceptional opportunity for housing designed to take advantage of the visual attributes of the site.

The San Ysidro West Village (Village 15) located south of the lake contains 400+ acres of residential, 3.3 acres of commercial mixed use and an elementary school.

The Resort Center located north of the lake will contain 230+ acres of resort and approximately 512 acres of residential uses. The resort center will include hotels, golf course, resort-related residential uses, clubhouse, commercial and public service uses. Planning for all areas around the lake must be coordinated into a cohesive design.

A potential university site is designated on the GDP/SRP land use map west of the lake along Wueste Road.

c. Eastern Urban Center

A projected Otay Ranch population of approximately ~~74,455~~ 88,939 creates a need for a centralized urban area to provide the regional goods and services which cannot be provided in village cores. Certain goods and services are not available in village cores because of the problems caused by permitting regional traffic into the villages.

The 400-acre Eastern Urban Center and Freeway Commercial area are located east of SR-125, on a rise overlooking the Otay Valley Parcel. This area will provide an intense, vital activity center to include an employment base with office, retail, business park, and visitor-serving commercial uses; cultural, entertainment, civic, recreation activity and residential uses. The bus rapid-transit (BRT) system connects the EUC to the region and some of the villages of the Otay Ranch.

d. Industrial/Business Park/Freeway Commercial

The Otay Ranch Land Use Plan designates industrial/business park and freeway commercial uses primarily along the SR-125 corridor. Policies relating to these uses are discussed in Section D, Land Use Design, Character, and Policies. Industrial/commercial uses are located in the following areas:

- There are two areas for industrial uses: one located south of the Otay Valley, adjacent to industrial areas of Otay Mesa and one west of Heritage Road at the extreme western edge of the parcel near existing industrial development Included within Village 3 and within the western portion of Village Two. These light industrial uses total approximately 468.9 acres.
- Commercial/Office: located in the EUC. These uses include the regional retail commercial, hotel, and office uses.
- A business park is located within the EUC.
- Freeway commercial uses are located north of the EUC and east of SR-125. The freeway commercial area includes a mixture of uses dependent on direct highway exposure and access. This commercial use totals approximately -101 acres.

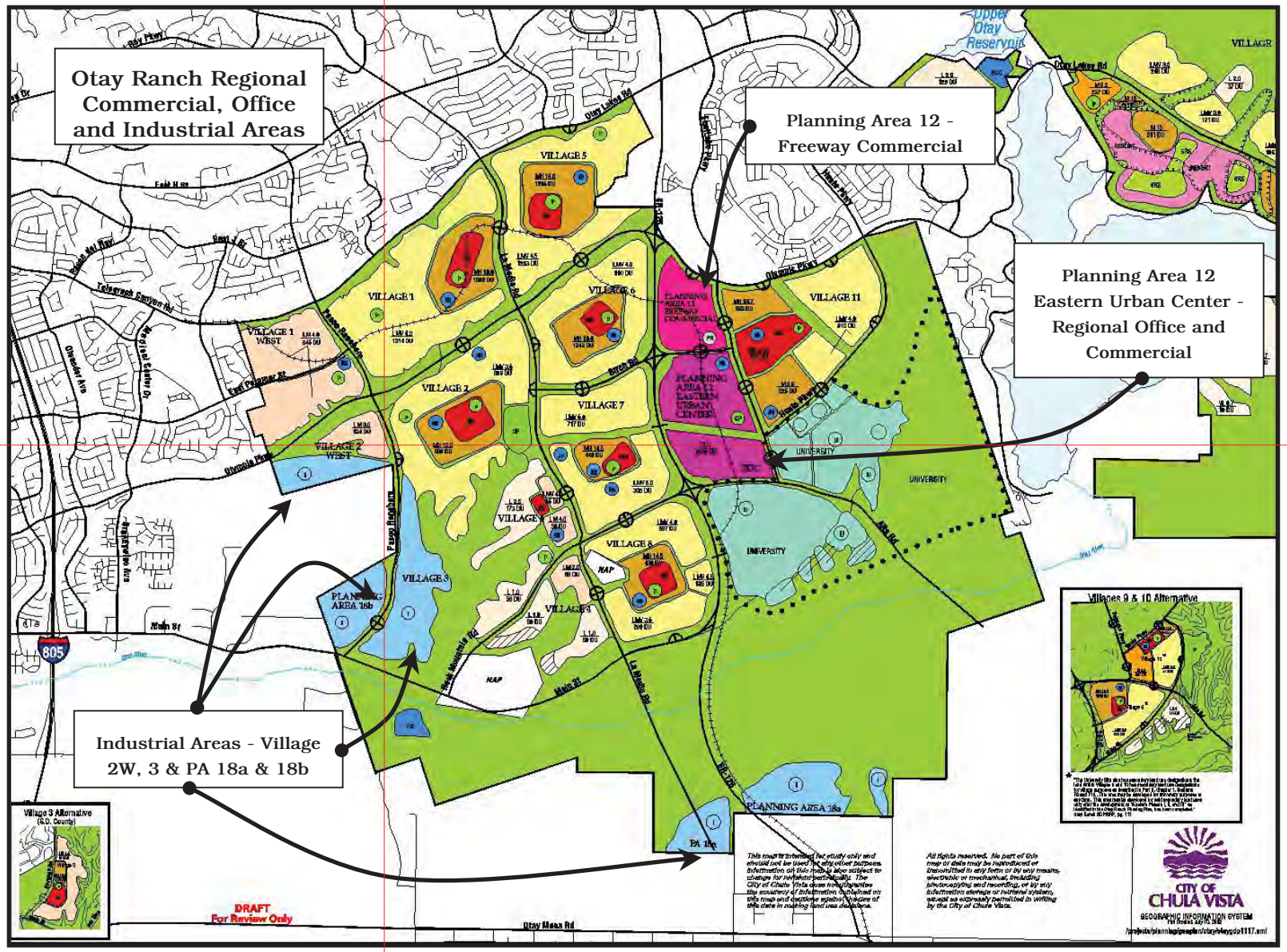


Exhibit 26 Commercial, Industrial & Business Sites (ADOPTED)

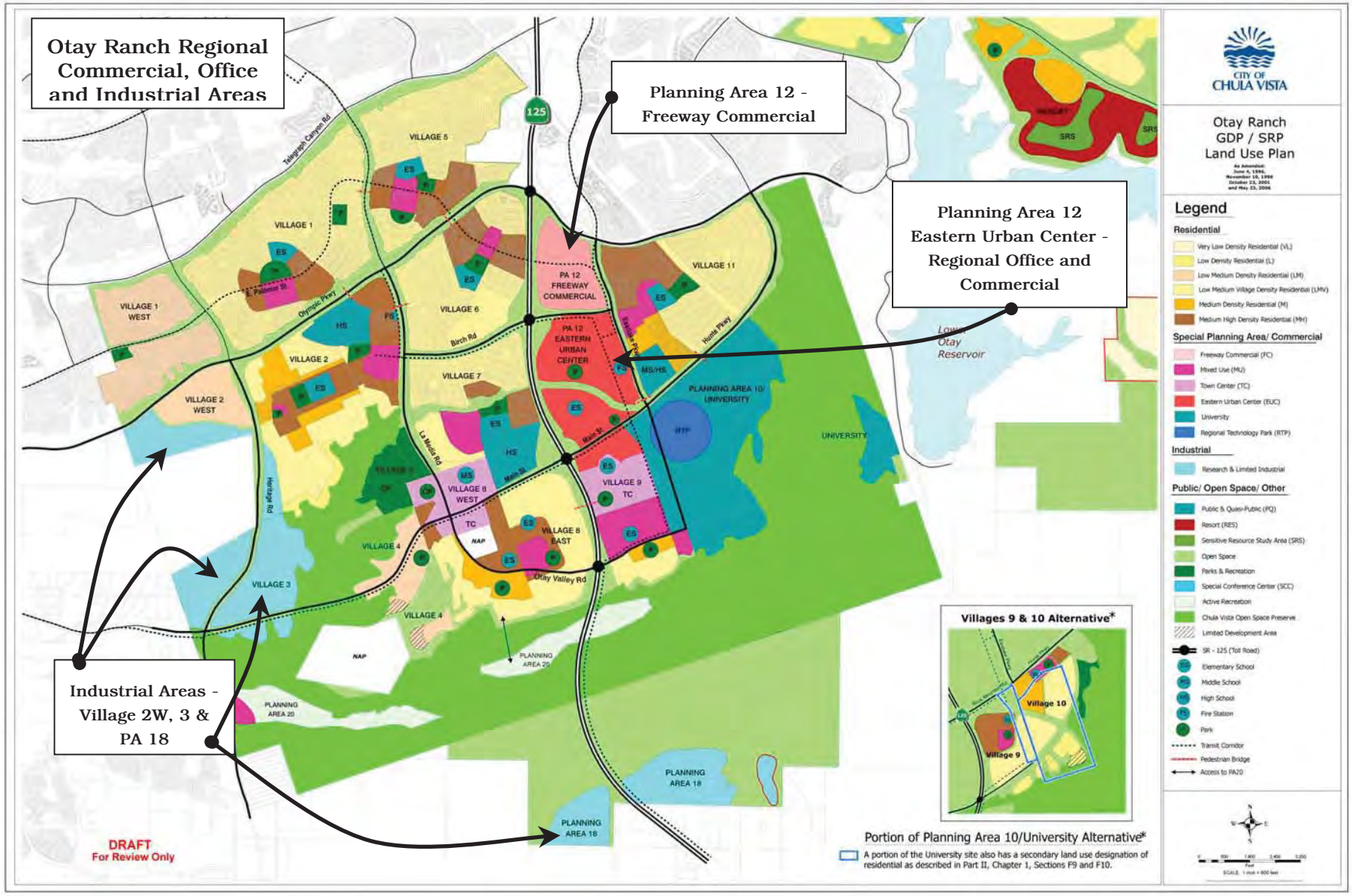


Exhibit 26 Commercial, Industrial & Business Sites (PROPOSED)

e. University/~~RTP~~Regional Technology Park

The GDP/SRP Land Use Map identifies ~~for~~ a university campus and Regional Technology Park in the area delineated as ~~Villages 9~~ University. The purpose of this land use designation is to locate a university campus as well as a regional technology park intended for research, development, and high tech manufacturing along with the administrative and office space associated with such activity at this location.

f. Open Space and Environmental Resources

The Otay Ranch GDP/SRP identifies an open space system which provides a network of natural, passive, and active recreational amenities throughout the Ranch. This network connects the villages to each other and to the region. A major portion of this open space system i~~t~~s part of the City's Multiple Species Conservation Program (MSCP) Subarea Plan preserve.

The Otay Ranch contains a number of sensitive resource areas, including the Otay River Valley, Salt Creek, Poggi Canyon, ~~-~~the San Ysidro Mountains, and the Jamul mountains. Resources include a variety of sensitive species and habitats, many of which will be protected within areas of open space identified on the GDP/SRP Land Use Map and MSCP Subarea Plan. The protection of significant environmental resources on the Ranch is addressed within the open space network through the following mechanisms:

- ❏ The Otay Ranch Resource Management Plan (RMP) which provides for the identification, mapping, enhancement and maintenance of the resources within its boundary.
- ❏ The MSCP Subarea Plan which provides the policy framework for habitat planning and establishes a natural habitat preserve which Identifies and conserves core biological resource areas within Otay Ranch.
- ❏ Open Space easements and maintenance districts, which provide for the protection of resources outside of the RMP boundary.
- ❏ Wildlife Corridor connecting on-site and off-site regional wildlife habitat.

The Open Space components of the GDP/SRP and related policies are discussed in detail in Chapter 4, Parks, Recreation, and Open Space, and Chapter 10, Resource Protection, Conservation and Management.

The open space category includes:

- ❏ Open Space Buffer: These are areas which surround each village and may consist of natural or landscaped open space.

- Scenic Corridor: This open space contains undulating open space areas along roadways which are also identified as Scenic Corridors. These roadways are Telegraph Canyon/Otay Lakes Road; Orange Avenue - west of SR-125, Otay Valley Road and Proctor Valley Road. Significant resources within these areas will be preserved. These corridors are further discussed in the Mobility Chapter.

- Resource Management Preserve: This open space includes areas of resource preservation/enhancement, such as Wolf Canyon, the Otay Valley Regional Park, and portions of the San Ysidro and Jamul Mountains, and may cover areas within parks and scenic corridors.

Otay Ranch Open Space System

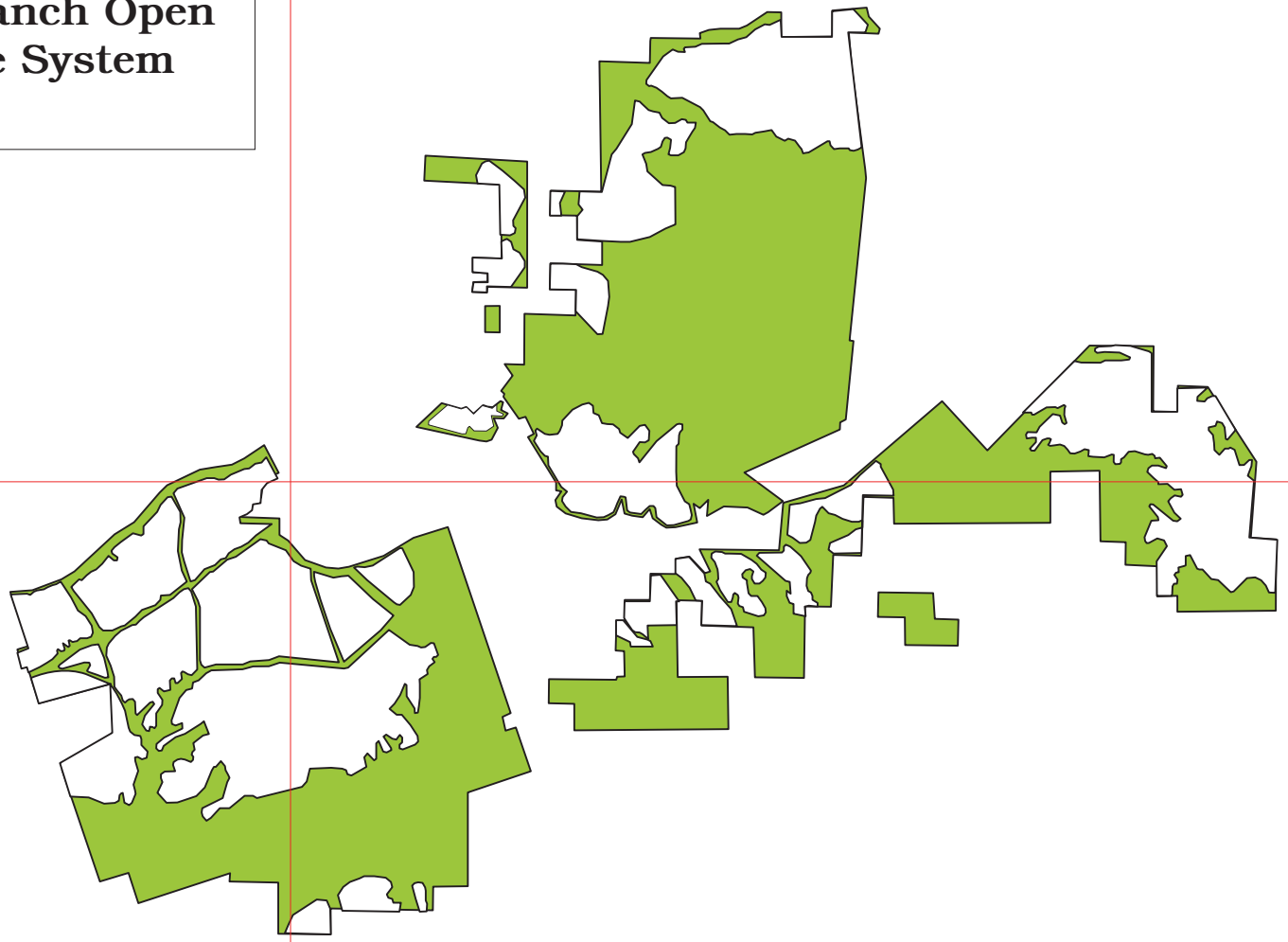


Exhibit 27 Otay Ranch Open Space Map (ADOPTED)

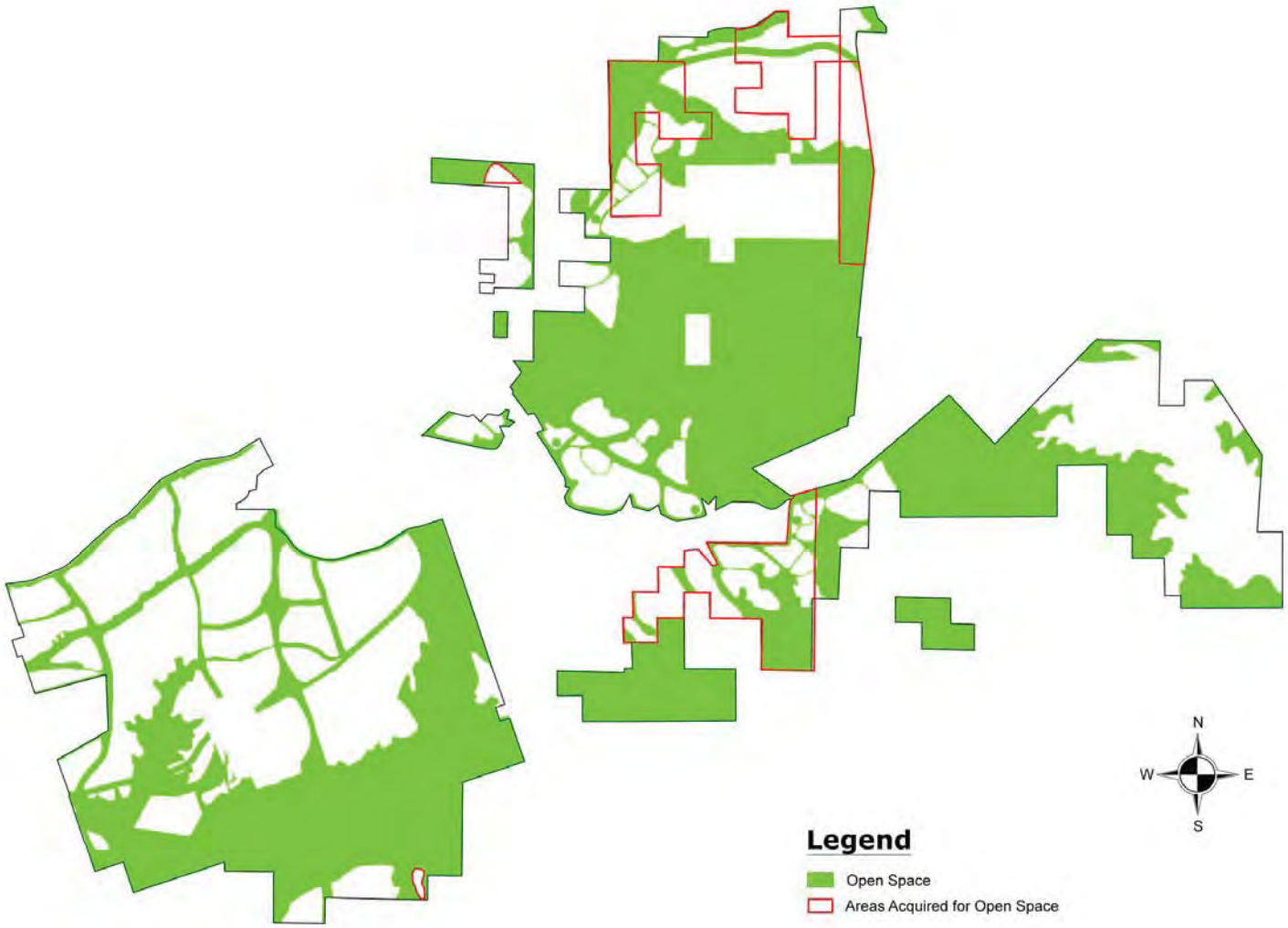


Exhibit 27Otay Ranch Open Space Map (PROPOSED)

g. Parks

The park and recreation components of the GDP/SRP and related policies are discussed in detail in Chapter 4, Parks, Recreation and Open Space.

The Otay Ranch land use plan identifies five levels of parks:

- Town Squares: minimum ~~one~~ half acre parks located in some village core areas to serve village residents. The location will be determined by the SPA plan for that Village.
- Pedestrian Parks: Pedestrian parks are usually designed as an ~~ammenity~~amenity built for the residents of a neighborhood. Pedestrian parks are not provided through any required City policy, instead seen as a design element intended to enhance neighborhood connectivity. Typically, the appropriate homeowner's association controls the ownership and maintenance of these facilities.
- Neighborhood parks: serving village residents within a 1/2 to 3/4 mile radius located within villages, providing active recreation opportunities. The Otay Ranch Parks Plan (see Chapter 4) identifies ~~19~~ existing and future neighborhood parks.
- Community Parks: shared between villages, within short driving distance (1 to 2 mile service radius). Each community park should be a minimum, of ~~35~~ 25 acres. The Otay Ranch Parks, Recreation and Open Space, Chapter 4, identifies a ~~a~~ minimum of two major community park facilities.
- Regional Parks: serving the local community and South County region. Chapter 4, Parks, Recreation and Open Space, identifies 2 potential regional parks, including the Otay Valley Regional Park and the San Ysidro Mountain Regional Park.

h~~.~~. Mobility System

One purpose of the Otay Ranch GDP/SRP is to identify a circulation network of continuous routes though the ranch, providing convenient access to all villages and the region.

The circulation network provides roadways through and between the three parcels of Otay Ranch. The circulation system is comprised of:

- Regional Circulation: A system of arterials, the SR-125 highway, and the Bus Rapid - transit line.
- Village Circulation: A system of roadways and arterials that provides multiple routes within the villages of Otay Ranch.
- Trails System: A comprehensive system of pedestrian, bicycle, low-speed neighborhood electric vehicle and equestrian trails to provide other modes of transportation.

The circulation policies and components of the GDP/SRP are discussed in Chapter 2, Mobility and Chapter 4, Parks, Recreation and Open Space.

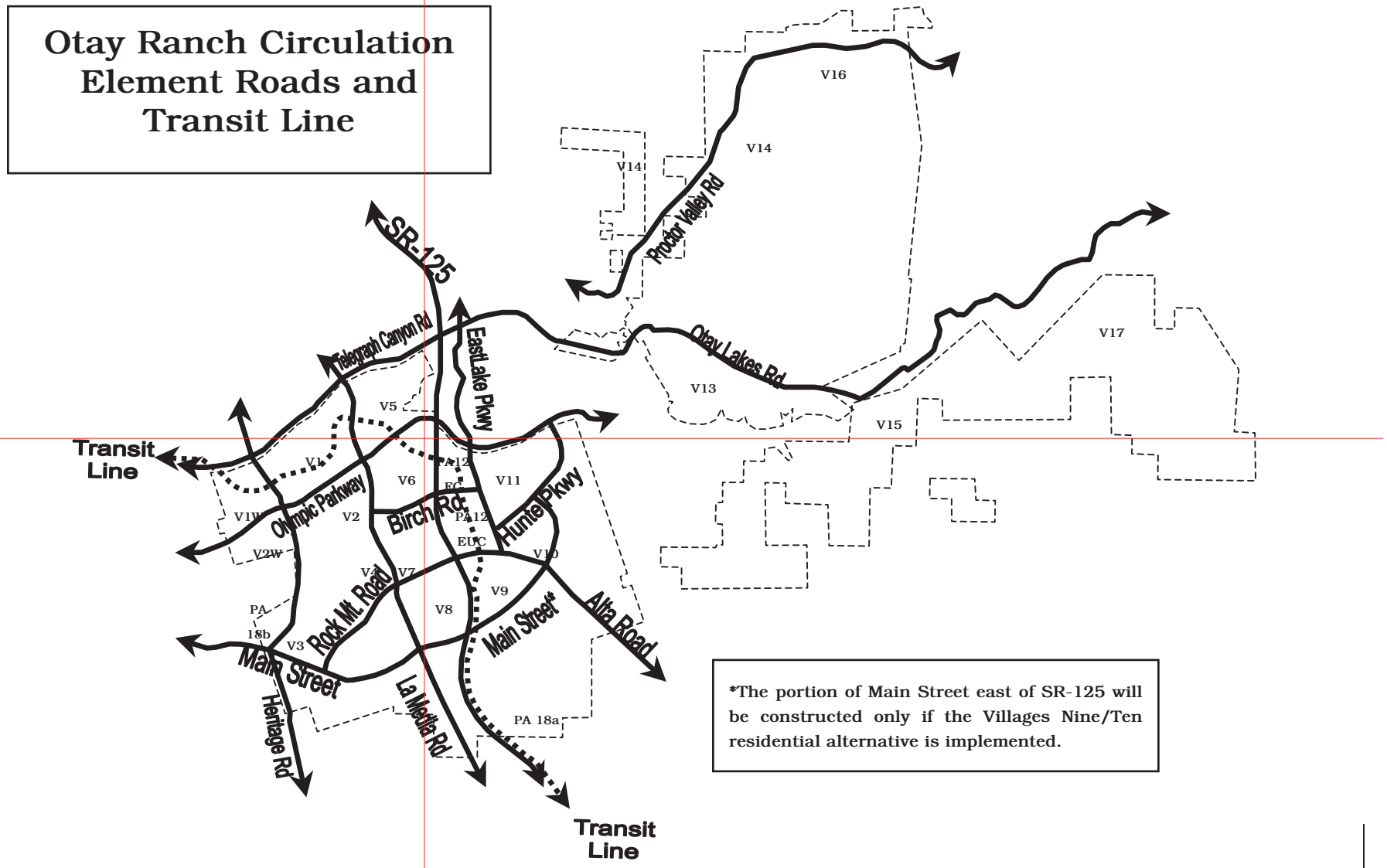


Exhibit 28 Circulation Element Roads and Transit Line (ADOPTED)

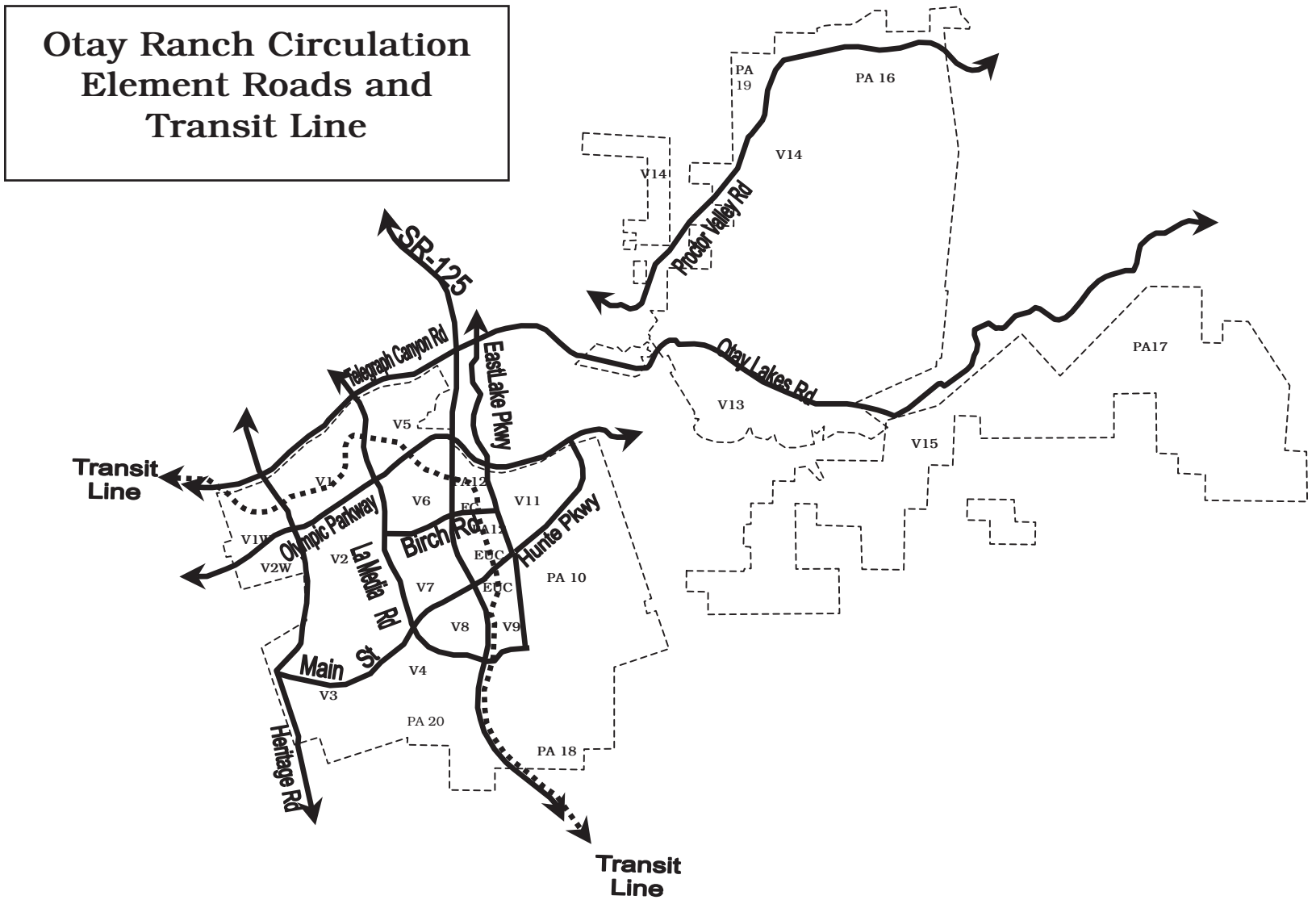


Exhibit 28 Circulation Element Roads and Transit Line (PROPOSED)

Section D ***Land Use Design, Character and Policies***

1. Village/Town Center Definition and Organization

Policies identified in this subsection apply to all urban villages and town centers. A detailed description with village-specific and town center specific policies for each village, town center and rural estate area is included in Section F, Village/Town Center Descriptions and Policies of this Chapter.

The organization of land uses is the key to the village/town center concept. Villages and town centers are comprised of two basic components: a central area of more intense uses, the ~~Village~~ village ~~Core~~ core or town center; and surrounding areas of residential uses, the Secondary Area. ~~Village cores and town centers contain Mixed Use (MU) and Medium high (MH) land use categories as depicted within the GDP/SRP Land Use Map.~~

Village cores and town centers contain Mixed Use (MU), Town Center (TC), ~~and~~ or Medium-high (MH) land use categories as depicted within the GDP/SRP Land Use Map. Village cores serve 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.

Town centers are more ~~Intense~~ intense mixed use areas of higher residential densities and broader range of commercial and civic services than provided i~~I~~n ~~the~~ village cores. They are associated with public transit stops or stations. They also ~~Incorporate~~ incorporate town center arterial roadways ~~whichh~~which are ~~Intended~~intended to provide a pedestrian friendly, multi-modal environment while providing for efficient automobile circulation. Retail/commercial, high density and/or mixed use residential, neighborhood parks, town squares, and other civic or community uses, such as churches, child care or senior centers are arranged around the couplet, spindle, or grid to maintain a pedestrian scale, generate pedestrian activity, promote transit use and create a vibrant town center. Bringing traffic into the town center increases the visibility of the area, ensuring the long-term viability of the commercial uses within.

Residential neighborhoods surround the village core and town center, and provide a range of housing opportunities ("Secondary Areas").

Otay Ranch is planned to emphasize and enhance each villages' and town centers' characteristics to create neighborhoods and communities with unique identities. While the following policies apply to each village/town center, policies should be flexibly applied to reflect the character and intensity of each village or town center.

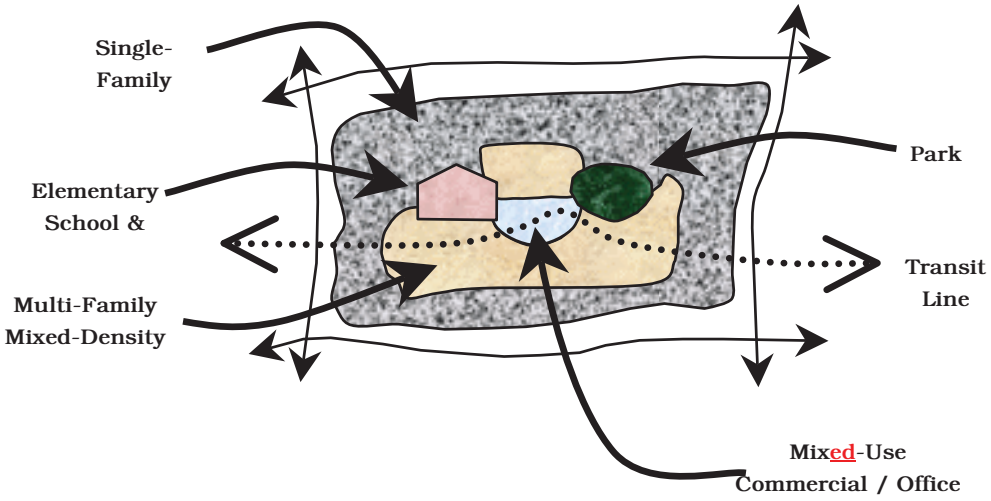


Exhibit 29a ~~Urban~~ Village Core Concept

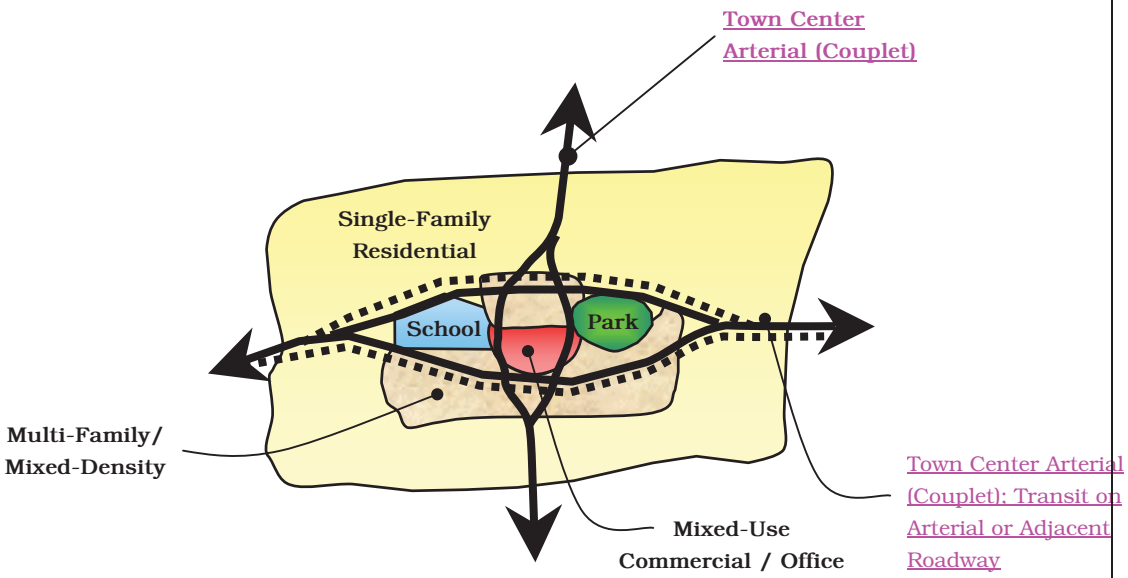


Exhibit 29b Town Center Concept

Note: Town Centers may employ one or two town center arterials

a. Village/Town Center Land Use Policies

GOAL: ORGANIZE LAND USES BASED UPON THE VILLAGE/TOWN CENTER CONCEPT TO PRODUCE A COHESIVE, PEDESTRIAN FRIENDLY COMMUNITY, ENCOURAGE NON-VEHICULAR TRIPS, AND FOSTER INTERACTION AMONGST RESIDENTS.

- ❑ Master-plan each village/town center consistent with the GDP/SRP goals, objectives, policies and standards.
- ❑ Include a variety of uses and housing types within each village /town center to meet the needs of residents.
- ❑ Establish a unique character and sense of place within each village/town center.
- ❑ Phase villages/town centers to ensure the provision of adequate facilities and services.
- ❑ Accessory units are permitted on single-family lots within Villages One through Eleven, consistent with the provisions of Chapter 3, Housing.
- ❑ Land uses, roads and buildings shall be designed and located to encourage walking between uses and foster a pedestrian scale.

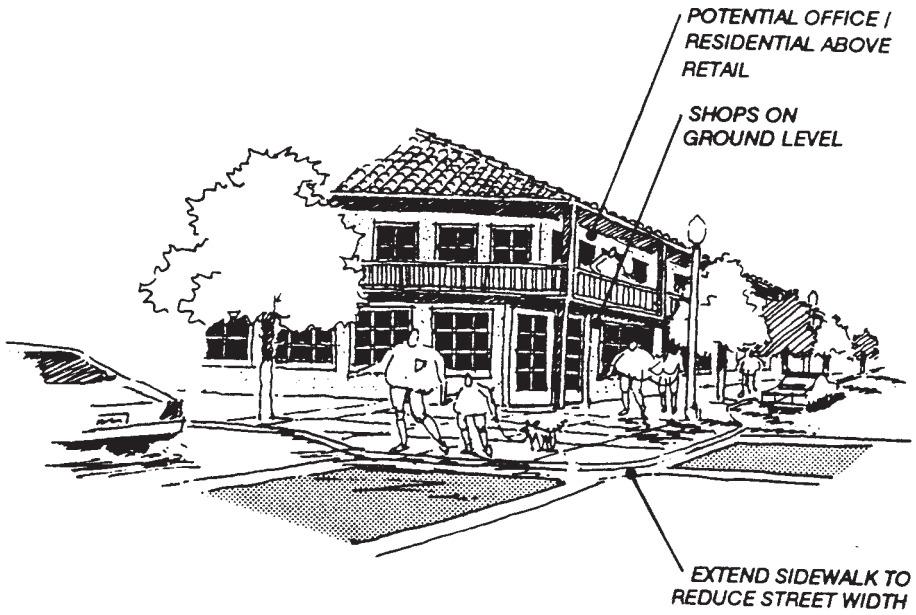


Exhibit 30 Urban Village Concept

- ❏ Encourage a pedestrian-friendly village/town center environment through the use of amenities such as:
  - Shaded streets
  - Street furniture
  - On-street parking
  - Buildings fronting the streets
  - Narrow streets
  - Reduced design speeds
  - Visible landmarks
  - Entries and porches facing the street
  - Commercial areas with zero front yard setbacks (build to line)
  - Plazas and ~~Courtyards~~ courtyards in commercial areas
  - Multi-modal circulation systems

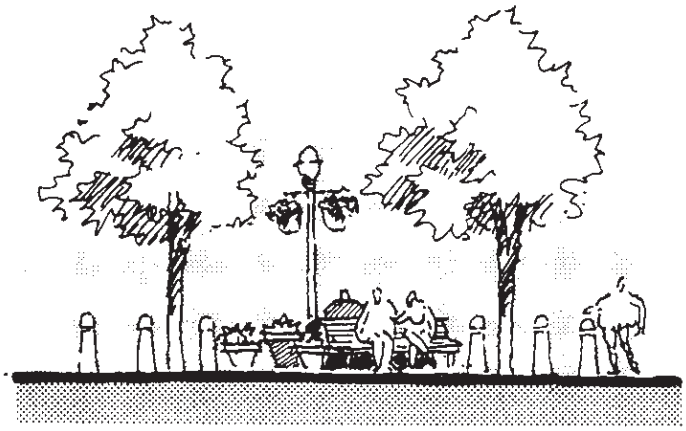


Exhibit 31 Pedestrian Environment

- ❏ Connect open spaces, schools, parks and neighborhoods with convenient and safe pedestrian walkways and bikeways.
- ❏ Pedestrian and bicycle routes shall connect the more distant portions of a village to the village core. Generally, such routes shall be co-located with streets, although connections may be provided along transit corridors or within greenbelts.
- ❏ Promenade ~~Streets~~ streets shall extend from secondary areas into the village core or town center to accommodate pedestrian and bike access.

- Non-auto circulation systems, such as pedestrian walkways and bike ways, shall be provided between villages and town centers. Where appropriate and feasible, a grade separated arterial crossings should be provided to encourage pedestrian activity between villages/town centers.



Exhibit 32 Pedestrian/Bike Way Overpass

- To define the village core~~/town center~~ edge and to provide a greenbelt between villages cores~~/town centers~~, landscaped buffers shall be provided adjacent to arterial highways. The buffer shall vary in size, in relation to highway alignments, topography, community character, location of proposed facilities and existing natural features. Scenic highways have an expanded buffer (see Chapter 2, Mobility).

b. Village Core/Town Center Policies

The primary geographic feature is the village core or where applicable, town center. The village core/town center creates the land use relationships necessary to achieve the goal of a small town environment. Village cores contain Mixed Use (MU) and Medium-high (MH) residential land use categories as depicted within the GDP/SRP Land Use Map. Town centers act much like village cores, although commercial land use i~~I~~s more i~~I~~ntense and residential densities are provided by the Town Center (TC) land use designation ~~High (H)~~. Each of the village cores and town centers has been conceptually located on the GDP/SRP Land Use Map, and shall adhere to the following policies:

- ~~The~~ A village core is defined by the Mixed Use (MU) and Medium-high (MH) land use categories as depicted within the GDP/SRP Land Use Map. ~~The~~ A town center ~~also~~ is defined ~~as~~ by the Town Center (TC) land use designation as depicted within the GDP/SRP Land Use Map~~by Mixed Use, although residential density is High, and the range and intensity of commercial land use is greater. The village~~ Village cores and town centers may contain higher intensity uses, including:
    - Civic Presence and Community Purpose Facilities
    - Village Square or Green
    - Elementary School
    - Commercial and Office Uses
    - Transit Stop or Station
    - Parking Areas or Facilities
- Village cores/town centers should be centrally located, within approximately one-quarter mile of the majority of a village's population.
- The location and form of the village core/town center shall reflect the physical constraints of the village and the village's relationship to surrounding land uses and the circulation system. A town center shall provide for a more defined grid ~~sytem~~system of roadways the center of which i~~I~~s the town center arterial. The town center arterial provides for greater support to mixed-use retail centers by accommodating high traffic volumes yet does so i~~I~~n a pedestrian friendly environment. It i~~I~~s anticipated that these roadways will be composed of a pair of two lane one-way streets.
- The village core or town center shall be precisely sited at the SPA level consistent with the GDP/SRP goals, objectives and policies. The actual location may shift from the conceptual location depicted in the GDP/SRP Land Use Map, as a result of more precise analysis of the following: circulation and access, visual access from arterial roads, transit service, market and service area considerations and the type of uses proposed within the village core.
- Community purpose facilities shall be provided in accordance with the provision of Chapter 5, Capital Facilities and Chapter 19.48 (PC Zone) of the Chula Vista Municipal Code unless otherwise permitted by City Council pursuant to the expressed terms set forth by agreement, ordinance or such other manner approved by City Council~~as amended in a separate agreement~~.
- Village core and Town Center 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 or town center, with building heights and sizes gradually decreasing outward from the center.

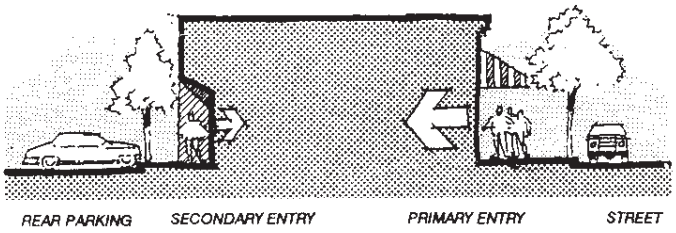


Exhibit 33 Village Core Bulk and Scale

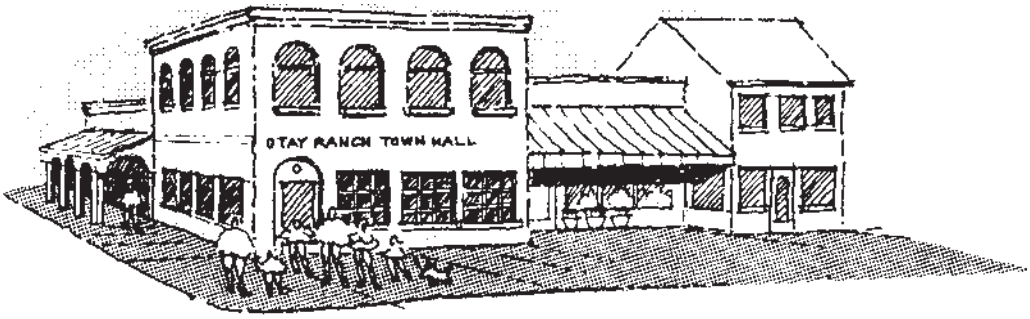


Exhibit 34 Village Core Commercial Access

- ❑ 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/town center character.

c. Village Core/Town Center - Mixed Use Policies

The basic element of the village core/town center is the mixed use area, depicted by the Mixed Use (MU) and Town Center (TC) land use ~~category~~categories. ~~This~~ These designations ~~is~~ are intended to concentrate activities to create a friendly small town environment, enhance pedestrian access, promote social interaction, discourage multiple auto trips and increase use of alternative modes of transportation. Application of the Mixed Use (MU) and Town Center (TC) land use categor~~y~~ies shall comply with the following policies:

- ❑ Land uses permitted within Mixed Use (MU) and Town Center (TC) categor~~y~~ies may vary from village/town center to village/town center as the needs warrant.

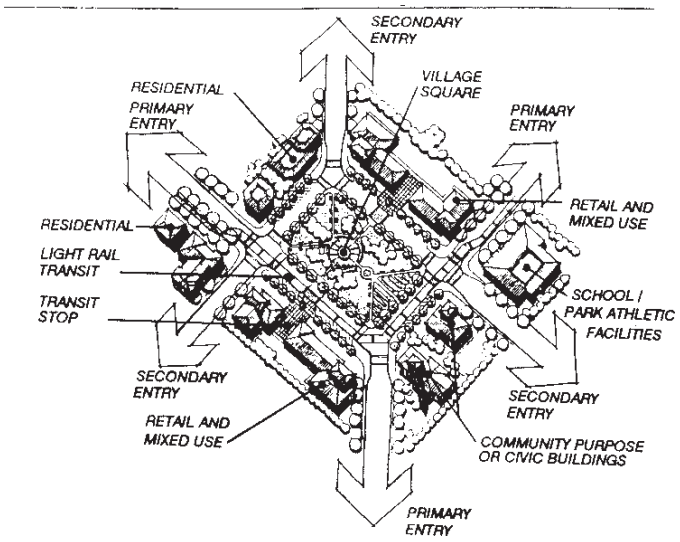


Exhibit 35aVillage Core Concept (Illustrative Only)

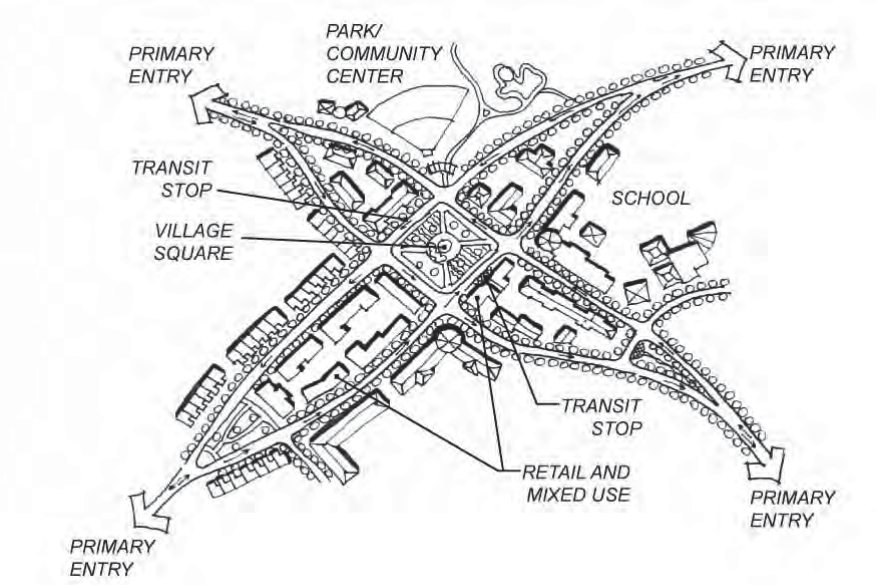


Exhibit 35b Town Center -Concept (Illustrative Only)

❑ The mixed use and Town Center (TC) areas ~~is a~~are contiguous pedestrian ~~area~~ zones which includes the following activities, as listed below:

- **Retail/Office Uses:** Uses such as, but not limited to, retail shops, professional offices, service commercial, restaurants, cinemas, health clubs, entertainment facilities, supermarkets and studios are permitted, along with attendant parking areas or facilities. Residential uses may be permitted above commercial uses. These uses ~~shall~~should not front on circulation element roads in Village Cores but may in Town Centers in order to activate the street scene and increase the viability of commercial uses.

- ~~**Elementary**~~ **Schools:** ~~Elementary schools~~ Schools shall be located within or adjacent to the mixed use area, where population warrants. However, ~~elementary~~ schools shall not be located so as to disrupt the contiguous retail uses. School sites are shown symbolically on the GDP/SRP Land Use Map to indicate the conceptual location. The specific location of schools shall be identified at the SPA level. Residential uses are permitted, in the event the school sites shift from the mapped location.

- **Civic Presence Facilities**: Each village/town center should contain one or more civic presence facilities within the village core/town center. The architecture of civic presence facility may be the hallmark of the character of the village/town center and help to create a focal point for village/town center activity. (In some cases, a commercial building could be the focal point.) Civic presence facilities may be drawn from a wide variety of uses, including, but not limited to: libraries, community centers, a public plaza,

town square or town hall, fire/police stations, cultural arts, public and/or private schools, churches, day care centers and commercial recreation facilities. In some instances, civic presence facilities may also be "community purpose facilities" sized in accordance with the requirements of Chapter 5, Capital Facilities and Chapter 19.48 (PC Zone) of the Chula Vista Municipal Code.

- ❑ Encourage mixed uses throughout Mixed Use (MU) and Town Center (TC) areas, including residential or office uses above retail uses.
- ❑ The design and location of residential areas shall complement the pedestrian friendly environment.
- ❑ Commercial uses shall be sized to meet the day-to-day needs of surrounding villages/town centers. Uses which rely extensively upon regional markets, heavy autos or truck access are not appropriate in the village core or town center.
- ❑ Concentrate retail uses near the transit station/stops in Mixed Use (MU) and Town Center (TC) areas. Orient Mixed Use (MU) and Town Center (TC) area activities which generate higher volumes of trips toward the transit facilities, rather than toward parking areas.
- ❑ Landscape Mixed Use (MU) and Town Center (TC) areas to create an urban feeling through the use of hardscape, tree wells, pots, street furniture, thematic light fixtures, benches, bollards, and enriched paving patterns. Town Center Arterials, Village Entry Streets and Promenade Streets should be tree-lined with a formal landscape pattern.
- ❑ Public access spaces, such as a plaza, town square, park, or town hall or community building, shall be provided in Mixed Use (MU) and Town Center (TC) areas. Public access spaces may be privately owned if significant public access is assured.

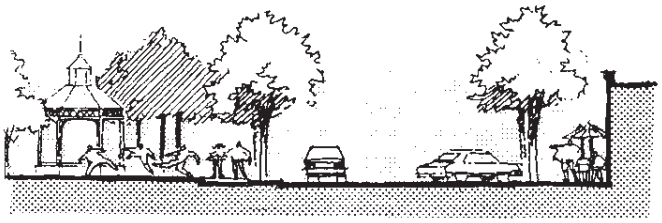


Exhibit 36 Village Core Street Cross Section

d. Village Core/Town Center - Residential Policies

The residential character in the village core/town center is of a sufficient and variable density to create the critical mass required to energize a village core/town center area. The residential land uses within the village core are generally ~~located in areas~~ designated for Mixed Use (MU) and ~~medium~~Medium-high (MH)

residential land uses. ~~Some small lot, zero lot line and patio home type, single family uses may be intermingled with the more intense uses.~~ Within the higher ~~Intensity~~ intensity town center, residential density will be designated for ~~High~~ Town Center (TC) ~~density is defined by the Town Center (TC) land use designation~~.

- ❑ The Town Center (TC) designation allows for higher residential densities than Mixed Use (MU) land designations.
- ❑ Mixed Use (MU) residential with some Medium-high (MH) residential uses shall be located in the village core ~~or town center, on two or more sides of mixed use areas. Town Center (TC) residential uses shall be located in the town center,~~ on two or more sides of mixed-use areas.
- ❑ Town Center (TC), Mixed use (MU) and Medium-high (MH) ~~and Town Center (TC)~~ residential uses shall be characterized by higher density multi-story mixed use shopkeeper and live/work row homes, townhouses, ~~duplexes~~ and stacked flat~~s~~ residential buildings ~~with heights ranging from two to four stories, and some single family uses~~ where appropriate.
- ~~❑ Limited single-family uses shall be permitted within the medium high (MH) category when interwoven with the other uses. These single-family uses shall utilize small lot concepts consistent with the higher intensity character of the village core/town center.~~
- ~~❑ The Town Center (TC) designations allows for High higher residential densities.~~

e. Secondary Areas Policies

The residential ~~-~~areas outside of the village core/town center are "Secondary Areas" predominately comprised of residential uses oriented to the village core or town center, through the design of street, pedestrian and bicycle systems and alternative modes of transportation. Residents of this area will look to a village core or town center for many goods and services.

- ❑ Secondary areas shall be areas outside of the village core town center, predominately comprised of residential uses.
- ❑ Outside the village core/town center, densities shall generally decrease with distance from the transit stop or station.
- ❑ Limited convenience commercial may be located outside the village core or town center. These areas will be delineated at the SPA level.

f. Transit Policies

Each village is planned to facilitate alternate methods of transportation. The land use and circulation patterns of urban villages are organized around transit service and facilities. A significant alternate means of transportation in the Otay Ranch is the future extension of the ~~bus rapid~~ transit system. Several

components of the GDP/SRP Land Use Plan encourage the use of transit, such as:

- Transit line rights-of-ways shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level within Villages One, Two, Five, Six, Eight, Nine and Planning Area 12.
- ~~Tranist~~Transit stops and/or stations shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level in village core/ town center areas.
- Park-and-ride facilities shall be located within the Freeway Commercial area of Planning Area 12 adjacent to a transit station.
- The EUC shall contain a centrally located transit station. As the intensity of the EUC increases, a second transit stop may be provided, subject to the design criteria of SANDAG.

The following policies are intended to ensure that village cores/town centers, and surrounding areas are readily accessible to facilitate a variety of modes of transportation:

- Villages and Town Centers shall provide for a variety of modes of transportation, including walking, automobiles, low-speed neighborhood electric vehicles, bus, rail, specialized transit and bicycles.
- Transportation components, such as park-and-ride facilities, bus stops, pedestrian bridges and pedestrian walkways and bike ways, shall be sited and designed to facilitate connections between transportation modes.
- Provide adequate space for bus service or a feeder network to support transit within each village core or town center.
- Locate commercial uses close to primary village transit stops.
- Small park-and-ride lots for village/town center residents may be provided within the village core or town center. Regional surface park-and-ride lots shall be located outside of villages and town centers, with feeder bus service to the transit station.
- A ~~25-foot~~ transit right-of-way shall be ~~approximately located~~identified at the SPA level and will be conditioned for dedication at the Tentative Map level within Town Center Arterials and/or Village Entry Streets designated as transit routes.
- Because the GDP/SRP village cores/town centers are conceptually located on the Land Use Map and are to be approximately located at the SPA level, consistent with the GDP/SRP goals, objectives and policies, the transit line alignment on the Land Use Map may also shift to serve the village cores or town centers based on an analysis required by the policies. Precise transit alignments will be determined with the preparation of ~~final~~ tentative maps~~ and improvement plans~~.

- ❏ Bicycle parking shall be provided at transit stations and, in general, activity nodes throughout the village core or town center.

- ❏ The design of transit facilities should complement the surrounding architecture.

g. Village/Town Center Street System Policies

The goal of the village/town center street system is to promote pedestrian access and to direct ~~through trips around~~ arterial traffic, transit, bicycles and other modes of transportation safely and efficiently through or around the village or town center. This goal is achieved by creating a network of interconnected streets within each village or town center. Such networks have the benefit of providing alternative routes to destinations and increasing the number of intersections on those routes. This reduces the turning load at each intersection. The geometry of a dense network of streets minimizes travel distance due to the reduction of isolated areas of development and the provision of direct routing. Multiple parallel routes to the village core/town center provide shorter and more convenient routes for pedestrians, and alternate routes for automobile traffic.

The village/town center street system is summarized below (detail on the system is located in Chapter 2, Mobility):

Village Entry Streets : This street connects Arterial Roads to the village core. ~~SHade~~Shade trees shall be required along all Village Entry Streets, sited to create a visual frame. Village Entry Streets ~~should be~~ should be as straight and direct as practical to provide visual landmarks for navigation and to create a sense of place.

Promenade Street: The Promenade Streets lead directly from the residential neighborhoods to the village core. These streets are designed to collect vehicular and pedestrian traffic from the outlying neighborhoods, creating a backbone street system that ties the different parts of the village together. Promenade Streets should be as straight and direct as practical.

Secondary Loop and Collector Street: These streets separate single- and multi-family areas and provide a loop system linking local residential streets with the Promenade and Village Entry Streets.

Residential Streets: The Residential Streets within the ~~single family~~ residential neighborhoods consist of a combination of double- and single-loaded local streets and cul-de-sacs. The double-loaded streets lead from the collectors to serve streets within the neighborhoods. They may be either through streets or lead to cul-de-sacs.

Alleys: Alleys are permitted. Alleys may provide rear entrances for vehicles, decrease intrusions onto the residential collector streets and enable homes to be placed closer to the street, creating a pedestrian-friendly environment.

The Village Street System shall comply with the following policies:

- ❑ Access from villages to prime arterials roads should be limited to maintain prime arterials as high capacity regional connections.

- ❑ Provide four-lane road connections for pedestrian, automobile and buses between villages, reflective of topographic conditions.

- ❑ Reduce through traffic within villages by utilizing two-lane roads and couplets within villages (except for Village Entry Streets), and permitting levels of service less than LOS "C" within villages. Level of service for roads outside of villages is LOS "C", pursuant to GDP/SRP facility thresholds.

- ❑ Alternative routes within a village may be provided in a number of ways. The details of the circulation system for individual villages shall be prepared at the SPA level.

- ❑ With the exception of town centers, p~~P~~rohibit direct routes through villages to discourage through-traffic.

- ❑ Cul-de-sacs shall be permitted if, at the end of the cul-de-sacs, pedestrians are provided access to the village core or other desired destinations. Dead end cul-de-sacs are permitted only in perimeter locations.

- ❑ Streets shall balance the needs of pedestrians, buses, and automobiles. Intersections shall encourage pedestrian movement, reduce the number of turning lanes (where feasible), reduce auto speed while ensuring public safety, and provide for emergency vehicle access.

- ❑ Alleys within the village core may serve residential and commercial areas and encourage service access at the rear of buildings.

- ~~❑~~ **Town Center Arterial:** Town Center Arterials serve the Town Centers by bringing arterial traffic ~~Into~~ into the town centers with a pedestrian oriented grid system of streets. These arterials provide for ~~pededstrians~~pedestrians, vehicles and transit ~~In~~ in a walkable environment. Town Center ~~arterials~~ Arterials are typically a pair of two lane one-way streets (couplets) that provide the equivalent ~~capcity~~capacity as a~~n~~ four lane arterial. Couplets allow for ~~Intergration~~integration of pedestrians by providing slower travel speeds and narrower street width without reducing overall travel time through the ~~Town~~ town ~~Center~~center. These pairs of one-way streets allow for better integration of pedestrian traffic by allowing for slower automobile speeds and minimizing street crossing widths without reducing road carrying capacity. This arterial design allows for comfortable pedestrian movement through the high activity of a ~~Town~~ town ~~Center~~center. The grid-like pattern of the Town Center Arterial in the ~~Town~~ town ~~Center~~ center also offer more frequent block intersections promoting more store-front businesses among other mixed-uses. Shorter block lengths are a feature in the ~~Town~~ town ~~Centers~~centers, which

increase the vitality of commercial service areas, and at the same time avoid "strip commercial" development. The one-way Town Center Arterial resolves problems experienced on traditional high-volume traffic arterials requiring a wider roadway.

h. *Parking Policies*

- ❑ Parking facilities shall allow for easy pedestrian access.
- ❑ Parking facilities shall be segmented into reasonably sized areas to prevent vast expanses of asphalt.
- ❑ Parking facilities shall be located and designed for visual accessibility to the driving public.
- ❑ Parking lots should be designed to accommodate future redevelopment into buildings with integrated parking structures.
- ❑ Parking structures are permitted. Encourage ground floor retail use.
- ❑ On-street parallel or diagonal parking adjacent to sidewalks is encouraged. On-street parking ~~is not~~ may be allowed on the same side of the street as village greens and/or parks.
- ❑ Encourage joint use of parking facilities by uses which have differing peak hours. A reduction of required parking spaces may be permitted for shared parking programs and ~~,~~ implemented with a joint use agreement ~~executed and approved at the time of SPA approval~~.
- ❑ Within the village core or town center, parking shall be located on-street, to encourage pedestrian accessibility, and in locations which minimize large expanses of asphalt. Parking may be visually accessible from main thoroughfares, but shall minimize visibility by locating lots to the rear of buildings wherever possible.

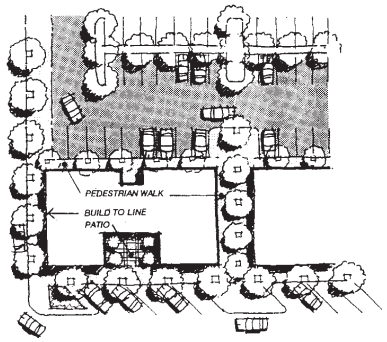


Exhibit 37a Village Core Parking

- ❑ Primary building entrances shall be located on the main street whenever possible. Secondary entrances for large anchor buildings may be provided from parking lots located at the rear.

- ❑ Parking may be provided in structures with potential for use of the ground level for retail space.

i. Village Parks

Each village contains a neighborhood park, within or near the village core or town center, generally at least 7 acres in size. The design and character of neighborhood parks should be consistent with the character of the village/town center. Where feasible, the park should be located near civic presence ~~facilites~~facilities such as community purpose facilities or schools to encourage joint-use of recreation and parking facilities. In addition to the 7-acre park, other neighborhood parks will be located in the village/town center as warranted by population.

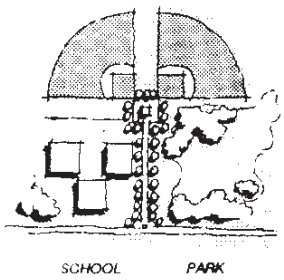


Exhibit 37b Joint School-Park Facility

In addition, pedestrian parks are encouraged within single-family residential developments to link neighborhoods and reduce use of automobiles. However, these parks account for community purpose facility (CPF) credit rather than park credit.

Park sites are shown symbolically on the GDP/SRP Land Use Map Policies and guidelines shall be developed at the SPA level for community gardens within the designated open space areas within each urban village/town center.

2. Industrial

The majority of the Otay Ranch industrial uses are located to the south and west edge of the Otay Valley Parcel. Industrial uses are located on the mesa south of the Otay River Valley in Planning Area 18, and, to the west of Heritage Road at the extreme western edge of the Otay Valley Parcel in Villages Two and Three, near existing industrial development.

The industrial land use category (I) establishes light industrial uses in a business park setting. These uses generate an employment base within the Otay Ranch community, as well as the South San Diego County region. Heavy industrial areas are not included within Otay Ranch because the Otay Mesa contains an adequate subregional supply of such intense uses.

This category authorizes uses such as research and development, light manufacturing, warehouse and distribution facilities, office/showrooms and supporting uses.

Industrial Policies

- ❑ The actual total square footage of permitted industrial space and floor area ratios shall be established at the SPA level. Permissible ratios will vary depending on the parking needed to accommodate the proposed use.
- ❑ The industrial category should be characterized by light industrial uses, with buildings of three stories or less.

- ❑ The mass of the buildings shall be balanced with protective landscaped setbacks, open space areas and outdoor amenities such as seating areas, artwork and similar amenities.
- ❑ Building locations should optimize off-site and on-site views and avoid a crowded appearance.
- ❑ Arrange land uses to avoid conflicts between various industrial activities.
- ❑ Loading and service areas should be located to the rear of buildings and be screened from street view by walls, landscaping or landforms.
- ❑ Provide safe and efficient access for service vehicles. Service/ auto conflicts shall be minimized through proper design.
- ❑ Entries shall be sensibly located and signed with respect to landscaped parkways, visitor parking areas, loading areas, and drop-off areas.
- ❑ Structures fronting on public areas shall present a high quality, characteristic of a professional business park.
- ❑ Landscaping shall be consistent with the professional business park image, emphasizing screening and providing visual interest to large building and parking expanses.
- ❑ Building, parking, screen walls, hardscape, and landscape elements shall be part of a unified aesthetic theme for the business park.
- ❑ Detailed design criteria shall be established for industrial uses, as well as for common elements such as monumentation, streetscape and common hardscape areas.
- ❑ Complementary uses which serve the industrial area, such as limited financial uses, daily convenience and restaurants, shall be integrated into the land use pattern, and permitted within the ~~industrail~~industrial land use category (I).
- ❑ Design criteria shall consider transit availability in industrial areas.
- ❑ Light and noise impacts to adjacent open space areas should be minimized.

3. Commercial/Office/Business Park

a. Regional Commercial/Office

The Eastern Urban Center (EUC) contains the most intense development in Otay Ranch and is the urban heart of the region (Planning Area 12). Uses and intensities are intended to create a lively, 24-hour environment, with a creative medley of uses, building types and amenities. These uses include the regional retail commercial, hotel and office uses. Retail and office development within the Eastern Urban Center is of an intensity compatible with a "downtown" urban center. The most intense development is concentrated near the trolley station(s), with building heights and sizes gradually decreasing toward the edge of the planning area. (See Part II, Chapter 1, Section F. 12.; Eastern Urban Center [Planning Area 12] for applicable policies.)

b. Freeway Commercial

Adjacent to the EUC is approximately 106.5 acres of freeway commercial (Planning Area 12). The freeway commercial area provides for a mixture of uses suitable for, and dependent on, direct highway exposure, including large-scale uses which require sites primarily served by vehicular access. Typical uses permitted in the Freeway Commercial category (FC) include regional shopping opportunities such as: automobile centers; discount stores; warehouse outlets; membership clubs; and other large scale uses that require freeway exposure. Public uses such as park-and-ride and transit related services are also permitted.

Freeway Commercial Policies

- ❑ The actual amount and location of freeway commercial uses shall be established at the SPA level.
- ❑ The freeway commercial land use category permits freeway-oriented, low scale buildings of three stories or less (heights will be established at the SPA level). The mass of the buildings shall be balanced with landscaped setbacks and landscaping within parking areas.
- ❑ Setbacks, which prevent a "strip development" appearance, should be established at the SPA level.
- ❑ Landscaping shall create a well-kept and attractive commercial environment. Large parking areas shall be landscaped to minimize heat gain and break up expanses of asphalt.
- ❑ Prepare a signage program for freeway commercial uses concurrent with the first SPA containing freeway commercial uses.

c. Business Park

Business park uses are generally of a "research and development" character. The uses are arranged with various amenities presenting a feeling of a quality corporate setting. Business park uses are permitted within the EUC land use category, located in the EUC (Planning Area 12).

Business Park Policies

- ❑ Exact floor area ratios for business park uses shall be established at the SPA level.
- ❑ Business park uses shall be low to mid-rise (two to three stories maximum).
- ❑ These facilities shall be linked by pedestrian and transit systems to other parts of the EUC, as well as to the potential university.
- ❑ Landscape and amenities such as open space, water features, plazas, and walkways shall be an important part of the business park.
- ❑ Buildings shall be clustered around common amenities, such as a water feature, plaza or open space.
- ❑ An overall pedestrian circulation system shall be created throughout the business park.
- ❑ Orient building entries toward the street on which a pedestrian plaza or common area shall be located.
- ❑ Land uses complementary to a business park environment, such as limited retail and service uses, may be provided.
- ❑ Encourage integration of service uses within a single office building.
- ❑ Promote complementary architectural forms, materials and textures within clusters of buildings.
- ❑ Promote strong, formal landscape elements to emphasize and define vehicle paths, pedestrian walkways, and outdoor spaces.
- ❑ Parking area landscaping shall be an extension of the landscaping throughout the business park, providing unity with the surrounding environment.

4. ~~——~~University

~~Tthe University of California Regents have expressed their intention to construct three new University of California campuses over the next 20 years, one of which will be sited in Southern California. On October 6, 1989, The Baldwin Company and the City of Chula Vista jointly submitted a proposal to the University of California Board of Regents to locate a new university campus on Otay Ranch. The proposal identified a site near Wueste Road overlooking Otay Lakes and adjacent to the United States Olympic~~

~~Training Center. During 1992, the City of Chula Vista and San Diego City Councils and the County Board of Supervisors approved resolutions supporting the Wueste Road location for a university, subject to several conditions; notably, that an environmental process be completed assuring the identification and protection of significant resources.~~

As part of the Otay Ranch General Development Plan approval in 1993, a university was envisioned as the primary land use for a portion of Village Nine and Planning Area Ten. For nearly 20 years, the City of Chula Vista has continued to pursue the vision of an institution(s) of higher education within the corporate limits. To date, progress has been made through the acquisition of approximately 518 acres of land for university development and as an open space buffer as part of the Otay Ranch Preserve.

Recognizing the need for viable employment lands, the City's updated General Plan (2005) called for a Regional Technology Park (RTP) use in conjunction with a university. It is the intent of this GDP/SRP to reserve the land designated as University and RTP.

Since January 2006, the City has been working with key area landowners to develop a land plan that would work for property owners and meet the goals and policies of the General Plan and the Otay Ranch General Development Plan. In the spring of 2008, the City and the landowners entered into Land Offer Agreements (LOAs). The LOAs provide the City with an opportunity to obtain the land necessary for the development of the University and RTP by providing certain considerations in conjunction with future entitlements for Otay Ranch Villages Three, Four, Seven, Eight, Nine, a portion of the Eastern Urban Center (EUC) and Planning Area 10. The acquisitions of the University and RTP sites, and necessary mitigation acreage will be a major step forward in achieving the City's General Plan goals. The current schedule anticipates the final land acquisition to be completed in 2013.

The GDP/SRP Land Use Map delineates the location for a ~~university~~ University ~~campus~~ Campus within Planning Area 10 ~~in the areas within~~ a portion of Village Nine adjacent to the EUC. ~~Village Ten and west of Wueste Road.~~ Village Nine is also envisioned to include a university village. The university village, together with the EUC, will provide university related retail, service, and cultural centers. A separate, smaller area for university related uses is designated east of Salt Creek and west of Wueste Rd. ~~It is the intent of this GDP/SRP to reserve the land so designated for a university~~It is envisioned that this higher education institution will consist of a multi-institutional center or a traditional University Campus with a relationship to a RTP. The RTP is envisioned as a research and technology-oriented, light industrial business park. ~~for a period of time dependent upon phased development as set forth in the University policies below, after which other uses, as described herein, may be developed on that land.~~

University Policies

- ~~Planning Area 10 is designated as the University and RTP site. The entirety of this planning area will be developed exclusively for a University Campus and RTP but may include some ancillary uses that are University and RTP related support services at the discretion of the City.~~~~The area indicated on the GDP/SRP Land Use Map as the University Site has a primary land use designation as a university site. At any time, this area may be developed for a university campus and ancillary uses such as campus related commercial, residential and research and development support services. However, u~~Use of the area ~~east of Salt Creek and~~ west of Wueste Road, ~~east of Otay Valley Road,~~ by a campus is permitted, provided that the use of Salt Creek Canyon (including defined slopes) is limited to trails, passive recreation, and to biological research and educational activities in keeping with the preservation of sensitive habitat and biological species located there. No buildings or structures shall be permitted within Salt Creek Canyon.~~

- A portion of Village Nine and Planning Area Ten are designated as ~~which includes The~~ the University and RTP ~~. Site also has~~ with a secondary land use designation~~s; the land within Villages Nine and Ten has secondary land use designations~~ for village purposes as described in Part II, Chapter 1, Sections F9 and F10.~~, and the area west of Wueste Road, east of Otay Valley Road, has a secondary designation as open space.~~ The area west of Wueste Road, east of Otay Valley Road, has a secondary land use designation of Open Space. ~~This area may be developed for university purposes at any time.~~ ~~This area~~ Planning Area 10 may be developed for said secondary land uses only after the development of "Western Phases I, II and III", as identified in the Otay Ranch Phasing Plan, has been completed. Completion of such development for purposes of this requirement shall be deemed to be the issuance of building permits for 75% of the residential units in Phase I through III. (See Otay Ranch Villages Phasing Plan.) The property within Village 9 designated as University may be developed for said secondary land uses only upon the following: the repurchase of said land in accordance with the terms of that certain Land Offer Agreement, dated April 17, 2008, entered into between the City of Chula Vista and Otay Land Company and the recordation of the transfer of the fee interest in accordance with said repurchase.

- ~~The processing of university development plan shall include an analysis of compatibility with adjacent villages, conformance with all public facility plans, including parks, and consistency with the RMP.~~

- Develop a University Campus plan to supply at least 30 percent of the student housing needs, and 20 percent of graduate student and faculty/staff housing needs. Provision of this housing may be met through collaboration between the university and private ownership interests.

- ❏ Provide within the University Campus opportunities to develop new research institutions, industries, and businesses that capitalize upon and complement the intellectual capital and research activities of the adjacent RTP.

- ❏ Individual research institutes that may be developed with a Multi-Institutional Teaching Center (MITC) or traditional university may be distributed throughout the University site and/or as an interface with the Village Nine Town Center, RTP or EUC.

- ❏ Integrate the University Campus land planning and circulation/infrastructure planning with the High Tech high school, middle school, and elementary school campus that is located within the University and RTP land planning acreage.

- ❏ Integrate the University Campus land planning, circulation, and infrastructure planning with surrounding parklands; cultural and community facilities; libraries; and comparable uses that will be located within the EUC and Village Nine, which has been designated as the University Village, to support the University and RTP land uses.

- ❏ The University and RTP site planning and buildings shall be linked and unified through a system of plazas/quads; pathways; transportation corridors; recreational areas, and open spaces.

- ❏ Vehicular parking within the University and RTP site shall be minimized. Parking areas and shall not be located within the core of the University Campus or on the campus edge adjacent Village Nine where the regional transit line is to be located.

5. Regional Technology Park (RTP)

The RTP will be a large, master-planned business park or parks that provides for high quality science, advanced technology and manufacturing type development. The RTP will allow research and development uses with some limited light industrial uses. The RTP will accommodate new research institutions, industries and businesses able to stimulate and/or capitalize upon the research activities of the nearby University Campus. The RTP may include a limited amount of supporting convenience and professional office that provide services and amenities in support of a high quality work environment; however, given the limited amount of RTP area these uses should primarily be located in the adjoining Village Nine and/or EUC area.

RTP Policies:

- ❏ Develop the RTP adjacent to the University Campus and the Village Nine Town Center; but provide as a distinctly identifiable and high-quality campus environment, with unifying streetscapes; landscapes; architectural character; signage; lighting; and similar elements.

- ❏ Promote research and development uses utilizing development and land use controls and standards provided in the SPA Plans

for the University and RTP to encourage high technology uses and industries as outlined in the Strategic Framework Policies.

- ❑ Proactively attract the development of incubator industries and research institutions that may be induced by the presence of a University Campus, or conversely, that may stimulate ongoing University development.

- ❑ Allow ancillary professional office and limited service businesses as secondary uses where such uses are necessary to support the primary research and development and light manufacturing uses. These secondary uses should not compete with adjoining areas such as the Village Nine Town Center and the EUC that are intended as the preferred location for these support uses.

- ❑ Locate accessory uses, such as daycare facilities; health clubs/spas; parklands; and other uses that support the workplace within the surrounding University Campus, Village Nine Town Center, and the EUC in order to maximize the availability of RTP land for the primary uses.

- ❑ Locate and design the RTP so it is conveniently accessible to transit and pedestrian connections serving the University Campus, Village Nine, and the EUC. Provide vehicular accessibility to the RTP from SR-125 along Main Street/Hunte Parkway.

- ❑ Locate portions of the RTP in proximity to the Village Nine Town Center to achieve visual continuity and pedestrian orientation so that workers in the RTP can access dining and other uses and amenities found within Village Nine Town Center.

- ❑ Connect the RTP to surrounding open space parks, plazas, and other public amenities by providing connections with pedestrian/bike paths, and greenbelt trails.

- ❑ Establish higher floor area ratios (FAR) to accommodate RTP uses in multi-story buildings in order to maximize limited land availability and to allow for building form transitions between Village Nine and the RTP. Locate parking at the rear of buildings to promote business visibility and a pedestrian-friendly environment.

- ❑ The RTP may be comprised of non-contiguous areas provided that any individual land component planning area is not less than 20 acres; however, the placement of the RTP at multiple locations shall be minimized within the University Campus.

6. University/RTP Strategic Framework Policies

a. Strategic Framework Introduction:

As envisioned, the Planning Areas east of SR-125 and generally south Olympic Parkway function as interelated components in establishing the urban heart of Otay Ranch. These Planning Areas form a key activity center for eastern Chula Vista, and a cultural, educational, and entertainment hub for south San Diego County.

As shown on Exhibit 37c, the areas within this Strategic Framework Area includes Planning Area 10 (the University Campus and RTP), Village Nine (the University Village), and the EUC.

The establishment of a University Campus will serve as a center of education, prestige and distinction for the City of Chula Vista and southern San Diego County region, and promote economic development. A RTP will provide a high-quality business park oriented to accommodating high technology businesses conducting research activities that will provide quality job opportunities for residents of Otay Ranch, Chula Vista, and the southern San Diego region



Exhibit 37c Strategic Framework Plan

The dedication of land to facilitate the creation of a University Campus and the RTP has directly informed and influenced the future land use planning of the entire Strategic Framework Area. The land planning areas surrounding the University Campus and RTP allows for residential and commercial development at densities and intensities that are at the higher ranges because these projects will directly support of the combined University Campus and RTP that depend on these surrounding land uses for their primary housing needs and service demands. These higher densities and intensities of development require that there be a strong overall planning relationship between these future SPA pPlanning areas.

In order to provide for an organized planning relationship between these areas so that they will fit seamlessly together once they are developed, a strategic framework of planning policies is provided in this section. The Strategic Framework policies provide guidance and direction for the future SPA Planning of all of these individual planning areas. These GDP policies recognize the multiple interdependencies associated with the planning for an orderly and cohesive development and shall be applied to the review and approval process for each of these individual planning areas and their SPA Plans.

b. Strategic Framework Policies:

To ensure that the full range of interdependencies and related considerations are addressed in each future SPA Plan, the Strategic Framework is structured around the following three planning policy areas:

(1) Land Use Planning Policies - addressing the various types of land uses as well as the mixture of uses between residential, commercial office, retail university related, and light indsutrial within a high density urban form design pattern to be utilized in the development of these areas;

(2) Mobility and Pedestrian-Orientation Policies - addresssing how to achieve a cohesive and integrated street grid, multi-modal transit and pedestrian-oriented circulation network; and

(3) Infrastructure and Grading Policies - addressing how the physical relationship between components such as grading, drainage, backbone infrastructure, and environmental considerations can be made so that each planning area will develop in an interconnected manner despite different land ownerships and development timetables.

1. Land Use Planning Policies:

❑ Provide an analysis that assures compatibility with adjacent villages, conformance with all public facility plans (including parks), and consistency with the Resource Management Plan (RMP) within any University development plan.

❑ Achieve the appearance of a seamless edge between the University and the adjacent Village Nine through use of

compatible building forms, massing and community character, and attention to appropriate transitions.

- ❑ Ensure the provision of a broad range of housing types, densities, and unit sizes, including both for-sale and rental, within Village Nine to support the needs of university students, faculty and area employees.
- ❑ Promote the development of land uses that may be shared by the University, RTP, and residential community, such as libraries, art galleries, cultural and performing arts facilities, and similar uses.
- ❑ Ensure that University supporting land uses such as commercial retail services, offices, and faculty/staff/student housing within University Village Nine.
- ❑ Provide RTP supporting land uses such as ancillary professional office and service businesses within Village Nine and the EUC as necessary to support the primary research and development and light manufacturing uses of the RTP.
- ❑ Ensure that land uses that can be shared between the University Campus and the adjoining Village Nine be concentrated along the University Campus/Village Nine Town Center edge, such as art galleries; cultural facilities; retail; entertainment, food service; and similar uses.
- ❑ Ensure that employment and civic, cultural, and recreational opportunities that are complementary to the creation of the University and RTP planning area will be provided in the Village Nine similar to but not in conflict with those provided in the EUC.
- ❑ Preclude the development of regional serving, large-format retail, automobile sales and service, and comparable uses that are not supportive of the intense pedestrian activity that will be created within the Village Nine Town Center.
- ❑ Concentrate the highest residential densities within the EUC and Village Nine Town Center along the transit corridor.
- ❑ Allow residential density of up to 45 dwelling units per acre within the Village Nine Town Center and EUC planning areas, and encourage this density where the Town Center falls within the one-quarter-mile radius of transit station/stops.
- ❑ Reduce the intensity of development as it transitions from the Village Nine Town Center to the Mixed-Use Residential, Medium Density and Low Medium Density Residential Village planning areas adjacent Otay Valley Road.

2. Mobility and Pedestrian-Orientation Policies:

- ❑ Establish a permeable edge between the University Campus and Village Nine through the development of an urban street grid network that includes a central spine road connecting the University Campus and to the Village Nine Town Center.

- ❑ Establish a grid system of streets and the village pathway that will provide access between villages by connecting the urban street grid and pedestrian network between Village Nine and the University Campus.

- ❑ Establish a consistent design and development standard for urban sidewalks, landscaping and street furniture that will enable the creation of an urban environment that supports a strong urban street wall that is established through development code requirements for height, massing and scale of buildings forms.

- ❑ Locate a transit station in proximity to the University Campus and RTP within the Village Nine Town Center.

- ❑ Incorporate pedestrian-oriented retail uses in the ground floor of public parking structures where adjacent to public streets or pedestrian-oriented spaces to ensure a continuous pedestrian-oriented environment between the EUC, Village Nine, and Planning Area 10.

- ❑ Provide accessible shuttle service and/or local transit routes and shelters beyond the mass transit service areas and the transit stations to serve all residents and businesses in the EUC, Village Nine, and Planning Area 10.

- ❑ Establish a network of streets, pedestrian and bicycle paths throughout the residential areas of Village Nine that connect to Planning Area 10, EUC and surrounding open spaces.

- ❑ Foster a continuous development of an interconnected street grid street system between the Village Nine and Planning Area 10, which consists of narrow streets with appropriately sized sidewalks to encourage pedestrian activity.

- ❑ Incorporate a consistent community design program of street furniture; landscaping; lighting; signage; and other amenities along the sidewalks and public places located in Village Nine, and Planning Area 10. Buildings shall not be setback or sited away from sidewalks, pathways, urban parks and plazas to stimulate a high level of pedestrian activity.

- ❑ Establish greenway and greenbelt linkages between Village Nine, EUC, and Planning Area 10 to surrounding open spaces.

- ❑ Provide a pedestrian bridge over SR-125 to complete the linkage of the village path circulation system between the villages west and east of SR-125. This bridge will directly connect Village Nine and Planning Area 10 with Village Eight.

3. Infrastructure and Grading Policies:

- ❑ Ensure the coordination, design, and sizing of infrastructure needs such as sewer, water, roads and other utilities in order to maximize infrastructure economies between the development to occur within Planning Area 10 and Village Nine.

- ❏ Coordinate mass grading plans between property ownerships, villages and/or planning area boundaries in order to avoid the creation of large slopes that would form barriers to connecting circulation streets, pedestrian paths, paseos, trails, or infrastructure utilities.

- ❏ Provide circulation connection opportunities to adjacent property ownerships, villages and/or planning areas such that there would appear to be a seamless pattern of grided streets, village pathways, paseos and trails between the Planning Area 10 and Village Nine.

c. SPA Planning Conformance:

Compliance with these Strategic Framework policies shall be included as part of the GDP Compliance Chapter for all forthcoming SPA Plans for planning areas that are located within the Strategic Framework planning area. Conformance to these policies shall be outlined as findings in the GDP Compliance Chapter of the SPA Plans. As applicable, compliance with the strategic framework policies shall also be provided as an item on the design review checklist.

The SPA should provide general concept illustrations or schematic designs as to how proposed developments will satisfy the requirements of the Strategic Framework policies.

No SPA plan for any planning areas that includes or is contiguous to the University Campus and RTP shall be adopted absent conformance with these Strategic Famework policies.

Section E ***Implementation***

1. Introduction

This GDP/SRP will be implemented through the P-C (Planned Community) zoning in the City of Chula Vista or Specific Plan zoning in the County. A Sectional Planning Area (SPA) Plan for areas in Chula Vista will be prepared to provide detailed design and development criteria. A Specific Plan for unincorporated areas will provide detailed design and development criteria. Any zoning, SPA, or Specific Plan subsequently adopted for Otay Ranch must be consistent with this GDP/SRP, and the General Plan of the applicable jurisdiction.

This GDP/SRP will be used to evaluate development applications within Otay Ranch. This GDP/SRP will also be used by applicants to guide responses to changing market conditions, economic considerations and environmental research throughout the implementation period of the plan.

- ❏ SPAs are required for all areas within the Otay Ranch GDP/SRP[1].
- ❏ Each village must be master-planned as a unit.
- o Exceptions to the requirement to master-plan each village as a unit:

    a. The Inverted "L", the Ranch House property, the areas of Villages One and Two west of Paseo Ranchero and the Freeway Commercial area of the Eastern Urban Center (Planning Area 12), which may have their own SPA Plan approved prior to development of the particular area.

    b. In instances when a village is not under unified control, in which case an application may be accepted and processed for a portion of a village if determined necessary by the Director of the Planning and Building Department. In making the administrative decision to accept the initial application within a village, the Director shall first make a written determination that the property constitutes a significant and appropriate initial development area of the village and that the application complies with the requirements of this provision. It is encouraged ~~That~~that such applications comprise more than 40 acres, but lesser areas may be considered by the Director of the Planning and Building Department. The entire village shall be planned to a

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1 Except Planning Area 19, if processed in the County of San Diego.

conceptual level to demonstrate the compatibility of the portion under the control of the first applicant and the remainder of the village, which may include but not be limited to integration of land uses and infrastructure. As part of any SPA application submittal, the applicant will be required to demonstrate that it has met or made good faith attempts to meet, with all other owners within the village to discuss the applicant's proposal and to comprehensively plan the village. The decision of the Director of the Planning and Building Department with respect to the SPA plan application shall be final. Following application submittal, the City, the applicant and other owners within the Village who wish to participate will meet and confer on a regular basis regarding issues of integration and compatibility in an effort to avoid conflicts where possible. Subsequent applications within such Village may thereafter propose amendments to the initial SPA approval.

- ❑ More than one village or planning area may be combined within a single SPA; and should demonstrate a logical connection.

a. SPA Requirements

While the GDP/SRP establishes plan goals, objectives and policies for the land use, open space, circulation, recreation, and other components of the community, the SPA level of planning will provide:

- ❑ Detailed development/site utilization plans, including site, landscape, and grading plans at or near a tentative tract map level of detail. Grading plans must include slope ratios and spot elevations in areas of manufactured slopes. A tentative tract map(s) may be processed concurrently.
- ❑ Land uses and acreages for parks, open space, schools, public/ community purpose facilities, and residential uses (including lot lines, lot size, number of units, density, and parking).
- ❑ Physical features and easements, including transit reservation/ dedication must be Identified.
- ❑ Standards for planned public and private streets.
- ❑ Development standards and detailed design guidelines, ~~including typical building elevations~~ for each of the zones identified by the SPA regulating plan. ~~type of structure, typical floor plans, structure, location, permitted uses, lot coverage, height and bulk requirements.~~
- ❑ Prior to the development of any project located within a village core or town center, a Village Core or Town Center Master

Precise Plans shall be prepared for GDP land uses designated as EUC, TC, and MU. Master Precise Plans shall include:

- A design concept plan graphic illustration which identifies the landscape concept, plaza spaces, village core park relationship, and linkages to regional open space (as appropriate) and adjacent villages. The concept plan should identify special setback conditions and treatments, on-street parking, parking lots, and transit linkages.
- Typical building elevations for commercial and residential shall be provided, identifying the intended character, scale and proportion, massing, compatibility with the surroundings and building materials.
- Demonstrate the adequate intensity of development, with the intention of supporting a pedestrian orientation.
- A design review process that will be identified as part of the SPA submittal.

❑ Demonstrated conformance with the guidelines and policies of the GDP/SRP.

❑ A facility financing and phasing plan, as required in the Growth Management Chapter (Part II, Chapter 9).

❑ Environmental/EIR/RMP requirements or conditions.

❑ Additional studies required In some planning areas by the GDP/SRP as set forth in Section F of this document.

❑ Current population coefficients.

b. Otay Ranch Design Plan Requirements

❑ The Otay Ranch is envisioned as an integrated community made up of three parcels, each of which may have a separate and unique identity. Within this framework, villages are planned which will also have an individual sense of place. An overall Otay Ranch Design Plan shall be prepared concurrent with the consideration of the first SPA. The plan shall address the design continuity for the Ranch and contain the following:

- The overall design concept for the three parcels, indicating unifying elements for public rights-of-way, and addressing whether the parcels are intended to be distinct, or linked through design treatments.
- A schematic design for the arterial road system and scenic corridors, including land configurations and schematic landscape treatments for parkways, buffers and medians. Scenic highways should be addressed.

- A landform grading guideline section shall be prepared to guide grading design in areas adjacent to or within sensitive areas as identified in Section F of this document.
- Identification of the locational signage concept, including the use of common Otay Ranch signage, and private signage.
- Establish special design guidelines for grading, landscaping and architecture for areas visible from within Salt Creek, the Otay River Valley and Upper and Lower Otay Lakes.

c. Village Design Plan Requirements

The village concept is the heart of the Otay Ranch community vision. In order to fully implement the villages of the Otay Ranch community throughout the 30+ years of project implementation, special design considerations will be required in the form of Village Design Plans:

❑ The Village Design Plan shall be a stand-alone document adopted concurrent with SPA approval, by the jurisdiction responsible for plan review. Should more than one village be included within a SPA, the design plan shall be site-specific to each village.

❑ For each village, a Village Design Plan shall be developed to delineate the intended identity of the village. This design plan shall include the following minimum components to demonstrate the character, sense of place, pedestrian orientation, and transit orientation of the village core:

Identity and Theme: Establishment of village identity, considering the natural setting, unique topographic features, architectural and landscape treatments, community orientation (e.g., golf, retirement, family, etc.), village form (e.g., main street, town square), land use patterns, lifestyle factors, circulation orientation, and other characteristics such as proximity to the university or the EUC. This should consist of descriptive text and a site analysis exhibit.

GDP/SRP Compliance: Discussion, by topic, of compliance with village policies identified in the Land Use Section of this document.

Village Design Guidelines: Design guidelines shall include text and graphics to illustrate concepts. Guidelines shall not be generic but shall be village-specific, addressing specific unique conditions, including:

Landscape and Streetscape Guidelines

- Landscape themes shall be used to define village character and blend with adjacent existing development.

- A preponderance of naturalizing and native plantings shall be integrated into revegetation plans for manufactured slopes adjacent to open space areas.

A Signage Program for Key Village and Community Signs

- Signage shall be controlled and designed to fit ~~i~~in the pedestrian environment.

Site Planning, Grading, Architectural and Lighting Guidelines

- Walls, including acoustical barriers, shall be integrated into the architectural theme and scale of the village.
- Scale and architectural treatments (i.e., roof lines, building materials) of all residential and non-residential village buildings shall be diverse and yet compatible.
- Architectural colors for development adjacent to open space areas shall incorporate natural tones and shades.

Special Visual Studies

(for areas identified in Section F, and elsewhere, as identified by the appropriate jurisdiction)

- Buffer and/or transition techniques should be developed which deal with the transition between different villages within and outside of the proposed project.
- View corridors shall be integrated at the terminus or periodically along the length of streets paralleling or intersecting undeveloped open space.
- Buffer techniques shall be developed to address transitions between villages and incompatible land uses to minimize visual impacts.

[The following Text was relocated to pages II-76 to II-77 under SPA Requirements, Sixth Bullet regarding Precise Plans]

~~*Village Core Concept:* Design guidelines for the Village Core include:~~

- ~~A village core design concept plan graphic illustration shall be prepared which identifies the landscape concept, plaza spaces, village core park relationship, and linkages to regional open space (as appropriate) and adjacent villages. The concept plan should identify special setback conditions and treatments, on-street parking, parking lots, and transit linkages.~~
- ~~Typical building elevations for commercial and residential shall be provided, identifying the intended character, scale and proportion, massing, compatibility with the surroundings and building materials.~~

~~Demonstrate the adequate intensity of the village core, with the intention of supporting the pedestrian orientation.~~

- ~~A design review process should be identified as part of the SPA submittal.~~

d. Other Planning Area Plan Requirements

Guidelines shall include text and graphics to illustrate concepts. Guidelines shall not be generic but shall address specific site conditions.

- ❑ Landscape and streetscape guidelines.
- ❑ Parking lot landscaping guidelines should be delineated.
- ❑ A Village Signage Program.
- ❑ Site planning, grading, architectural, and lighting guidelines.
- ❑ Special visual studies and recommendations for areas as identified in Section F, and elsewhere as identified by the appropriate jurisdiction.

e. Design Review

A design review process shall be provided with SPA submittal for implementation of the Design Plan.

2. Implementation Mechanisms

a. Consistency with GDP/SRP Land Use Map

SPA/Specific Plans shall be consistent with the GDP/SRP Plan. Consistency of village core location, total number of units, balance of density, etc., will be evaluated by the following criteria:

- ❑ 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 this GDP/SRP, except for reasons of environment/wildlife corridor reservations.
- ❑ Acres of mixed-use and medium-high or high density residential uses for a village may not exceed the GDP/SRP specified acres as indicated on the overall project summary table of this GDP/SRP, except as permitted by transfer, as set forth below.
- ❑ 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 shall not exceed the total number of units as indicated on the Overall Project Summary Table of this GDP/SRP for that village unless otherwise permitted by City Council pursuant to the expressed terms set forth by agreement, ordinance or other such manner approved by City Council.

- ❑ 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 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 the County of San Diego.
- ❑ Village Design Plan shall be subject to review and approval concurrent with SPA approval, by the responsible jurisdiction.
- ❑ Design Plans shall be prepared for Industrial, Freeway Commercial areas and the Eastern Urban Center (EUC). These design plans shall delineate the intended character and design guidelines for these land use components.

b. ~~Design~~ Density Calculation

Densities within each land use category are expressed as a maximum[2] number of dwelling units by planning area, as shown on the Project Summary Table. The densities are calculated to create villages, which foster a lifestyle conducive to pedestrian-friendly design principles. The Chula Vista General Plan contains a "Village" or "V" designator for the low-medium land use category to accommodate the densities associated with this type of design.

~~e~~c. Density Transfer

At future planning levels, the transfer of dwelling units within each village may be permitted between neighborhoods and land uses, so long as the following criteria are met:

- ❑ ~~Densities~~ Dwelling units may not be transferred between villages unless otherwise permitted by the City Council pursuant to the expressed terms set forth by agreement, ordinance or other such manner approved by City Council.
- ❑ The total number of units allocated for a particular village ~~is~~ shall not be exceeded, except as provided for below ~~as~~ unless otherwise permitted by City Council pursuant to the expressed terms set forth by agreement, ordinance or other such manner approved by City Council.

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2 Typically, land use jurisdictions express density as a range. The Otay Ranch GDP/SRP Land Use Plan expressly varies from this practice by stating density as a maximum, or total, number of dwelling units. While there are no density ranges provided in the land use tables for each ~~v~~Village and Planning Area, Exhibit 17: Otay Ranch Land Use Designation Table provides a density range for most types of residential land use categories as an aid in defining appropriate intensity for each category. The comprehensive plan for Otay Ranch, including facility and service analyses, assumes that the maximum or total density will be achieved.

- ❑ The maximum density for the particular land use category is not exceeded, except as provided for below.
- ❑ The planned identity of the village is preserved, including the creation of the pedestrian friendly and transit oriented environment.
- ❑ Density may not be transferred from regional open space, such as the Otay Valley Regional Park or the San Ysidro Mountain Regional Park.
- ❑ Density from neighborhood park sites will be permitted in the calculation of the overall number of dwelling units in a village, provided the total number of units does not increase.
- ❑ If Community Purpose Facility (CPF) land uses are moved from one village to another, the land not utilized for CPF may revert to the underlying land use established for the core area, so long as the amount of land is not greater than 50% of the total designated for CPF, and the multi-family area of the village to which the CPF was transferred is reduced by a like amount. Transfers of CPF land uses shall be within the same phase.
- ❑ If a school site must be moved from one village to another, the land not utilized for a school facility reverts to the underlying land use and the total number of units permitted within the village is adjusted accordingly.
- ❑ Where development areas must be moved due to sensitive environmental factors, the transfer must meet the following criteria:
    - Units must remain in the same land use category (e.g., single-family units remain single-family).
    - Parkland may only be converted to open space uses, and a new park site must be designated in an area without environmental constraints.
    - Mixed-use areas may move to a residential area and units may be transferred, so long as the balance of housing types remains the same.
    - If the development area is diminished due to the identification of environmental factors located between villages, the number of units assigned to that area may be transferred to other areas of that village.

Section F *Village Descriptions and Policies*

Introduction

The purpose of this section is to establish policies and implementation measures distinct to each planning area. The policies reflect the unique aspects of each village based on its physical attributes and location within the overall community. All policies identified in Section D apply to each Otay Ranch village. Additional requirements are identified in Section E, Implementation.

1. Village One

a. Village One Setting

Village One is comprised of approximately 1,067 acres located in the northwest corner of the Otay Valley Parcel, south of Telegraph Canyon Road between the Sunbow Planned Community and La Media Road. Telegraph Canyon is a broad, flat canyon to the north and Poggi Canyon is a steeper canyon to the south. Village One is located on a broad mesa, climbing gently from west to east.

Open Space and Habitat: The southern edge of the village consists of the undulating slopes of Poggi Canyon. Due to farming on the Otay Valley Parcel, the natural habitat of the canyon contains varying levels of sensitivity, with areas of significant coastal sage scrub habitat on the western edges of the village. The canyon edge consists of three conditions: (1) significant habitat and slope; (2) degraded habitat and slope; and (3) no habitat with slope (see GDP/SRP Land Use Map).

Land Use: Surrounding land uses include a medical center and the planned community of Sunbow to the west of the village, Southwestern College and existing residential neighborhoods to the north, and Villages Five and Two to the east and south.

A portion of Village One is located immediately adjacent to the community of Sunbow, and is separated from the core of Village One by Heritage Road.

Visual: Scenic values extend along Telegraph Canyon Road and Olympic Parkway, identified in the GDP/SRP as open space scenic corridors. The village contains views to the surrounding mountains to the northeast and east.

Relationship to Other Otay Ranch Villages: Village One is located west of Village Five, across La Media Road. This close relationship presents an opportunity to create a positive synergism between the two villages.

b. Village One Description

Village One is an Urban Village containing a centralized village core featuring a mixed-use development adjacent to a transit station. 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 One contains:

- ❑ A maximum of 2,454 single-family residential units
- ❑ A maximum of 1,522 multi-family residential units
- ❑ Build-out population of approximately 11,74~~33~~34
- ❑ A village core area including:
  - An elementary school
  - Transit stop and shelter, parking, bus turnout
  - Future transit right-of-way
  - Mixed Use area
  - Public and community purpose facilities
  - Multi-family residential
  - Three Neighborhood Parks
  - Affordable Housing

Village One

Use	Dwelling Units				Acreage									Approx. Pop.~~+~~
	SF	MF	Total	Dens	Res.	Park*	CPF**	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
LMV	1,544		1,544	4.0	386.0	6.4							392.4	4,941
MU		91	91	~~17.8~~ 18.0	5.1	11.6	13.4		6.3				36.4	232
MH		1,431	1,431	~~16.9~~ 17.0	84.6			10.0					94.6	3,649
LM	910		910	4.0	227.5	5.1							232.6	2,912
OTHER											264.8	46.5	311.3	
TOTAL	**2,454**	**1,522**	**3,976**	**5.7**	**703.2**	**23.1**	**13.4**	**10.0**	**6.3**		**264.8**	**46.5**	**1,067.3**	**11,734**

~~*Neighborhood park land included in residential acreage.~~

**Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

~~+ Population coefficient is 3. 2 persons per single family unit and 2.55 persons per multi-family unit.~~

**Actual CPF acreage to be determined at the SPA level; CPF acreage based on ratio of 1.39 acres per 1000 persons.

Exhibit 38 Village One Land Use Table

c. Village One Policies

Village Character Policies:

- ❑ The village character should be guided by the following qualities:
  - Location between two scenic canyons/corridors with undulating edge conditions and areas of sensitive habitat.
  - Linkage and compatibility with Village Five.
  - Views of the surrounding mountains to the northeast and east.
  - Location along a proposed transit line.
- ❑ The area west of Heritage Road shall be compatible with the adjacent Sunbow development. The identity of this area should reflect the proximity to Sunbow, and may differ from the identity of the remainder of the village.

Village Core Policies:

Village One will be developed in the initial phases of the Otay Ranch project. Therefore, the village core identity and form is based upon a traditional "main street" character, with multi-village retail serving at one end as an anchor, and a community purpose facility or public use anchoring the other.

- ❑ The main street theme shall organize commercial, office and public/quasi-public uses in a linear fashion along a small scaled, tree-lined street with parking on both sides. While some parking may be visible from the street, it would be predominantly located to the rear of the buildings. Arcades, alleys, patios and similar spaces will provide pedestrian access from rear parking areas to the front entrances.
- ❑ Transit rights-of-way shall be approximately located at the SPA level and will be conditioned for dedication at the Tenative Map level.
- ❑ The number of units identified in the village core is a minimum and may not be reduced.
- ❑ A transit stop and/or station shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level in the village core.
- ❑ Some services for users outside the village may be provided in the village core.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents local park standard would result in the development of 35.2 acres of local parks in Village One. To satisfy this requirement, 23.1 acres of neighborhood park are planned in Village One. The remaining obligation is satisfied through the provision of a community park

in Village Four. (See Chapter 4, Parks, Recreation and Open Space concerning the distribution of local park acreage.)

- ❑ Significant coastal sage scrub habitat shall be preserved along the western portion of Poggi Canyon west of Heritage Road between Olympic Parkway and the proposed development.
- ❑ Natural open space areas adjacent to Poggi Canyon identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Natural open space character along the canyon shall be based upon the concept developed in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation) and refined in the Village Design Plan for this village.
- ❑ Setbacks and landscaping shall be provided along Telegraph Canyon Road/Poggi Canyon in keeping with open space scenic corridor guidelines which will be developed in the Overall Ranch Design Plan.

Other Village One Policies:

- ❑ A visual analysis with photo simulations shall be performed at the SPA level to assess visual impacts of development adjacent to Telegraph Canyon Road to the western portion of Poggi Canyon. The analysis shall show the natural grade of the area and the topography after grading.
- ❑ Landform grading guidelines for the area along Poggi Canyon and Telegraph Canyon Road shall be developed as part of the Village Design Plan at the SPA level. These guidelines shall apply to areas adjacent to natural open space.
- ❑ Linkages with Village Two should be identified to coordinate access needs.
- ❑ An alignment study shall be prepared prior to or concurrent with the SPA for Village One, delineating the transit route from I-805 through Villages One and Five.

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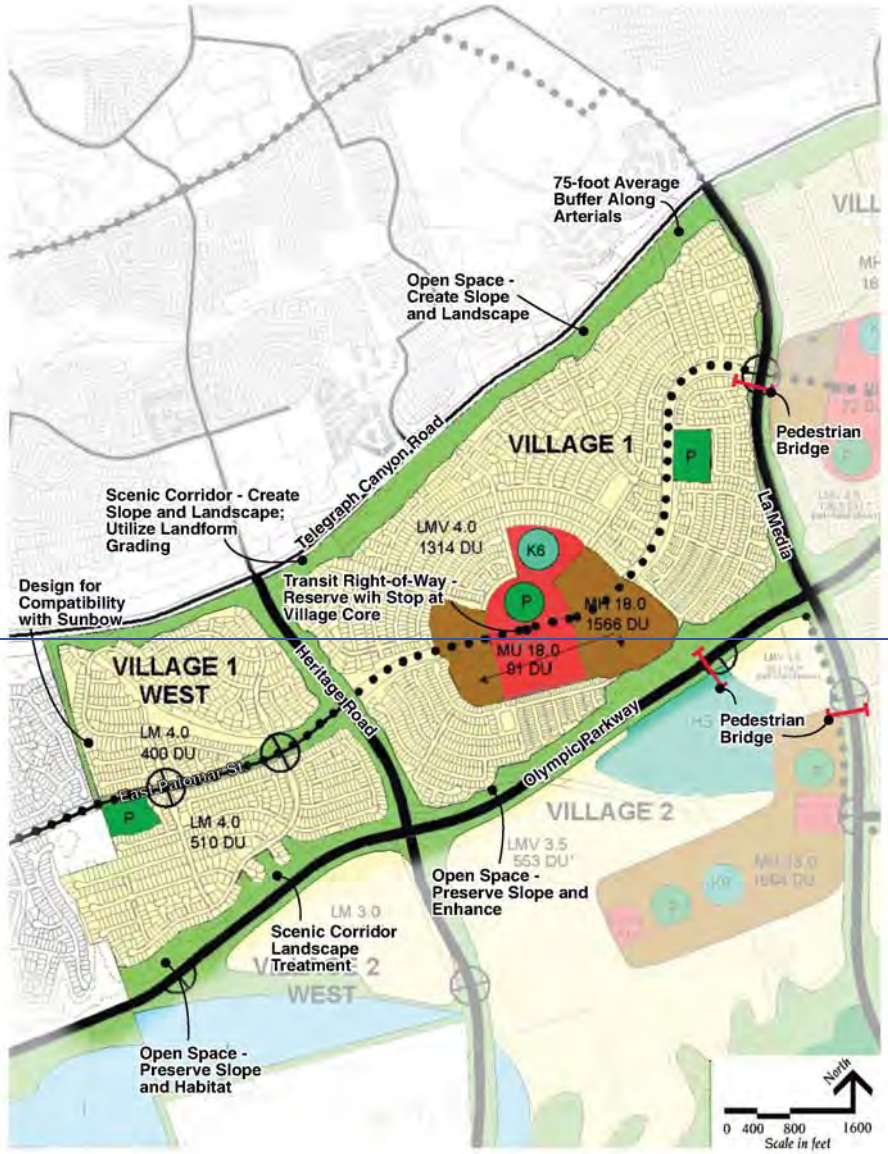


Exhibit 39 Village One Land Use Map (ADOPTED)

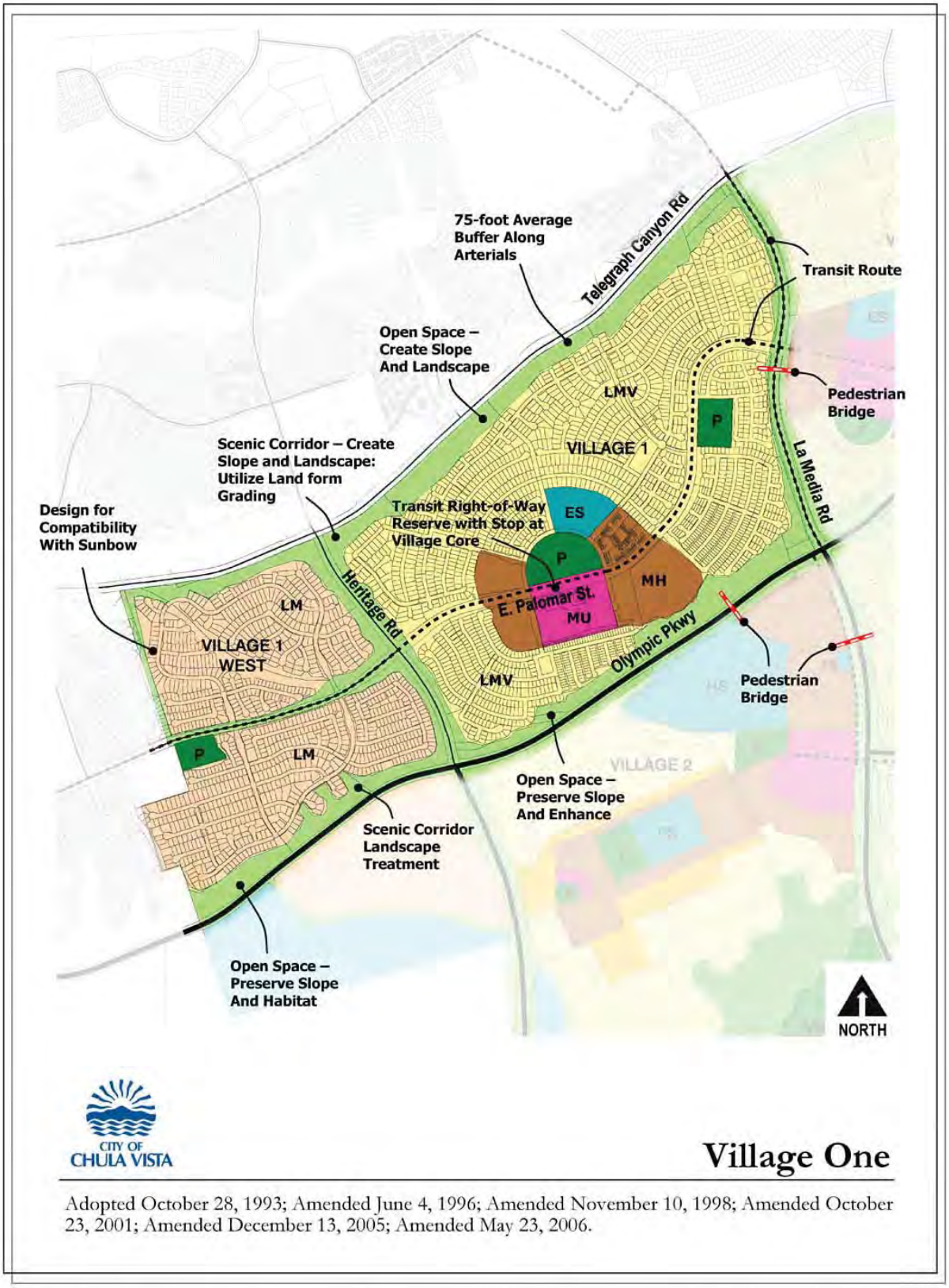


Exhibit 39 Village One Land Use Map (PROPOSED)

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2. Village Two

a. Village Two Setting

Village Two consists of approximately ~~776acres~~ 775 acres located long the western edge of the Otay Valley Parcel, south of Olympic Parkway and west of the extension of La Media Road. Village Two is located on a large mesa between Poggi Canyon to the north, Wolf Canyon to the south, and the Otay landfill to the west.

Open Space and Habitat: The entire Otay Valley Parcel has been farmed or grazed, leaving isolated areas of habitat. The northern edge of the village consists of the undulating slopes of Poggi Canyon. The natural habitat of the canyon contains varying levels of sensitivity. Areas of significant coastal sage scrub habitat occur along Poggi Canyon on the western edges of the village. The canyon edge consists of three conditions: (1) significant habitat and slope; (2) degraded habitat and slope; and (3) no habitat with slope (see GDP/SRP Land Use Map). The slopes of Wolf Canyon are located along the southern edge of the village. The Otay Landfill to the west will eventually convert to open space use upon closure, and retains a 300-foot on-site natural buffer from development. In addition, there Is a 1,000-foot nuisance buffer designated for Industrial uses within Village Two north and west of the Otay Landfill. Wolf Canyon provides an open space and wildlife connection to the Otay River Valley to the south.

Land Use: Village Two is located adjacent to Otay Landfill to the southwest. The Sunbow Community exists west of the village. Villages Six and Seven arelocated on the eastern edge of the village site. .

A portion of Village Two is located immediately adjacent to the Village Three industrial area and is separated from the core of Village Two by Heritage Road. This close relationship may influence the design character of the western portion of Village Two.

Visual: Scenic values extend along Olympic Parkway (Poggi Canyon) to the north, identified in the GDP/SRP as an open space scenic corridor, and Wolf Canyon to the south. The village contains views to the east and south.

Relationship to Other Otay Ranch Villages: Village Two is located close to Village Six and Village Seven, across La Media Road. The village is separated from the other villages of Otay Ranch by Wolf and Poggi Canyons.

b. Village Two Description

Village Two 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 Two will be served by the future extension of the Bus Rapid Transit (BRT) and will locate a transit station In the village core. Village Two will contain a large village core area with higher

multi-family densities (consistent with GDP policies for transit villages) as well as a modest increase in single-family densities outside the village core. The western portion of Village Two is separated from the core of Village Two by Heritage Road. This close relationship may influence the design character of Village Two West. Village Two contains:

- ❑ A maximum of ~~986~~ 774 single-family residential units
- ❑ A maximum of ~~1,800~~2,012 multi-family residential units
- ❑ Build-out population of approximately ~~7,898~~ 7,729
- ❑ A High School
- ❑ Two Neighborhood Parks
- ❑ A Fire Station
- ❑ A village core area containing:
  - Mixed Uses with 11.9 acres of mixed use commercial
  - Public and community purpose facilities
  - A transit stop/station
  - An elementary school
  - Multi-family residential
  - A Town Square/Main Street
  - Affordable Housing

Village Two														
Use	Dwelling Units				Acreage									Approx. Pop.++
	SF	MF	Total	Dens	Res.	Park*	CPF**	Sch.	C'ml.	Ind.	Open Sp.+	Art.	Total	
LMV	762		762	5.6	135.0								135.0	2,438
MU		60	60	8.8	6.8		6.1		11.9				24.8	150
MH		1,416	1,416	15.1	93.6	15.4		10.3					119.3	3,540
M		324	324	9.0	36.0								36.0	1,037
LM	160		160	3.9	41.5								41.5	512
L	64		64	2.8	22.2								22.2	205
IND										87.9			87.9	
OTHER											239.2	68.8	308.0	
TOTAL	986	1,800	2,786	8.8	335.1	15.4	6.1	10.3	11.9	87.9	239.2	68.8	774.7	7,882
*Actual park size to be determined by Parks Master Plan at the SPA level; Park acreage based on ratio of 3.0-acres per 1000 persons.														
**5.1-Acres CPF will be provided with balance to be provided in Village Three; CPF acreage based on ratio of 1.39 acres per 1000 persons.														
+Open Space acreage within Village Two includes the 1,000-ft. buffer from the landfill and adjacent land uses.														
++ Population coefficient is 3. 3 persons per single-family unit and 2.58 persons per multi-family unit.														

Exhibit 40 Village Two Land Use Table

Village Two														
Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park*	CPF**	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
LMV	480	223	703	5.9	118.8								118.8	2,173
MU		60	60	8.8	6.8		6.3		11.9				25.0	155
MH		1,553	1,553	16.6	93.6	15.4		10.3					119.3	4,007
M		473	473	9.0	52.2								52.2	1,220
LM	130		130	3.1	41.5								41.5	413
L	64		64	2.8	22.2								22.2	205
IND										87.9			87.9	
OTHER											239.0	68.8	307.8	
TOTAL	674	2,309	2,983	8.9	335.1	15.4	6.3	10.3	11.9	87.9	239.0	68.8	774.7	8,173
*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.														
**6.3-Acres CPF will be provided with balance to be provided in Village Three; CPF acreage based on ratio of 1.39 acres per 1000 persons.														

Exhibit 40 Village Two Land Use Table

c. Village Two Policies

Village Character Policies:

❑ Village character should be guided by the following qualities:

- Location between two scenic canyons with undulating edge conditions and areas of sensitive habitat.
- Relationship with existing adjacent development, including buffers to the adjacent landfill, and consideration of the proposed industrial development.
- Views to the east and south.
- Lower density residential along Wolf Canyon

❑ The area west of Heritage Road shall be designed to be compatible with the adjacent development in the Sunbow Planned Community and the Otay Landfill. The character of this area should reflect the proximity to the landfill and Its Industrial land uses and may differ from the identity of the remainder of the village.

Village Core Policies:

❑ Because of the central location of Village Two, uses in the village core area may be a higher intensity and sized to serve adjacent villages. Higher intensity uses could include large grocery stores and other tenants.

o Because of the size of Village Two, the village core will include a larger town center on the east end and a smaler neighborhood center on the west end of the village.

o The main street theme in the town center shall organize mixed use commercial/multi-family residential and public/quasi-public uses in a linear fashion along a tree-lined street with parking on both sites. While some parking may be visible from the street, it would be predominantly located to the rear of the buildings. Arcades, alleys, plazas and similar spaces will provide pedestrian access from rear parking areas to the front entrances.

o The town square theme in the neighborhood center shall orient mixed use commercial/multi-family residential uses to a public town square. Parking may be provided along the mixed use area frontage, with the main parking area provided to the rear of the buildings.

o Transit rights-of-way and a transit stop and/or station shall be approximately located at the SPA leveland will be conditioned for dedication at the Tentative Map level.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standards would result in the development of 23.7 acres of local parks in Village Two. To satisfy this requirement, 23.7 acres of neighborhood parks/town square are planned.

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

- ❑ Open space preserve areas adjacent to Wolf Canyonidentified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots pursuant to the adopted Otay Ranch Resource Management Plan (RMP) and the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan.

- o Development adjacent to the preserve shall adhere to guidelines in of the Otay Ranch RMP and Chula Vista MSCP Subarea Plan.

- ❑ Lot lines and grading shall not extend into the open space scenic corridor along Wolf Canyon or the Otay Ranch RMP boundary without appropriate environmental review. Modifications to the preserve boundary must be consistent with Otay Ranch RMP and Chula Vista MSCP Subarea Plan policies.

- ❑ Setbacks and landscaping shall be provided along Poggi Canyon in keeping with open space scenic corridor guidelines which are contained in the Overall Ranch Design Plan (see Section E).

- ❑ View opportunities shall be provided in the design of the village.

- ❑ The village boundary along Heritage Road and La Media Road should consist of a landscaped buffer which shall provide the transition to Poggi and Wolf Canyons and the Otay Landfill.

- ❑ The broad valley of Wolf Canyon should be retained as an open space amenity. Surrounding uses shall be consistent with the findings of the Wildlife Corridor Study, the Otay Ranch RMP, and the Chula Vista MSCP Subarea Plan.

- ❑ Grading and landscaping along the village edge, adjacent to Wolf Canyon, should be conducted in a sensitive manner consistent with the Otay Ranch RMP and Chula Vista MSCP Subarea Plan to minimize conflicts with the adjacent open space preserve area.

- ❑ Wildlife corridors shall be provided across Heritage Road linking Wolf and Poggi Canyons as shown on the GDP/SRP Land Use Map, input should be solicited from the U.S. Fish & Wildlife Service. (This policy applies only to the City of Chula Vista.)

- ❑ Wildlife corridors shall be provided across Heritage Road linking Wolf and Poggi Canyons as shown on the GDP/SRP Land Use Map, input should be solicited and recommendations be considered from the U.S. Fish & Wildlife Service. (This policy applies only to the County of San Diego.)

Other Village Two Policies:

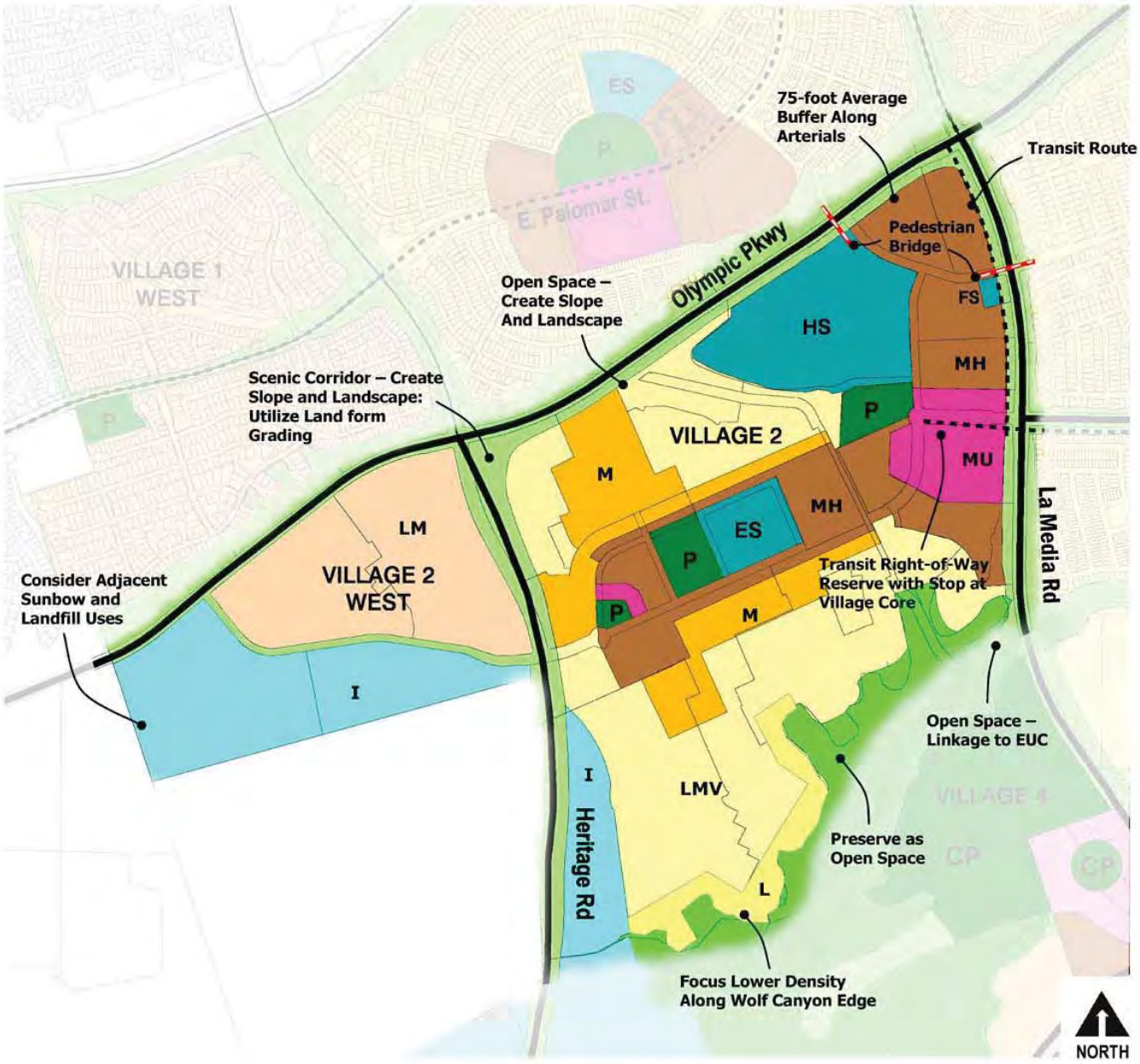
- ❑ A visual analysis shall be performed at the SPA level to assess visual impacts of development adjacent to the western portion of Poggi Canyon. The analysis shall illustrate the natural grade of the area and the topography after grading.
- ❑ Landform grading guidelines for Wolf and Poggi Canyons shall be developed as part of the Village Design Plan at the SPA level.
- ❑ Vehicular access through the village shall direct traffic through the village core.



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

I-18
5/23/06

Exhibit 41 Village Two Land Use Map (ADOPTED)



CITY OF CHULA VISTA

Village Two

Adopted October 28, 1993; Amended June 4, 1996; Amended November 10, 1998; Amended October 23, 2001; Amended December 13, 2005; Amended May 23, 2006.

Exhibit 41 Village Two Land Use Map (PROPOSED)

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3. Village Three

a. Village Three Setting

Village Three is comprised of approximately ~~350~~ 368 acres located in the southwest portion of the Otay Valley Parcel. The site is a large, flat mesa, with slopes adjacent to Wolf Canyon, the Otay River Valley, and the Otay Landfill. The village is between Wolf Canyon to the east, the Otay River Valley to the south, the Otay Landfill to the north, and existing industrial areas to the west.

Open Space and Habitat: The southern and eastern edges of Village Three consist of the undulating slopes of Wolf Canyon and the Otay River Valley. Existing areas of coastal sage scrub and significant biological resources occur in both the canyon and on the slopes of the river valley.

Land Use: Village Three is located near an existing industrial area of the City of Chula Vista to the west. Surrounding land uses include the Otay Landfill to the north, and the rock mountain quarry to the east, beyond Wolf Canyon.

Visual: Scenic values extend along Main Street/Rock Mountain Road to the south (an open space scenic corridor), and along the edge of Wolf Canyon to the east. The village contains views to Wolf Canyon and Rock Mountain, distant views to the mountains to the east.

Relationship to Other Otay Ranch Villages: Because of its location adjacent to the Otay River Valley, Wolf Canyon and the Otay Landfill, Village Three is somewhat isolated from the other Otay Ranch villages except for Village Two. Village Four lies to the east, and Village Two lies to the northeast. This planning area provides a transition from the existing industrial area to Otay Ranch residential villages.

b. Village Three Description

The Village Three Industrial Area is comprised of approximately 368 acres located in the southwest corner of the Otay Valley Parcel, on the east and west of Heritage Road and north of the Otay River Valley. A section of the village Is also located south of Main Street/Rock Mountain Road.

The village is bounded on the north by the Otay Landfill and Village Two, on the west by the existing Chula Vista industrial areas, and on the southeast by Village Four. Village Three contains:

- ☐ Approximately 177 acres of Industrial land uses
- ☐ A Community Purpose Facility

Village Three (Industrial)														
Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park	CPF*	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
I										176.5			176.5	
OTHER							10.2				146.9	34.8	191.9	
TOTAL							**10.2**			**176.5**	**146.9**	**34.8**	**368.4**	**0**

*See Village Two table.

Exhibit 42 Village Three (Industrial) Land Use Table

c. Village Three Policies

Village Character Policies:

- The character of this area shall be guided by the following qualities:
  - Location adjacent to Wolf Canyon and the Otay River Valley, two scenic canyons/corridors with undulating edge conditions and areas of sensitive habitat.
  - Relationship with adjacent and planned industrial development and the Otay Landfill.
  - Views to Wolf Canyon and Rock Mountain and the mountains to the east.
  - Location isolated by significant landforms.
  - Although the village is not located along a light rail transit route, a transit stop shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.

Parks and Open Space Policies:

- Any grading or improvement plans adjacent to and/or affecting Wolf Canyon shall consider the planned development within Villages Two and Four.
- Development adjacent to the preserve shall adhere to guidelines of the Otay Ranch Resource Management Plan (RMP) and the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan.
- Open space preserve areas adjacent to and/or affecting Wolf Canyon and the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Natural open space character along the canyon shall be based upon the following concept developed in the Overall

Ranch Design Plan and refined in the Village Design Plan for this village.

- Setbacks and landscaping shall be provided along Heritage Road and Main Street/Rock Mountain Road in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (see Section E).

- The broad valley of Wolf Canyon shall be retained as an open space amenity. Surrounding uses shall be consistent with the findings of the Wildlife Corridor Study, the Otay Ranch RMP, and the Chula Vista MSCP Subarea Plan.

- Provide bike and pedestrian paths through the area which connect to the Otay Valley Regional Park Trail system.

- Develop a set of design guidelines for architecture, signage, graphics and landscaping at the SPA level.

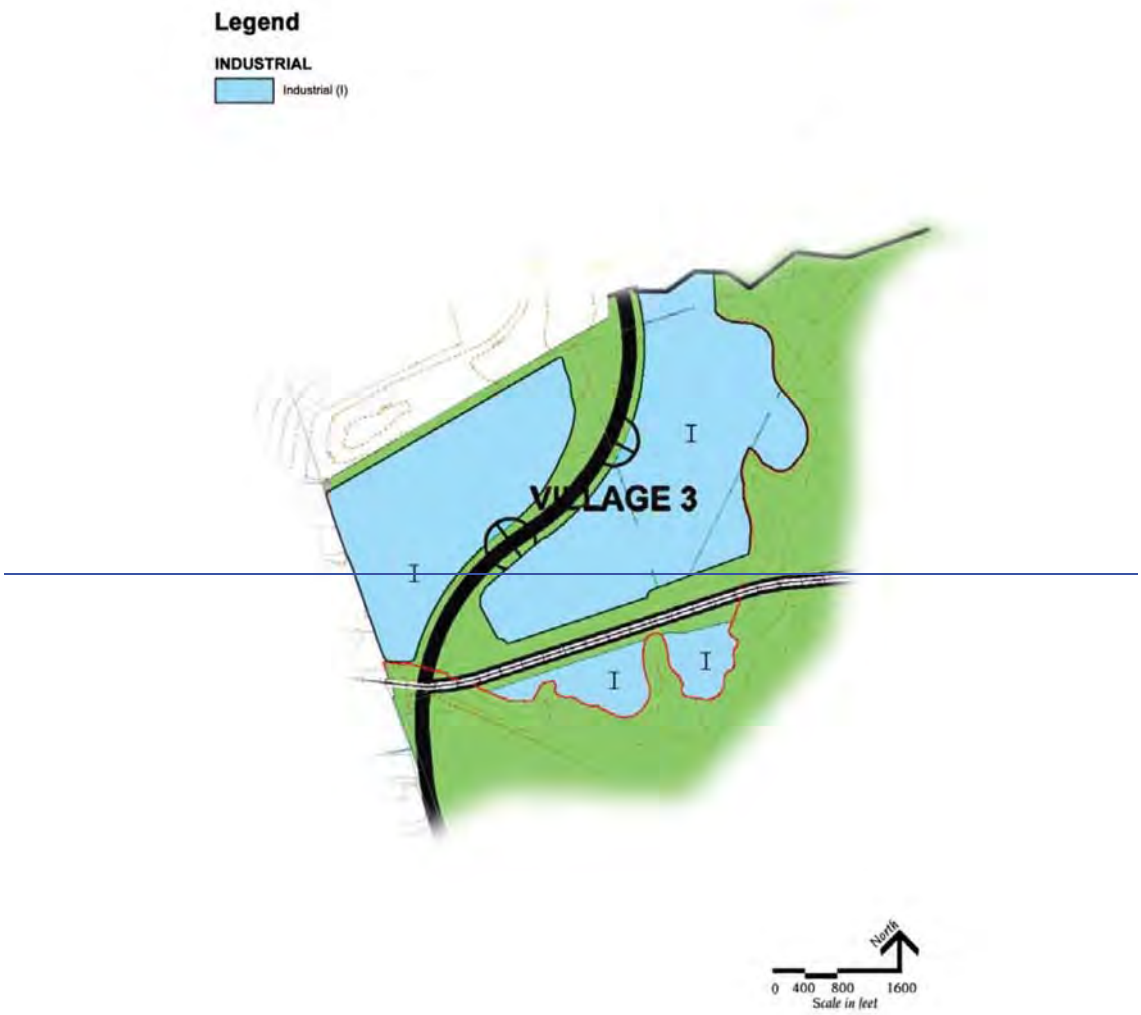
Other Village Three Policies:

- The visual impacts associated with development adjacent to Wolf Canyon should be considered in the design of neighborhoods along this edge. A visual analysis shall be performed at the SPA level to assess visual impacts of development adjacent to Wolf Canyon. The analysis shall illustrate the natural grade of the area and the topography after grading.

- Landform grading guidelines for the edge of Wolf Canyon and the Otay River Valley shall be developed as part of the Village Design Plan at the SPA level.

    - Design guidelines which address the visual quality developed in the Overall Ranch Design Plan and of development adjacent to the Otay Valley Regional Park shall apply to the Design Guidelines for Village Three.

Montecito & Otay Ranch Business Park Sectional Planning Area Plan
Otay Ranch Villages Three



Otay Ranch GDP Montecito & Otay Ranch Business Park Land Use Plan

I-18
5/23/06

Exhibit 43 Village Three Land Use Map (City Primary Industrial Alternative) (ADOPTED)

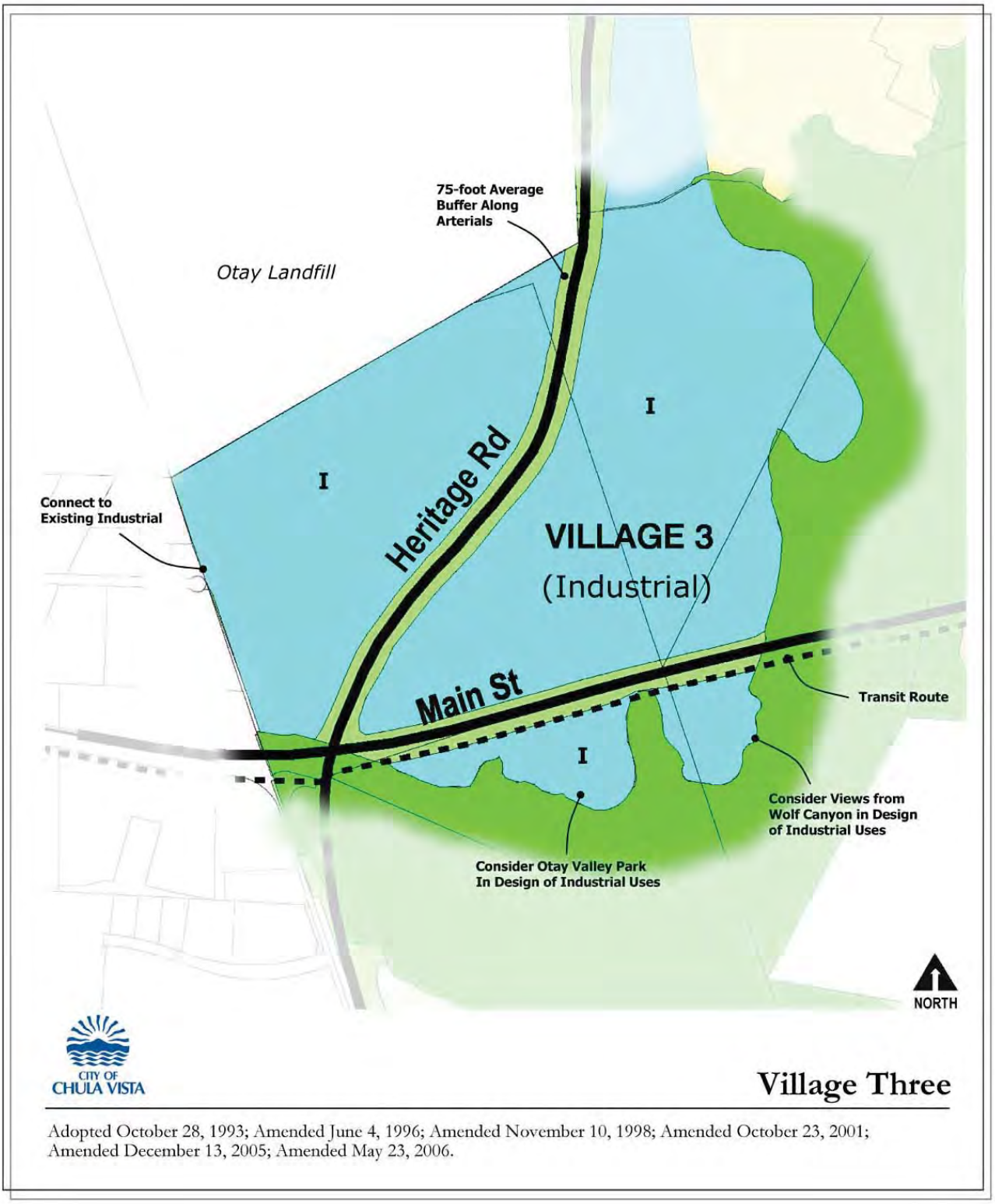


Exhibit 43 Village Three Land Use Map (City Primary Industrial Alternative) (PROPOSED)

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4. Village Four

a. Village Four Setting

Village Four is comprised of approximately 528 acres located in the southern portion of the Otay Valley Parcel, west of La Media Road and south of Rock Mountain Road. The village surrounds Rock Mountain and contains a portion of Wolf Canyon. The village Is located directly west of Village Eight. The village is located east of Wolf Canyon and north of the Otay River Valley.

Open Space and Habitat: Village Four is bounded by the Otay River Valley and Wolf Canyon and the associated slopes and drainage courses of these canyons. The dominate landform in Village Four is Rock Mountain to the south and a large mesa to the north that will contain a Community Park.

Land Use: An existing rock and gravel extraction facility is located in an out-parcel along the southern slopes of Rock Mountain on the western edge outside of the village.

Visual: The southern and eastern edge of the village is adjacent to La Media Road and Village Eight, an open space scenic corridor, and the Otay River Valley. Views from the village include Rock Mountain, Wolf Canyon, Otay River Valley and the San Ysidro Mountains.

Relationship to Other Otay Ranch Villages: Village Four abuts Village Seven and Village Eight along its eastern edge. It is connected to Village Seven and the Eastern Urban Center through a greenbelt connection which extends from upper Wolf Canyon. The village is separated from Villages Two and Three by Wolf Canyon. Because of the lower density character of Village Four and Its relatively small area, it is likely that Village 4 will relate closely to Villages Seven and Eight, relying on these villages retail and other services .

b. Village Four Description

Village Four is comprised of a Community Park and single family homes around Rock Mountain. Because of the unique scenic value of Rock Mountain, this area will contain a greater proportion of low density development and open space. Village Four's, location and limited area prevent It from fully functioning as an urban village.

Village Four contains:

- ❑ A maximum of 453 single-family residential units
- ❑ Build-out population of approximately 1,495
- ❑ Community Park

Village Four														
Use	Dwelling Units				Acreage									Approx. Pop.+
	SF	MF	Total	Dens	Res.	Park*	CPF**	Sch.	C'ml.	~~Ind.~~	Open Sp.	Art.	Total	
LM	453		453	3.8	118.0	7.0	2.1						127.1	1,495
COMMUNITY PARK						55.8							55.8	
OTHER											309.9	35.0	344.9	
TOTAL	**453**		**453**	**3.8**	**118.0**	**62.8**	**2.1**				**309.9**	**35.0**	**527.8**	**1,495**
*Includes required acreage from other residential villages based on park acreage ratio of 3.0 acres per 1000 persons.														
**Actual CPF acreage to be determined at the SPA level; CPF Acreage based on ratio of 1.39-acres per 1000 persons.														
~~+ Population coefficient is 3. 3 persons per single family unit.~~														

Exhibit 44 Village Four Land Use Table

c. Village Four Policies

Village Character Policies:

- ❑ The village character should be guided by the following qualities:
  - Location adjacent to Wolf Canyon and the Otay River Valley.
  - Low density character of the village land uses.
  - Fragmented character due to landforms and intervening roads.
  - The dominant landform of Rock Mountain.
  - Linkage and compatibility with Villages Eight and Seven and with the Community Park.
  - Views to Wolf Canyon, Rock Mountain, and the mountains to the east.
  - Consideration of major rock outcroppings.
- ❑ In order to preserve the integrity of the landform, only low density residential may be placed along the south facing slopes of Rock Mountain.
- ❑ Development should be less intense than in urban villages.
- ❑ Lots designated " LM" (3.8DUs/acre), adjacent to Wolf Canyon, should average10,000 square feet, with clusering permitted to provide flexibility in grading, minimize landform alteration and promote a sensitive development design. Building type is limited to detached single-family dwellings.

- The Village Four Community Park may develop Independent from the balance of Village Four and may be Included within the SPA Plan for the adjacent Village Two area. The balance of Village Four may be the subject of a future SPA Plan.

Village Core Policies:

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 4.5 acres of local parks in Village Four. In order to provide for the standard neighborhood park size in the village, a seven-acre neighbrohood park is planned. Additionally, 55.8 acres of community park land is planned in Village Four to accommodate the aggregated offsite park obligation related to residentail development located in Villages One, Two, Five, Six, Seven, and Eleven.~~This The remaining obligation is satisfied through the provision of community park the Village Four community park.~~

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

- Open space preserve areas adjacent to Wolf Canyon and the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Natural open space character along the canyon shall be based upon the following concept developed in the Overall Ranch Design Plan and refined in the Village Design Plan for this village.

- Development adjacent to the preserve shall adhere to guidelines of the Otay Ranch Resource Management Plan (RMP) and Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan.❑ Reserve a natural habitat corridor of coastal sage scrub linking the Otay River Valley with Wolf Canyon consistent with the Otay Ranch RMP and the Chula Vista MSCP Subarea Plan. The final location and width to be determined by future corridor studies.

- Rock Mountain Guidelines:

  - The peak of Rock Mountain shall be retained for public access, as a natural overlook as shown on the GDP/SRP Land Use Map.

  - Rock outcroppings on Rock Mountain shall be preserved as open space.

  - Development on Rock Mountain shall be subject to design review to address grading, visual impacts on the Otay Valley Regional Park and the preservation of rock outcropping.

- The outer limits of the wildlife corridor has been established adjacent to the quarry. This area has been identified on the

GDP/SRP Land Use Map with a limited development designation. Development may encroach into this area, provided it meets the design criteria established in the Otay Ranch Wildlife Corridor Study, Otay Ranch RMP, and the Chula Vista MSCP Subarea Plan.

- ❑ The village edge shall be consistent with the Otay Ranch RMP and Chula Vista MSCP Subarea Plan, providing a soft transition to Wolf Canyon and to the Otay Valley Regional Park.
- ❑ Any grading or planned improvements adjacent to Wolf Canyon shall consider the planned development within Villages Two and Three.
- ❑ The broad valley of Wolf Canyon shall be retained as open space amenity. Surrounding uses shall be consistent with the findings of the Wildlife Corridor Study,the Otay Ranch RMP, and the Chula Vista MSCP Subarea Plan.
- ❑ Residential lot lines and grading shall not extend into Wolf Canyon, areas designated as open space preserve under the Otay Ranch RMP and Chula Vista MSCP Subarea Plan, or the open space scenic corridor area along Otay Valley Road without appropriate environmental review. Modifications to preserve boundary must be consistent with the Otay Ranch RMP and the Chula Vista MSCP Subarea Plan.
- ❑ Pedestrian trails shall link the village with the Otay Valley Regional Park.

Other Village Four Policies:

- ❑ The visual impacts associated with development in areas adjacent to Wolf Canyon and the Otay River Valley shall be considered in the design of neighborhoods and the community park along this edge. A visual analysis with photo simulations shall be performed at the SPA level to assess visual impacts of development adjacent to Wolf Canyon and the Otay River Valley. The analysis shall illustrate the natural grade of the area and the topography after grading.
- ❑ Landform grading guidelines for the edges of Wolf Canyon, Rock Mountain, and the open space scenic corridor along Rock Mountain Road shall be developed as part of the Village Design Plan at the SPA level. These specific guidelines shall be consistent with the definitions and standards established in the Overall Ranch Design Plan.
- ❑ Design guidelines which address the visual quality of development adjacent to the Otay Valley Regional Park/Otay River Valley shall be included in the Village Design Plan for Village Four. Specific SPA guidelines shall incorporate guidelines developed in the Overall Ranch Design Plan.

- ❑ Development adjacent to the rock quarry shall be phased to minimize the impacts from active quarry operations. Restrict access to active quarry uses from adjacent residential and park uses through the use of fencing or other buffering techniques. Special setbacks and design features may be needed to mitigate noise impacts from quarry uses.

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Exhibit ~~46~~ 45 Village Four Land Use Map (ADOPTED)

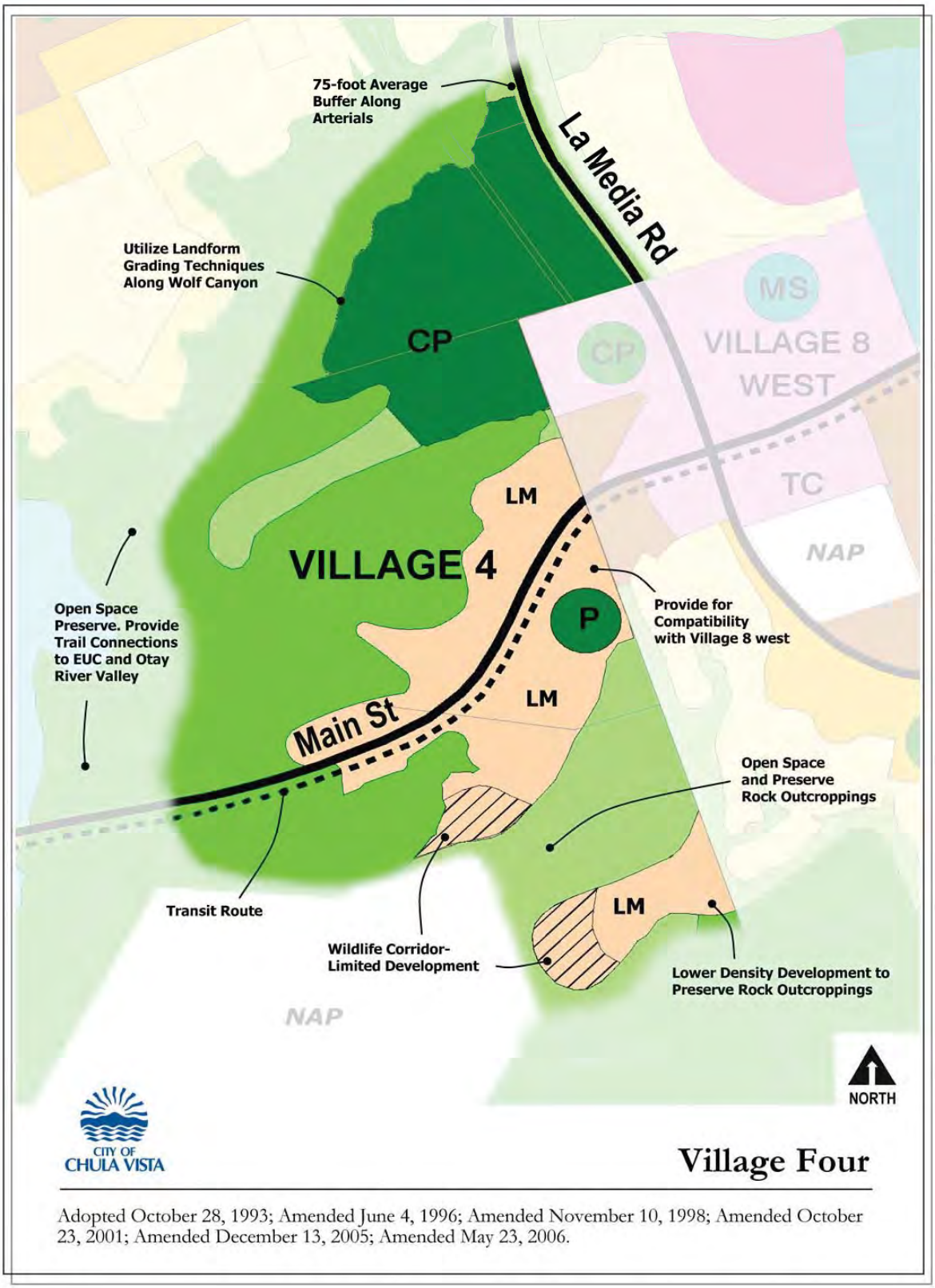


Exhibit 45 Village Four Land Use Map (PROPOSED)

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5. Village Five

a. Village Five Setting

Village Five is comprised of approximately 496 acres located in the northern portion of the Otay Valley Parcel, southwest of the proposed interchange of SR-125 and Otay Lakes Road. The village is bounded on the north by Telegraph Canyon and to the south by Poggi Canyon. The site is characterized by a broad mesa between the canyons.

Open Space and Habitat: The entire Otay Valley Parcel has been farmed or grazed, leaving isolated areas of habitat. The southern edge of the village consists of the undulating slopes of eastern Poggi Canyon. The natural habitat of the canyon at this location has been farmed. The northern edge of the village is Otay Lakes Road.

Land Use: Village Five is located south of the existing neighborhoods of eastern Chula Vista. Surrounding land uses include Southwestern College, existing residential neighborhoods to the north, Villages One and Six to the west and south, and the EastLake Greens development to the east of Village Five. The planned route for SR-125 forms the eastern boundary. Also on its eastern edge is a 60-acre site utilized by the Otay Water District for water storage. The San Diego Aqueduct forms the northeastern corner of the village.

Visual: Scenic values extend along Otay Lakes Road and Olympic Parkway, identified in the GDP/SRP Mobility Chapter as open space scenic corridors. The village contains views to the surrounding mountains to the northeast and east, and to the Pacific Ocean to the west.

Relationship to Other Otay Ranch Villages: Village Five is located across La Media Road from Village One, creating an opportunity for positive synergism between the two villages.

b. Village Five Description

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

- ❑ A maximum of 1,263 single-family residential units
- ❑ A maximum of 1,550 multi-family residential units
- ❑ Build-out population of approximately 7,995
- ❑ A village core area including;
  - A "Main Street Mixed Use development
  - Public and community purpose facilities

- A light rail transit stop and station
- An elementary school
- Multi-family residential
- Affordable Housing
- Neighborhood Park(s)

Village Five														
Use	Dwelling Units				Acreage									Approx. Pop.~~+~~
	SF	MF	Total	Dens	Res.	Park*	CPF**	Sch.	C'ml.	~~Ind.~~	Open Sp.	Art.	Total	
LMV	1,263		1,263	4.5	280.6	6.6							287.2	4,042
MU		72	72	18.0	4.0	10.0	11.3		~~6.0~~ 2.0				27.3	184
MH		1,478	1,478	17.2	86.1			10.0					96.1	~~3,969~~ 3,769
OTHER											70.4	15.4	85.8	
TOTAL	**1,263**	**1,550**	**2,813**	**7.6**	**370.7**	**16.6**	**11.3**	**10.0**	**2.0**		**70.4**	**15.4**	**496.4**	**7,995**

*~~Neighborhood park land included in residential acreage.~~ Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

**~~Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level.~~ Actual CPF acreage to be determined at the SPA level; CPF acreage based on ratio of 1.39 acres per 1000 persons.

~~+ Population coefficient is 3. 2 persons per single family unit and 2.55 persons per multi family unit.~~

Exhibit 46 Village Five Land Use Table

Village Character Policies:

❑ The village character should be guided by the following qualities:

- Location between two scenic canyons/corridors with undulating edge conditions.
- Linkage and compatibility with Village One.
- Relationship with existing adjacent development, including EastLake.
- Views to the surrounding mountains to the northeast and east, and to the ocean in the west.
- Location along a proposed light rail transit line.

Village Core Policies:

❑ The village core identity and form are based upon a traditional "Main Street" character, with village-serving retail, higher density residential office and public facilities fronting on East Palomar with a main street theme.

❑ The Village Five core shall be designed to accommodate a transit line/transit stop.

- ❑ The number of homes identified for the village core is a minimum and may not be reduced.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 24.0 acres of local parks in Village Five. To satisfy this requirement, 16.6 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of community park in Village Four.

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

- ❑ Setbacks and landscaping shall be provided along Otay Lakes Road/Poggi Canyon in keeping with the open space scenic corridor guidelines which will be developed in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).
- ❑ The proposed underground water storage facility on the village's eastern edge may include open space/recreation uses on its surface, designed to include access from the village.

Other Village Five Policies:

- ❑ A visual analysis with photo simulations shall be performed at the SPA level to assess the visual impacts of development adjacent to Poggi Canyon and Otay Lakes Road. Visual analysis requirements will be defined in the Overall Ranch Design Plan.
- ❑ Light rail transit rights-of-way shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.
- ❑ A trolley stop and/or station shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level in the village core.
- ❑ Landform grading guidelines for the edge of Poggi Canyon and Otay Lakes Road shall be developed as part of the Village Design Plan at the SPA level. These guidelines shall be consistent with the definitions and standards established in the Overall Ranch Design Plan.
- ❑ Pedestrian, bicycle, and vehicular access should be provided to EastLake and adjacent villages.
- ❑ A golf cart overpass will be provided between Villages Five and One.

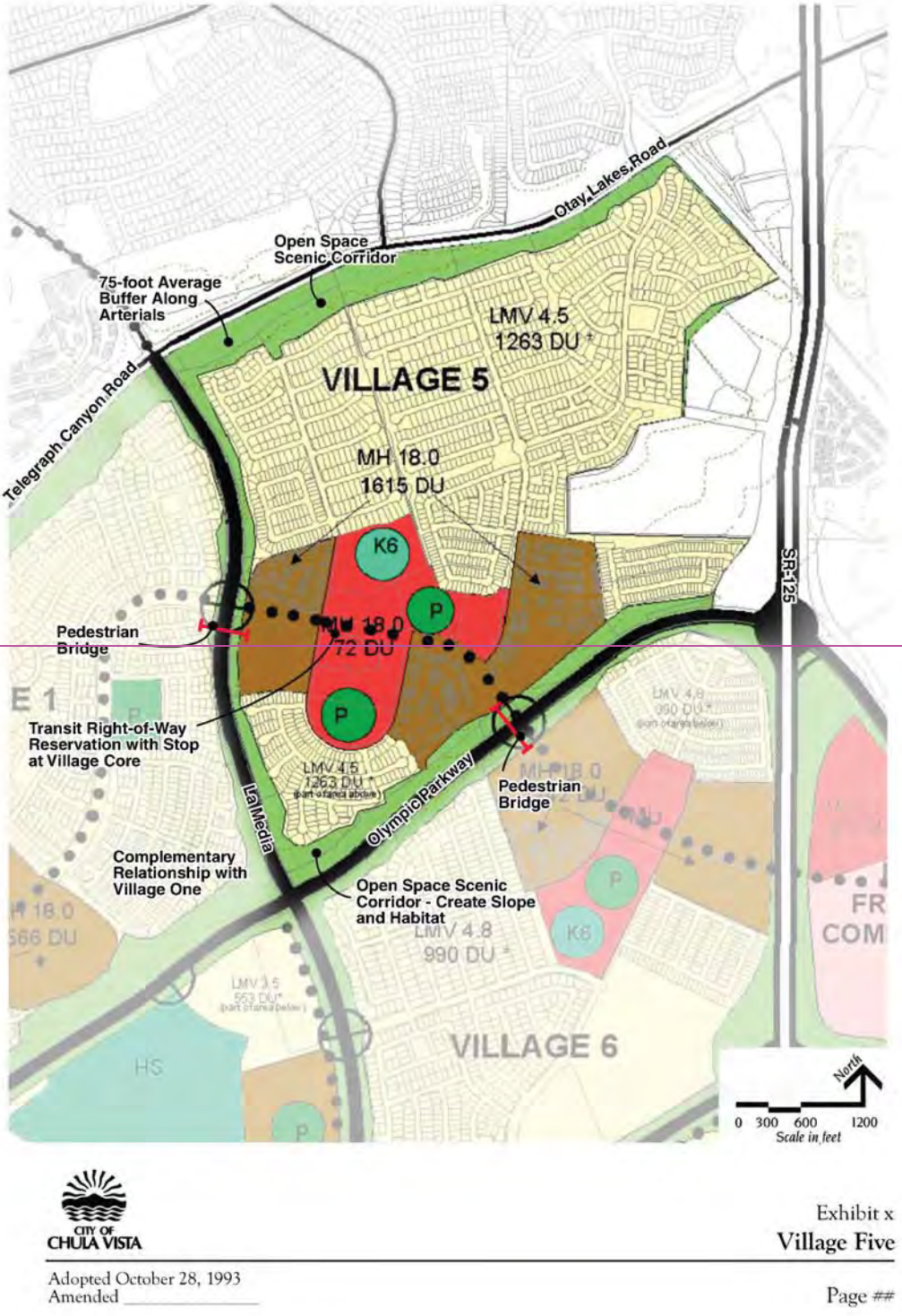


Exhibit ~~48~~ 47 Village Five Land Use Map (ADOPTED)

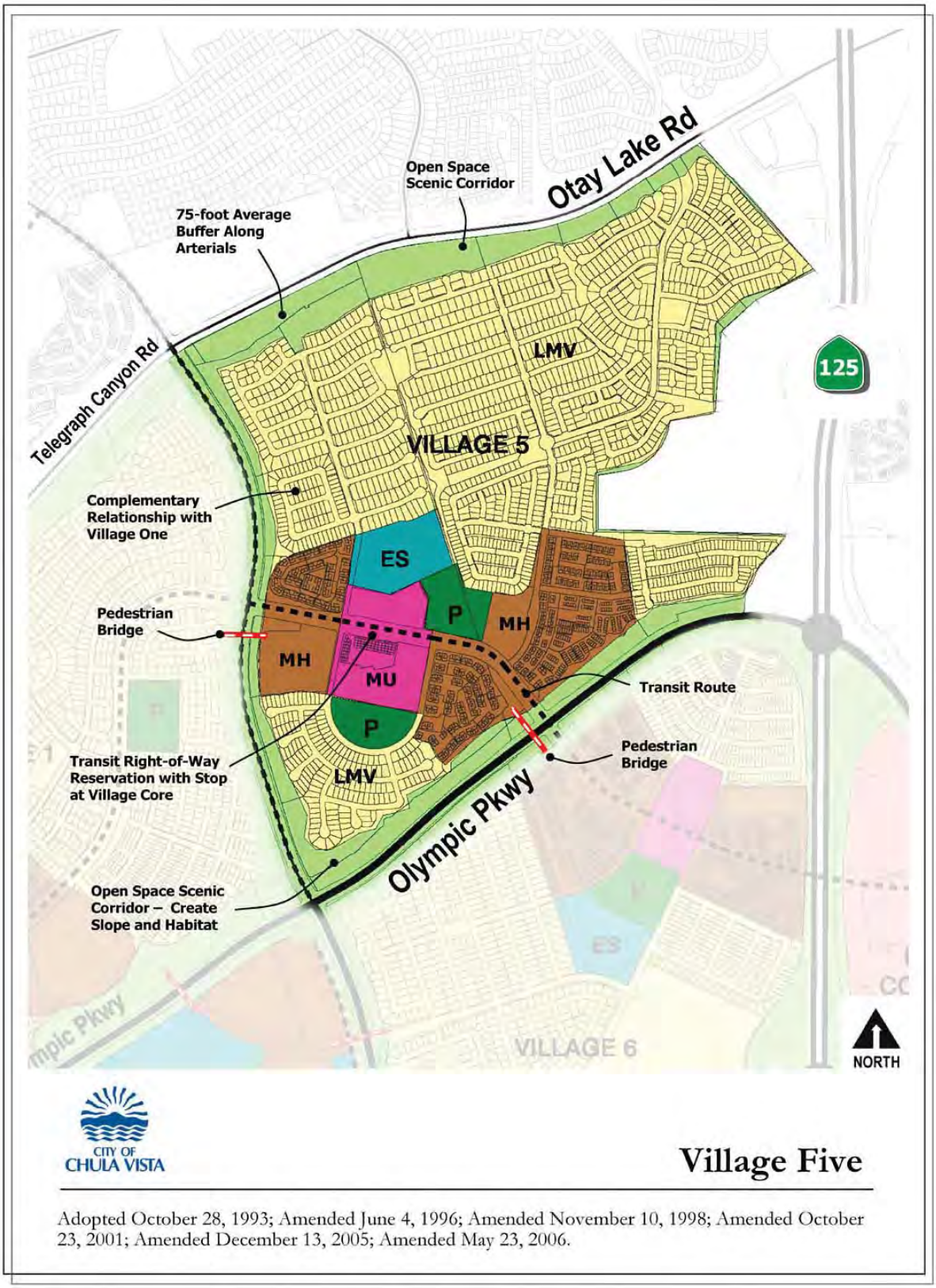


Exhibit 47 Village Five Land Use Map (PROPOSED)

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6. Village Six

a. Village Six Setting

Village Six is comprised of approximately ~~386~~ 394 acres located in the central portion of the Otay Valley Parcel, south of Poggi Canyon and east of the extension of La Media Road.

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

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

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

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

b. Village Six Description

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

- ❑ A maximum of 941 single-family residential units
- ❑ A maximum of 1,449 multi-family residential units
- ❑ Build-out population of approximately ~~6,736~~ 6,706
- ❑ A village core area containing:
  - Commercial uses in a mixed use setting
  - Public and community purpose facilities
  - A bus/rail line stop
  - An elementary school
  - Multi-family residential
  - A Town Square/Village Green/Main Street
  - Affordable Housing
  - Neighborhood Park

Village Six														
Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park	CPF	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
LMV	941		941	4.9	192.0								192.0	3,011
MU		47	47	15.7	3.0	7.6	13.7						24.3	150
MH		1,402	1,402	17.6	79.8			10.0					89.8	3,575
OTHER											22.0	58.3	80.3	
TOTAL	**941**	**1,449**	**2,390**		**274.8**	**7.6**	**13.7**	**10.0**			**22.0**	**58.3**	**386.4**	**6,736**
*Commercial Acreage included in MU category														

Exhibit 48 Village Six Land Use Table

Village Six													
Use	Dwelling Units				Acreage								Approx. Pop.
	SF	MF	Total	Dens	Res.	Park*	CPF**	Sch.	C'ml.	Open Sp.	Art.	Total	
LMV	941		941	4.9	206.3		11.5					217.8	3,011
MU		158	158	23.5		7.6	2.2		6.7			16.5	403
MH		1,291	1,291	18.0	69.0			10.0				79.0	3,292
OTHER										22.0	58.3	80.3	
TOTAL	**941**	**1,449**	**2,390**	**8.7**	**275.3**	**7.6**	**13.7**	**10.0**	**6.7**	**22.0**	**58.3**	**393.6**	**6,706**
*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.													
**Actual CPF acreage to be determined at the SPA level; CPF acreage based on ratio of 1.39 acres per 1000 persons.													

Exhibit 48 Village Six Land Use Table

c. Village Six Policies

Village Character Policies:

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

Village Core Policies:

- ❑ A trolley stop and/or station shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level in the village core.
- ❑ The number of homes identified for the village core is a minimum and may not be reduced.
- ❑ Some services for users outside the village may be provided in the village core.
- ❑ The village core shall be sited to ensure its separation from the regional uses in the Eastern Urban Center.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 19.0 acres of local parks in Village Six. To satisfy this requirement, 7.6 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of community park in Village Four.

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

- ❑ Open space areas adjacent to Poggi Canyon identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Open space character along the canyon shall conform to landscape concepts developed at the SPA level and the guidelines established in the Overall Ranch Design Plan. Setbacks and landscaping shall be provided along Olympic Parkway in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).
- ❑ Potential SR-125 shall be considered in the placement of uses and buffers.
- ❑ A modest landscaped buffer shall be provided along the village edge, due to the absence of significant environmental constraints.
- ❑ Pedestrian links to other villages and the overall greenbelt, open space, and recreational systems shall be provided in Village Six.
- ❑ Lot lines and grading shall not extend into the open space scenic corridor along Poggi Canyon.

Other Village Six Policies

- ❑ Site planning shall minimize noise impacts and conflicts with SR-125.
- ❑ Light rail transit line rights-of-way shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level in the village core.
- ❑ Landform grading guidelines for the edge of Poggi Canyon shall be developed as part of the Village Design Plan at the SPA level. These specific guidelines shall be consistent with the definition and standards established in the Overall Ranch Design Plan.



Exhibit ~~50~~ 49 Village Six Land Use Map (ADOPTED)

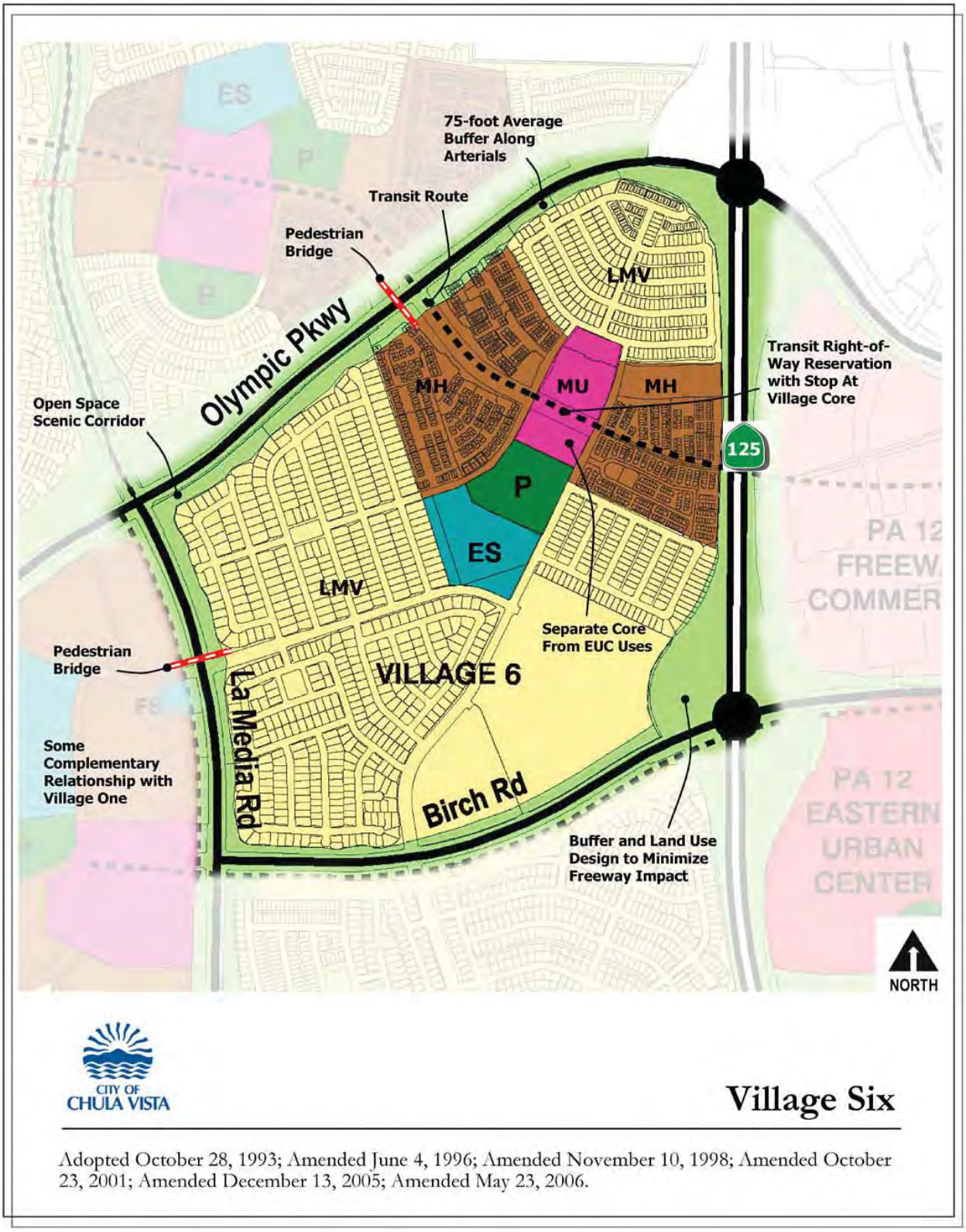


Exhibit 49 Village Six Land Use Map (PROPOSED)

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7. Village Seven

a. Village Seven Setting

Village Seven is comprised of approximately ~~412~~ 380 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 historically 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 to the west of the planned SR-125. A 50-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.

b. Village Seven Description

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~~ 1,008 single-family residential units
- ❑ A maximum of 448 multi-family residential units
- ❑ Build-out population of approximately ~~4,512~~ 4,368
- ❑ A middle school
- ❑ A high school
- ❑ A trail connection through the village connecting Wolf Canyon to the west to 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

Village Seven

Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park*	CPF**	Sch.	C'ml.	~~Ind~~	Open Sp.	Art.	Total	
LMV	~~1,053~~ 1,008		~~1,053~~ 1,008	5.0	~~210.6~~ 203.4			~~75.0~~ 50.0					~~285.6~~ 253.4	~~3,370~~ 3,226
MU						9.3	6.3		7.2				22.8	
MH		448	448	14.5	30.9			10.0					40.9	1,143
OTHER											45.3	17.1	62.4	
TOTAL	~~1,053~~ 1,008	448	~~1,501~~ 1,456	6.2	~~241.5~~ 234.3	9.3	6.3	~~85.0~~ 60.0	7.2		45.3	17.1	~~411.7~~ 379.5	~~4,512~~ 4,368

*Part of park acreage requirements have been allocated to community parks. Actual park size to be determined by Parks Master Plan at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

**Actual CPF acreage to be determined at the SPA level; CPF acreage based on ratio of 1.39 acres per 1000 persons.

Exhibit 50 Village Seven Land Use Table

c. Village Seven Policies

Village Character Policies:

❑ The village character shall 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.
- Complementary 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. This 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~~13.1 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 park~~s~~ acres in Village~~s Two, Ten and the EUC~~Four community park.

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 right-of-way) 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.

- ❑ Although this village is not located along the transit line, a transit stop shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.

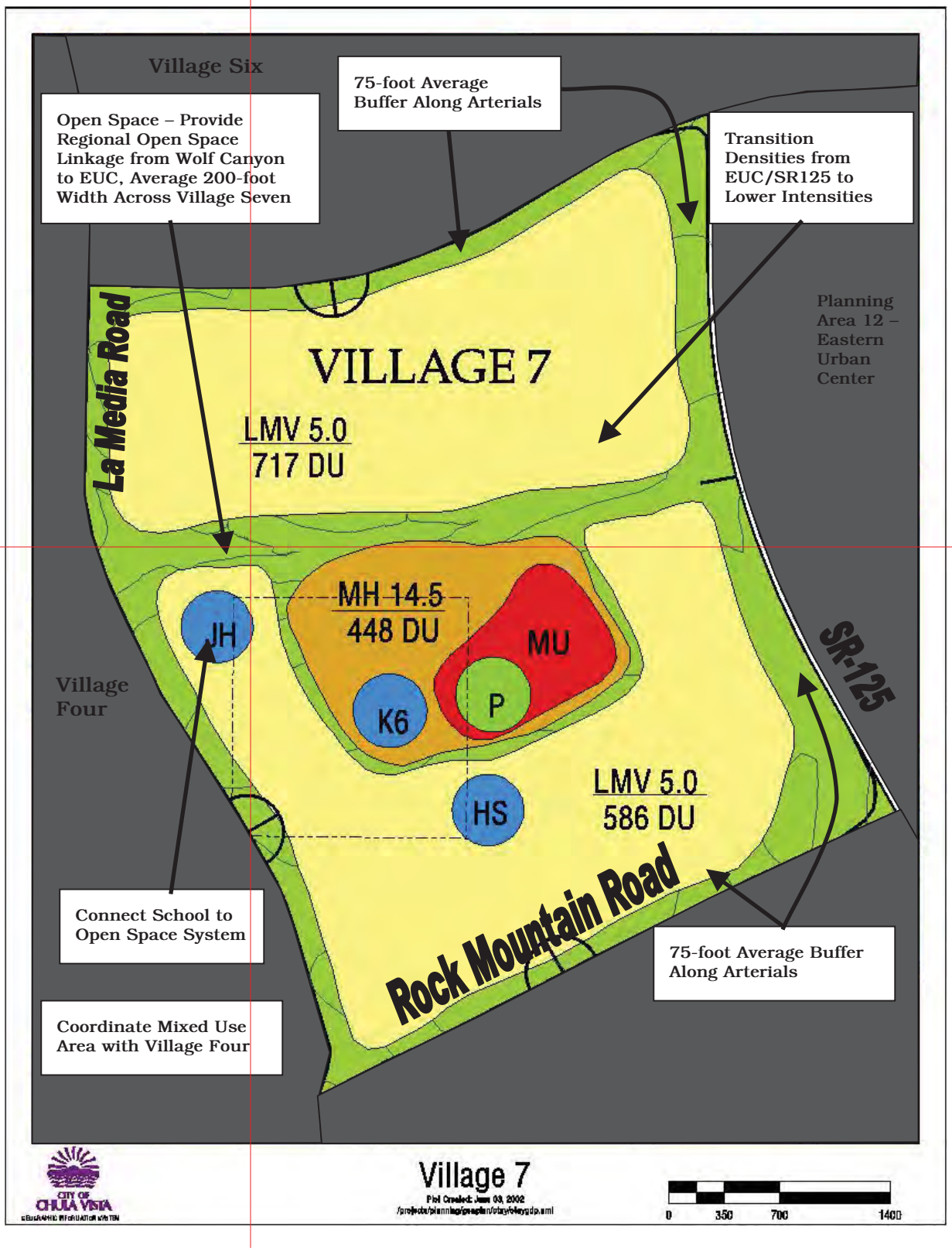


Exhibit ~~52~~ 51 Village Seven Land Use Map (ADOPTED)

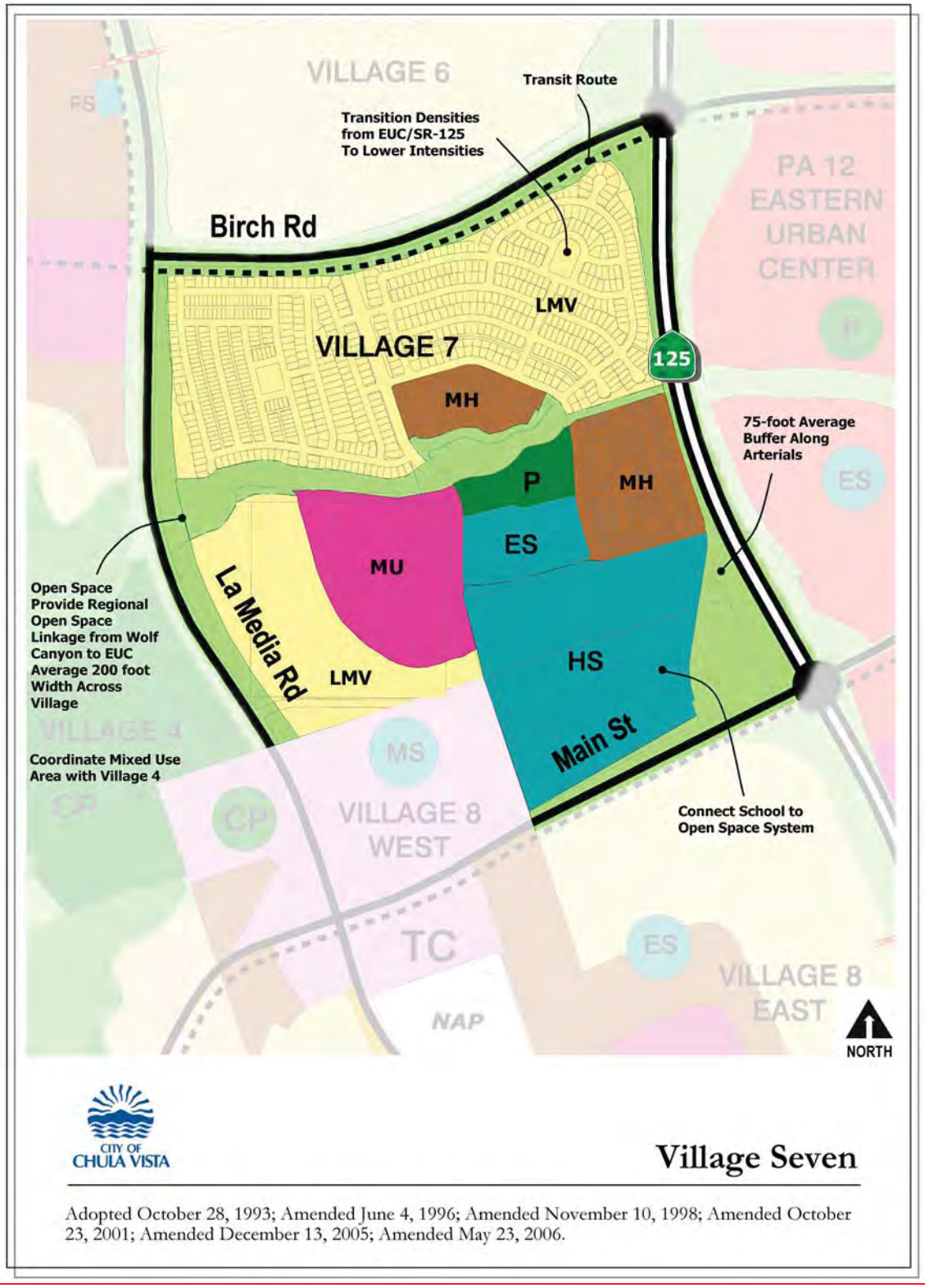


Exhibit 51 Proposed Village Seven Land Use Map (PROPOSED)

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8. Village Eight

a. Village Eight Setting

Village Eight is comprised of approximately ~~343~~ 522 acres located in the southern portion of the Otay Valley Parcel, northwest of the proposed interchange with SR-125 and Otay Valley Road. The site is located north of the Otay River Valley.

Open Space and Habitat: Village Eight is located near two open space resources: Rock Mountain to the west, and the bluffs abutting the Otay River Valley to the south.

Land Use: Village Eight is located adjacent to the Otay River Valley to the south. An existing water reservoir is located on an out-parcel in the western portion of the village. Planned SR-125 forms the eastern village edge.

Visual: Scenic values extend along La Media Road, an open space scenic corridor. The village contains views to Rock Mountain, and the Otay River Valley, and more distant views of the San Ysidro Mountains to the east.

Relationship to Other Otay Ranch Villages: Village Eight is located next to Village Seven to the north, and Village Four to the west. Village Four, a low density village, may have a close relationship with Village Eight to secure services, beyond those provided within its small village core.

b. Village Eight Description

Village Eight 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 Eight ~~contains~~includes two separate development areas, Village Eight West and Village Eight East.

Village Eight West consists of:

- ❑ 621 single-family residential units
- ❑ 1,429 multi-family residential units
- ❑ Build-out population of approximately 5,754
- ❑ A Town Center area containing:
  - 300,000 square feet of commercial uses (mixed with residential and may occur horizontally or vertically)
  - A community park
  - A community purpose facility
  - A transit stop
  - An elementary school
  - A middle school
  - Multi-family residential (mixed with comercial)
  - Affordable Housing

Village Eight East Consists of:

- ❑ A maximum of ~~1,021~~ 635 single-family residential units
- ❑ A maximum of ~~436~~ 293 multi-family residential units
- ❑ Build-out population of approximately ~~4,379~~ 2,870
- ❑ A village core area containing:
  - Commercial uses
  - 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

Village Eight (West)

Use	Dwelling Units				Acreage									Approx. Pop.+
	SF	MF	Total	Dens	Res.	Park	CPF	Sch.	C'ml.	~~RTP~~	Open Sp.	Art.	Total	
LMV	~~587~~ 331		~~587~~ 331	~~4.8~~ 4.9	~~122.2~~ 67.0								~~122.2~~ 67.0	~~1,878~~ 1,102
M	290		290	11.1	26.2	7.5							33.7	966
TC		899	899	22.1	40.7	20.4		20.2	*				81.3	2,319
MH		530	530	18.0	29.5		5.8	11.4					46.7	1,367
OTHER											41.5	30.1	71.6	
VILLAGE 8 WEST SUBTOTAL	**621**	**1,429**	**2,050**	**12.5**	**163.4**	**27.9**	**5.8**	**31.6**	*		**41.5**	**30.1**	**300.3**	**5,754**

Village Eight (East)

Use	Dwelling Units				Acreage									Dwelling Units
	SF	MF	Total	Dens	Res.	Park	CPF	Sch.	C'ml.		Open Sp.	Art.	Total	
LMV	~~299~~ 635		~~299~~ 635	~~3.5~~ 4.3	~~85.4~~ 148.5								~~85.4~~ 148.5	~~975~~ 2,115
~~LMV~~	~~135~~		~~135~~	~~4.5~~	~~30.0~~								~~30.0~~	~~432~~
MU						~~8.9~~ 5.9**	~~6.0~~ 2.9		~~13.4~~ 8.9				~~28.3~~ 17.7	~~0~~
MH		~~436~~ 293	~~436~~ 293	14.5	~~30.1~~ 20.2			10.0					~~40.1~~ 30.2	~~1,112~~ 756
OTHER											~~22.6~~ 15.1	~~14.2~~ 9.5	~~36.6~~ 24.6	~~0~~
VILLAGE 8 EAST SUBTOTAL	635	293	928	5.5	168.7	5.9	2.9	10.0	8.9		15.1	9.5	221.0	2,871
VILLAGE 8 TOTAL	**~~1,021~~ 1,256**	**~~436~~ 1,722**	**~~1,457~~ 2,978**	**~~5.4~~ 8.9**	**~~267.7~~ 332.1**	**~~8.9~~ 33.8**	**~~6.0~~ 8.7**	**~~10.0~~ 41.6**	**~~13.4~~ 8.9**		**~~22.6~~ 56.6**	**~~14.2~~ 39.6**	**~~342.8~~ 521.3**	**~~4,379~~ 8,625**

* 300,000 Square feet of commercial may occur vertically or horizontally; therefore, actual acreage may vary.

**Part of park acreage requirements have been allocated to community parks. Actual park size to be determined ~~by Parks Master Plan~~ at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

+ Actual CPF acreage to be determined at the SPA level; CPF acreage based on ratio of 1.39 acres per 1000 persons.

Exhibit ~~45b~~ 52 Village Eight ~~East~~ Land Use Table

c. Village Eight Policies

Village Character Policies:

❑ The village character should be guided by the following qualities:

- Location adjacent to Otay River Valley.
- ~~Low density character of the village land uses.~~
- Linkage and compatibility with Villages Four and Seven.
- Views to Rock Mountain, the Otay River Valley and the mountains to the east.

- ❏ Land use designs shall consider the overall natural landform and generally slope down toward the Otay River Valley.

Village Core Policies:

- Although Village Eight is not located along the transit route, it is to be planned as transit ready. ~~a~~ A transit stop shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.

- Village Eight will provide some commercial and public services to the low density residential neighborhood (Village Four) to the west.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of ~~13.1~~25.9 acres of local parks in Village Eight. To satisfy this requirement, ~~8.9~~33.9 acres of neighborhood parks/town square are planned. ~~The excess remaining obligation is satisfied through~~ will be allocated to ~~the provision of community parks in Villages Two, Ten and the EUC Four.~~The excess park acreage will be allocated to the provision of parks related to Village Nine overall park acreage obligation.

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

- ❏ Natural open space areas adjacent to the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Natural open space character along the canyon will be defined in the Overall Ranch Design Plan and further refined in the Village Design Plan.

- ❏ Except in the town center, ~~Setbacks~~ setbacks and landscaping shall be provided along ~~La Media Road~~ major roads in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).

- ❏ Lot lines and grading shall not extend into ~~natural open space areas~~the open space preserve.

- ❏ The village edge shall be a landscaped buffer, providing a soft transition to the Otay Valley Regional Park.

- ❏ Pedestrian trails shall link the village to the Otay Valley Regional Park.

- ❏ Pedestrian and bike path connections shall be provided from Village Four and Village Eight East to the town center.

Other Village Eight Policies:

- ❑ The water reservoir site shall be appropriately screened and landscaped to minimize the impacts on nearby land uses.
- ❑ The visual impacts of development in areas adjacent to the Otay River Valley shall be considered in the design of neighborhoods along this edge. A visual analysis shall be performed at the SPA level to assess the visual impacts of development adjacent to the Otay River Valley. The Overall Ranch Design Plan will define the visual analysis requirements.
- ❑ Design guidelines which address the visual quality of development adjacent to the Otay Valley Regional Park shall be included in the Village Design Plan for Village Eight. These guidelines shall incorporate Ranch-wide guidelines established in the Overall Ranch Design Plan.

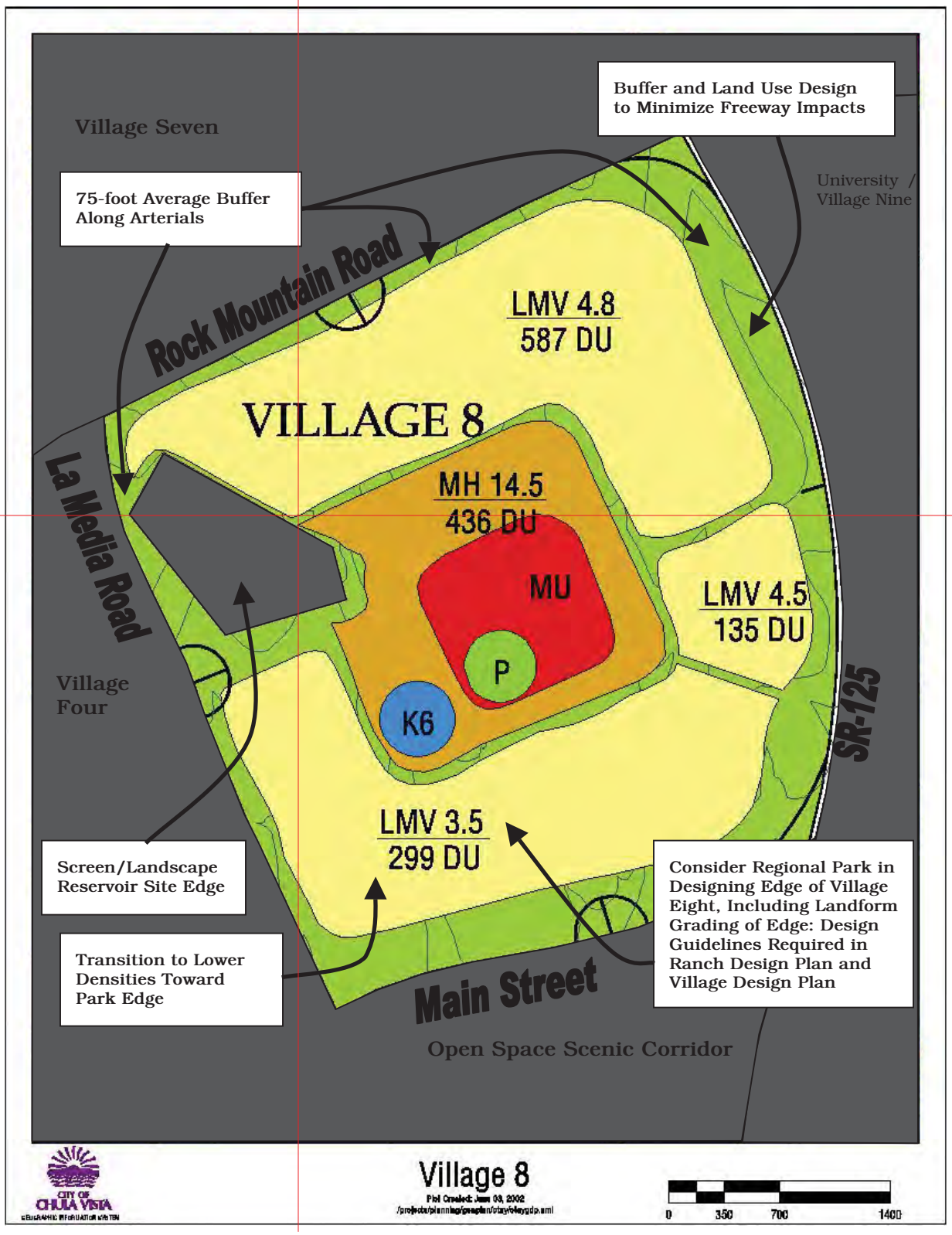


Exhibit ~~54~~ 53 Village Eight Land Use Map (ADOPTED)

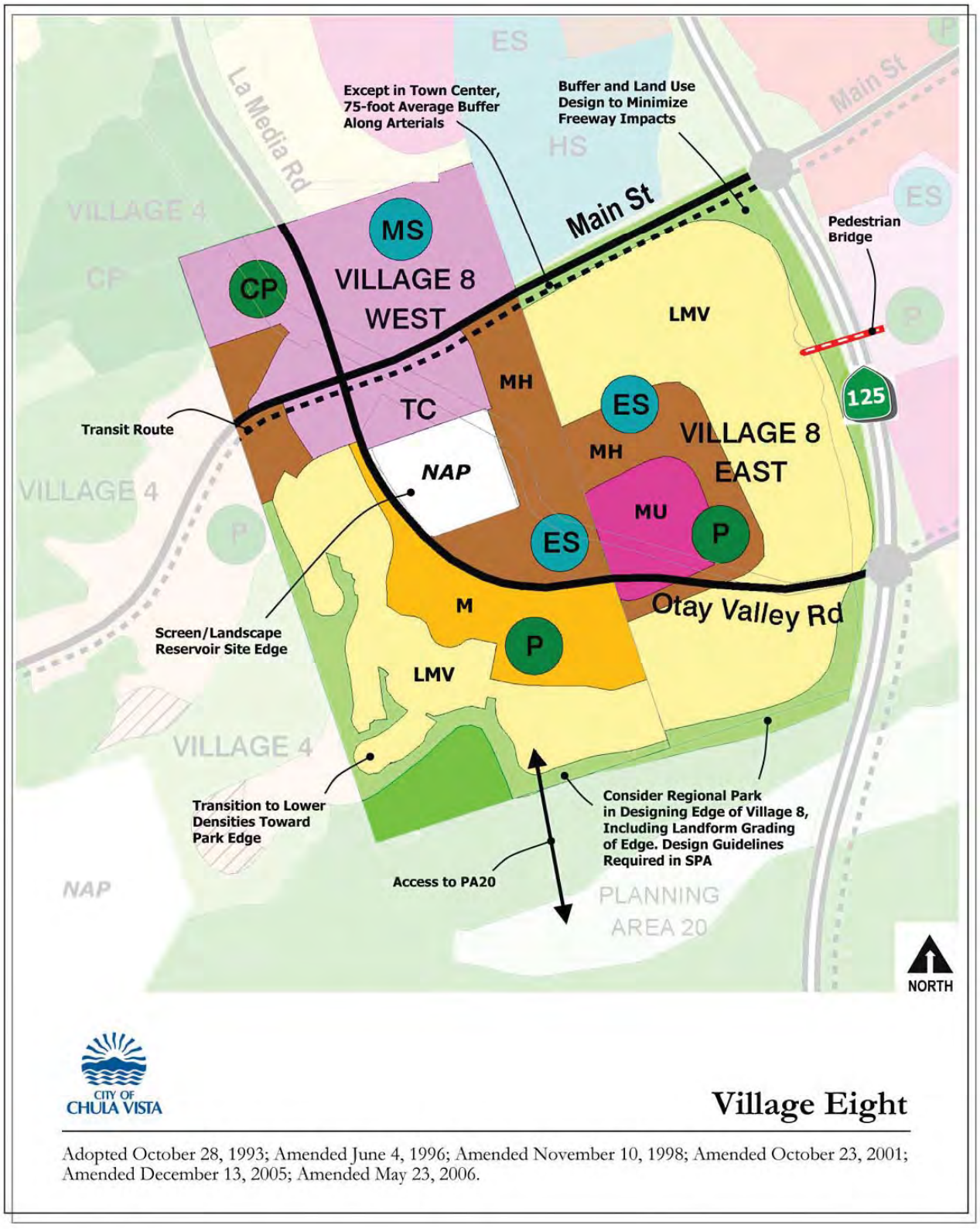


Exhibit 53 Village Eight Land Use Map (PROPOSED)

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9. Village Nine

a. Village Nine Setting

Village Nine is comprised of approximately ~~364~~ 323 acres located in the southern portion of the Otay Valley Parcel, ~~northeast~~ southeast of the proposed interchange of SR-125 and Main Street. The site is north of the Otay River Valley.

Open Space and Habitat: Village Nine is located adjacent to two natural resource areas: Salt Creek and the undulating slopes and bluffs of the Otay River Valley. Areas of significant habitat occur along the bluffs, including coastal sage scrub.

Land Use: Surrounding uses include the County Detention Facility, Donovan State Prison, Otay Mesa industrial area and Brown Field, to the south across the river valley. ~~Proposed~~ SR-125 is the western village boundary.

Visual: Scenic values extend along Main Street, an open space scenic corridor. The village contains views to Rock Mountain, the Otay River Valley, and Salt Creek, with more distant views of the San Ysidro Mountains to the east.

Relationship to Other Otay Ranch Villages: Village Nine is located immediately south of the Eastern Urban Center, with which the Village should have a complementary relationship. Village Ten is located to the north, and Village Eight is located to the west, across SR-125. A portion of Village Nine is separated from the remainder of the village by Main Street.

b. Village Nine Description

The primary land use for a portion of Village Nine is designated as University (U). The intent of the GDP is to reserve a site for a full scale university and associated Regional Technology Park within the Otay Ranch. Part II, Chapter 1, Section D4 and D5, herein, describes these land uses. The remaining portion of Village Nine includes a university village, a portion of the EUC and additional mixed use and residential uses. The University Village, along with the EUC, will provide university related retail, service, and cultural centers. ~~The GDP reserves the land for a university for a period of time dependent on the phasing. See Part II, Chapter 9, Part B, for phasing policies. The secondary land use for the University portion of Village Nine consists of an Urban Village with transit/trolley. Urban Villages are adjacent to existing urban development planned for transit oriented development with higher densities and mixed uses in the village cores.~~ Village Nine contains the following:

- ~~A maximum of 735~~ 266 single-family residential units
- ~~A maximum of 1,010~~ 3,734 multi-family residential units
- Build-out population of approximately ~~4,928~~10,931

- ❑ A village core or town center area containing:
  - Commercial uses in a mixed use setting
  - Public and community purpose facilities
  - A transit stop/ ~~and~~ station
  - An elementary school
  - Multi-family residential
  - A Town Square/Village Green/Main Street
  - Affordable Housing
  - Neighborhood

Village Nine (Residential)**

Use	Dwelling Units				Acreage									Approx Pop.
	SF	MF	Total	Dens	Res.	Park	CPF	Sch.	C'ml.	Uni.	Open Sp.	Art.	Total	
LMV	621		621	4.5	138.1								138.1	1,989
MU		1,010	1,010			10.0	6.9		8.7				25.6	
MH			114	18.0	56.1			10.0					66.1	2,575
EUC		1,500	1,500						*					3,870
L	114			2.0	56.9								56.9	364
OTHER											58.1	19.1	77.2	0
TOTAL	735	1,010	1,745	6.9	251.1	10.0	6.9	10.0	8.7		58.1	19.1	363.9	4,928

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

** Village Nine has a primary land use designation of University, as depicted in the table titled "Village Nine" (University)" , and a secondary land use designation of residential as depicted in this table.

Exhibit 55a University Land Use Table (Residential)

Village Nine

Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park***	CPF	Sch.**	C'ml.	Uni.	Open Sp.	Art.	Total	
LMV	105		105	3.7	28.1	4.7							32.8	350
M	161		161	10.6	15.2	2.9							18.1	536
EUC		1,912	1,912	39.6	48.3	3.6			*				51.9	4,933
TC		1,030	1,030	23.3	44.3	1.5	2.3	7.9	*				56.0	2,657
MU		792	792	16.1	49.2	14.8	2.7	11.9	*				78.6	2,043
UNIVERSITY+										50.0			50.0	
OTHER											9.6	26.1	35.7	
TOTAL	266	3,734	4,000	21.6	185.1	27.5	5.0	19.8	*	50.0	9.6	26.1	323.1	10,519

*1,500,000 square feet of commercial may occur vertically or horizontally; therefore, actual acreage within each land use will be determined at final map.

**School sites occur in the TC and MU land use. If any school site is not pursued by the school district, the site will revert to Mixed Use or Town Center.

*** Part of park acreage requirements have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

+ Dedication of 50 net acres to the City as a University/Regional Technology Park land use.

Exhibit 45a University Land Use Table (Residential)

Village Nine (University)*														
Use	Dwelling Units				Acreage									Approx Pop.
	SF	MF	Total	Dens	Res.	Park	CPF	Sch.	C'ml.	Uni.	Open Sp.	Art.	Total	
LMV														
MU														
MH														
L														
UNIVERSITY										363.9			363.9	
TOTAL										**363.9**			**363.9**	

*Villages Nine has a primary land use designation of University, as depicted in this table, and a secondary land use designation of residential as depicted in the previous table.

Exhibit 55b University Land Use Table (University)

Secondary Land Use: The portion of Village Nine designated as University (U) may be developed for secondary land uses as described in table 54b only upon the following: the repurchase of said land in accordance with the terms and conditions of that certain Land Offer agreement, dated April 17, 2008, entered into between the City and Otay Land Company and the recordation of the transfer of the fee interest in accordance with said repurchase. Implementation of the secondary land uses for the portion of Village Nine designated as University would add the following to Village Nine:

- ❑ 68 single-family residential units
- ❑ 93 multi-family residential units
- ❑ Build-out population of approximately 455
- ❑ Commercial, park and CPF uses in a mixed use setting

University*														
Use	Dwelling Units				Acreage									Approx Pop.
	SF	MF	Total	Dens	Res.	Park	CPF	Sch.	C'ml.	Uni.	Open Sp.	Art.	Total	
LMV														
MH														
L														
UNIVERSITY										633.1	637.1		1,270.2	
TOTAL										**633.1**	**637.1**		**1,270.2**	

*University includes Villages Nine and Ten as well as an area east of these two villages. Alternative development scenarios have Villages Nine and Ten with the residential village concept and the remainder as open space.

Exhibit 58c University Land Use Table

Portion of University / Village 9 Alternative*

Use++	Dwelling Units				Acreage								Approx. Pop.
	SF	MF	Total	Dens	Res.	Park**	CPF+	Sch.	C'ml.	Open Sp.	Art.	Total	
LMV	57		57	4.5	12.7							12.7	182
MU						0.9	0.6		0.8			2.3	
MH		93	93	17.9	5.2			0.9				6.1	237
L	11		11	2.1	5.3							5.3	35
OTHER										5.4	1.8	7.2	
TOTAL	**68**	**93**	**161**	**6.9**	**23.2**	**0.9**	**0.6**	**0.9**	**0.8**	**5.4**	**1.8**	**33.6**	**455**

*Portion of Village 9 has a primary land use designation of University, and a secondary land use designation of residential as depicted in this table.

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

+ Actual CPF acreage to be determined at the SPA level; CPF acreage based on ratio of 1.39 acres per 1000 persons.

++ Estimates land use figures based on the ownership percentage of the Village.

Exhibit 54b Village 9 Secondary Land Use Table

c. Village Nine Policies

Village Character Policies:

- ❑ The village character should be guided by the following qualities:
  - Location adjacent to the Otay River Valley.
  - High intensity of the village land uses.
  - Linkage and compatibility with the Eastern Urban Center.
  - Views to Rock Mountain, the Otay River Valley, Salt Creek and mountains to the east.
  - Location along a proposed transit line.
- ❑ The Eastern Urban Center, SR-125 and the transit corridor provide opportunities for higher density along the northern and western edges of Village Nine. The adjacent open space to the south suggests a lower density residential to complement topography and the Otay Valley Regional Park.
- ❑ Development along the northern village boundary shall be compatible with the land uses in the adjoining Eastern Urban Center. Pedestrian walkways link multi-family residential areas, wherever feasible.
- ❑ Residential development along the southern portion of the village shall emphasize views of the Otay River Valley.
- ❑ Pockets of developable land south of ~~Main Street~~Otay Valley Road shall be used for low density residential uses overlooking

the park, and shall be subject to special design criteria to be developed in the Overall Ranch Design Plan.

Village Core Policies:

- A ~~trolley~~ transit stop ~~and~~/~~or~~ station ~~shall~~ be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level in the ~~village core~~ town center.
- Transit line rights-of-way shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.
- ~~The number of homes identified for the village core is a minimum and may not be reduced.~~

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standards would result in the development of ~~14.8~~ 31.6 acres of local parks in Village Nine. To satisfy this requirement, ~~10.0~~ 25.1 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of community park~~s~~ acres in Village~~s Two, Ten and the EUC~~Four community park.

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

- Natural open space areas adjacent to the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots.
  - Significant habitat areas shall be retained in natural open space.
  - Degraded habitat and slope shall be revegetated consistent with revegetation and slope guidelines developed at the SPA level. Landform grading shall be utilized in these areas to represent natural slope gradients and provide an undulating edge with varying gradients.
  - Slope without habitat areas shall conform to landscape concepts developed at the SPA level.
- The village edge shall be a landscaped buffer, providing a soft transition to the Otay Valley Regional Park/Otay Ranch Preserve.
- Pedestrian trails shall be provided to link the village with the Otay Valley Regional Park.

Other Village Nine Policies:

- The visual impacts of development in areas adjacent to the Otay River Valley shall be considered in the design of neighborhoods along this edge. A visual analysis shall be performed at the SPA level to assess the visual impacts of

development adjacent to the Otay River Valley. The Overall Ranch Design Plan will define the requirements for the visual analysis.

- ❑ Contour grading shall be required adjacent to the Otay River Valley. Landform grading guidelines shall be defined and developed as part of the Overall Ranch Design Plan, and further refined in the Village Design Plan at the SPA level.

- ❑ Design guidelines which address the visual quality of development adjacent to the Otay Valley Regional Park shall be developed in the Overall Ranch Design Plan and further refined in the Village Design Plan for Village Nine.

- ❑ Development will be centered along the couplet (one-way pair road system) and the transit corridor as the location of the highest intensity of development in order to achieve a pedestrian-oriented mixed-use district that will provide a direct link to the University Campus to the west and EUC to the north, and serves as the centerpiece of identity and community character.

- ❑ Structures within the heart of the University Town Center area shall be located and designed to form a common "building wall" along sidewalks, with parking to the rear or in subterranean structures, to stimulate pedestrian activity.

- ❑ Provide for the development of retail and office uses in a more intense format necessary to serve related businesses that are complimentary to business and retail needs intended for the EUC, the University Campus, and the RTP.

- ❑ Provide for the development of uses that directly support or complement the University Campus, such as commercial services, office, and faculty, staff, and student housing.

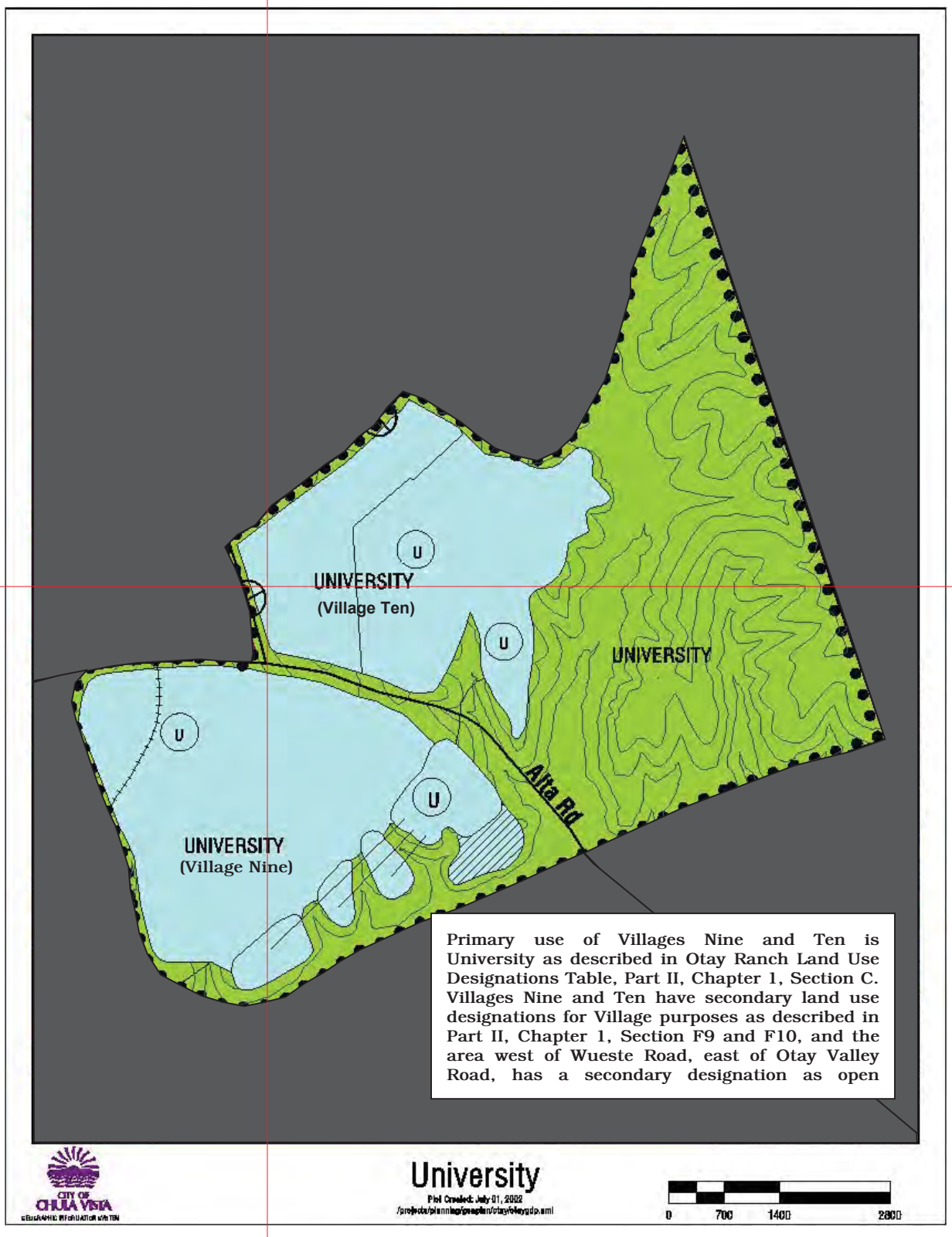


Exhibit ~~56~~ 55a Village Nine Land Use Map – Primary University Land Use (ADOPTED)

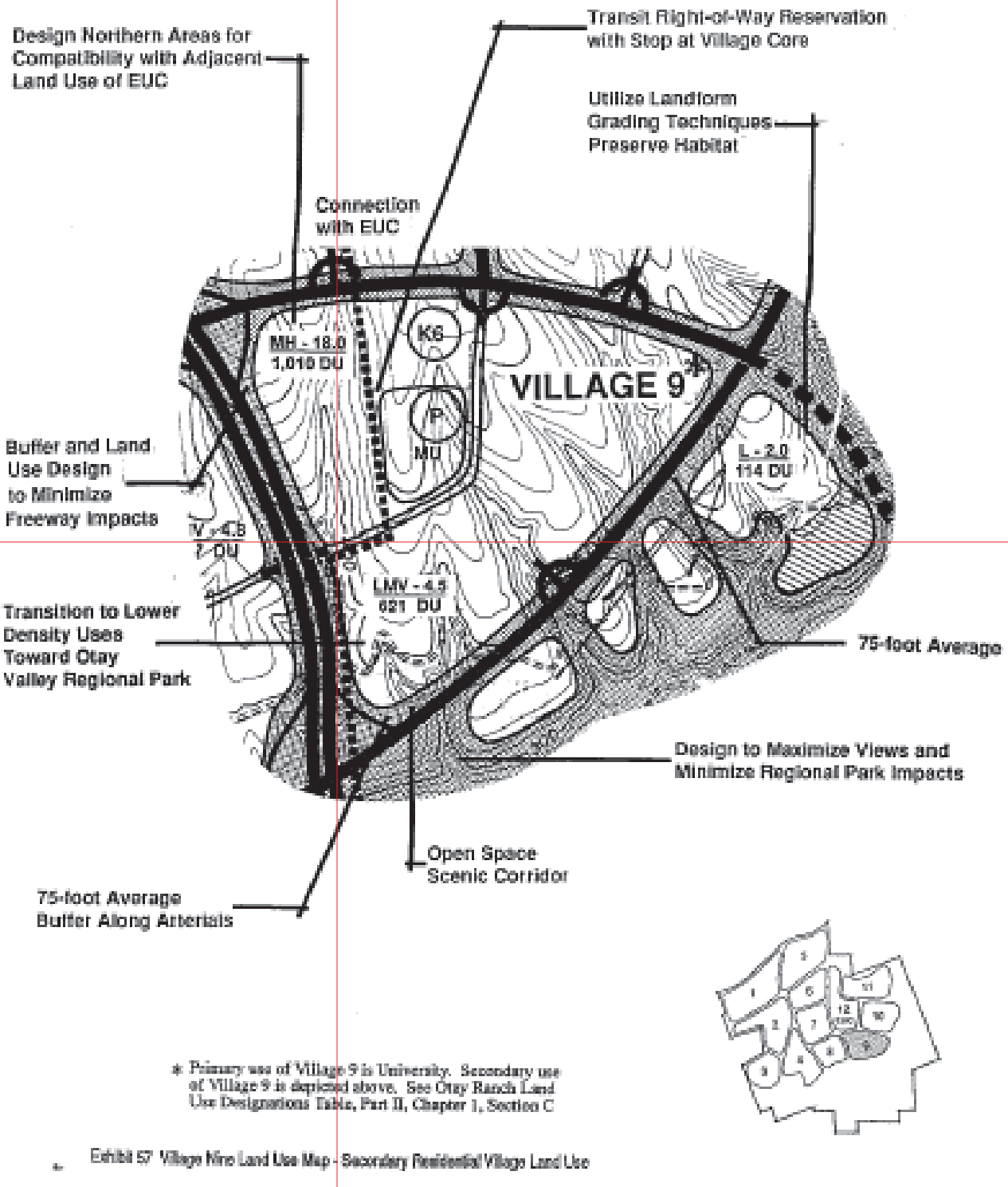


Exhibit ~~57~~ 55b Village Nine Land Use Map - Secondary Residential Village Land Use (ADOPTED)

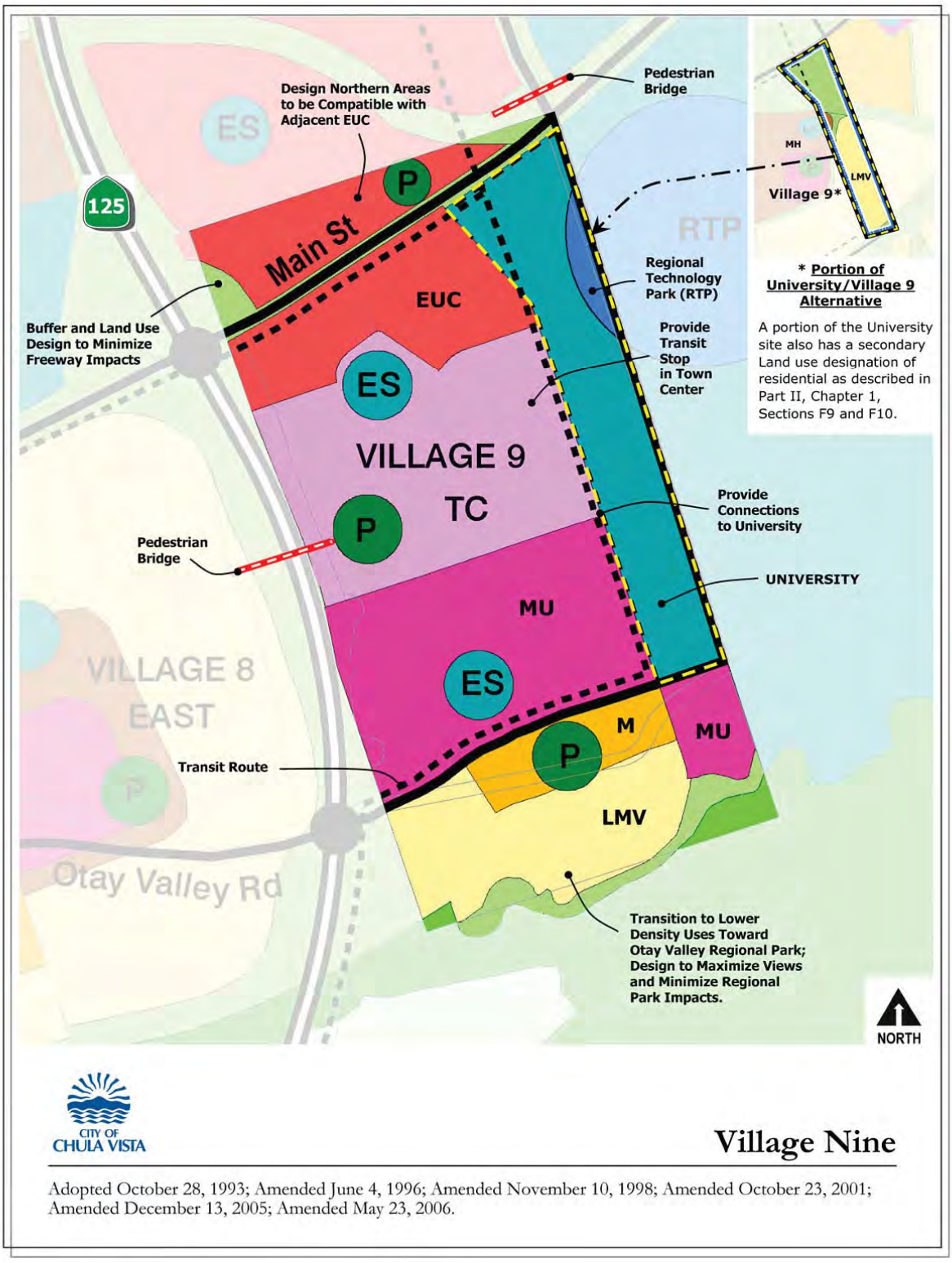


Exhibit 55 Village Nine/University Land Use Map (PROPOSED)

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10. ~~Portion of University/Village Ten~~ Planning Area 10 (University and Regional Technology Park)

a. ~~Village Ten~~Planning Area 10 Setting

~~Portion of University/Village Ten~~ Planning Area 10 is approximately ~~270~~ 469 acres located in the eastern portion of the Otay Valley Parcel, ~~between~~ east of Village Nine, south of Village Eleven and the Eastern Urban Center, and north of Salt Creek. The site is characterized by a broad mesa with slopes along the eastern boundary leading down to Salt Creek.

Open Space and Habitat: ~~Village Ten~~Planning Area 10 is located adjacent to the steep slopes and habitat of Salt Creek.

Land Use: ~~Village Ten~~Planning Area 10 is located on the eastern edge of the Otay Valley Parcel. This site is surrounded by vacant farm land and native habitat. Surrounding uses include a town enter and mixed uses in Village Nine, residential uses in Villages Eleven ~~and Nine~~ to the north ~~and south~~, the Eastern Urban Center to the northwest, and the ~~ARCO/~~U.S. Olympic Training Center across Salt Creek to the east. Lower Otay Lake lies to the east across the ridge which borders the Salt Creek corridor.

Visual: Scenic values extend along Salt Creek. ~~The village~~Planning Area 10 contains views to Rock Mountain and the Otay River Valley, and more distant views of the San Ysidro Mountains to the east.

Relationship to Other Otay Ranch Villages: ~~Village Ten~~Planning Area 10 is located ~~immediately~~ southeast of the Eastern Urban Center. Village Eleven is located to the north, and Village Nine is located to the ~~south~~west. ~~Main Street separates a portion of Village Ten from its village core.~~

b. ~~Village Ten~~Portion of Planning Area 10 Description~~-Primary Land Use~~

The primary land use for ~~Village Ten~~Planning Area 10 is ~~designated as~~ University. Part II, Chapter 1, Section D4 describes this land use. The intent of the GDP is to reserve a site for a full scale university within the Otay Ranch. The GDP reserves the land for a university for a period of time dependent on the phasing. ~~Also see Part II, Chapter 9, Section B for phasing policies.~~ The secondary land use for ~~Village Ten~~Planning Area 10, as depicted in Exhibit 56a, may developed for said secondary land uses only after development of "Western Phases I, II, and II," as identified in the Otay Ranch Phasing Plan, has been completed. Completion of such development for purposes of this requirement shall be deemed to the issuance of building permits for 75% of the residential units in Phases I through III. (See Otay Ranch Village Phasing Plan). ~~consists of 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 Ten~~

Planning Area Ten contains:

- ❑ A maximum of ~~669~~ 580 single-family residential units
- ❑ A maximum of ~~170~~ 424multi-family residential units
- ❑ Build-out population of approximately ~~2,574~~ 2,937
- ❑ ~~A Community Park~~
- ❑ 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
  - Neighborhood Park
  - A Town Square/Village Green/Main Street
  - Affordable Housing

Portion of Planning Area ~~Village~~ Ten ~~(Residential)~~/University Alternative*

Use	Dwelling Units				Acreage									Approx. Pop
	SF	MF	Total	Dens	Res.	Park**	CPF+	Sch.	C'ml.	~~Uni.~~	Open Sp.	Art.	Total	
LMV	414		414	4.5	92.0								92.0	1,325
M	~~257~~ 128		~~257~~ 128	~~6.5~~ 6.0	~~42.9~~ 21.4								~~42.9~~ 21.4	~~824~~ 410
MU						6.7	~~3.6~~ 4.1		~~3.0~~ 4.4				~~13.3~~ 15.2	
MH		~~170~~ 424	~~170~~ 424	~~14.5~~ 17.2	~~11.7~~ 24.6			~~10.0~~ 8.3					~~21.7~~ 32.9	~~43~~ 1,081
L~~MV~~	~~412~~ 38		~~412~~ 38	~~4.5~~ 2.0	~~91.5~~ 19.1								~~91.5~~ 19.1	~~1,318~~ 122
CP						13.9							13.9	
OTHER											~~56.7~~ 47.7	~~15.1~~ 13.9	~~71.8~~ 61.6	
TOTAL	~~669~~ 580	~~170~~ 424	~~839~~ 1,004	~~5.7~~ 6.4	~~146.1~~ 157.1	~~34.7~~ 20.6	~~3.6~~ 4.1	~~10.0~~ 8.3	~~3.0~~ 4.4		~~56.7~~ 47.7	~~15.1~~ 13.9	~~269.2~~ 256.1	~~2,574~~ 2,937

*Portion of Planning Area Ten/University has a primary land use designation of University, as depicted on the following table, and a secondary land use designation of residential as depicted in this table. ~~Part of park acreage requirements have been allocated to community park. Actual park size be determined by Parks Master Plan at the SPA level.~~

** Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons. ~~Village Ten has a primary land use designation of University, as depicted in the table titled "Village Nine" (University)" , and a secondary land use designation of residential as depicted in this table.~~

+ Actual CPF acreage to be determined at the SPA level; CPF acreage based on ratio of 1.39 acres per 1000 persons.

++ Estimates land use figures based on the ownership percentage of the Village.

Exhibit ~~58a~~ 56a Portion of ~~University/Village~~ Planning Area Ten ~~10~~ Land Use Table (Residential)

~~Village~~ Planning Area Ten/ ~~(~~University~~)~~*															
Use	Dwelling Units				Acreage										Approx. Pop.
	SF	MF	Total	Dens	Res.	Park	CPF	Sch.	C'ml.	Ind.	Uni.**	Open Sp.	Art.	Total	
M															
MU															
MH															
LMV															
~~CP~~RTP										85.0				85.0	
~~OTHER~~ UNIVERSITY											~~85.0~~ 384.0			~~269.2~~ 384.0	
TOTAL										**85.0**	**~~269.2~~ 384.0**			**~~269.2~~ 469.0**	

* Planning Area Ten/University has a primary land use designation of University, as depicted in this table, and a portion of Planning Area Ten/University has a secondary land use designation of residential as depicted in the previous table. ~~University includes Villages Nine and Ten as well as an area east of these two villages. Alternative development scenarios have Villages Nine and Ten with the residential village concept and the remainder as open space.~~

** Estimates approximately 51 gross acres located adjacent to the Lower Otay Reservoir includes as part of the University acres.

Exhibit ~~58b~~ 56b University~~/Village~~ Planning Area Ten Land Use Table ~~(University)~~

~~University*~~														
~~Use~~	~~Dwelling Units~~				~~Acreage~~									~~Approx. Pop.~~
	~~SF~~	~~MF~~	~~Total~~	~~Dens~~	~~Res.~~	~~Park~~	~~CPF~~	~~Sch.~~	~~C'ml.~~	~~Uni.~~	~~Open Sp.~~	~~Art.~~	~~Total~~	
~~LMV~~	-	-	-	-	-	-	-	-	-	-	-	-	-	-
~~MU~~	-	-	-	-	-	-	-	-	-	-	-	-	-	-
~~MH~~	-	-	-	-	-	-	-	-	-	-	-	-	-	-
~~L~~	-	-	-	-	-	-	-	-	-	-	-	-	-	-
~~UNIVERSITY~~	-	-	-	-	-	-	-	-	-	~~633.1~~	~~637.1~~	-	~~1,270.2~~	-
~~TOTAL~~	-	-	-	-	-	-	-	-	-	~~633.1~~	~~637.1~~	-	~~1,270.2~~	-

~~*University includes Villages Nine and Ten as well as an area east of these two villages. Alternative development scenarios have Villages Nine and Ten with the residential village concept and the remainder as open space.~~

c. ~~*Village Ten*~~*Planning Area 10 Policies*

Planning Area Character ~~Village~~ Policies:

❑ ~~The village~~ Planning Area 10 character should be guided by the following qualities:

- Location adjacent to the Salt Creek corridor.
- High intensity of the ~~village~~ area land uses.
- Complementary relationship and compatibility with the Eastern Urban Center, especially its residential component.
- Views to Rock Mountain, the Otay River Valley, and the San Ysidro Mountains to the east.

~~Village~~ Planning Area 10 Core Policies:

- The ~~village~~ Planning Area core should be located near the western ~~village~~ Planning Area 10 boundary in order to provide some community services for the residents of the Eastern Urban Center.

Parks and Open Space Policies:

- Application of the 3 acres per 1,000 residents standard would result in the development of ~~7.7~~13.9 acres of local parks in ~~Village Ten~~Planning Area 10. To satisfy this requirement, 6.7 acres of neighborhood parks/town square are planned.~~, in addition to a 28-acre The remaining obligation is satisfied by the provision of community park.~~ The following policies shall guide the design of parks and open spaces in ~~Village Ten~~Planning Area 10:

- ~~The community park design should provide a strong link with the adjacent regional open space through the use of neighborhood and regional trail connections. Location of the community park is subject to a feasibility study at the SPA level.~~

- Natural open space areas adjacent to the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots.

- Natural open space character along the canyon shall be based upon the concepts developed in the Overall Ranch Design Plan and refined in the ~~Village~~ Design Plan for this ~~village~~Planning Area.

- Setbacks and landscaping shall be provided along Main Street in keeping with open space scenic corridor guidelines in the Overall Ranch DesignPlan (requirmeents set forth in Section E, Implementation).

- ~~Community park grading shall not extend into the Salt Creek Open Space Preserve area.~~

- Pedestrian trails shall link ~~the village~~ Planning Area 10 with the Otay Valley Regional Park.

Other ~~Village Ten~~Planning Area 10 Policies:

- Contour grading shall be required adjacent to Salt Creek. Landform grading guidelines shall be developed as part of the Overall Ranch Design Plan and will be further refined in the ~~Village~~ Design Plan at the SPA level.

- Design guidelines which address the visual quality of development adjacent to Salt Creek shall be included in the Overall Ranch Design Plan, and further refined in the ~~Village~~ Design Plan for ~~Village Ten~~Planning Area 10.

- Although ~~the village~~ Planning Area 10 is not located along the ~~light rail~~ transit route, a transit stop shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.

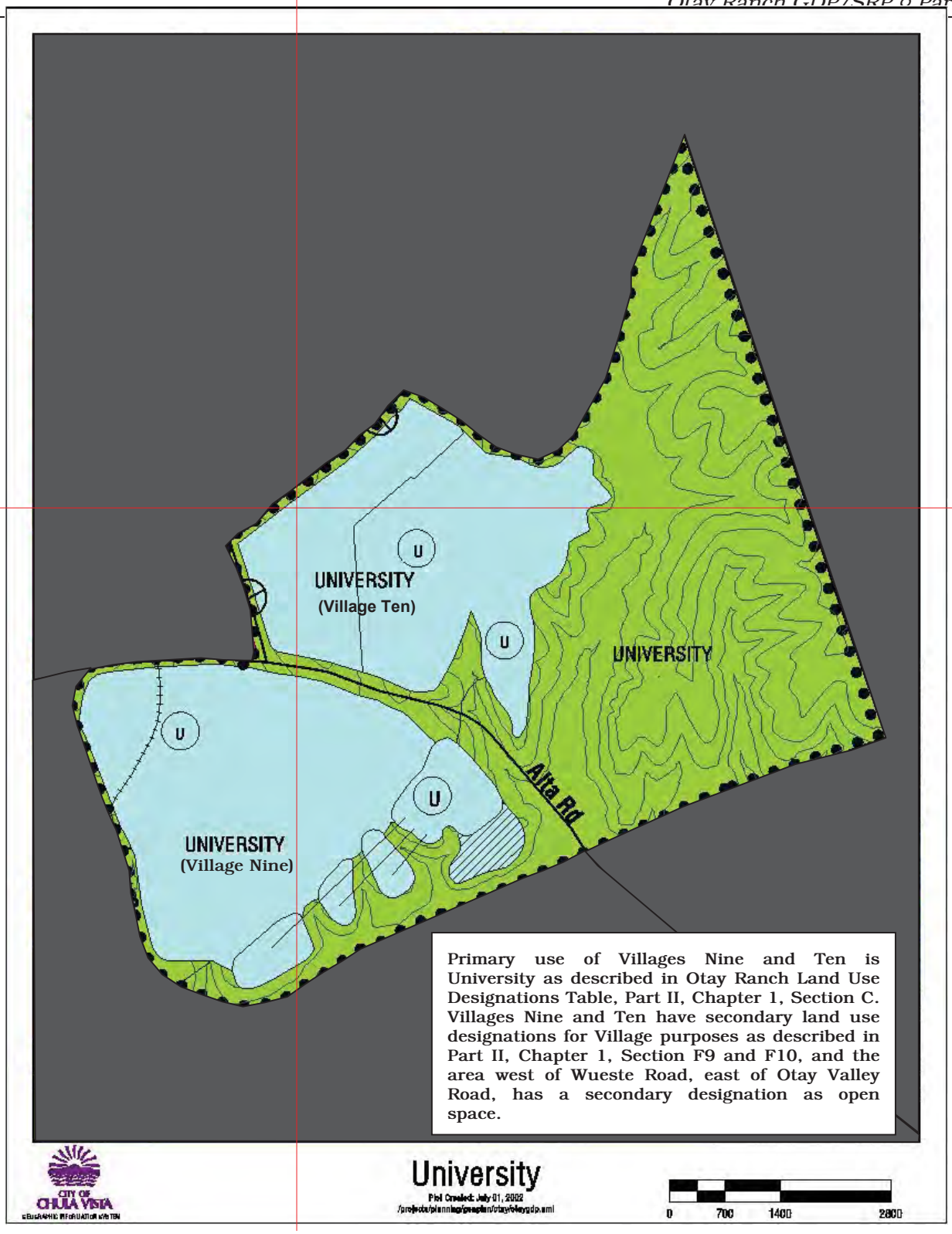


Exhibit ~~59~~ 57a Village Ten Land Use Map - Primary University Land Use (ADOPTED)

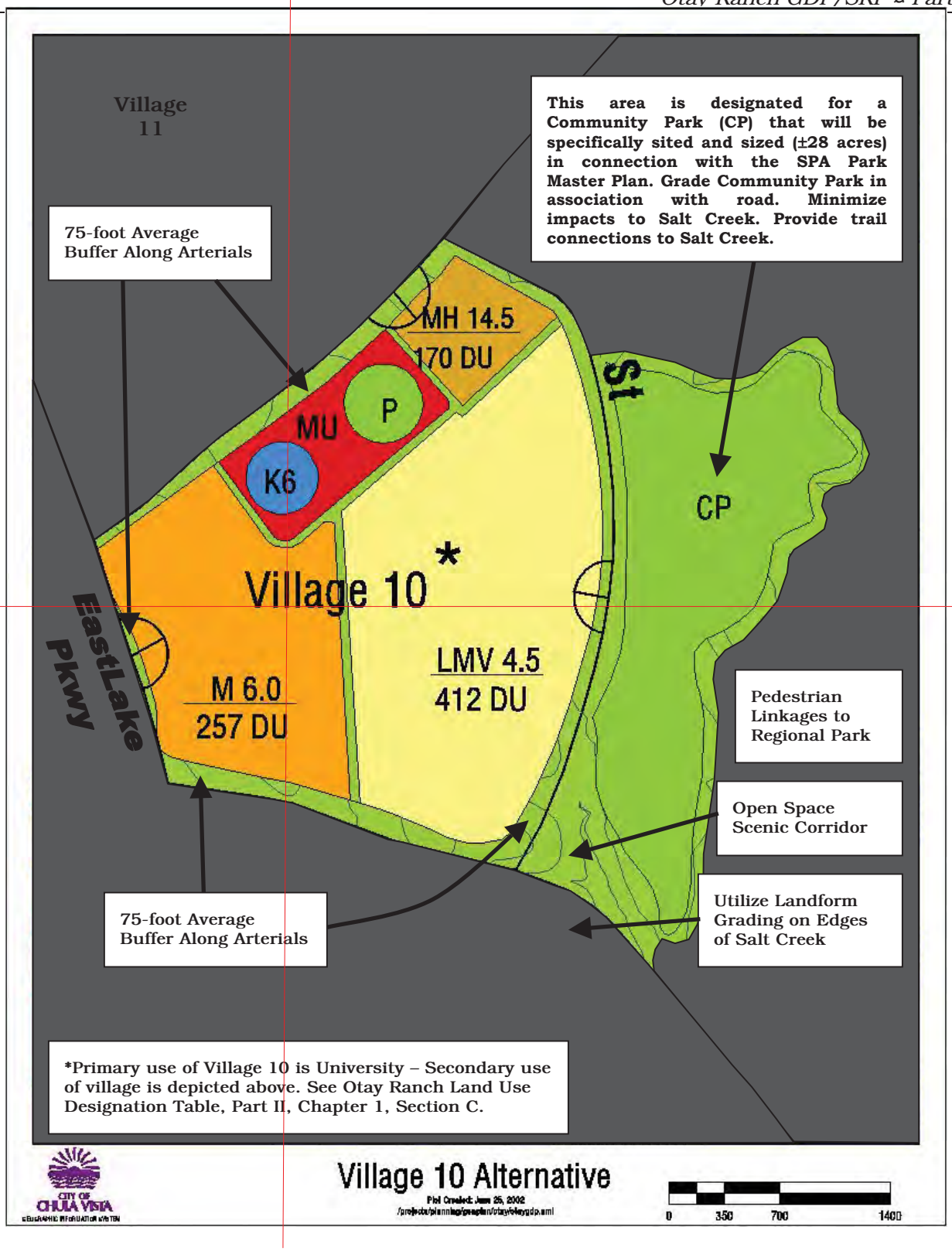


Exhibit ~~60~~ 58b Village Ten Land Use Map – Secondary Village Residential Land Use (ADOPTED)

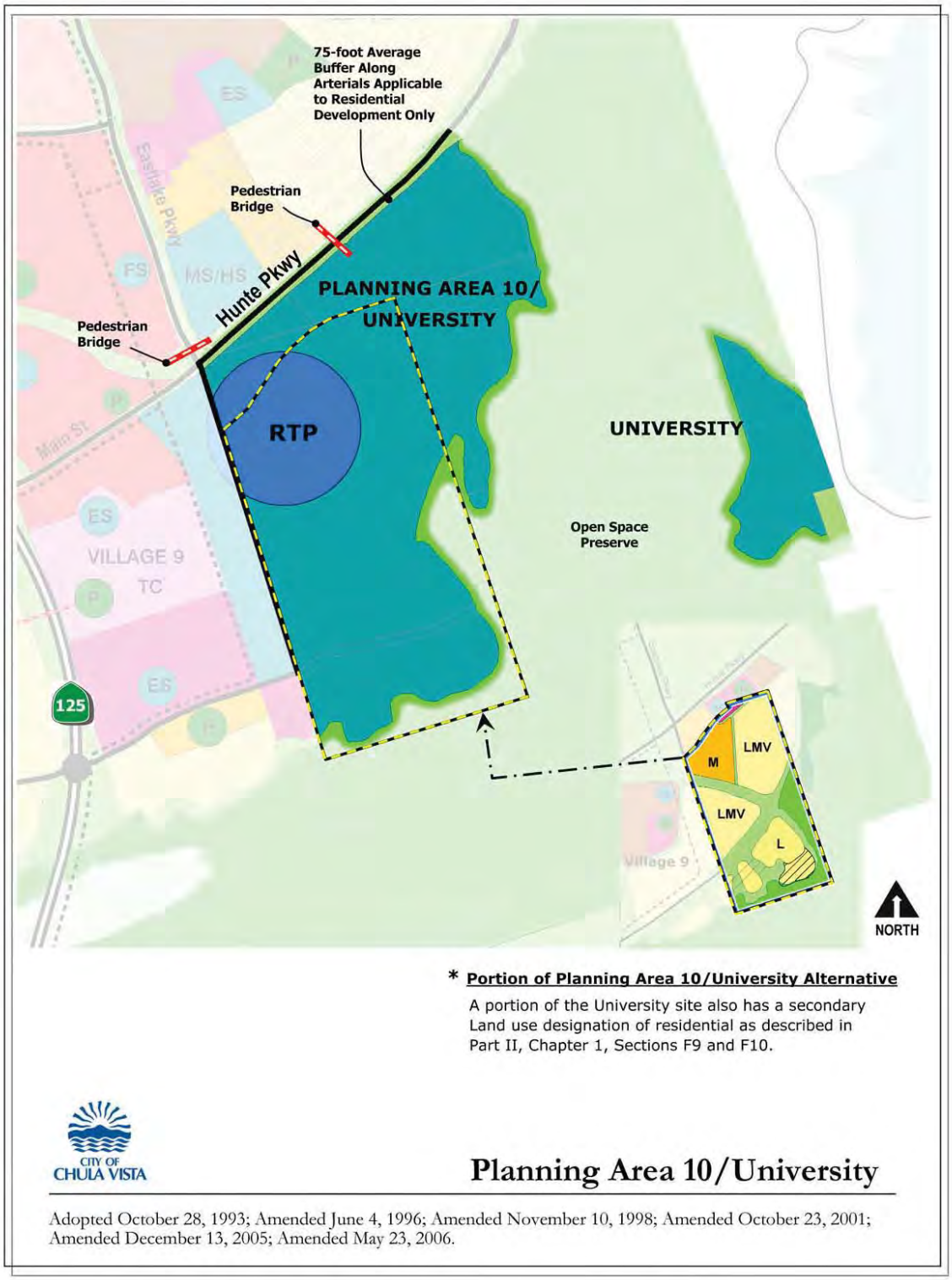


Exhibit 57 ~~University/Village Ten~~Planning Area 10/University Land Use Map - Primary University Land Use/Secondary Residential Land Use (PROPOSED)

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11. Village Eleven

a. Village Eleven Setting

Village Eleven is comprised of approximately 489 acres located in the northeastern portion of the project, south of the extension of Olympic Parkway and west of the extension of Hunte Parkway. Salt Creek is located along the eastern boundary and a university is located to the south. The community of EastLake is located to the north.

Open Space and Habitat: Village Eleven is located adjacent to the slopes and habitat of Salt Creek. This area has been extensively farmed.

Land Use: The San Diego Gas and Electric (SDG&E) and San Diego County Water Authority (SDCWA) easements cross the site northwest to southeast. EastLake Greens is a planned community located along the northern edge of the village.

Visual: Village Eleven is located to the south of Olympic Parkway, a scenic corridor. Views from the village include views of the mountains to the northeast, east, and south, and views of the Salt Creek Canyon.

Relationship to Other Otay Ranch Villages: Village Eleven is located adjacent to the Eastern Urban Center and the Freeway Commercial area which contains a park-and-ride facility. The village will provide transitions between these more intense uses and adjacent residential uses.

b. Village Eleven Description

Village Eleven 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 Eleven contains:

- ❑ A maximum of 1,005 single-family residential units
- ❑ A maximum of 1,385 multi-family residential units
- ❑ Build-out population of approximately 6,749
- ❑ A middle school
- ❑ Open space corridor
- ❑ 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

Village Eleven														
Use	Dwelling Units				Acreage									Approx. Pop.~~+~~
	SF	MF	Total	Dens	Res.	Park*	CPF**	Sch.	C'ml.	~~Uni.~~	Open Sp.	Art.	Total	
MH		583	583	13.7	42.7								42.7	1,487
MU		472	472	21.2	22.3	10.0	9.4	10.0	10.0				61.7	1,204
M	195	330	525	6.9	75.7			25.0					100.7	1,466
LMV	810		810	4.9	166.0								166.0	2,592
OTHER											51.4	66.5	117.9	
TOTAL	**1,005**	**1,385**	**2,390**	**7.8**	**306.7**	**10.0***	**9.4**	**35.0**	**10.0**		**51.4**	**66.5**	**489.0**	**6,749**

~~*Neighborhood park land included in residential acreage.~~

*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

~~+ Population coefficient is 3. 2 persons per single family unit and 2.55 persons per multi family unit.~~

**Actual CPF acreage to be determined at the SPA level. CPF acreage based on a ratio of 1.39 acres per 1,000 persons.

Exhibit 58 Village Eleven Land Use Table

c. Village Eleven Policies

Village Character Policies:

❑ The village character should be guided by the following qualities:

- Location adjacent to the Salt Creek corridor.
- High intensity of the village land uses.
- Compatibility with the Eastern Urban Center.
- Views to the mountains to the northeast, east and southeast, and the Salt Creek corridor.

❑ Village Eleven shall contain a regional greenbelt/open space area which connects to and through the Eastern Urban Center.

❑ Multi-family residential uses should be located within the village core to provide housing opportunities adjacent to the Eastern Urban Center and Freeway Commercial area.

Village Core Policies:

- ❑ The village core land uses should provide a medium density transition to the Freeway Commercial areas to the west.
- ❑ The village core should utilize the greenbelt/open space corridor as an identifying feature.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 20.2 acres of local parks in Village Eleven. To satisfy this requirement, 10.0 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of a community parks in Village Four.

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

- ❑ A regional greenbelt/open space link (a minimum of 75 feet wide) will be provided on the south side of the village, connecting Wolf Canyon, the Eastern Urban Center and Salt Creek. This connection may take several forms, including a greenbelt, trails, or promenade streets. The greenbelt shall be an minimum of 75 feet wide. The GDP/SRP Land Use Map provides a concept for the linkage through the village.
- ❑ Natural open space areas adjacent to Salt Creek identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Natural open space character along the canyon shall be based upon the concepts developed in the Overall Ranch Design Plan and refined in the Village Design Plan for this village.
- ❑ Setbacks and landscaping shall be provided along Main Street in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).
- ❑ Pedestrian trails shall link the village with Salt Creek and the Otay Valley Regional Park.
- ❑ The environmental resources contained in Salt Creek Canyon shall be protected through careful buffering, landscaping and grading techniques.
- ❑ The aqueduct and SDG&E easements should be integrated into the design of the village as open space. These easements may be utilized for road crossings, parking and limited landscaping, however, no habitable structures may be placed in the area. Residential and school uses should be buffered from the SDG&E powerlines. The width of the buffer will conform to school district requirements.

Other Village Eleven Policies:

- ❑ Contour grading shall be required adjacent to Salt Creek. Landform grading guidelines shall be developed as part of the Overall Ranch Design Plan and further refined in the Village Design Plan at the SPA level.
- ❑ Design guidelines which address the visual quality of development adjacent to Salt Creek shall be defined in the Overall Ranch Design Plan and further refined in the Village Design Plan for Village Eleven.
- ❑ Although the village is not located along the light rail transit route, a transit stop shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.

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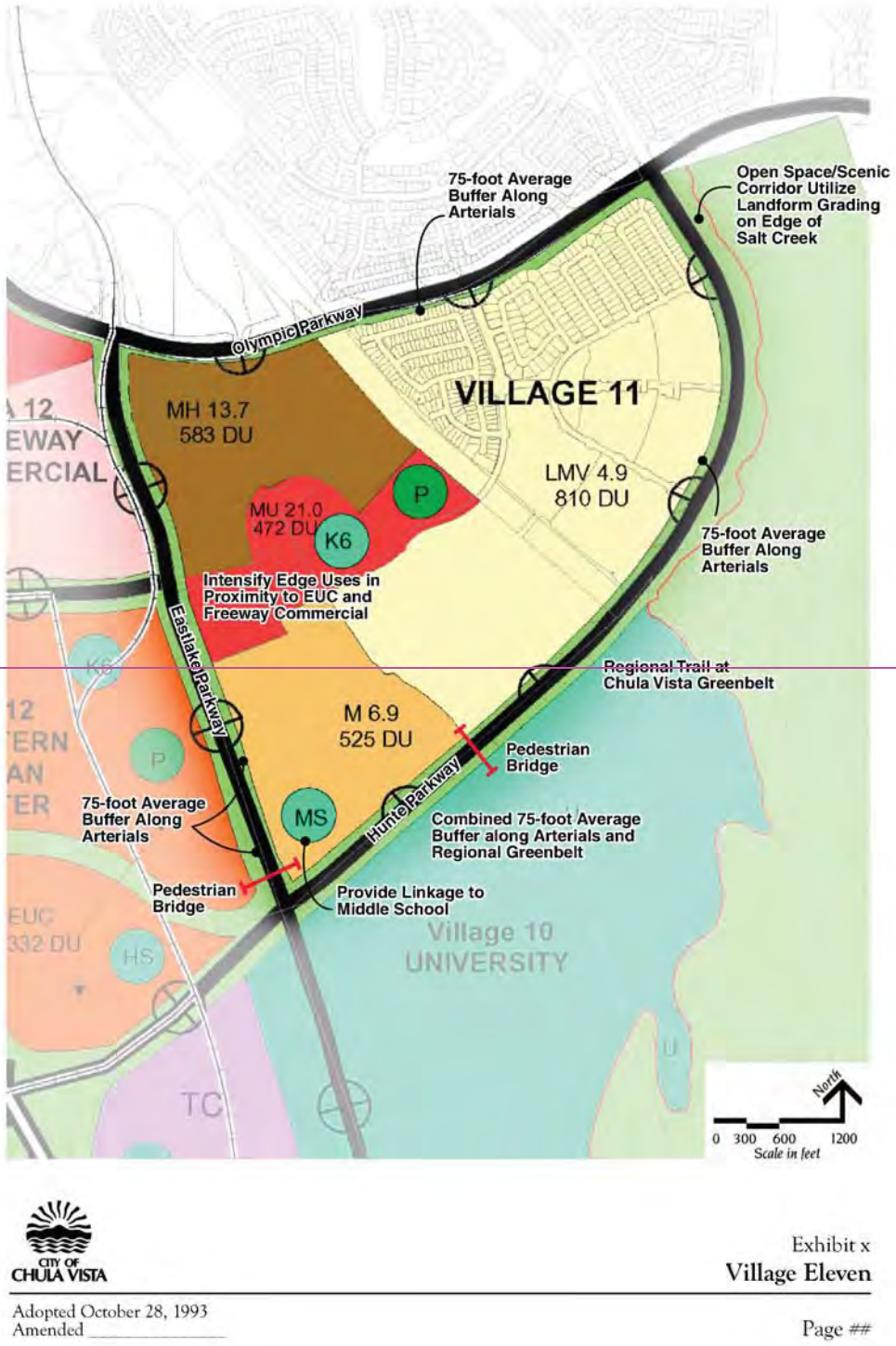


Exhibit ~~62~~ 59 Village Eleven Land Use Map (ADOPTED)

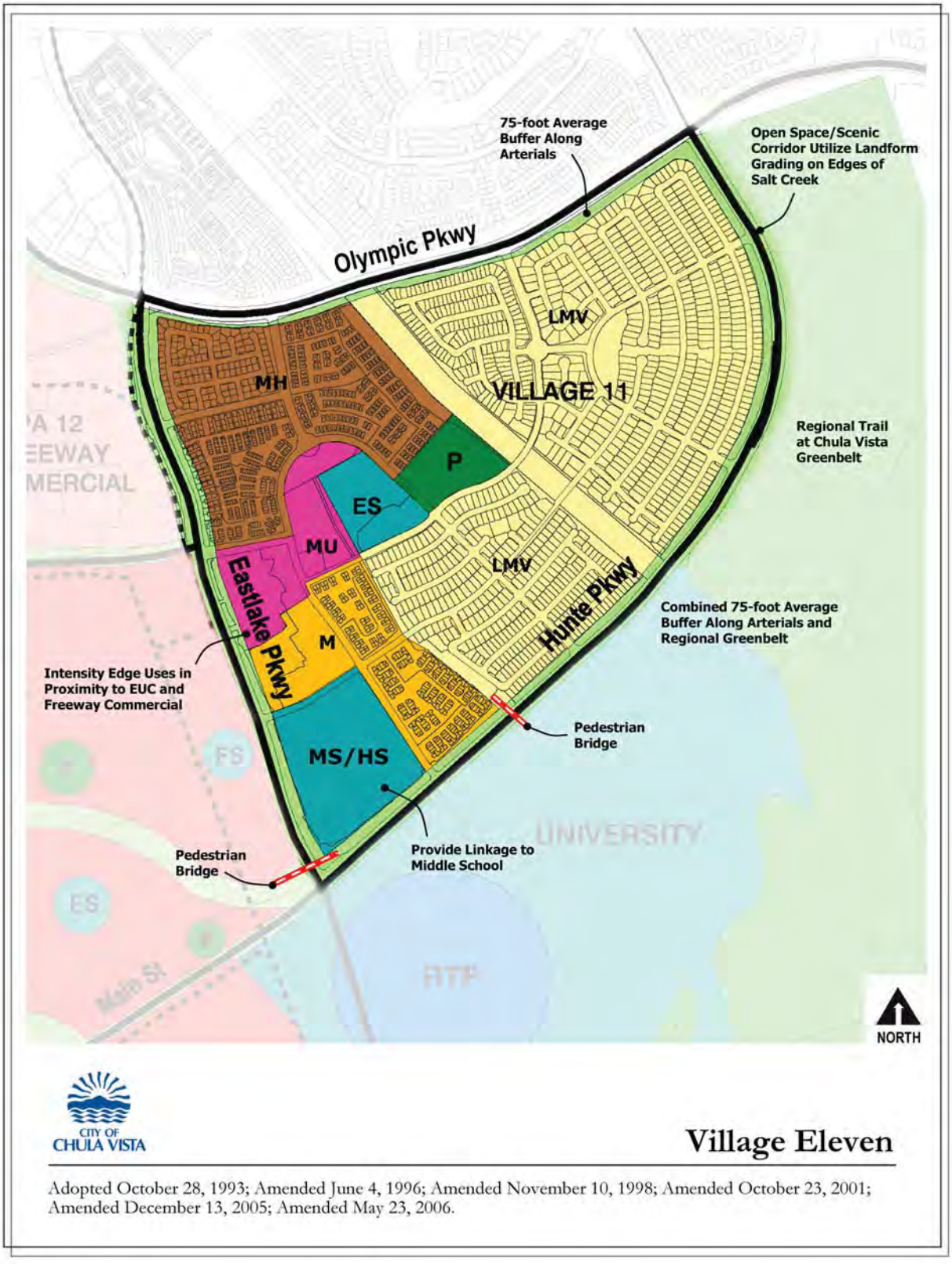


Exhibit 59 Village Eleven Land Use Map (PROPOSED)

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12. Planning Area 12 - Eastern Urban Center/Freeway Commercial

a. Planning Area 12 Setting

Planning Area 12 is approximately ~~368~~ 376 acres in size and is located in the center of the Otay Valley Parcel. It contains both the Eastern Urban Center (EUC) and the Freeway Commercial (FC) areas. The topography in this area consists of several broad knolls. Planning Area 12 is positioned at the center of the Otay Ranch community, where three major circulation systems converge. These three systems include the open space network, the proposed SR-125 highway and the proposed bus rapid transit system.

Open Space and Habitat: This prominent site will be visible from many of the developed portions of the ranch. The area has been extensively farmed and is therefore devoid of sensitive habitat.

Land Use: The area is currently surrounded by vacant farm land and will be surrounded by Otay Ranch villages. SR-125 is proposed to form the western boundary of Planning Area 12.

Visual: Planning Area 12 is situated along the higher elevations of SR-125. Therefore, it commands views in all directions of the mountains and the ocean.

Relationship to Other Otay Ranch Villages: Planning Area 12 is located adjacent to SR-125 on its western edge. It is west of Village 11 , north of Village Nine, and northwest of the planned university. This is the central commercial and office node for the entire Otay Ranch and will be physically linked with all other villages.

b. Eastern Urban Center Description

The EUC is an urban center, serving regional commercial, financial, residential, professional, entertainment, and cultural needs. This prime location is designated as the Eastern Urban Center to announce its role as the heart of the eastern territories in South San Diego County. The center will be a viable and intense mixture of uses that will act as a magnetic downtown, drawing residents, visitors and businesses. Surrounding land uses in the adjacent Village Nine, ~~particulary~~particularly its town center; the University Campus; Regional Technology Park; and the Freeway Commercial –area are expected to relate closely to the EUC.

The center will be composed of buildings of varying orientations. It will contain specialty land uses, as well as shopping and entertainment uses, and uses supportive of the university campus. Landmark architecture will be encouraged to create a pronounced identity. An internal circulation system will provide for pedestrians, bus and bus rapid transit –connections. This system will provide efficient access throughout the Eastern Urban Center and to the ultimate bus rapid transit -line through this region.

The Eastern Urban Center contains:

- ~~3,313~~2,993 multi-family high density residential units.
- Build-out population of approximately ~~8,548~~7,722
- Regional and specialty shopping
- Multi-Use Cultural Arts Facility (including civic arts/theaters and museums)
- Regional Purpose Facilities
- Local parks
- Business Parks
- Visitor Commercial
- Transit station
- An Elementary School and a High School as required by the applicable districts.
- Urban Open Space Corridor
- Library and Civic Facilities
    - Fire Station
    - Affordable Housing

Planning Area 12 (EUC & FC)														
Use	**Dwelling Units**				**Acreage*****									
	SF	**MF**	**Total**	**Dens**	**Res.**	**Park***	**CPF****	**Sch.*****	**C'ml.******	**Uni.**	**Open Sp.**	**Art.**	**Total**	**Approx Pop.+**
EUC		3,313	3,313	41.2	80.4	25.6	11.9	35.0				8.0	160.9	8,548
Regional Commercial									29.4				29.4	
Visitor Commercial									11.0				11.0	
Cultural									5.0				5.0	
Off-Low Rise/Bus.									19.0				19.0	
Off-Med/High Rise									11.5				11.5	
OTHER+											1.5		1.5	
EUC Subtotal		**3,313**	**3,313**	**41.2**	**80.4**	**25.6**	11.9	**35.0**	**75.9**		**1.5**	**8.0**	**238.3**	**8,548**
FC									113.2		3.8	12.4	129.4	
FC Subtotal									**113.2**		**3.8**	**12.4**	**129.4**	
TOTAL		**3,313**	**3,313**	**41.2**	**80.4**	**25.6**	**11.9**	**35.0**	**189.1**				**367.7**	**8,548**

* Actual Park size to be determined by Parks Master Plan at the SPA level; Park acreage based on ratio of 3.0 acres per 1,000 persons

** CPF acreage based on ratio of 1.39 acres per 1000 persons. Square-footage equivalent may be considered at SPA Plan level.

*** School acres will divert to residential if not needed for school.

**** May include mixed-use and multi-use.

***** The maximum permitted non-residential areas may alternatively be measured in square-feet up to the maximum projected yield of 5,179,000 square feet

\+ Population coefficient is 3.3 persons per single-family unit and 2.58 persons per multi-family unit.

++ Fire Station

Exhibit 60 Planning Area 12 (EUC & FC) Land Use Tables

Planning Area 12 (EUC & FC)													
Use	**Dwelling Units**				**Acreage*****								**Approx. Pop.**
	SF	**MF**	**Total**	**Dens**	**Res.**	**Park***	**CPF****	**Sch.*****	**C'ml.******	**Open Sp.**	**Art.**	**Total**	
EUC		2,993	2,993	41.2	72.6	23.2	10.7	6.0			33.5	146.0	7,722
Regional Commercial									26.6			26.6	
Visitor Commercial									9.9			9.9	
Cultural									4.5			4.5	
Off-Low Rise/Bus.									17.2			17.2	
Off-Med/High Rise									10.4			10.4	
Other +										1.5		1.5	
EUC Subtotal		**2,993**	**2,993**	**41.2**	**72.6**	**23.2**	**10.7**	**6.0**	**68.6**	**1.5**	**33.5**	**216.1**	**7,722**
FC									120.7		39.3	160.0	
FC Subtotal									**120.7**		**39.3**	**160.0**	
TOTAL		**2,993**	**2,993**	**41.2**	**72.6**	**23.2**	**10.7**	**6.0**	**189.3**	**1.5**	**72.8**	**376.1**	**7,722**
*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level; Park acreage based on ratio of 3.0 acres per 1000 persons.													
**CPF acreage based on ratio of 1.39-acres per 1000 persons. Square-footage equivalent may be considered at SPA Plan level.													
***School acres will divert to residential if not needed for school.													
****May include mixed-use and multi-use.													
*****The maximum permitted non-residential areas may alternatively be measured in square-feet up to the maximum projected yield of 4,713,000 square feet													
+ Fire Station													

Exhibit 60 Planning Area 12 (EUC & FC) Land Use Tables

- The mix of uses shown in Exhibit 63 are ~~respresentative~~representative of the expectations and intended character for the Eastern Urban Center. The final land use mix and distribution of uses shall be determined at the SPA planning level. Variation from the uses identified in Exhibit 63 may be approved subject to the following findings:

  1. The intended character and purpose of the Eastern Urban Center is maintained;
  2. The distribution of uses is compatible with the adopted uses in adjacent villages; and
  3. The viability of the Eastern Urban Center is maintained or enhanced.

c. Eastern Urban Center Policies

EUC Character Policies:

- ❑ The character of the EUC should be guided by the following elements:
  - Location at high point on the Otay Valley Parcel.
  - Synergism with adjacent villages, especially Village Nine and the University.
  - 360 degree views to Point Loma and the mountains.
  - Location along transit right-of-way.
  - Centrally located transit station
- ❑ Locate civic and regional purpose facilities in accordance with the siting ~~criterian~~criteria in the Facility Implementation Plan. The amount and size will be determined at the SPA level.
- ❑ The floor area ratio shall permit multi-storied buildings, high-rise buildings and parking structures. The exact ratio will be established at the SPA level.
- ❑ Locate less intense land uses around the edges of the EUC and utilize landscaped buffers of varying widths to create a transition to surrounding villages.
- ❑ Integrate commercial and residential uses to support a 24-hour environment.
- ❑ Provide for neighborhood, regional and specialty shopping. Provide for an array of services such as financial, medical, and research-oriented facilities in office areas.
- ❑ Locate theaters and museums in prominent locations, to broaden the appeal of the EUC as a viable regional hub of cultural activity.
- ❑ Prepare a framework strategy for the "University Study Area" as depicted on the General Plan Land Use Map prior to or concurrently with SPA level planning for the EUC. The framework strategy should examine what is the appropriate size, character and function of parks, cultural facilities, community purpose facilities, roadway and pedestrian way design, and other services and amenities for the EUC. Results of the framework strategy shall be considered for the EUC SPA Plan.
- ❑ The framework strategy should identify important facilities, land use, and services that should be provided in the EUC that support or complement the university and the other areas within the University Study Area. Such uses may include specialty retail, bookstores, research and business Institutes, hotels, entertainment and visitor uses, and cultural and arts facilities.

EUC Urban Design Policies:

- ❑ Orient buildings to create a continuous facade to primary pedestrian spaces and primary pedestrian ways. Define the primary pedestrian areas and ways to provide a continuous pedestrian experience.
- ❑ Emphasize an urban street scene by locating buildings at the sidewalk edge, except where creating pedestrian-oriented spaces such as patios, plazas, malls and squares.
- ❑ Buildings fronting on primary pedestrian spaces should contain uses that support pedestrian activities such as dining, retail sites and entertainment, and cultural experiences.
- ❑ Individual buildings or building clusters should incorporate elements of art which can be viewed and experienced from adjacent public space.
- ❑ To create vitality and excitement, activities should flow out from buildings onto public spaces (e.g., sidewalk cafes, street vendors, sidewalk entertainment or other inviting pedestrian features).
- ❑ Buildings should incorporate design features which complement a pedestrian scale, such as horizontal components, overhangs, facade detail, display areas, and pedestrian seating.
- ❑ Buildings should exhibit an urban character through the use of appropriate materials, textures, and scale.
- ❑ The scale of prominent buildings should be generally mid-rise, up to 15 stories.
- ❑ Buildings should display qualities that are characteristic of landmark architecture.
- ❑ Utilize streetscape amenities, such as enhanced street paving, bollards and street furnishings, to establish identity.
- ❑ Establish view corridors which focus on and connect key visual landmarks.
- ❑ ~~Prominantly~~Prominently feature major activities nodes such as transit stations, civic building and urban parks.
- ❑ Varying, but complementary, land uses should be integrated to provide a mixed-use environment. A strong pedestrian connection should be created between uses and between adjacent areas within the University Study Area.
- ❑ Encourage a mixture of land uses particularly where structures front a pedestrian plaza or urban park.
- ❑ A variety of uses, including residential, should be incorporated within a single structure where feasible.

- ❏ The circulation system should minimize conflict with the pedestrian system.

- ❏ Along main ~~throughfares~~thoroughfares and primary pedestrian ways, off-street parking shall be provided primarily behind buildings or within parking structures. Exceptions that allow parking on an interim basis adjacent to such thoroughfares and pedestrian ways (to accommodate build-out of development) may be permitted when the interim-phase status of the parking can be justified. For all other streets, off-street parking situated along and adjacent to the other street frontage shall be minimized in order to maintain a pedestrian orientation and preserve the urban character of the EUC.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of ~~for~~ approximately ~~25.6~~23.2 acres of local parks in the EUC. The EUC will ~~-~~provide sufficient ~~-~~area for local parks/town squares and plazas, ~~,~~or other park facilities to meet its needs onsite, as required by an EUC Parks Master Plan prepared as part of the SPA Plan. The SPA-level Parks Master Plan shall consider the needs and standards identified in the framework strategy prepared for the "University Study Area", which may include variations from conventional parkland standards.

The following policies shall guide the design of parks and open spaces in the Eastern Urban Center and shall be further refined by the SPA-Level Parks Master Plan:

- ❏ Incorporate a pedestrian open space/trail corridor (average 75 feet wide) across the EUC which connects to Wolf Canyon and Salt Creek. This corridor will create a strong east/west open space system and reflect differing characteristics as it moves through Otay Ranch. This corridor has been defined by the overall Ranch Design Plan, but will be more specifically defined In the EUC SPA Design Plan. Within the EUC, this corridor shall serve as an identifiable pedestrian corridor and element that ties plazas, parks, and other urban features together to fulfill multiple functions ~~includeing~~including urban relief, recreation, and trail connectivity, while maintaining its primary function as a key segment of the City's Greenbelt and trail system.

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

- ❏ Provide a network of pedestrian spaces, plazas, malls, promenades, and squares to create a pedestrian oriented environment. The amount of credit towards satsifying park area requirements for these amenities shall be determined in the EUC Parks Master Plan.

- ❏ Individual building and building clusters should integrate pedestrian plazas with the overall pedestrian system.

- ❑ Pedestrian plazas should incorporate fountains or artistic features as a visual focus.

Other Eastern Urban Center Policies

- ❑ Transit line rights-of-way and bus rapid transit stops/stations shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level within the EUC.

Freeway Commercial Policies:

- ❑ This category includes regional uses which require an automobile orientation near regional transportation systems. Expected uses include thoroughfare commercial, visitor commercial and regionally oriented retail commercial
- ❑ The freeway-oriented commercial area shall include uses such as: department stores, regional mall/lifestyle center, eating and drinking establishments, movie theaters, fitness clubs, and other uses which benefit from direct freeway exposure, - serve a regional market, and strengthen its relationship and linkages to the EUC and University Campus and University Village to the south.
- ❑ Develop a signage and graphic program at the SPA level.
- ❑ Reserve a park-and-ride at the transit stop along the west side of Eastlake Parkway.

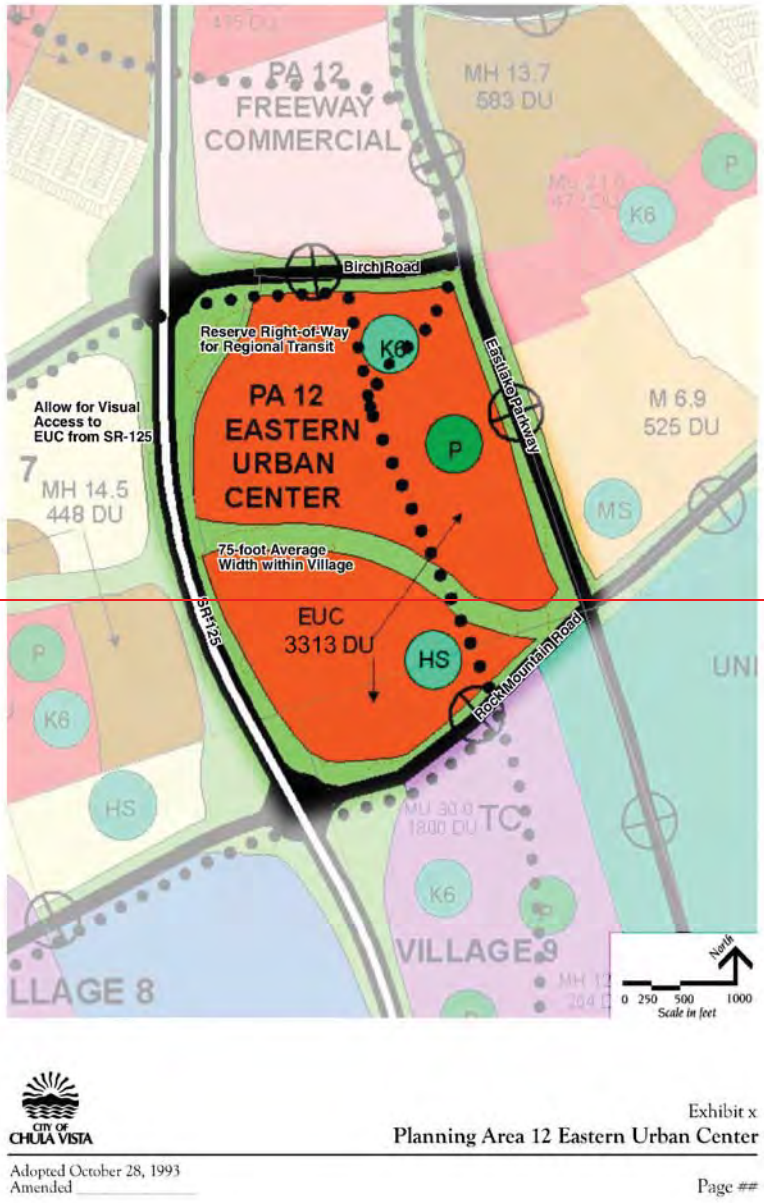


Exhibit ~~64a~~ 61 Planning Area 12 EUC Land Use Map (ADOPTED)

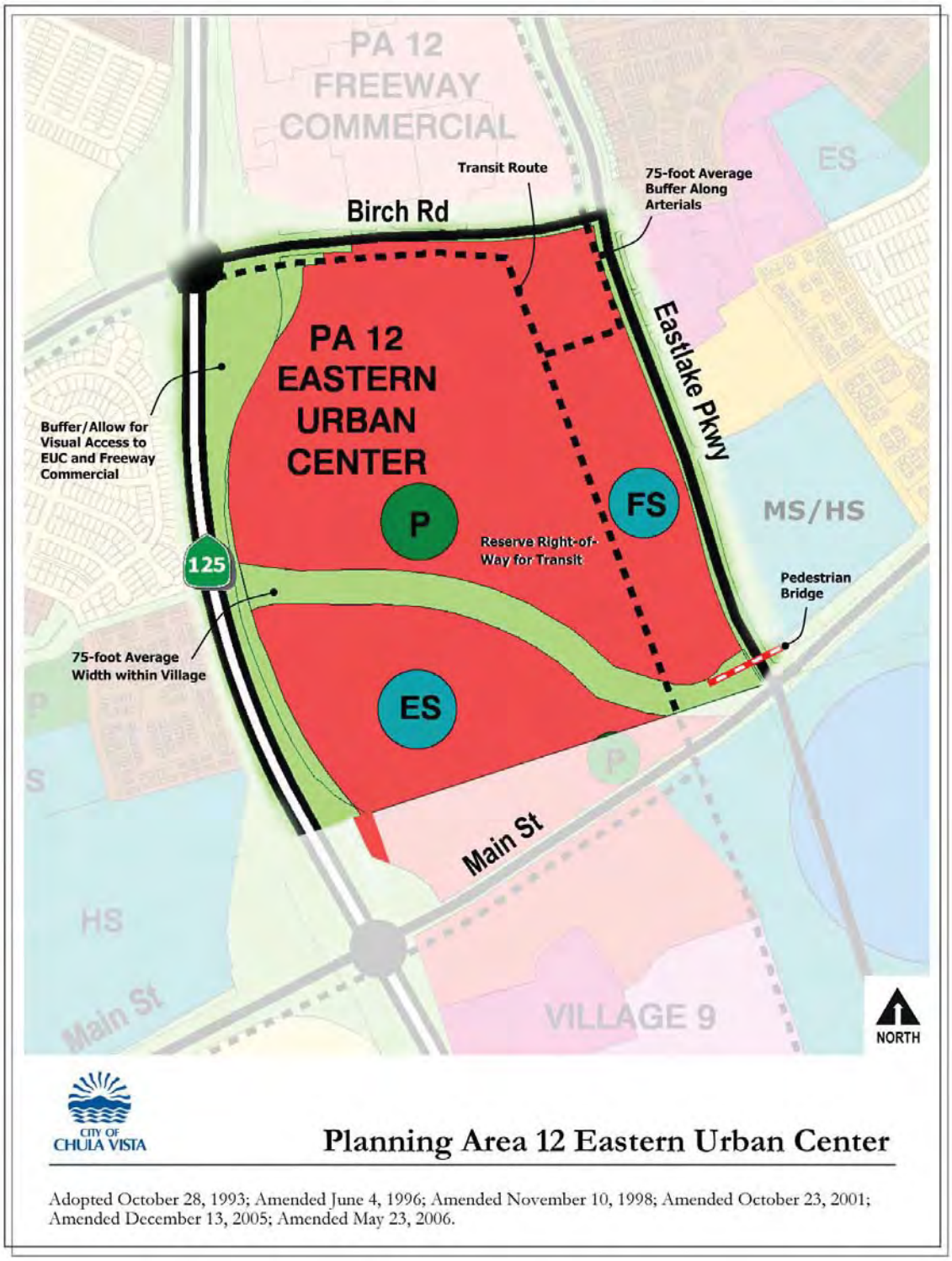


Exhibit 61 Planning Area 12 EUC Land Use Map (PROPOSED)

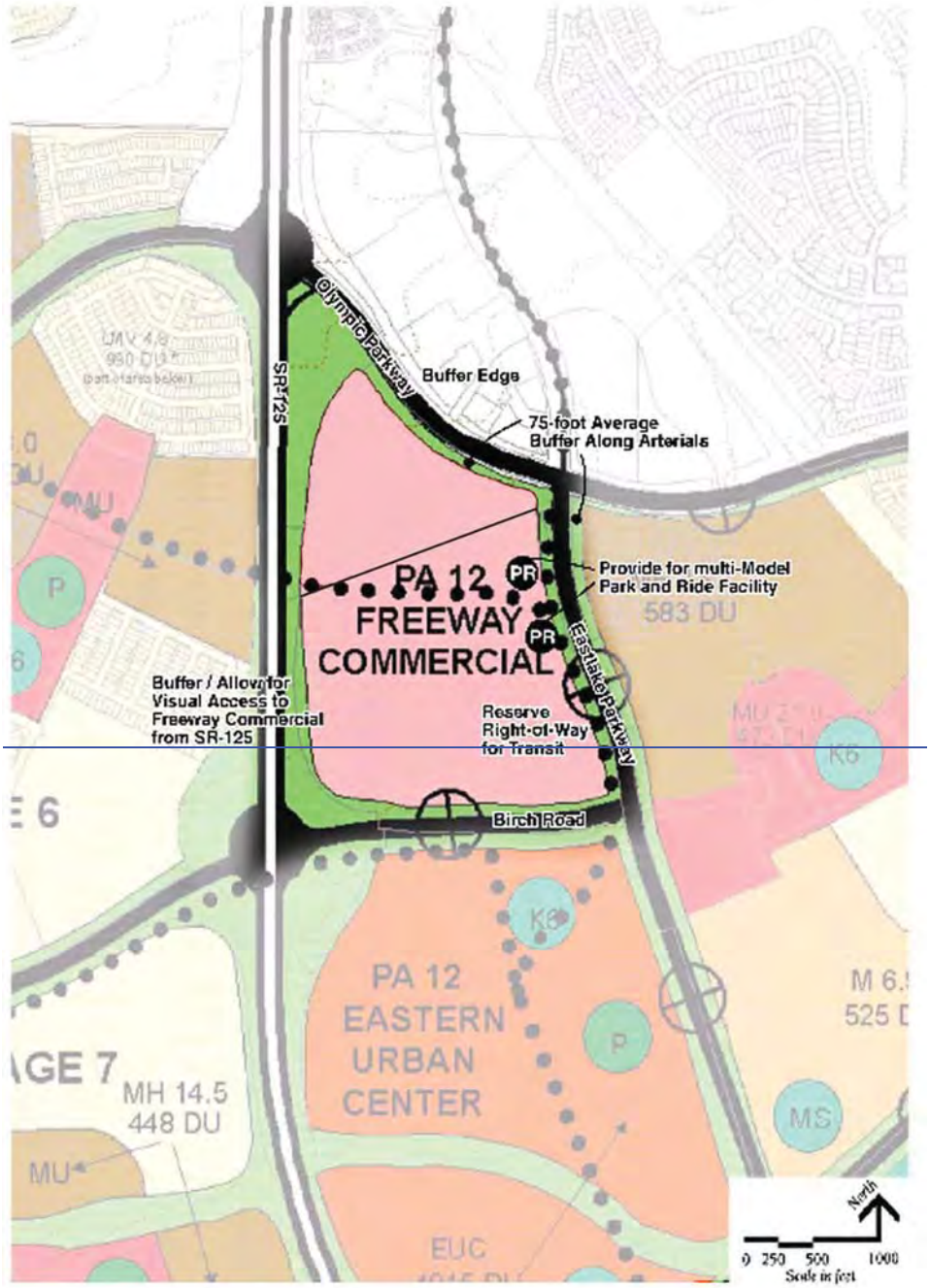


Exhibit ~~64b~~ 62 Planning Area 12 Freeway Commercial Land Use Map (ADOPTED)

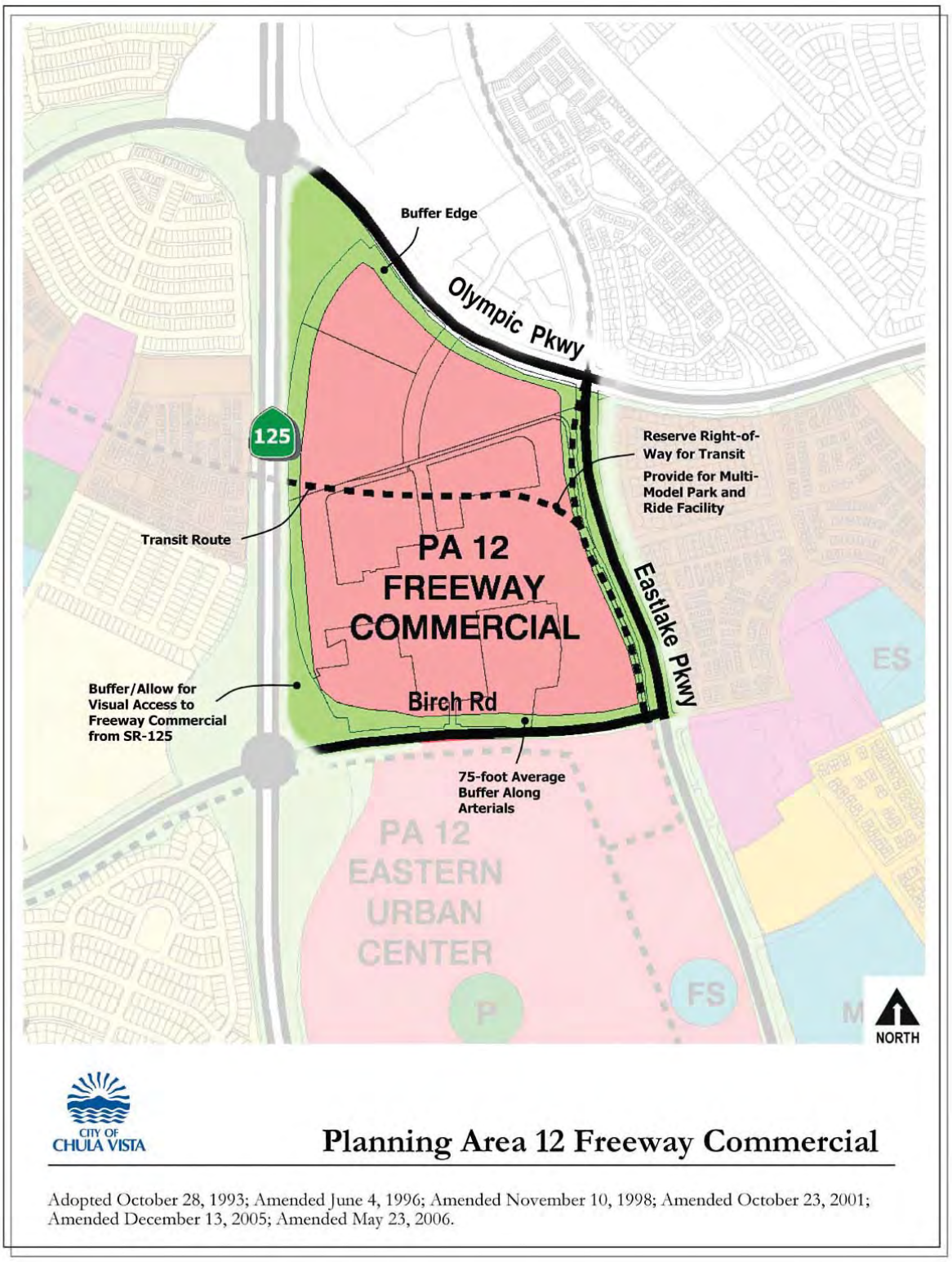


Exhibit 62 Planning Area 12 Freeway Commercial Land Use Map (PROPOSED)

13. Resort Village (Village 13)

a. Resort Village Setting

The Otay Lakes Resort Village is comprised of approximately 784 acres located to the north and above Lower Otay Lake. The land area consists of a broad mesa sloping to the south, broken by several arroyos. Long fingers of the relatively flat mesa extend north into the Jamul Mountains, becoming part of steeper slopes. This village includes the 135-acre Birch Family Estate on the western side of Upper Otay Lake.

Open Space and Habitat: Village 13 contains areas of sensitive habitat, including vernal pool areas, a stand of acanthamintha and coastal sage scrub. Steep slopes exist north of the mesa and in the arroyos. Wildlife corridors exist in the eastern end of the village. The Chula Vista Greenbelt and the Otay Valley Regional Park Focused Planning Area include and surround the lake.

Land Use: Surrounding land uses include an inactive quarry operation to the east, and EastLake Vistas and the ARCO/U.S. Olympic Training Center to the west, across the lake. The Upper Otay Lake and Birch Family Estate are northwest of the resort. The lake and adjoining land to the existing roadway is owned by the City of San Diego. At the east end of the lake, on City of San Diego property, there is a temporary ultralight gliding and parachuting airport.

Visual: The Resort Village area contains great scenic beauty and is highly visible from surrounding areas. The village is also visible from the Olympic Training Center, Otay Lakes Road and the south side of the lake in some areas. Otay Lakes Road is a scenic corridor. The village contains distant views to the surrounding mountains, and to the Lower Otay Lake and Otay Mountain to the south.

Relationship to Other Otay Ranch Villages: The Resort Village is located in a somewhat isolated position, physically separated from the village in Proctor Valley (to the north), the Estate Village (south across the lake), and the urban villages of the Otay Valley Parcel.

Water Quality: The protection of Lower Otay Lake, a valuable water resource, is of paramount concern. Various methods of insuring its protection must be examined and evaluated for implementation in conjunction with the development of this village.

b. Resort Village Description

The Resort Village will reflect a village concept similar to other resorts such as La Quinta, California; Sun Valley, Idaho; and Vail, Colorado. The core of the village will contain shops, restaurants,

art galleries, and service commercial for the convenience of residents. Village services will serve residents as well as the hotel/resort visitors.

The hotel(s) will be located near the village core, arranged in a rambling fashion covering the mesa top with groups of low rise buildings and casitas. Heights will generally be from one to three stories, with occasional four-story buildings. The rooms will be located to capture views and create courtyards. The hotel(s) will include eating establishments and a medium-sized conference facility. Championship golf, tennis, a swimming complex, equestrian, hiking and mountain biking may be offered. In addition, water-oriented recreational uses may be provided, such as fishing and boating, subject to the approval of the City of San Diego.

The single-family homes north of the planned Otay Lakes Road alignment will be linked by trails and underpasses to the hotel, recreational amenities, restaurants, and the lake. These homesites will be sensitively designed to capture the views into canyons and across the lake. In the western portion of the village, medium density resort residential uses are planned. Residences may be condominiums or individual casitas, compatible with the resort in architectural character.

The existing road will be converted to a major pedestrian and bicycle path, providing public access across the north lake frontage. Staging areas at each end of the path will include public parking.

Up to a 27 hole golf course may be built. It will be designed to help preserve sensitive resources through careful route design and use of natural vegetation buffers which may also function as wildlife corridors.

The canyon in the eastern portion of the site will be preserved as a wildlife corridor and open space link, from Otay Lake to the north, where it will connect with the large open space area of Jamul Mountain.

The Resort Village contains:

- ❑ A maximum of 658 single-family residential units
- ❑ A maximum of 1,408 multi-family residential units
- ❑ Build-out population of approximately 5,695
- ❑ Resort
- ❑ Golf Course
- ❑ Village Commercial
- ❑ Commercial Area

- ❑ Two Neighborhood Parks
- ❑ Specialty Conference Center
- ❑ Public and community purpose facilities
- ❑ Transit Stop

Village Thirteen (Resort Village)														
Use	**Dwelling Units**				**Acreage**									**Approx. Pop.**
	SF	**MF**	**Total**	**Dens**	**Res.**	**Park***	**CPF**	**Sch.**	**C'ml.**	**Ind.**	**Open Sp.*** ~~*~~**	**Art.**	**Total**	
L	180		180	2.0	90.0								90.0	576
LMV	478		478	3.0	159.3	10.0**							159.3	~~1,530~~ 1,529
M		227	227	8.0	28.4	5.0**							28.4	~~579~~ 580
SCC									18.7				18.7	
MH		632	632	15.0	42.1								42.1	~~1,612~~ 1,610
MH		549	549	10.0	54.9								54.9	1,400
RESORT							7.9		230.4				238.3	
OTHER											139.7	12.2	151.9	
TOTAL	**658**	**1,408**	**2,066**	**5.5**	**374.7**	~~**15.0**~~	**7.9**		**249.1**		**139.7**	**12.2**	**783.6**	~~**5,697**~~ **5,695**
~~*Neighborhood park land included in residential acreage.~~														
*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined by Parks Master Plan at the SPA level.														
** Neighborhood park land included in residential acreage														
***Open space totals included in the Proctor Valley Parcel summary.														

Exhibit 63 Village Thirteen (Resort Village) Land Use Table

c. Resort Village Policies

Village Character Policies:

- ❑ The village character should be guided by the following qualities:
  - Location in proximity to the lake.
  - Variable topographic conditions.
  - Views, especially of the lake.
  - Location adjacent to a scenic corridor.

- Location in proximity to large blocks of open space.
- Opportunity for recreational activities.

Village Policies:

- ❑ Provide for public access along the lake.
- ❑ Blend day-to-day services intended for permanent residents with visitor-oriented attractions such as art galleries and specialty stores.
- ❑ Provide a transit stop for local bus service.
- ❑ Provide well defined linkages to the lakefront bike and walk way.
- ❑ Buffer the lake edge from development through a variable setback and landscaping.
- ❑ Public recreational uses established along the lakefront should be complementary to existing recreational uses on the lake.
- ❑ Decrease development intensity as it moves away from the lake.
- ❑ A single SPA Plan should address all Resort Village areas.
- ❑ Establish square footage and floor area ratios at the SPA level. The number of dwelling units is specified by the GDP/SRP Land Use Map. The number of hotel rooms should be a maximum of 800 rooms. The final number of rooms will be determined at the SPA level, based upon traffic, resource, visual impacts and conformance to these guidelines.
- ❑ Establish a detailed set of design guidelines for architecture in conjunction with the Resort Village SPA Design Plan. These guidelines should address the following: bulk, scale, intensity, style and colors, including roofs, which will complement the natural surroundings.
- ❑ Buildings along the bluff and Otay Lakes Road should be clustered and arranged to ensure that the architecture does not become a wall, preventing longer views and creating a solid edge atop the bluff. Buildings should have varied orientations, punctuated by pockets of internal open space at key intervals along the bluff edges.
- ❑ High quality residential uses located north of Otay Lakes Road should have an average density of two dwelling units per acre in sloping high elevation areas, and three units per acre in the gently sloping areas adjacent to the road. Geographic isolation and design standards for sloping areas will provide view oriented lots with a low intensity character. Larger lots may accommodate horses and stables.

- ❏ Buildings should step-down slopes and/or incorporate slopes into the structure where feasible, especially in areas of steeper slopes.
- ❏ Buildings shall be visually compatible in terms of height, scale, and bulk and shall be set back from the edge of the mesa and composed of low-rise structures no more than three stories in height, with occasional four story buildings.
- ❏ Building shall maximize the use of non-reflective/non-glare surfaces.
- ❏ Buildings and materials that may be hazardous to wildlife shall not be used in proximity to wildlife corridors.
- ❏ Access to the out-parcels shall be considered at the SPA level.
- ❏ A visual analysis shall be performed at the SPA level to assess visual impacts along Otay Lakes Road and to identify important view corridors from Otay Lakes and prominent natural features. This analysis should illustrate natural and proposed topography, together with methods for protecting key views corridors and shall be consistent with the requirements set forth in the Overall Ranch Design Plan.
- ❏ To mitigate visual and policy impacts from the realignment of Otay Lakes Road, a scenic roadway visual resource evaluation shall be conducted by the applicant once the actual roadway alignment and surrounding development have been determined to identify key view corridors that would be available to travelers. Significant views of Lower Otay Lake and the San Ysidro Mountain and foothills shall be preserved by a combination of the following measures:
  - Heights of buildings adjacent to the southern edge of the roadway shall be limited to heights which enable views of the lake and surrounding hillsides, or site planning adjacent to the southern edge of the roadway shall enable view corridors of the lake and surrounding hillsides.
  - Viewing areas shall be established along the roadway corridor to allow travelers to stop and enjoy the view above the lake.
- ❏ Ensure sufficient setback and building configuration to minimize conflicts with the wildlife corridors and scenic roadways.
- ❏ The resort will be a "Destination Resort", with low-rise buildings, materials and colors which blend with the natural environment and special design features to complement the natural terrain.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 17.1 acres of local parks in the Resort Village. To satisfy this requirement, 15.0 acres of neighborhood parks/town squares are planned. The remaining obligation is satisfied through the provision of a community parks in Village Four.

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

- ❑ Preserve the major north-south canyon near the eastern side of the village. Provide an undercrossing beneath Otay Lakes Road where it traverses this major canyon.
- ❑ Careful design consideration shall be given to areas adjacent to natural vegetation, to include the use of native plant materials, indigenous species and restoration and/or revegetation of habitat areas.
- ❑ Wildlife corridors should be designated and sized in accordance with the findings of the Wildlife Corridor Study.
- ❑ Ensure that the resort development areas comply with the Resource Management Plan.
- ❑ The GDP/SRP Land Use Map depicts the general location and approximate acreage of the golf course. Final environmental studies and site studies completed at the SPA level may suggest variation in routing, location and precise acreage. These modifications are permissible, as long as the character of the adjacent development does not change significantly.
- ❑ The resort golf course should be a "links" or "modified links" course to preserve sensitive habitat areas and wildlife corridors; incorporate native vegetation; and to visually blend with the surrounding hillsides and natural areas. This type of golf course disrupts less of the natural landscape and uses less water due to reduced or minimal greens and fairways, and by incorporating natural vegetation “roughs” into the course.
- ❑ Identify an additional point of public access between the two staging areas on Otay Lakes Road and the bike/walk way, at the SPA level.
- ❑ Provide a continuous bike and walkway along the lakefront, in the existing Otay Lakes Road alignment, to encourage public use and access to the lake. This should provide a connection with a visitor-serving commercial use associated with the resort commercial area.

Grading and Landform Policies:

Because of the varied landforms and high visibility of the Resort Village site, the treatment of grading is especially important in this village. Grading (large cut/fill slopes in particular) should be minimized through the use of the following techniques:

- ❑ Develop landform grading guidelines as part of the Overall Ranch Design Plan.
- ❑ The abandoned Otay Lakes Road alignment shall be rehabilitated and opened for pedestrian and bicycle viewing access. Rest areas and vistas shall be incorporated into the rehabilitated walkway or promenade.
- ❑ Contour grading (i.e., recontoring, slope variation, etc.) should be utilized to transition graded slopes into the natural topography of the area. Guidelines for landform grading should be incorporated in the SPA plans for the area.
- ❑ Residential and resort buildings should follow the topography. Hillside sites offer opportunities to create outdoor decks, terraces, bridged walkways between buildings and viewing areas.
- ❑ Roadways should follow the existing landforms, to the extent possible.
- ❑ Natural features should be retained, including natural drainage courses, major canyons and prominent ridgelines.

Birch Family Estate Parcel Policies:

- ❑ The Birch Family Estate Parcel will be utilized for a specialty conference center/community center, with low density residential uses and open space on its western edge, consistent with the residential densities of nearby EastLake Vistas and EastLake Woods. The City of Chula Vista's greenbelt would continue to the east of the Ranch House next to the City of San Diego property.

Water Quality Policies:

- ❑ Protect the water quality of Otay Lakes as part of the environmental planning process. Develop protection measures at the SPA level which ensure that potential impacts on water quality are avoided or mitigated.

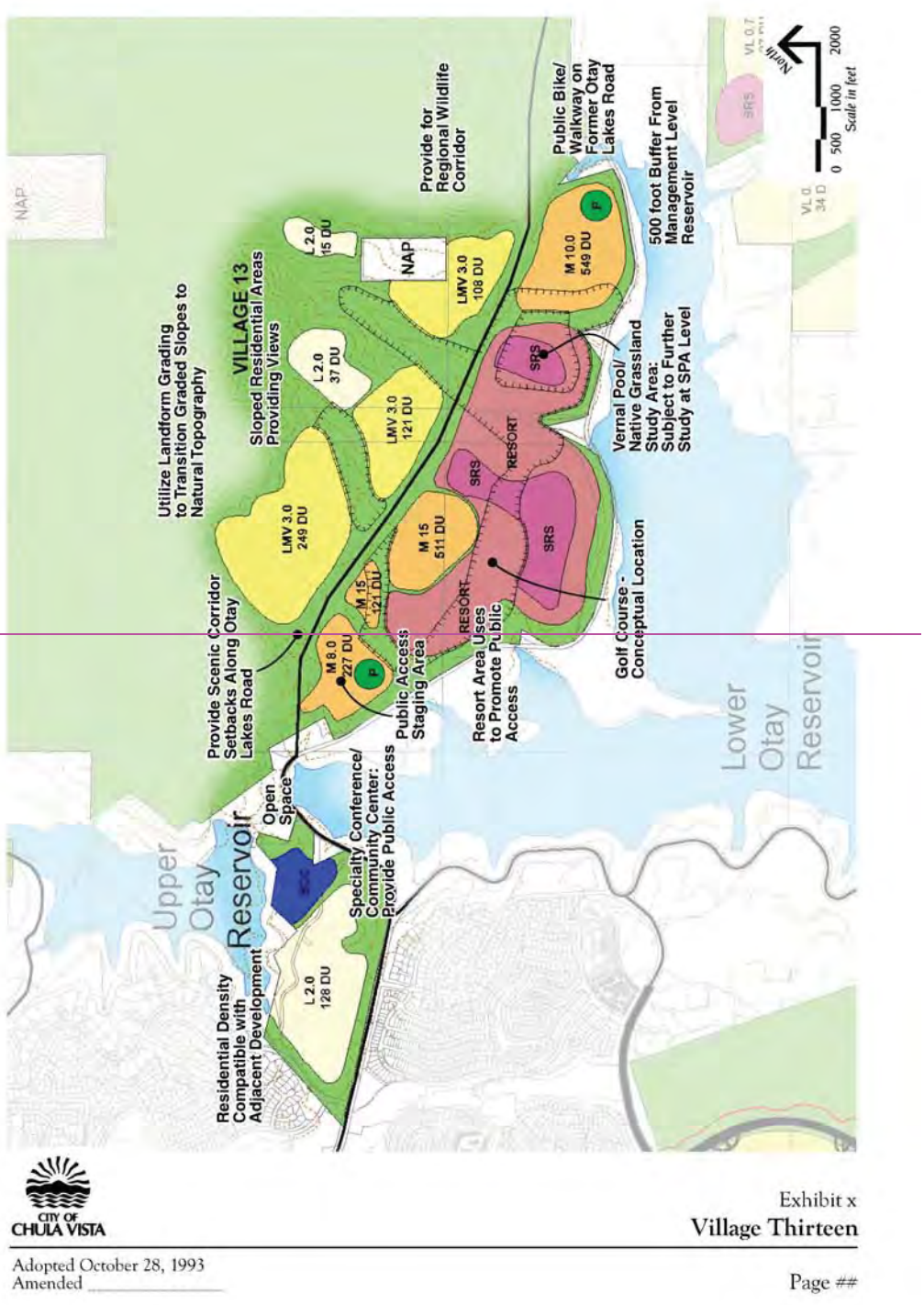


Exhibit ~~66~~ 64 Village 13 (Resort Village) Land Use Map (ADOPTED)



Exhibit 64 Village 13 (Resort Village) Land Use Map (PROPOSED)

Other Policies:

- ❑ The Project plans shall be submitted to the Federal Aviation Administration (FAA) for review as soon as possible to determine whether or not land use incompatibilities exist between the Project and the existing San Diego Air Sports Center. If it is determined by the FAA that such incompatibilities exist, then the SPA plan shall be designed to avoid such interface impacts. The Project Applicant shall then revise the Project's phasing plan to allow for use of the sports center until its option expires.

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14. Proctor Valley Village (Village 14)

a. Proctor Valley Village Setting

This approximately 829 acre specialty village is nestled in the south sloping valley which encompasses Proctor Valley Road and leads into the country town of Jamul. It is bounded to the east and west by steep slopes and significant landforms, specifically San Miguel Mountain to the northwest, and the Jamul Mountain to the east.

This village is located immediately northeast of the Upper Otay Reservoir, between the City of Chula Vista, and Jamul. Proctor Valley is physically and visually isolated from the Otay Valley Parcel and Jamul.

Open Space and Habitat: The entire valley has been subject to varying degrees of disturbance from grazing, off-road vehicles and unauthorized trash dumping. However, significant resources in the form of coastal sage scrub, steep slopes on the surrounding hillsides, vernal pools and streambeds/wetlands occur in the valley. There are also large areas of less sensitive chaparral. A significant wildlife corridor occurs near the center of the valley and a local corridor forms the north edge of this planning area.

Land Use: This valley is surrounded by farmland, water and open space. Within a mile of the north end of the valley, there are one acre lots in the Echo Valley section of Jamul. Hidden Valley Estates was recently approved for the area, with lots smaller than one acre. Southwest of Proctor Valley is the recently approved master planned community of Salt Creek which is to be built within the City of Chula Vista.

Visual: Scenic values extend throughout the valley. Views of the arroyo, San Miguel and Jamul Mountains as well as the upper Otay Lake support classification of Proctor Valley Road as a scenic corridor. Views to Mexico are available on clear days. Large electrical transmission lines impair valley views south. Due to the surrounding hills and landforms, the Valley area is generally not visible from the adjacent areas.

Relationship to Other Otay Ranch Villages: The Proctor Valley Village is physically and visually isolated from other villages. However, Proctor Valley is situated to provide commercial and public services to the residents of the Jamul Rural Estate Area (Planning Area 16).

b. Proctor Valley Village Description

Proctor Valley is a "specialty village" (See Part II, Chapter 1, Section C) which serves as a transition from the more urban uses of the west to the more rural areas of Jamul. Specialty Villages possess many of the characteristics of Urban Villages, but achieve

the desired village identity through means more appropriate for their unique topography and location. The village has a low intensity character, with an emphasis on low density single-family residential local-serving commercial and public and community purpose facilities, and higher density residential uses in the village core. Because it is relatively isolated, the village functions as a self-contained service area.

It is intended that the village focus on some type of recreational theme. This village may be established with a golf club at its core, using a low profile and casual style of architecture on a prominent site near the village core. The golf club could set the overall theme for the village which could include the club and associated recreational facilities such as tennis and swimming. The Golf Club could be surrounded by higher density housing.

Alternatively, the Proctor Valley Village may be established as an equestrian-oriented community, with equestrian facilities at its core, utilizing low-profile architecture. The equestrian uses would establish a theme for the entire village.

The Proctor Valley village core will have commercial and recreation activities designed to serve the entire Proctor Valley area, thereby reducing out-of-valley trips. The village will have the custom look that generally originates from pockets of residential, wrapped by a golf course and surrounded by natural/landscaped open space. Residential areas on the periphery of the village will relate to the topographic conditions and will generally be lower density.

The Proctor Valley Village contains:

- ❑ A maximum of 1,563 single-family residential units
- ❑ A maximum of 150 multi-family residential units
- ❑ Build-out population of approximately 5,384
- ❑ A Village Core containing:
    - Mixed use area
    - Multi-family residential uses
    - Neighborhood park
    - An elementary school
    - Golf or recreation center
    - Transit stop
    - Affordable Housing
- ❑ A Fire Station

Village Fourteen (Proctor Valley Village)														
Use	**Dwelling Units**				**Acreage**									**Approx. Pop.**
	SF	**MF**	**Total**	**Dens**	**Res.**	**Park ***	**CPF**	**Sch.**	**C'ml.**	**Ind.**	**Open Sp.****	**Art.**	**Total**	
L	190		190	1.0	190.0								190.0	608
L	956		956	2.0	478.3								478.3	3,059
M	262		262	6.0	43.7								43.7	838
MH		150	150	15.0	10.0								10.0	383
MU						10.0	7.5	10.0	2.9		0.8		31.2	
LMV	155		155	3.0	51.8								51.8	496
OTHER												23.7	23.7	
TOTAL	**1,563**	**150**	**1,713**	**2.2**	**773.8**	**10.0**	**7.5**	**10.0**	**2.9**		**0.8**	**23.7**	**828.7**	**5,384**
*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined by Parks Master Plan at the SPA level.														
**Open space totals included in the Proctor Valley Parcel summary.														

Exhibit 65 Village Fourteen (Proctor Valley Village) Land Use Table

b. Proctor Valley Village (Village 14) Policies

Village Character Policies:

- ❑ The village character should be guided by the following qualities and characteristics unique to this village.
  - Topography
  - Location between two mountains
  - Transition to Jamul
  - Views to San Miguel and Jamul Mountains, and distant views to Mexico
  - Recreational Theme
  - Resources
  - Synergism with Jamul Planning Area
- ❑ The designation of this village as low intensity is intended to establish the character for the valley, and is not intended to prohibit the use of areas of higher density associated with the village core.
- ❑ Medium and Low-Medium density residential uses should be located in areas in the immediate vicinity of the village core. Densities of remaining residential areas (comprising the bulk of

total residential acreage) should decrease as these areas radiate from along Proctor Valley Road toward the Salt Creek and Jamul areas. In hillside areas, development should be clustered to provide lower densities on steeper slopes.

- ❑ The unique characteristics of Proctor Valley, in particular the isolated wide valley, present an opportunity for specialized recreational land uses.
- ❑ Final development areas shall be adjusted to accommodate the width of regional wildlife corridors. Affected dwelling units can be transferred to less environmentally sensitive areas during SPA level planning.
- ❑ The most northern residential area should provide a transition to the more rural areas to the northeast, incorporating the larger lots next to the open space corridor.
- ❑ Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community.
- ❑ All buildings should be low profile and predominantly horizontal in nature.
- ❑ Utilize building colors which harmonize with the natural surroundings.

Village Core Policies:

- ❑ Create a village core with sufficient intensity to provide the facilities needed to establish a community focus: a viable, commercial center, elementary school, multi-family residential uses, parks and a focal point for public assembly.
- ❑ The village core will include a variety of housing types. Residential uses up to medium density (6-11 du/acre) are appropriate close to the village core. Affordable housing may be accommodated through limited high intensity housing in the village core. Affordable housing will be provided in accordance with the provisions of the Otay Ranch GDP/SRP Housing Chapter (Part II, Chapter 3).

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 16.2 acres of local parks in the Proctor Valley Village. To satisfy this requirement, 10.0 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of a community park in Village Four.

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

- ❑ If the village has an equestrian orientation, indicate at the SPA level, the location of a comprehensive equestrian path system which links the various parts of the Village to nearby open space/recreational opportunities, consistent with the RMP.

- ❑ Conservation and wildlife corridors shall be incorporated into the design and may also serve to separate the village development areas from surrounding areas. The design and location of these wildlife corridors should be consistent with the Wildlife Corridor Study and the RMP. Wildlife corridors may be added or widened, as a result of the study, reducing development acreage (see Section E, Implementation for Density Transfer provisions).

- ❑ The golf course will be sensitively located to preserve as many natural features as possible and provide for wildlife movement where appropriate. Higher intensity residential uses should be clustered around the golf course.

- ❑ The GDP/SRP Land Use Map depicts the general location and approximate acreage of the golf course. Final environmental studies and site studies at the SPA level may suggest variation in routing, location and precise acreage. These modifications are permissible, as long as the character of the adjacent development does not change significantly.

- ❑ Building and landscape materials used in this area should reflect the natural environment and be complimentary to the existing natural setting.

- ❑ In keeping with the low intensity character and isolated setting, development should reflect the natural landforms, with natural contour grading techniques employed including:

  - Recontouring and slope variation.
  - Smooth transitions at tops and toes of slopes, rather than harsh geometric slope banks and pads.
  - Rounded, finished contours.

Other Proctor Valley Policies:

- ❑ Village 14 shall not be approved until a publicly or privately-initiated General Plan Amendment (GPA) has been processed for the adjacent properties which identifies the ultimate land uses; the needed services, facilities and roads, a drainage plan for reservoir protection; and how sensitive resources will be preserved. As an alternative to an approved GPA for the adjacent properties, the Village 14 analysis shall include the long term land uses, residential densities, and facility/service requirements for those adjacent properties that relate to the Village 14 Proctor Valley Specific Planning Area.

- ❑ Important view corridors to natural landforms should be identified at the SPA level and be addressed in the final project design.
- ❑ Site layout should create or enhance views from homesites.
- ❑ Grading (large cut/fill slopes in particular) should be minimized.
- ❑ Landform grading guidelines shall be developed as part of the overall Ranch Design Plan and further refined in the Village Design Plan at the SPA level.
- ❑ Roadways should follow the existing landforms, to the extent possible.
- ❑ Residential and recreational buildings should be designed to harmonize with the existing topography. Hillside sites should be designed to take advantage of the opportunities to create outdoor decks, terraces and viewing areas.
- ❑ Split level pads should be utilized wherever feasible, to help minimize manufactured slopes.
- ❑ The provision of sewer service is not precluded in Village 14.

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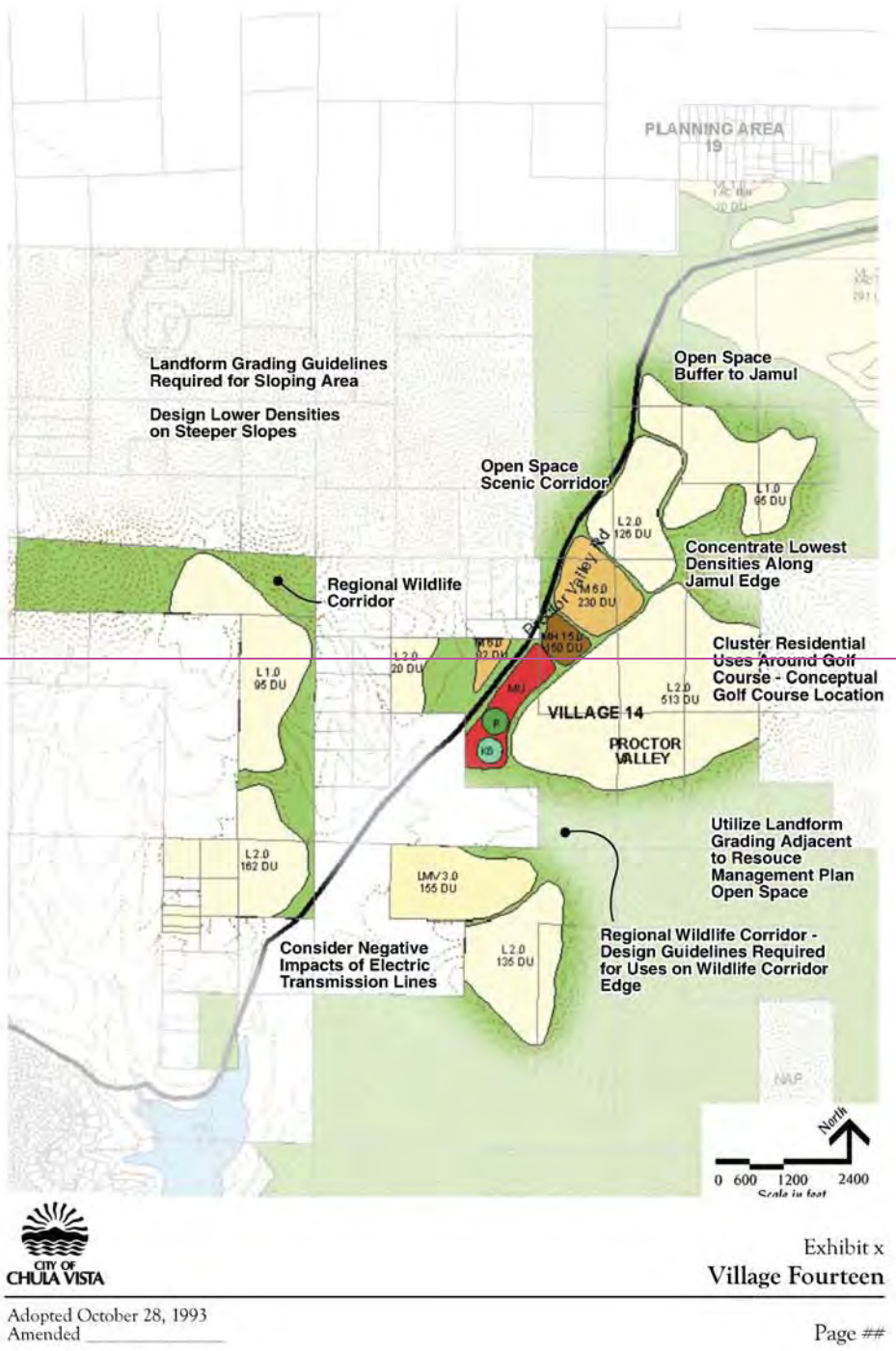


Exhibit ~~68~~ 66 Village 14 (Proctor Valley Village) Land Use Map (ADOPTED)

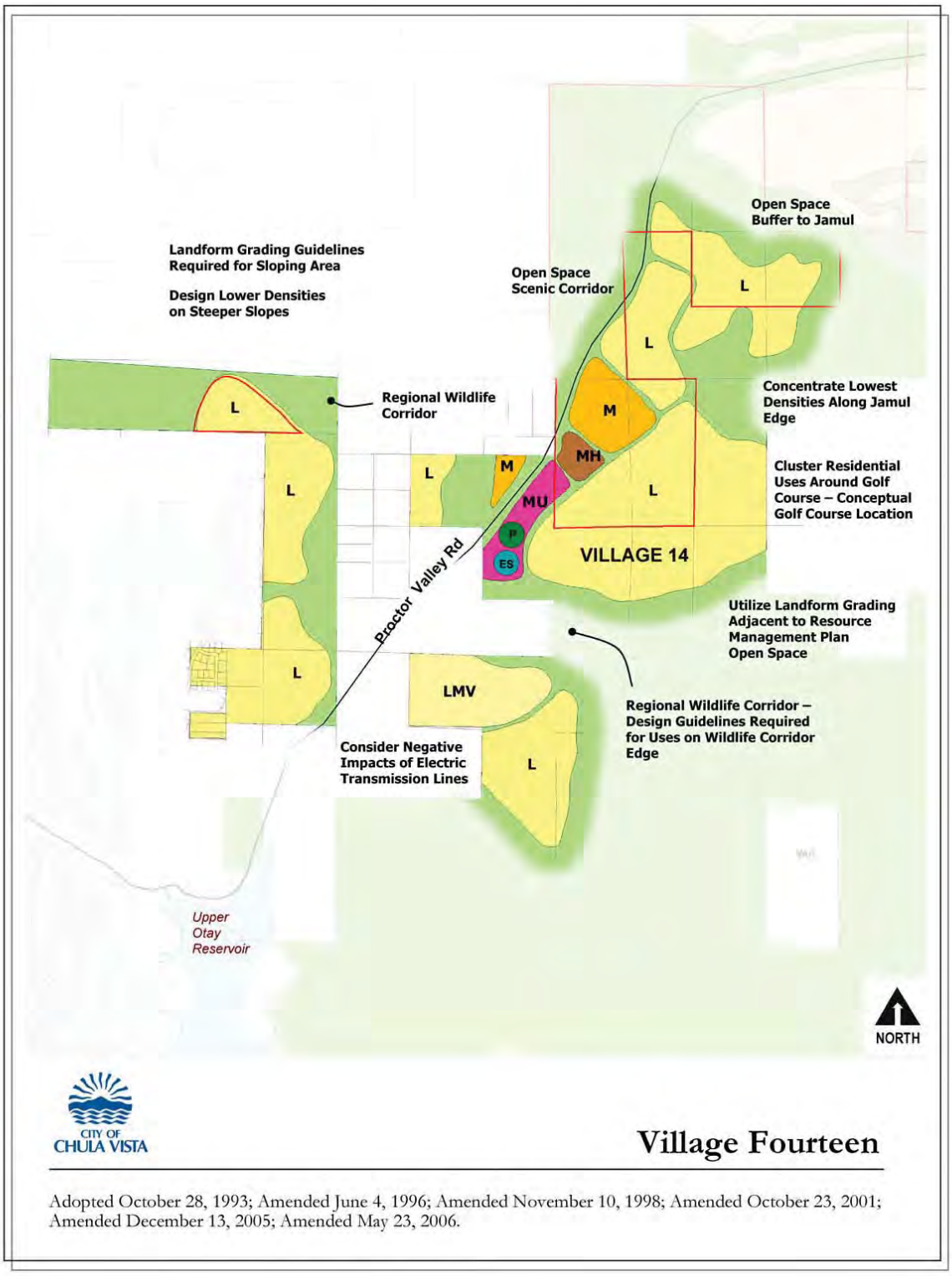


Exhibit 66 Village 14 (Proctor Valley Village) Land Use Map (PROPOSED)

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15. San Ysidro West Village (Village 15)

a. San Ysidro West Village Setting

This specialty village is approximately ~~712~~ 800 acres and located within the western part of the San Ysidro Mountains Parcel, south of Lower Otay Lake and the Jamul Mountains; northwest of Otay Mountain, and north of the Bureau of Land Management property. Topography is varied, with a broad bowl area in the eastern end of the Village. The rest of the Village contains a series of ridges and mesas, broken by drainage courses.

Open Space and Habitat: This planning area contains a wide variety of habitat including expanses of non-sensitive chaparral, sensitive coastal sage scrub, intermittent streams, which contain sensitive wetlands and Southern Interior Cypress. There are several occurrences of vernal pools along the village edge and immediately offsite. A number of wildlife corridors occur across the site, including a critical regional corridor which lies at the east edge of the Village.

Land Use: The village is surrounded by undeveloped open space, except for a gliderport, north of the village at the east end of the lake. Savage Dam and proposed Otay Valley Regional Park are situated at the west end of the village. A 400+ acre parcel, owned by the Helix Land Company, is located immediately south of the village planning area.

Visual: The planning area consists of variable sloping topography with slopes facing various directions, providing views north to the lake and Jamul and San Miguel portions of the property. Other areas have limited views to the south and Otay Mountain. The eastern areas include some views to the east and Lyon's Peak.

Relationship to Other Villages: The village is fairly close to the Resort Village, but is intended to function separately. There is the potential for some commercial relationship with the rural estate area of East San Ysidro (Planning Area 17).

b. San Ysidro West Village Description

San Ysidro West is a "specialty village" (See Part II, Chapter 1, Section C). Specialty villages possess many of the characteristics of urban villages, but achieve the desired village identity through means more appropriate for their unique topography and location. An estate village, San Ysidro West, is envisioned to become the premier residential community within Otay Ranch and the South County. Development will be divided into smaller areas of prestigious homes, defined by the natural drainage areas which occur intermittently along the south side of the lake. The village core is located toward the eastern end of the village close to Otay Lakes Road. The village core theme will be similar to Rancho

Santa Fe, with personal services and small shops as predominant uses. The lot sizes vary throughout the village, in response to topography and to create a mixture of housing and varied architectural and landscape character.

Village 15 contains:

- ❑ ~~481~~ 483 single-family residential units
- ❑ Build-out population of approximately ~~1,539~~1,546
- ❑ Village Core containing:
  - Mixed-use area
  - An elementary school
  - Affordable Housing
  - Neighborhood Park
- ❑ Fire Station

Village Fifteen (San Ysidro West)

Use	Dwelling Units				Acreage								Approx. Pop.
	SF	MF	Total	Dens	Res.	Park *	CPF	Sch.	C'ml.	Open Sp.**	Art.	Total	
M	245		245	7.2	33.9							33.9	784
MU						3.4	2.3	10.0	3.3			19.0	
VL+	~~236~~238		~~236~~238	0.4	~~651.6~~ 649.2							~~651.6~~649.2	~~755~~762
OTHER										~~7.8~~97.8		~~7.8~~97.8	
TOTAL	~~481~~483		~~481~~483	0.7	~~685.5~~ 683.1	3.4	2.3	10.0	3.3	~~7.8~~97.8		~~712.3~~799.9	~~1,539~~ 1,546

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

**Open space totals included in the San Ysidro Mountains Parcel summary.

+Two (2) acre minimum per County Board of Supervisors Action.

Exhibit 67 Village Fifteen (San Ysidro West) Land Use Table

c. Village 15 Policies:

Village Character Policies:

- ❑ The village character should be guided by the following qualities:
  - Location on south side of reservoir.
  - Synergism with the San Ysidro East Village.
  - Sensitive views to and from the area.
  - Special landforms and arroyos.
- ❑ San Ysidro West shall be a distinctive and prestigious village with predominantly estate-type uses and complementary village core.
- ❑ Attached residential uses are permitted within the village core to provide a balance of housing needs.
- ❑ Utilize rural road standards to reduce grading and reinforce the identity of the village.
- ❑ Buildings should be predominantly horizontal and harmonize with the natural surroundings.
- ❑ Buildings shall be visually compatible in terms of height, scale, and bulk and shall be set back from the edge of the mesa and composed of low-rise structures, no more than three stories in height, with occasional four-story buildings.
- ❑ Buildings shall maximize the use of non-reflective/non-glare surfaces.
- ❑ Color schemes shall be limited to natural colors that blend with the existing environment and surrounding hillsides.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 4.6 acres of local parks in Village 15. To satisfy this requirement, 3.4 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of a community parks in Village Four.

The following policies shall guide the design of parks and open spaces in Village 15:

- ❑ Integrate open space and wildlife corridors in accordance with the corridor studies and the RMP.
- ❑ Incorporate trail systems connecting the open space system, BLM corridors and the lake.

- ❑ Significant view corridors to and from the lake and the mountains should be identified at the SPA level. The view potential should be considered in site layout.
- ❑ Development along Otay lakes Road should be adequately set back with an undulating landscaped edge to create a rural feeling.

Other San Ysidro West Policies:

- ❑ Minimize grading through landform grading guidelines developed at the SPA level.
- ❑ Roadways should follow the existing landforms to the extent possible.
- ❑ Split level pads should be utilized wherever possible, to minimize manufactured slopes.
- ❑ The Project plans shall be submitted to the Federal Aviation Administration (FAA) for review as soon as possible to determine whether or not land use incompatibilities exist between the Project and the existing San Diego Air Sports Center. If it is determined by the FAA that such incompatibilities exist, then the SPA plan shall be designed to avoid such interface impacts. The Project Applicant shall then revise the Project's phasing plan to allow for use of the sports center until its option expires.

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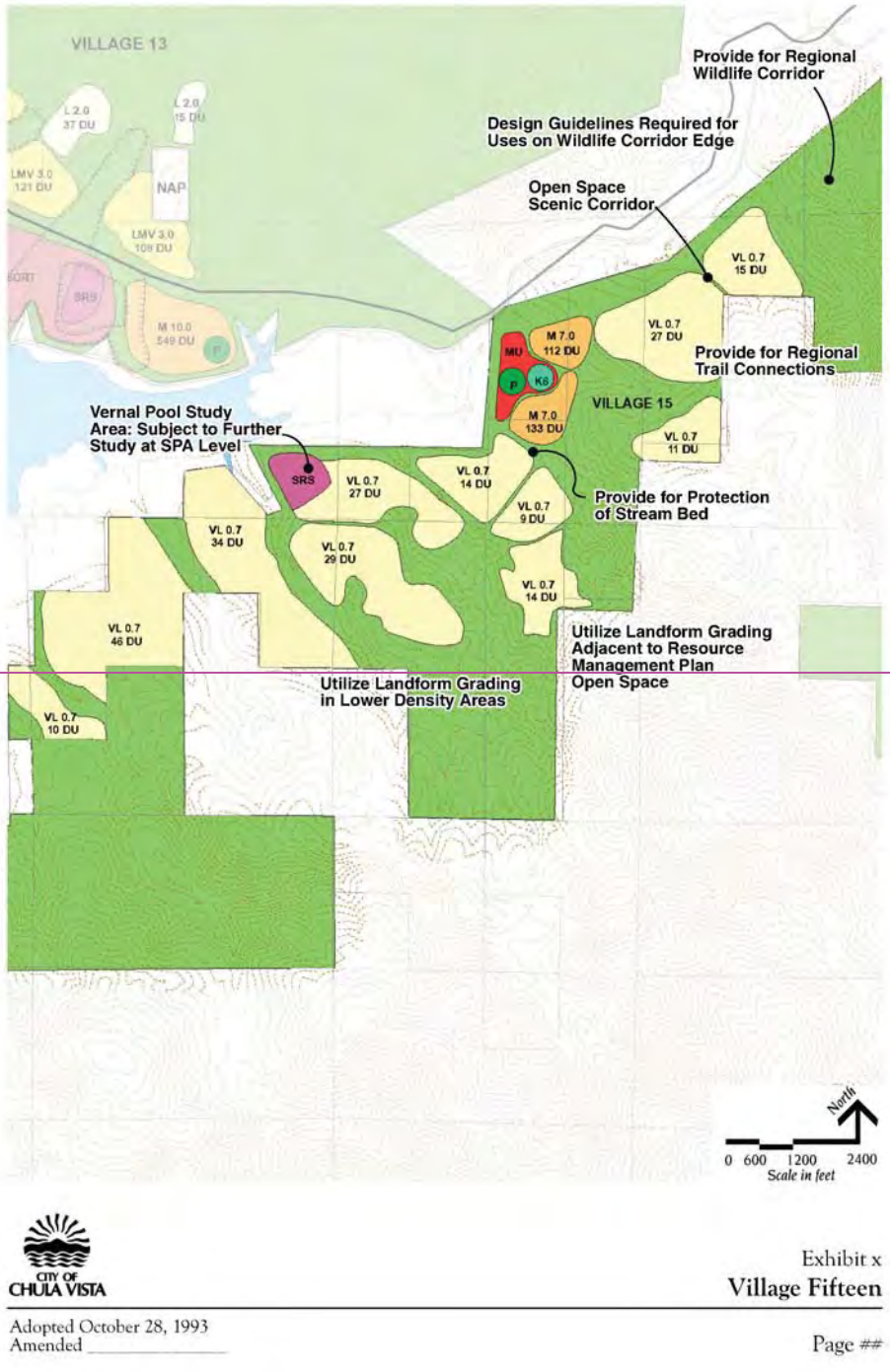


Exhibit ~~70~~ 68 Village 15 Land Use Map (ADOPTED)

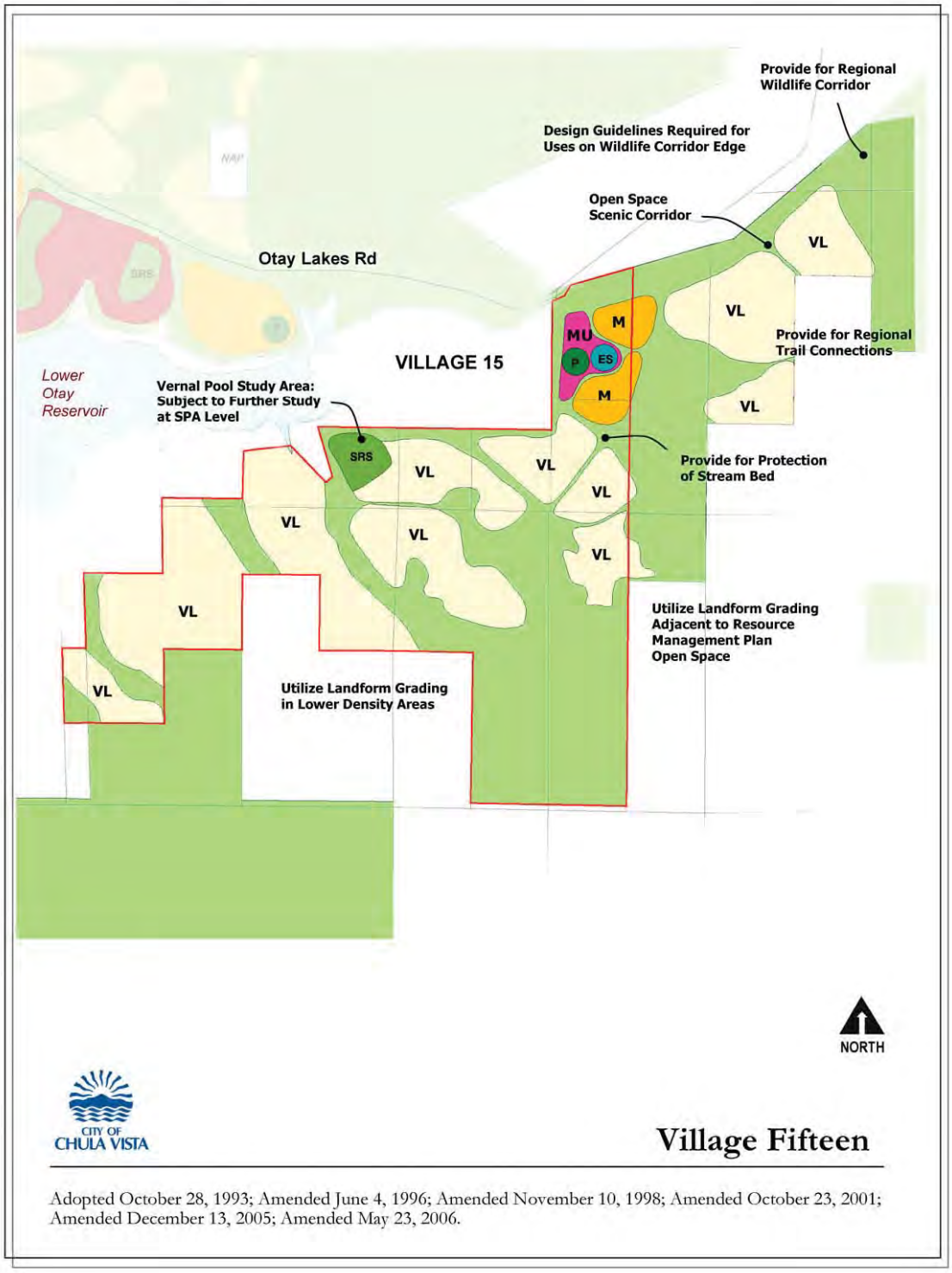


Exhibit 68 Village 15 Land Use Map (PROPOSED)

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16. Jamul Rural Estate Area (Planning Areas 16 & 19)

a. Jamul Rural Estate Area Setting

The Jamul Rural Estate Area is comprised of approximately 1,117 acres, excluding the vast open space preserve to its south. The Rural Estate Area is located immediately south of the community of Jamul and includes a portion of Jamul. It is just to the northeast of the Proctor Valley Village. The area contains broad flat areas, as well as ridges and valleys which climb to the south as part of Callahan Mountain.

NOTE: This 20 acre area adjacent to the existing development within the community of Jamul, north of Proctor Valley Road, is designated Planning Area 19. This planning area is discussed in conjunction with Planning Area 16, within this section because of its immediate proximity to Planning Area 16, and to its relatively small size. However, unlike Planning Area 16, Planning Area 19 will not require the preparation of a SPA Plan and the area is planned for 1-acre minimum lot sizes. Graphically, Planning Area 19 is depicted in combination with Planning Area 16 on Exhibit ~~68~~71.

Open Space Habitat: The northern edge of the area is defined by a broad drainage area and wetlands. The bulk of the remaining area is heavily disturbed coastal sage scrub. Sensitive plants occur in the highest elevations along the southern edge of the area.

Land Use: Developed areas north of the Rural Estates Area predominately contain one acre lots, with some as small as one half acre. The area to the east is the Daley Ranch Agricultural Preserve. The area to the south is grazing land owned by the BLM and the Otay Ranch.

Visual: Scenic values abound in the Rural Estates Area, with views to the Miguel and Jamul Mountains and Lyons Valley to the east. Pastoral views of the Daley Ranch and the Tecate Mountain are present along the eastern edge of the area.

Relationship to Other Villages: This area will rely on the Proctor Valley Village for some commercial activities. However, this area relates most strongly to the existing country town of Jamul.

b. Jamul Rural Estate Area Description

The Jamul Rural Estate Area is a rural, low-density residential community. Permitted development will be in the least sensitive locations. Plan refinement will occur after additional topographic and environmental work is completed at the SPA level. Homesites will be designed with consideration of environmental and visual factors. Because of the relatively few number of dwelling units, it is not anticipated that a village core is needed in this planning area. A complementary pattern of two and three acre average size

lots are planned. The 2-acre average size lot (with a 2-acre minimum) will be located in the least sensitive areas where the terrain is gentle and closest to existing one acre lots. The 3-acre average lots (with a two-acre minimum) will be located in areas where terrain is more undulating.

The Jamul Rural Estate Area contains:

- ❏ 390 single-family residential units
- ❏ Build-out population of approximately 1,248
- ❏ Potential Local Park

Planning Area 16														
Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park*+	CPF +	Sch.	C'ml.	Ind.	Open Sp.**	Art.	Total	
VL	99		99	0.6	169.5						29.2		198.7	317
VL	291		291	0.5	547.4						340.8		888.2	931
OTHER						2.5	1.7					25.4	29.6	
TOTAL	**390**		**390**	**0.5**	**716.9**	**2.5**	**1.7**				**370.0**	**25.4**	**1,116.5**	**1,248**

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

**Restricted development area used in density calculations but restricted as open space. Open space totals included in the Proctor Valley Parcel summary.

+The location of required park and community purpose facility land will be subject to review at the SPA level.

Exhibit 69 Planning Area 16 (Jamul Rural Estate Area) Land Use Table

Planning Area 19 contains:

- ❏ 20 single-family residential units
- ❏ Build-out population of approximately 64

Planning Area 19 (Adjacent to Jamul)														
Use	**Dwelling Units**				**Acreage**									**Approx. Pop.**
	SF	**MF**	**Total**	**Dens**	**Res.**	**Park ***	**CPF ***	**Sch.**	**C'ml.**	**Ind.**	**Open Sp.**	**Art.**	**Total**	
VL	20		20	1.0	20.0								20.0	64
TOTAL	**20**		**20**	**1.0**	**20.0**	`							**20.0**	**64**
*The location of required park and community purpose facility land will be subject to review at the SPA level.														

Exhibit 70 Planning Area 19 Land Use Table

c. Jamul Rural Estate Area Policies

Village Character Policies:

- ❑ Define general building sites at the SPA level.
- ❑ Limited Development Areas may be included within private lots with no development allowed. Roads and utilities are anticipated to cross or lie within these areas.
- ❑ Adjust development areas based on wildlife corridor studies.
- ❑ Prepare architectural guidelines for homes, ancillary structures, fencing, landscaping and grading at the SPA level.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 3.9 acres of local parks in the Jamul Rural Estate Area. To satisfy this requirement, 2.5 acres of neighborhood parks/town square are planned. This obligation could be satisfied through the actual provision of a park within the rural estate area or the payment of park land dedication fees. The remaining obligation is satisfied through the provision of a community park in Village Four.

The following policies will guide the design of parks and open spaces in the Jamul Rural Estate Area:

- ❑ Privately owned lots shall not extend into the management preserve identified by the RMP.
- ❑ Provide for the wildlife corridors consistent with the conclusions contained in the Wildlife Corridor Study.
- ❑ Provide setbacks and landscaping along Proctor Valley Road consistent with the area theme.
- ❑ Provide for equestrian, bike and pedestrian connections into the adjacent open space areas.

- ❑ Maintenance of open space areas which are not included in the Resource Management Preserve shall be assured through a homeowners association or similar funding mechanism and addressed at the SPA level.

Other Jamul Rural Estate Policies:

- ❑ Landform grading guidelines shall be developed as part of the Design Plan with the SPA. These shall address individual lot, road and other grading, and shall minimize grading in conjunction with lot development.
- ❑ Encourage the use of split pads to minimize grading, where feasible.
- ❑ Utilize rural road standards to minimize impacts from grading and to reinforce the proposed character of the area.
- ❑ The provision of sewer service is not precluded in Planning Areas 16 and 19.

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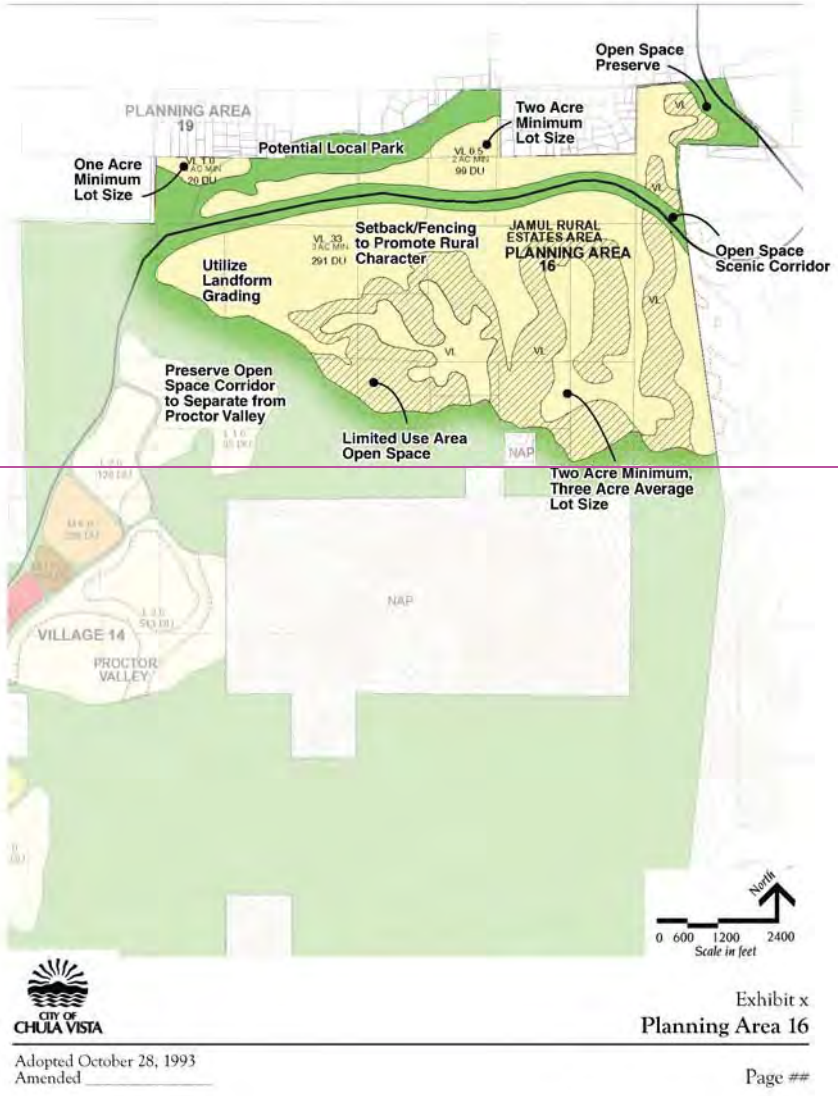


Exhibit 71 Jamul Rural Estate Area Land Use Map (Planning Area 16 and Planning Area 19 (ADOPTED)



Exhibit 71 Jamul Rural Estate Area Land Use Map (Planning Area 16 and Planning Area 19 (PROPOSED)

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17. San Ysidro East Rural Estate Area (Planning Area 17)

a. San Ysidro East Rural Estate Area Setting

The San Ysidro East Rural Estate Area is comprised of approximately 1,611 acres, including the open space area between Little and Big Cedar Canyons. The area is located on a topographically varied mesa in the southeastern corner of Otay Ranch. The area lies just south of the intersections of Otay Lakes Road and Highway 94.

Open Space and Habitat: Several deep stream beds cross the site, containing significant rare vegetation, including Engleman Oak, Tecate Cypress and wetland vegetation. A large portion of the area has been disturbed by years of grazing activity, resulting in large areas of coastal sage scrub. However, due to higher elevations in this area, few gnatcatchers have been found.

Land Use: The property surrounding this area is undeveloped open space and farm land, except the Thousand Trails campground at the mouth of Big Cedar Canyon. The BLM controls the land south of the area and it is anticipated to remain in open space.

Visual: There are numerous views of the surrounding mountains, including Otay Mountain, Callahan Mountain and Tecate Mountain. Many areas also have views into steep canyons or across the broad Jamul Valley.

Relationship to Other Villages: This area relates to the San Ysidro West Village for village core services, including commercial, school and recreation. Otherwise, this large lot rural area remains distant from other parts of Otay Ranch.

b. San Ysidro East Rural Estate Area Description

The San Ysidro East Rural Estate Area contains ranch sites considerably larger and more rural than elsewhere in Otay Ranch. This area is a special, rural low-density residential area, creating a casual living environment. Development areas are in the least sensitive locations. The land use plan will be refined after additional topographic and environmental work is completed at the SPA level. Homesites will be specifically designed with consideration of environmental and visual factors. Since the San Ysidro East Rural Estate Area will be a low-density residential area, it is not anticipated that a village core is needed. A complementary pattern of 4-, 6- and 8-acre average size lots are planned. These lots will extend over restricted open space area but home development will be confined to unrestricted areas. The average lot sizes increase as the topography becomes more rugged. The terrain is generally more gentle in the north and steeper toward the south.

The San Ysidro East Rural Estate Area contains:

- ❑ 296 single-family residential dwelling units
- ❑ Build-out population of approximately 948

Planning Area 17 (San Ysidro Rural Estate Area)													
Use	Dwelling Units				Acreage								Approx. Pop.
	SF	MF	Total	Dens	Res.	Park *	CPF*	Sch.	C'ml.	Open Sp.**	Art.	Total	
VL	153		153	0.25	323.7					287.1		610.8	490
VL	105		105	0.15	299.8					397.2		697.0	336
VL	38		38	0.125	193.2					110.2		303.4	122
OTHER													
TOTAL	296		296	~~0.18~~ 0.362	816.7					794.5		1,611.2	948

*The location of required community purpose facility land will be subject to review at the SPA level.

**Restricted development area used in density calculations but restricted as open space. Open space totals included in the San Ysidro Mountains Parcel summary.

Exhibit 72 Planning Area 16 (San Ysidro Rural Estate Area) Land Use Table

c. San Ysidro East Rural Estate Area Policies

- ❑ Preserve areas of especially significant slope or resources as defined in the GDP/SRP Land Use Map and further refined by accurate topography and additional resource studies.
- ❑ Define general building sites at the SPA level.
- ❑ Limited Development Areas may be included within private lots with no development allowed. Roads and utilities are anticipated to cross or lie within these areas.
- ❑ Adjust development areas based on wildlife corridor studies.
- ❑ Prepare architectural guidelines for homes, ancillary structures, fencing, landscape and lot grading at the SPA level.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 2.8 acres of local parks in the San Ysidro East Rural Estate Area. This obligation could be satisfied through the actual provision of a park within the rural estate area or the payment of park land dedication fees. The remaining obligation is satisfied through the provision of a community park in Village Four.

The following policies shall guide the design of parks and open space in the San Ysidro East Rural Estate Area:

- ❑ Privately owned lots shall not extend into management preserve areas identified by the RMP.
- ❑ Provide for the wildlife corridors consistent with the conclusions contained in the Wildlife Corridor Study.
- ❑ Provide for equestrian, bike and pedestrian connections into the adjacent open space areas.
- ❑ Maintenance of open space areas which are not included in the Resource Management Preserve shall be assured through a homeowners association or similar funding mechanism and addressed at the SPA level.

Other San Ysidro East Rural Estate Area Policies:

- ❑ Landform grading guidelines shall be developed as part of the Area Design Plan at the SPA level. These shall address individual lot, road and other grading, and shall encourage minimal grading in conjunction with lot development.
- ❑ Encourage the use of split pads to minimize grading where feasible.
- ❑ Utilize rural road standards to minimize impacts from grading and to reinforce the proposed character of the area.
- ❑ The provision of sewer service is precluded in Planning Area 17.

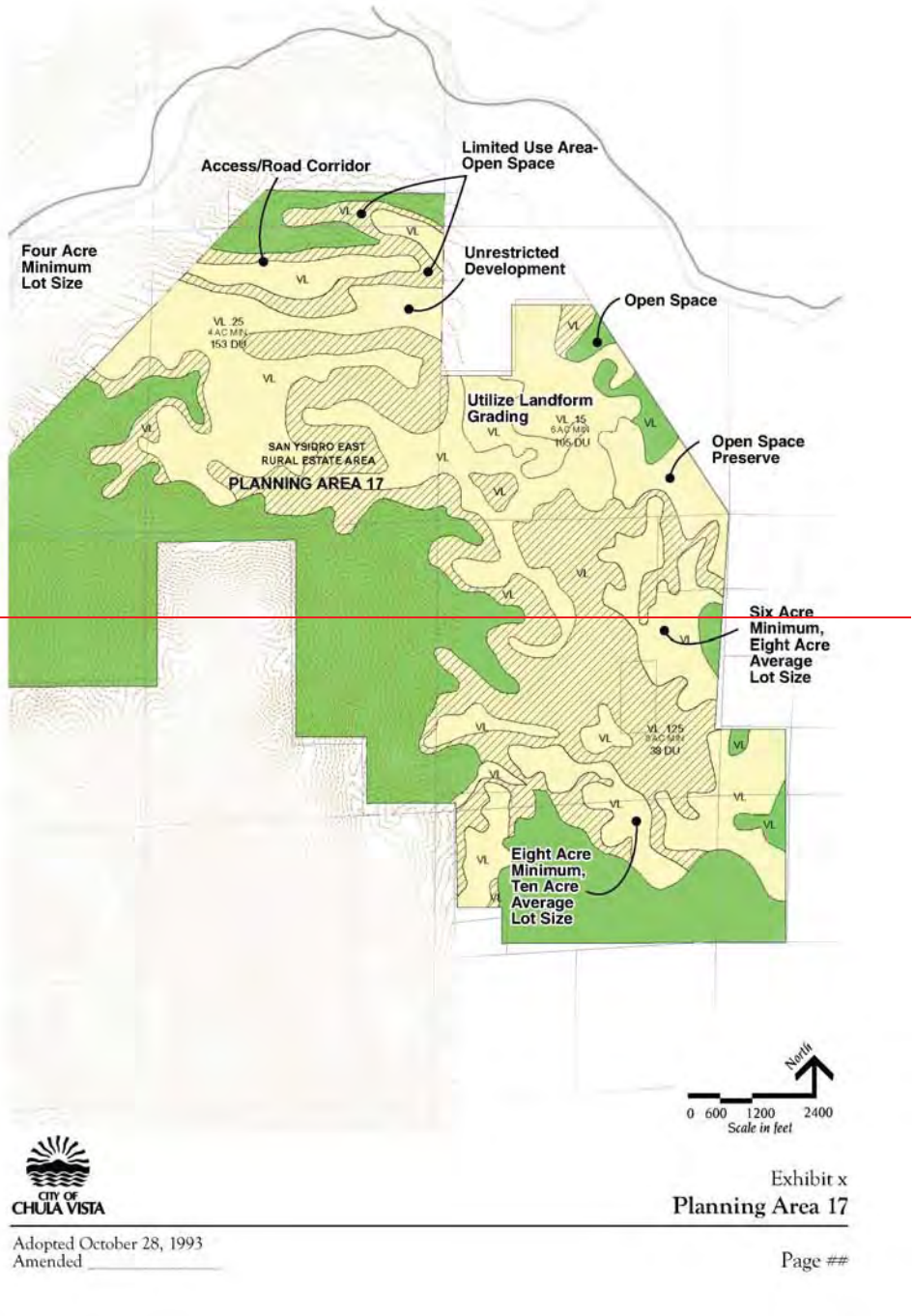


Exhibit ~~75~~ 73 Planning Area 17 (San Ysidro East Rural Estate Area) Land Use Map (ADOPTED)

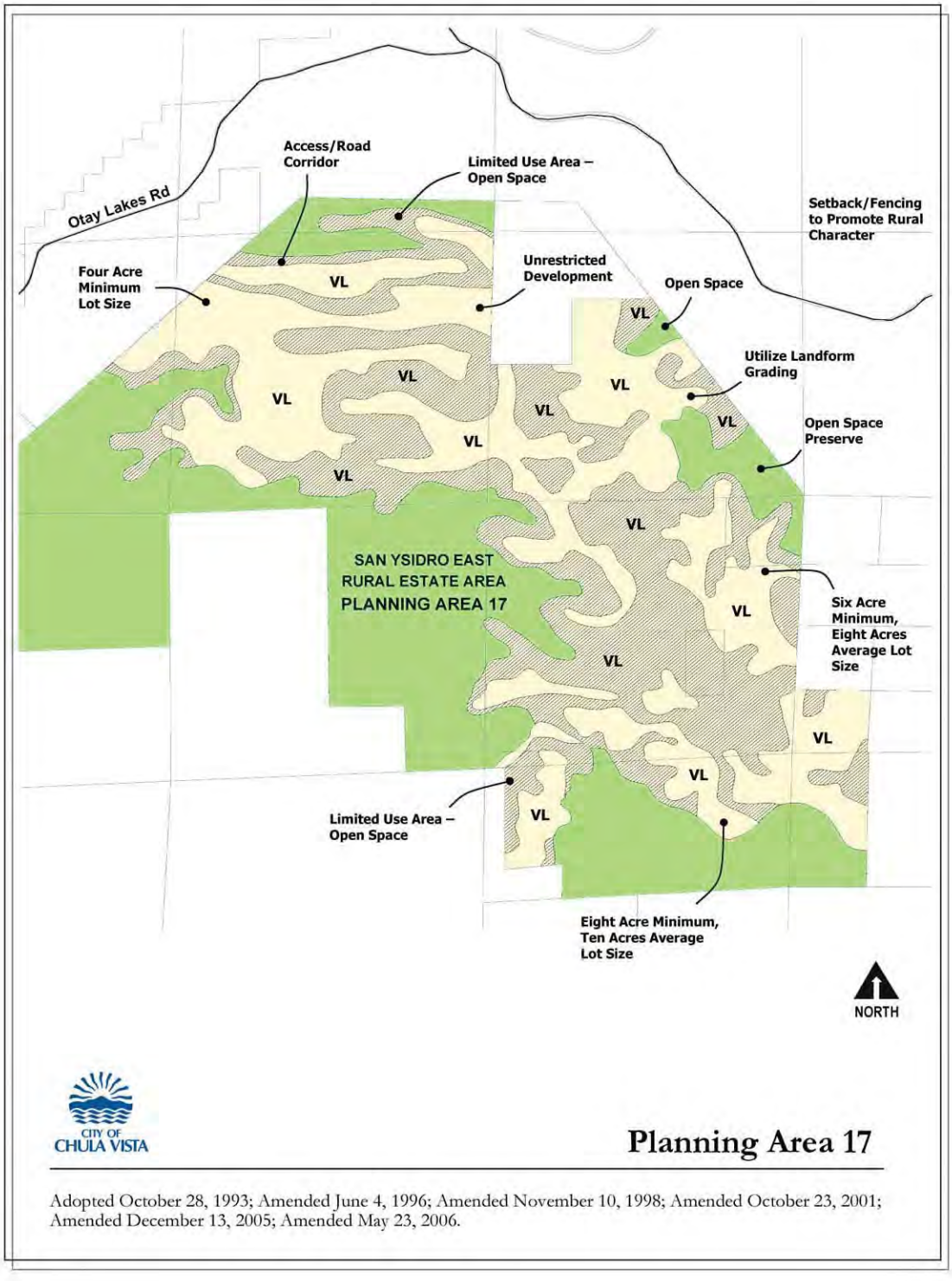


Exhibit 73 Planning Area 17 (San Ysidro East Rural Estate Area) Land Use Map (PROPOSED)

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18. Planning Area 18 (Mesa Industrial Area)

Planning Area 18 Setting

Planning Area 18 is comprised of approximately 216 acres and is located adjacent to and north of Brown Field and Lone Star Road. This area is primarily in the City of San Diego and extends north to the southern top edge of the Otay River Valley. Johnson Canyon defines the eastern edge. It is the southwestern most portion of Otay Ranch. (See Otay Valley Parcel Land Use Map)

Open Space & Habitat: For years, the area has been farmed and grazed, resulting in a disturbed grassland. Vernal pools exist primarily near the rim of the valley.

Land Use: A Navy communications facility is adjacent to this area. Brown Field is southeast of the area and a farming and trucking facility is located south of the site. Just east of the site is the Donovan State Prison.

Visual: This flat site has views east to Otay Mountain and north across the Otay River Valley to Rock Mountain.

Relationship to Other Villages: This area is separated from the rest of the ranch. It relates, in character, to the industrial areas of the Mesa, in the County and City of San Diego.

Mesa Industrial Area Description

The area is planned to provide large space for light industrial uses which produce relatively low traffic volume (100 ADTs or less). Some service uses may intermingle with the industrial uses, however, no residential uses are planned. These industrial parks are planned to promote pedestrian and bicycle movement by positioning buildings closer to streets with entrances and plazas, scaled for pedestrian movement.

Planning Area 18 (Mesa Industrial Area)

Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park	CPF	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
I										215.8			215.8	
OTHER														
TOTAL										**215.8**			**215.8**	

Exhibit 74 Planning Area 18 (Mesa Industrial Area) Land Use Table

Planning Area 18 Policies:

- ❑ Preserve areas of significant groups of vernal pools, if present.
- ❑ Preserve areas of steep slopes.
- ❑ Develop a set of guidelines for architecture, signage, graphics, and landscaping at the SPA level.
- ❑ Prohibit inclusion of Management Preserve open space within private individual lots.
- ❑ Develop a separate SPA Plan.
- ❑ Light and noise impacts to adjacent open space areas should be minimized.

Park and Open Space Policies:

- ❑ Provide for wildlife corridors consistent with the conclusions contained in the Wildlife Corridor Study.
- ❑ Provide bikes and pedestrian paths through the area which connect to the trails of the Otay River Valley.

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CITY OF CHULA VISTA

Exhibit x
Planning Area 18

Adopted October 28, 1993
Amended _____

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Exhibit ~~78b~~ 75 Heritage Road Industrial Area (Planning Area 18b) Land Use Map (ADOPTED)

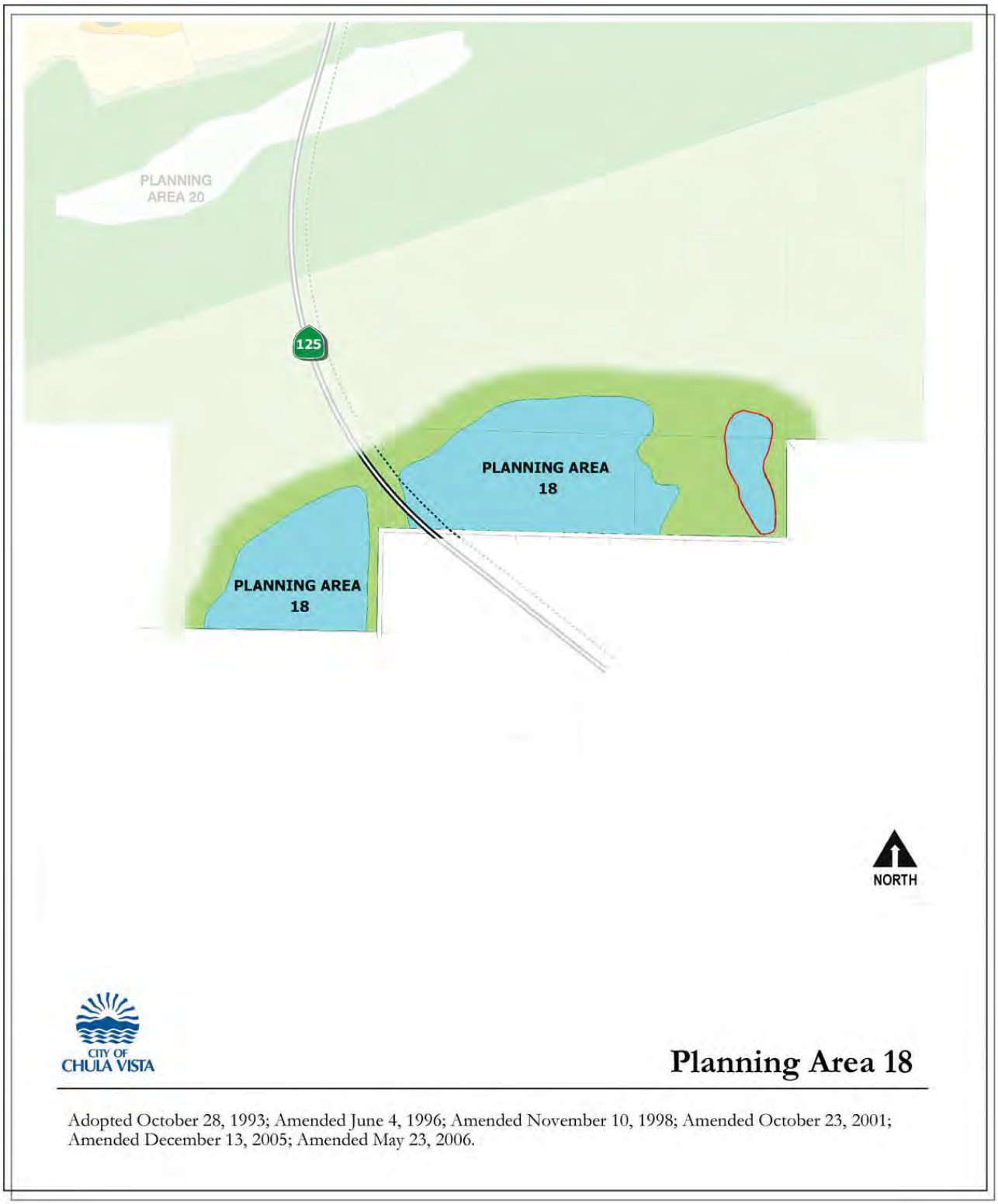


Exhibit 75 Heritage Road Industrial Area (Planning Area 18b) Land Use Map (PROPOSED)

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19. Planning Area 20

a. Planning Area 20 Setting

Planning Area 20 is comprised of approximately 209 acres in two large parcels located in Otay Valley. It is part of the 400 acres of active recreation area described in the Chapter 4 as part of the Otay Valley Regional Park. This area extends from Heritage Road on the west up the valley past SR-125. The Otay River splits the two parcels. Otay Mesa is located uphill to the south and Villages Three, Four, Eigth and Nine are north of the area. (See Otay Valley Parcel Land Use Map)

Open Space & Habitat: The Otay Ranch Preserve area follows the Otay Valley river channel. The planning area also contains disturbed coastal sage scrub,mule fat scrub, riparian habitat, and other sensitive biological resources on the slopes of the river valley.

Land Use: The area is the site of the former Gun Club and Bird Ranch which are located on the western active recreation area. The amphetheater and a water slide park are located to the west across Heritage Road.

Visual: This flat site is above the flood plain of the Otay River and has views east up the valley to the San Ysidro Mountains to the east.

Relationship to Other Villages: This area is separated from the rest of the Otay Ranch by the Open Space Preserve. The villages of the Otay Valley Parcel are located to the north.

Planning Area 20 Description

The area is planned to provide active recreational uses that are buffered from the Otay Ranch Preserve along the Otay River.

Planning Area 20 (Otay River Valley)

Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park *	CPF	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
MU									15.0				15.0	
~~OS~~Open Space-Active Recreation											~~194.0~~ 188.0	6.0	194.0	
TOTAL									**15.0**		**~~194.0~~ 188.0**	**6.0**	**209.0**	

*~~The location of required park and community purpose facility land will be subject to review at the SPA level.~~Active Recreation acreage per General Plan Land Use designation

Exhibit 76 Planning Area 20 (Otay River Valley) Land Use Table (Staff Alternative)

Planning Area 20 Policies:

- ❑ Active Recreation uses shall be consistent with the Otay Ranch Resource Management Plan (RMP), the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan, and the Otay Valley Regional Park Concept Plan.
- o Preserve areas of significant groups of vernal pools, if present.
- ❑ Preserve areas of steep slopes.
- ❑ Develop a set of guidelines for architecture, signage, graphics, and landscaping at the SPA level.
- ❑ Prohibit inclusion of private individual lots within open space Preserve areas.
- ❑ Develop a SPA Plan for the entire planning area.
- ❑ Development adjacent to the preserve shall adhere to the guidelines and the policies of the Otay Ranch RMP and the Chula Vista MSCP Subarea Plan.

Park and Open Space Policies:

The following policies shall guide the design of parks and open spaces in Planning Area 20:

- ❑ Provide for wildlife corridors consistent with the conclusions contained in the Wildlife Corridor Study, Otay Ranch RMP, and Chula Vista MSCP Subarea Plan.
- ❑ Provide bikes and pedestrian paths through the least environmentally sensitive area which will connect to the trails of the Otay River Valley.
- o Open space preserve areas adjacent to and/or affecting the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of the development area.
- o Pedestrian trails shall link the active recreation uses with the Otay Valley Regional Park.
- o Active recreation and related facilities shall be designed in a manner that is sensitive to the adjacent preserve consistent with the Otay Ranch RMP and the Chula Vista MSCP Subarea Plan.
- o A staging area shall be provided as a gateway to the Otay River Valley Regional Park.

Other Planning Area 20 Policies:

- o Design guidelines which address visual quality in the Otay Valley Regional Park Concept Plan shall apply to Planning Area 20.
- o Active recreation areas should be:

- located in previously distrubed, non-sensitve areas
- accessible from existing and planned public roads to the maximum extent feasible and should avoid intruding into the preserve
- clustered to minimize the edge between active recreation and sensitive resources within the Preserve

- Public park and recreation facilities may be operated by private commercial vendors within the active recreation areas.
- Active recreation building and landscape character shall be compatible with Otay Ranch Design Plan and Otay Valley Regional Park Concept Plan.
- Active recreation building character shall express the historic theme of Bird Ranch and be compatibility with the Otay Valley Regional Park design themes.
- Buffer parking from public viewshed along Heritage Road and east/west trail.

Planning Area 20 Character:

- The character of this area shall be guided by the following qualities:
  - Location adjacent to Wolf Canyon and the Otay River Valley, two scenic canyons/corridors with undulating edge conditions and areas of sensitive habitat
  - Views to Wolf Canyon and Rock Mountain and the mountains to the east
  - Location isolated by significant landforms and the Otay River
  - Identification of a specialized character of active recreation given its location adjacent to the existing amphitheatre and gateway to the Otay Valley Regional Park.

Planning Area 20 contains:

- Limited Commercial uses/activities on a maximum of 15 acres that relate to and support adjacent active recreation uses and areas consistent with the Otay Ranch RMP and Chula Vista MSCP Subarea Plan
- Public facilities
- A transit stop linkage
- Link/staging area to Regional Park



Exhibit ~~78~~ 77 Planning Area 20 Land Use Map (ADOPTED)

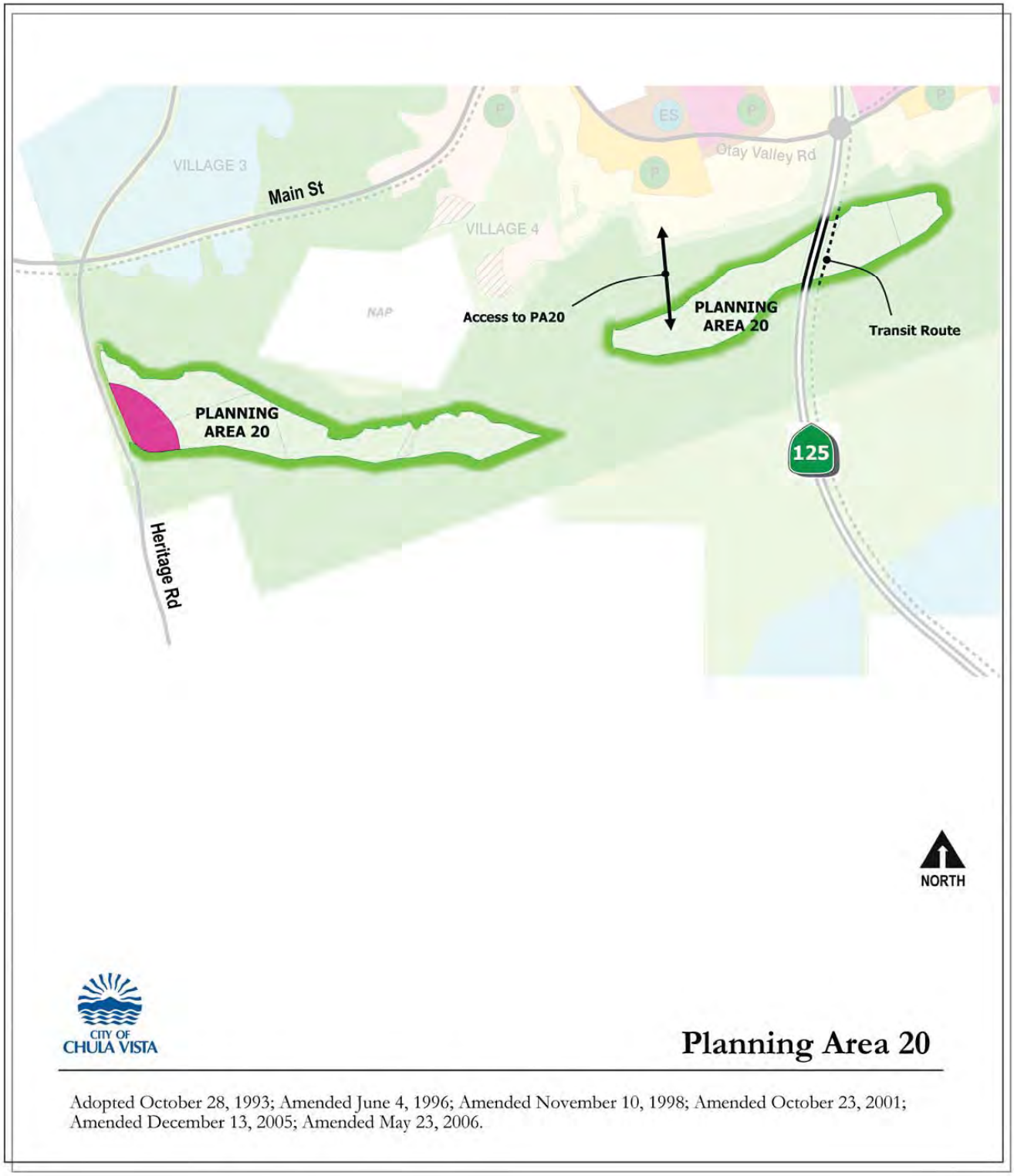


Exhibit 77 Planning Area 20 Land Use Map (PROPOSED)

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Chapter 2 Mobility

Section A Introduction

The Otay Ranch Mobility Plan provides a comprehensive, efficient, and safe system for a variety of transportation modes. This system completes and complements planned and existing regional systems.

Otay Ranch's western boundary is within a mile of I-805 and is connected to it by three major arterials. The project will complete the connection of the Otay Mesa with Chula Vista by providing ~~three~~ one north-south arterial~~s~~ and SR-125. Links with rural county areas are provided and improved along Proctor Valley Road and Otay Lakes Road.

Automobile oriented improvements do not define the entire scope of improvements. Rather, they are only one component of an integrated mobility system, which includes bicycles, low-speed electric vehicles,[1] trails, pedestrian trails, Bus-Rapid Transit (BRT) and other transit systems.

Section B Goals, Policies and Objectives

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

Objective: Ensure timely provision of adequate local circulation system capacity in response 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 outside village cores and town centers. Sections of Main Street within town centers and i~~I~~nternal 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

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1 On roads where posted speeds exceed 35 mph, separate trails ~~will~~ may be provided for low-speed electric vehicle travel.

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 Measure: Require, as a condition of approval of discretionary permits, the construction of new roads, bridges, roadway improvements, demand/system management, or other measures necessary to fully mitigate traffic impacts on circulation element roads, to avoid reduction in the existing level of service below "C"~~,~~. Maintain LOS "C" or better as measured by observed average travel speed on all signalized arterial segments, except that during peak hours, LOS "D" can occur for no more than two hours of the day. ~~with the exception that LOS "D" may occur at signalized intersections for a period not to exceed a total of 2 hours per day.~~ Urban LOS standards defined by the Urban Circulation Element of the General Plan are applicable to town center arterials. If the existing level of service is below "C", require necessary mitigation measures to maintain the current LOS.

Implementation Measure: Access to Circulation Element roads should be limited except within town centers to maintain through traffic flow.

~~Policy: Otay Ranch shall contribute its fair share toward financing the transportation facilities necessary to serve the demand created by the development of Otay Ranch.~~

Implementation Measure: To the extent that Otay Ranch contributes to the need for a facility outside of its boundaries, Otay Ranch development shall mitigate its impact by participating in impact fee programs, or other means determined at the SPA level.

Policy: Otay Ranch shall contribute its fair share toward financing the transportation facilities necessary to serve the demand created by the development of Otay Ranch.

Policy: Support the design and construction of a regional circulation system that will have the capacity to carry the forecasted regional demand volumes through the area.

Policy: Coordinate and integrate the Otay Ranch transportation system with the transportation facilities and plans of surrounding jurisdictions.

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

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

Policy: Support and encourage the use of alternative forms of transportation such as public transit and car/van pools to reduce both roadway congestion and pollution.

Implementation Measure: Coordinate the planning of all new transit routes with established development patterns and land use plans.

Implementation Measure: No more than 15,000 dwelling units or 4,000,000 square feet of commercial use within the EUC shall be approved for the Otay Valley Parcel until such time as the funding is approved and construction assured for the ~~light rail~~ transit system.~~:~~

Implementation Measure: Participate in programs for employers to encourage their employees to utilize alternate forms of transportation.

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

Policy: Provide a thorough and comprehensive bicycle circulation system, emphasizing bicycle paths, segregated from vehicular traffic, ~~or Class II bike lane connections~~ between major destinations within and adjacent to the Otay Ranch Project Area.

Policy: Develop patterns of land use which will allow the elimination of automobile trips and encourage pedestrian movement through pedestrian-friendly environments and proper land use mix.

Implementation Measure: Dedicate and construct bikeways as a condition of final map approvals, and require secure bicycle storage facilities at new commercial centers, public centers, industrial centers, transit centers, airports and multi-family developments.

Circulation Element Arterial and Major Roads

These roads typically provide for completion of the regional system. In this role, they are designed to operate at maximum efficiency, and provide for automobile and bus access to regional destinations, including freeways. They cross each other at intervals of three quarters of a mile or greater. Entry onto these roads, except at the EUC, ~~and~~ Freeway Commercial and in Town Centers, is restricted to Village Entry Streets. The following streets/roads reflect ultimate widths, but widths may be reduced at the SPA level based on the SPA traffic analysis and in accordance with the phasing plan:

Road Name	From	To	Classification
Birch Road	La Media Road	SR-125	6 Lane Major
Birch Road	SR-125	EastLake Pkwy	4-6 Lane Prime
EastLake Pkwy.	Olympic Parkway	Hunte Parkway	6 Lane Major
Olympic Pkwy.	I-805	Hunte Parkway	6 Lane Prime
La Media/Otay Lakes Rd.	Telegraph Canyon Road	Main Street/Rock Mountain	6 Lane Prime
Otay Lakes Rd.	Hunte Parkway	Dulzura Crossing	6 Lane Prime
Main Street/Rock Mountain Road	I-805	~~Rock Mtn. Road~~ Eastlake Parkway	6 Lane Major*, **
Otay Valley Road	~~La Media~~ Main Street/ Rock Mountain Road	Eastlake Parkway	4 Lane Major***
Hunte Parkway	EastLake Parkway	Olympic Parkway	6 Lane Prime
Heritage Road	Telegraph Canyon Rd.	Palm Ave.	6 Lane Prime
East Palomar St.	I-805	Heritage Road	4 Lane Major
Proctor Valley Road	SA 1150.1	Millar Ranch Road	4 Lane Major
~~Rock Mtn. Road~~	~~Heritage~~	~~SR-125~~	~~6 lane Prime~~
~~Rock Mtn. Rd~~	~~SR-125~~	~~Hunte Parkway~~	~~4 Lane Major~~

* ~~4~~ 4 lane town center arterials in Village Eight Town Center

**6 lane gateway in Village Nine

***4 lane town center arterial in Village Eight West town center

Policy: Provide a system that recognizes and is consistent with the adjacent circulation element roads.

Policy: Reduce Birch Road between SR 125 and Eastlake Parkway from 6 lanes to 4 lanes in order to match travel lanes to the Village ~~entery~~entry street in Village 11 and provide a better pedestrian connection between the Freeway commercial and EUC.

Policy: Provide Town Center Arterials in Village Eight West and Nine that ~~may utilitize~~ incorporate the use of ~~the~~ couplets, spindles, or a grid street system to be determined on the SPA level as a mechanism for allowing arterial and major roadways to enter and pass through the center/interior of a village ~~to be determined on the SPA Plan~~.

Policy: Minimize impacts on adjacent residential and environmentally sensitive areas.

Policy: Minimize impacts on unique landforms by designing with the natural terrain where possible when selecting alignments.

Policy: Except in Town Centers, ~~Prohibit~~ prohibit parking on arterial and major circulation element roads.

Policy: Provide over/undercrossings linking villages where appropriate. These should accommodate pedestrians and bikes and low-speed electric vehicles.

Policy: Provide bridges or culverts to allow for wildlife crossings where required by the Wildlife Corridor Study.

Policy: Prohibit bisecting village cores with circulation element roads except in Town Centers.

Policy: Except in Town Centers, ~~Enhance~~ enhance traffic flow by minimizing the number of points of ingress and egress to villages from circulation element roads.

Policy: Except in Town Centers, ~~Prohibit~~ prohibit driveways along arterials for any residential or village commercial use and strictly limit driveways for freeway commercial and EUC uses.

Policy: Design circulation elements roads in accordance with Exhibits ~~79~~ 78 through 93.

Policy: Design the village road systems to provide a hierarchy of streets and alternate routes connecting to the village core area.

Policy: Design village roads for human rather and automobile scale while ensuring public safety in all cases.

Policy: Traffic calming devi~~c~~ces such as neck downs, ~~blub-outs~~ bulb-outs and traffic circles shall be provided in each village and town center

Policy: All streets shall be tree-lined, consistent with an overall village landscape plan.

Streets/Roads

Each village will provide a complex integrated system of roads, low-speed electric vehicles and bike paths, and pedestrian ways. The system is ~~defined~~ outlined below by individual road types that may be found in all villages except for the rural standard. However, the actual pattern of roads varies within each village in response to site features, circulation element roads, topography, land use organization, etc. Actual roadway configuration and standards will be set at the SPA level. The following is a description of how these roads are located functionally within the village setting. While circulation element roads must adhere to prescribed levels of service, these interior roads are permitted to operate at less than established LOS. This is done to further encourage use of alternative modes of transportation.

Town Center Arterial

Town Center Arterials serve the Town Centers by bringing arterial ~~traffic~~ roadways into the town ~~encters~~ centers within a pedestrian oriented grid system of streets. These arterials provide for pede~~d~~strians, vehicles and transit in a walkable environment. Town Center ~~arterials~~ Arterials are typically a pair of two lane one-way streets (couplets) providing a total of 4 lanes within a town center boundary. These roadways ~~that~~ provide ~~the~~ an equivalent capacity as a~~n~~ standard four lane arterial. Couplets allow for intergration of pedestrians by providing slower travel speeds and narrower street width without reducing overall travel time through the Town Center.

Village Entry Streets

These divided roadways provide the "gateways" into the villages and are typically two lanes on each side of a median. They provide the ~~only~~ primary ingress and egress

from the village to ~~the~~ arterials and/or major roads. One or more of these roads will visually focus on the village core/mixed use area. These roads extend from the Circulation Element Road to the Village Collector street, "alternate route" through the village. These roads always provide for pedestrian and alternate modes of transportation outside of the roadbed. In some villages these roads also reserve space for ~~the~~ future ~~trolley~~transit.

Policy: Village entry streets should incorporate medians and be landscaped to reinforce village character and identity.

Policy: Direct driveway access shall be precluded on primary village, promenade, or collector streets except for commercial and multiple family parking areas.

Policy: Selected streets should provide direct visual access to the village core.

Policy: Design streets to give balance to the needs of the various modes of transportation using the street. Intersections should be designed to encourage pedestrian movement and reduce vehicle speed while ensuring public safety and providing for emergency vehicle access.

Village Core Streets

These undivided roads provide the link between ~~the~~ some village ~~entry~~ entries and ~~the mixed use~~mixed-use areas. These roads are always within the core of ~~the~~ a village. Parallel parking is provided along the sides of the roadway where residential development fronts onto the street. In areas without street fronting residential development, only emergency parking is provided. ~~BRT~~ Transit right-of-way is reserved adjacent to village core streets, along specified routes in Villages One, Two, Five, Six, Eight and Nine.

Promenade Streets

In some villages, ~~P~~promenade streets provide the most direct route from the residential areas to the village core. The promenade designation comes from the pedestrian, double tree lined path which parallels the street. Street parking is provided along the street, wherever residential units abut.

Policy: Promenade streets should accommodate adjacent or integrated pedestrian, bikeway and alternate vehicles, with a double tree row at the pedestrian element to enhance pedestrian scale.

Main Street/Plaza Streets

These core area streets promote a quality urban village and pedestrian oriented character. Low-speed electric vehicles, bikes and automobiles travel slowly in the same lanes. The road is buffered from wide walks by parallel or diagonal parking. In designated villages, right-of-way is set aside for future transit use. Plaza streets may also be closed to through traffic for special events and serve as an urban plaza.

Residential Collector

These streets ring the village core although the core uses may be on both sides of the street. The collector is intended to provide an alternate route around the core area. Residential units usually abut both sides of the road, therefore parking occurs along both sides. Low speed electric vehicle travel and bikes are accommodated in striped lanes in the road.

Residential Streets

Residential streets occur throughout ~~the~~ each residential village. These streets have homes on one or both sides. Parking will be provided along ~~the side or~~one or both sides of the street. Low-speed electric vehicles and ~~bikes~~ bicycles will travel in the roadway without a specially designated lane.

Policy: Cul-de-sacs are permitted if, at the end of the cul-de-sacs, pedestrian, bike and low-speed electric vehicle access remains open to a link to the village core or other desirable uses. Dead-end cul-de-sacs are permitted only in perimeter locations.

Policy: Multiple points of access in a grid system shall be provided. Block ~~primeters~~perimeters shall not exceed 2,000 feet. Exceptions can be made in perimeter locations where steep hillside terrain would make vehicular connections difficult. In such conditions, a pedestrian connection such as a trail or paseo shall be provided.

Alleys

In small lot single-family, multi-family and ~~mixed use~~mixed-use areas, alleys may be appropriate. Alleys provide garage and service access. Pedestrian, ~~bike~~ bicycle and low-speed electric vehicles travel areas are not provided in alleys. Alleys are privately owned and maintained.

Traffic Calming

Vehicular traffic, while important for the circulation in all Otay Ranch villages, is considered secondary in importance to pedestrian traffic. Streets are generally designed to be narrower to reduce vehicle speeds, and the wide-spread use of dead-end cul-de-sacs is discouraged. In addition, "traffic calming" devices such as "roundabouts," ~~and~~ "neckdowns," and "bulb-outs" are significant circulation design solutions, which are promoted in the Otay Ranch and are alternatives to the typical vehicular street system found in other planned communities. Neckdowns, ~~and Roundabouts~~ roundabouts, and bulb-outs promote low speeds for vehicles and present a superior design solution for typical streets. Neckdowns and bulb-outs, which decrease the number of travel lanes at intersections, or provide mid-block crossing opportunities for pedestrians, also promote ~~easy~~ pedestrian circulation. Neckdowns are intended to create a sense of vehicle "friction" by lowering vehicle speeds, reducing the length of pedestrian crossings, and creating pedestrian awareness for motorists. Roundabouts provide a function and design solution to ease circulation conflict and provide slower and more efficient ~~better pedestrian~~vehicle movements through intersections in villages and town centers. ~~In addition, r~~Roundabouts may function as a superior alternative in some cases to a stop controlled or signalized intersection.

Policy: Encourage the use of Traffic Calming devices throughout the ~~circulation~~ mobility plans for all villages, town centers and planning areas.

Rural Standards

Small scale streets with tight radius turns are proposed for very low density, large lots and steeper terrain areas. These tight turning radii streets have no curbs or gutters to promote a rural character and minimize grading and terrain modifications.

Objective: Large lot rural areas shall be planned using reduced width road sections, with rolled curbs, gutters, or sidewalks. All unimproved shoulders shall be provided, which could be utilized by pedestrians.

Objective: Parking shall be provided to ensure convenient access to activity centers, while encouraging pedestrian activity and reduced reliance on the automobile.

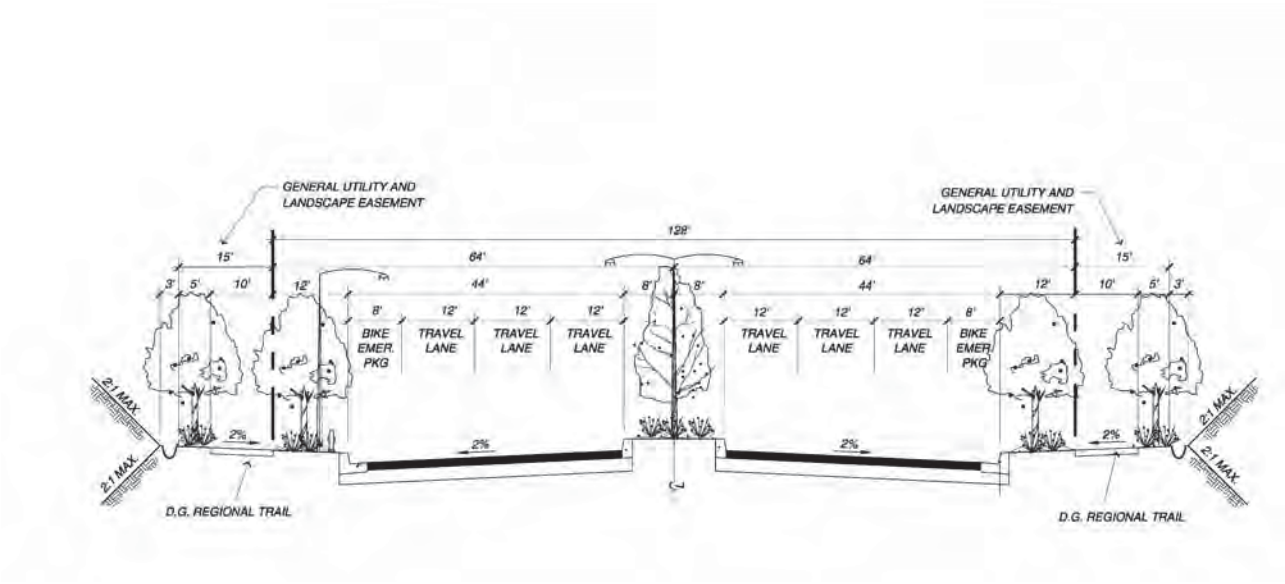


Exhibit ~~57a~~78

Six-Lane Prime Arterial

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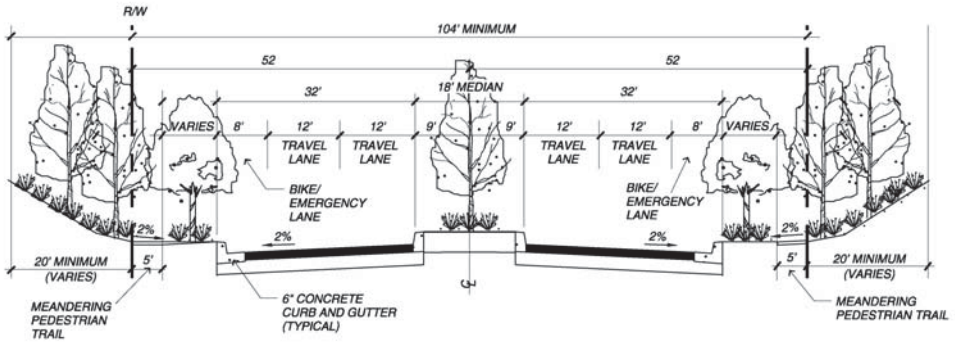


Exhibit ~~58~~79

Four-Lane Major

Not to Scale

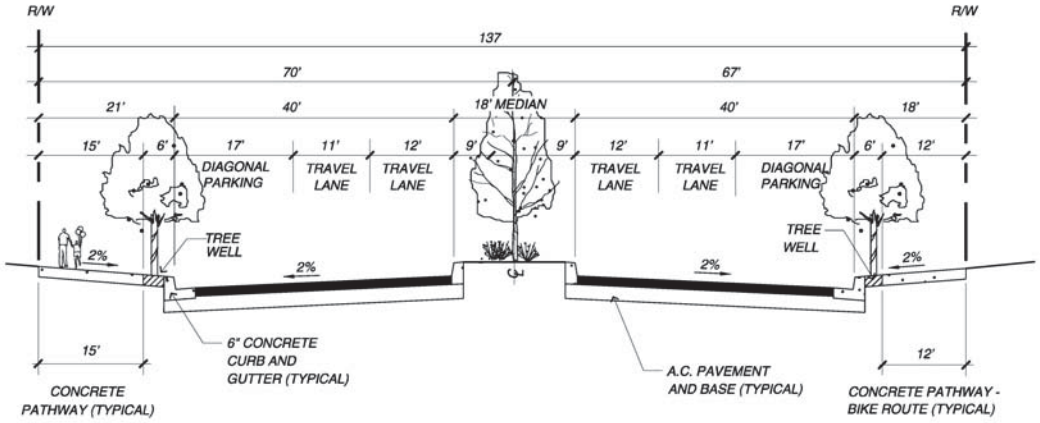


Exhibit ~~63~~80

Village Entry w/ Diagonal Parking

Not to Scale

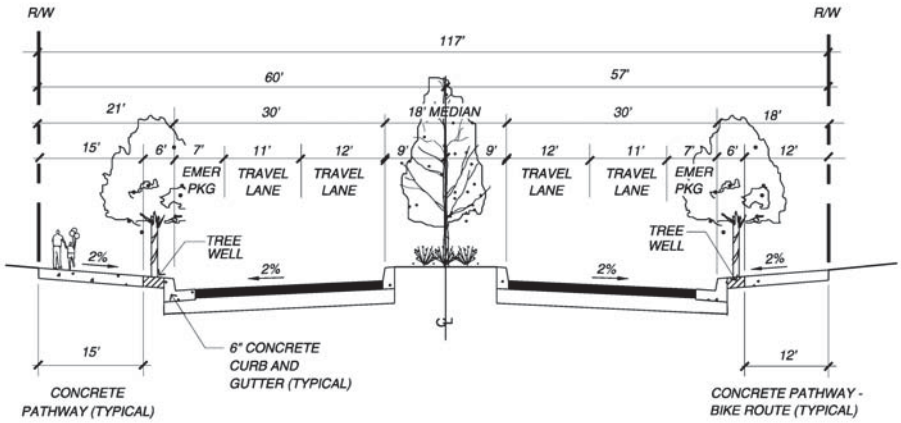


Exhibit ~~64~~81

Village Entry Street

Not to Scale

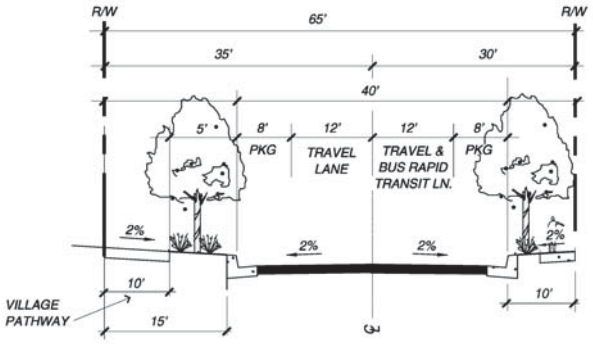


Exhibit ~~69~~82

Town Center Arterial (One Way)

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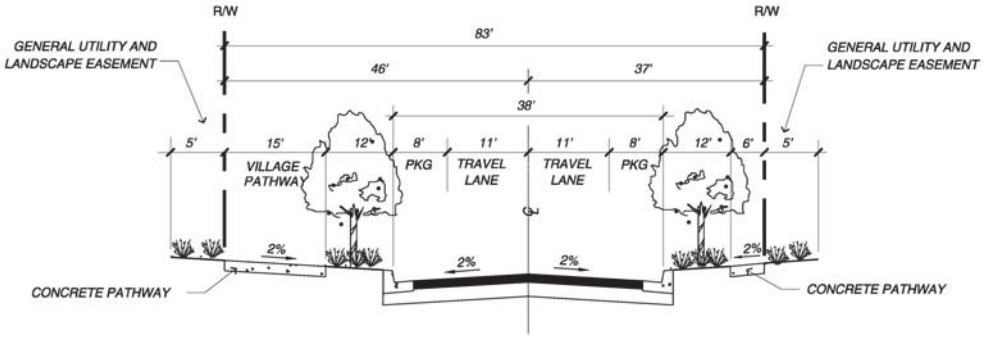


Exhibit ~~73~~83

Secondary Village Entry

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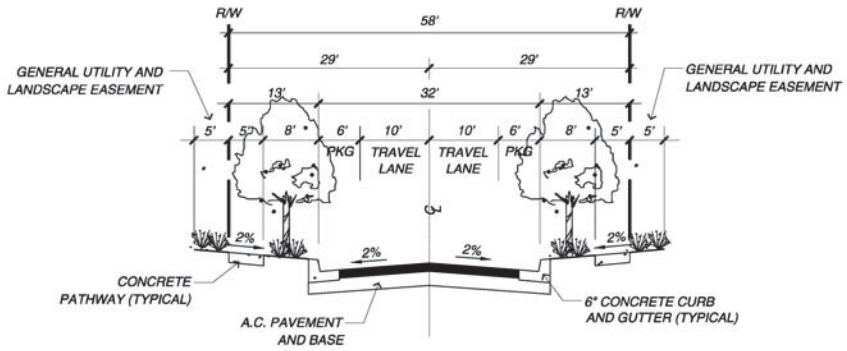


Exhibit ~~78~~84

Parkway Residential

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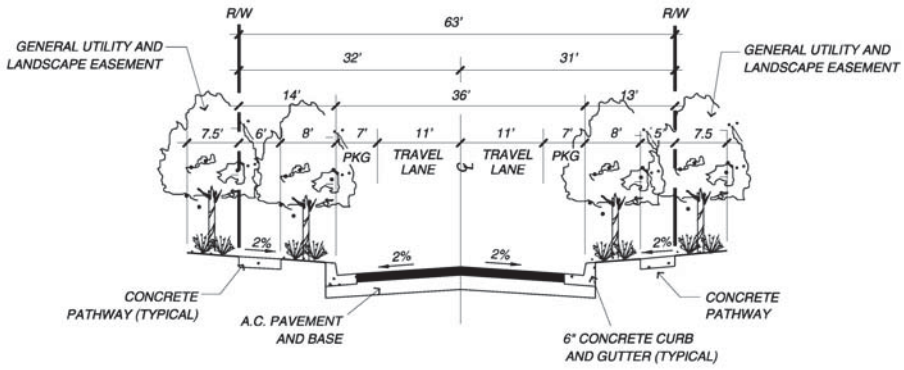


Exhibit ~~80~~85

Residential Promenade Street

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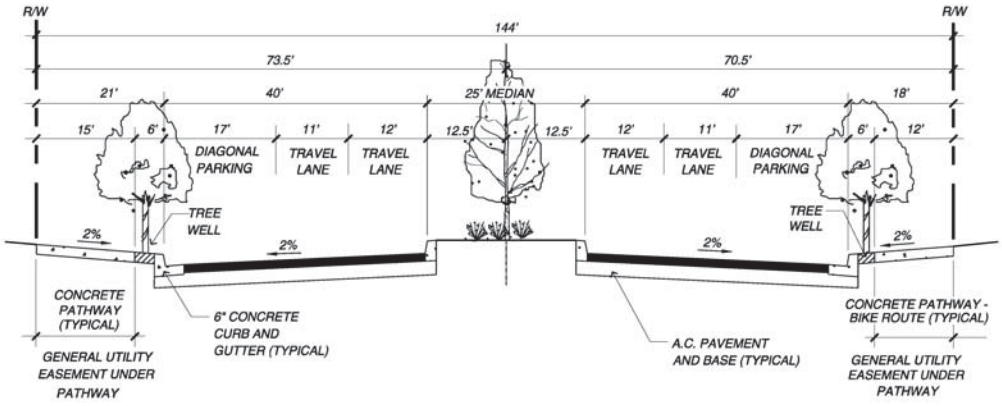


Exhibit ~~—~~86

Transit Village Entry Street

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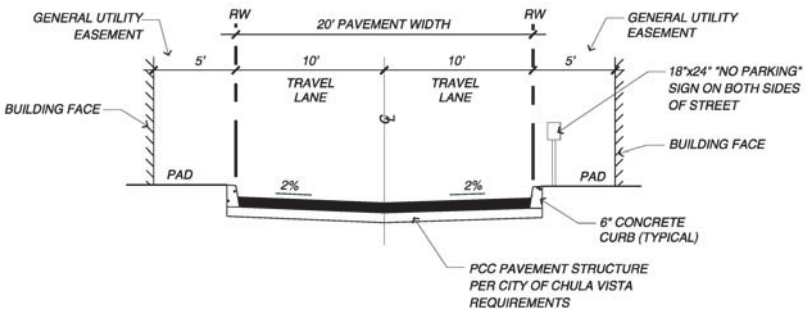


Exhibit ~~81~~87

Alley

Not to Scale

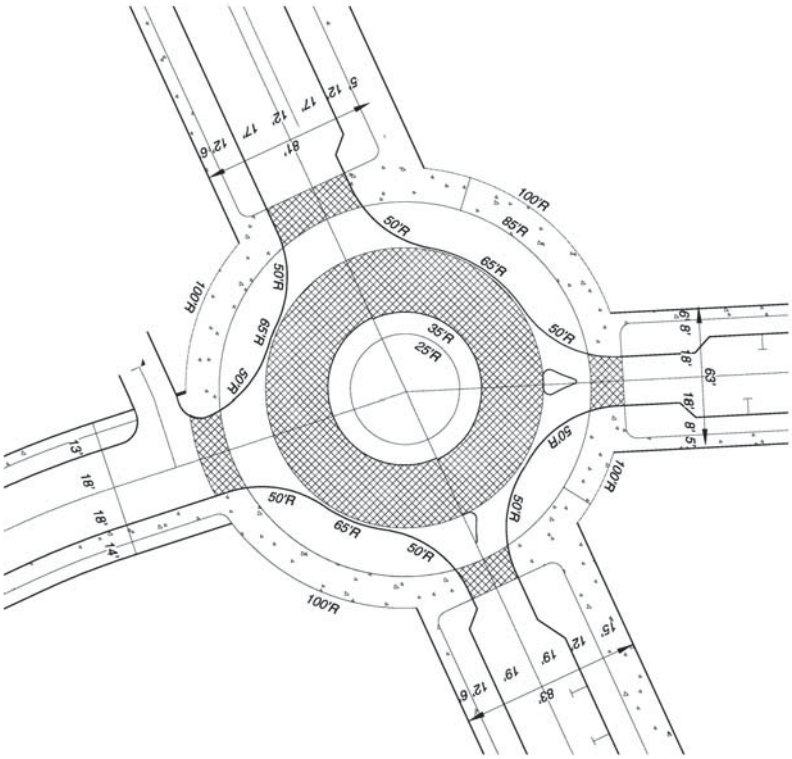


Exhibit ~~82~~88

Roundabout

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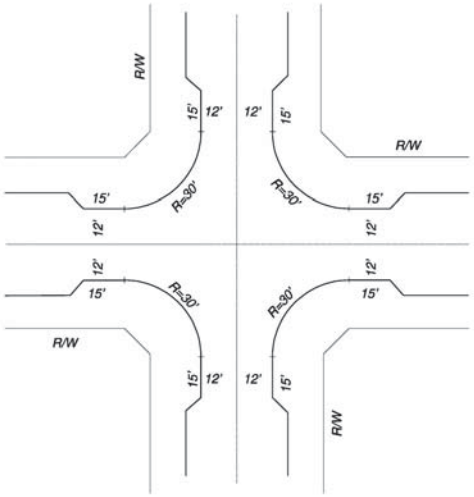


Exhibit ~~—~~89

Neckdown

Not to Scale

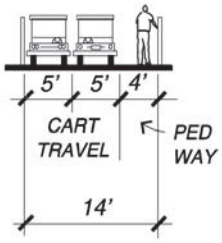


Exhibit ~~84~~90

Bridge Crossing

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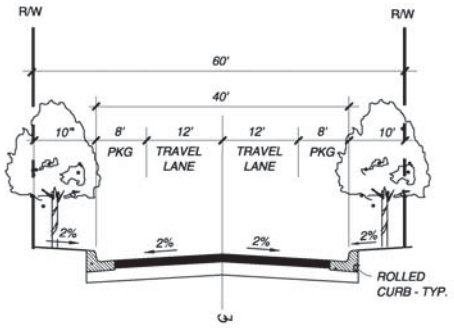


Exhibit ~~85~~91

Rural Collector

Not to Scale

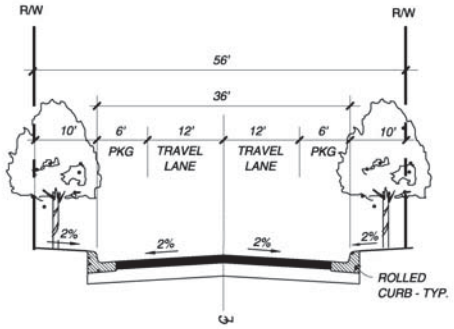


Exhibit ~~86~~92

Rural Street

Not to Scale

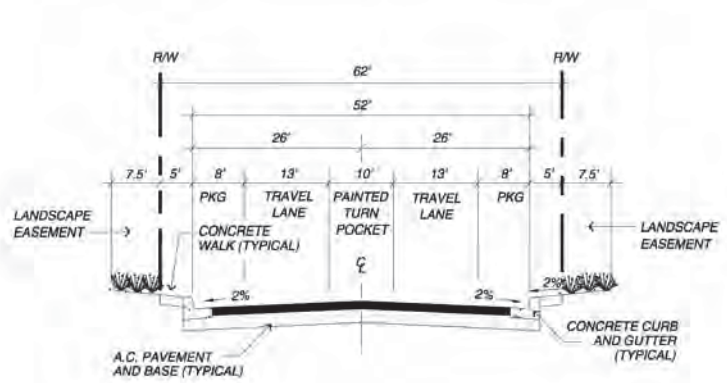


Exhibit ~~87~~93

Village Industrial Class II Collector

Not to Scale

Natural Design Considerations

Objective: Design roadways to follow natural contours in rural areas and steeper topography, except where safety, grading or strong design considerations suggest otherwise.

Policy: Design roadways to minimize grading and the height of cut and fill slopes.

Policy: Provide for wildlife as required in the Wildlife Corridor Study.

~~Bus~~ Transit Routes

Objective: Otay Ranch land use, mobility and transit plans shall be coordinated with local and regional transit plans to ensure that Otay Ranch villages are served at the earliest stages of development.

Policy: Provide areas for interconnection of various modes of transportation.

Policy: Provide transit/bus stops/shelters in village core areas and close to service/commercial uses. Provide waiting and bike storage facilities at one transit stop within each village core.

Policy: Coordinate ~~bus~~ location of transit stations with ~~transit~~ Bus Rapid Transit (BRT) stations ~~as set forth in the trolley section~~.

Policy: Coordinate transit routes and stops with ~~light rail transit districts~~ SANDAG/MTS.

Policy: Shelter design should be compatible with village character/theme and may, therefore, vary from village to village. Shelter maintenance responsibility shall be determined during the design process.

Policy: Encourage local loop bus routes connecting the villages to the Eastern Urban Center and to other regional transportation systems, parks, schools, the university and recreational areas.

Transit System

Regional transportation plans envision the expansion of the bus rapid transit (BRT) system to connect the existing system to the international border and various urban areas, including Otay Ranch.

Objective: The Otay Ranch land use and mobility plans shall incorporate regional plans for the expansion of the bus rapid transit system.

Policy: Coordinate with SANDAG, CVT and other transit agencies to provide for the integration of the BRT line into Villages One, Two, Five, Six, Eight and Nine, Park and Ride and the Eastern Urban Center. The BRT alignment shown on the GDP/SRP Land Use Map is conceptual and will be more precisely located at the SPA level of planning.

Policy: Provide for reservation of space for the BRT line within the identified villages/areas. Locate stations/stop areas, consistent with SANDAG/ ~~MTDB~~ MTS standards, within the village cores/areas identified for transit.

Policy: Bus stop locations should be coordinated with future ~~l BRt stops~~BRT stations and should follow the same design guidelines.

Low Speed Electric Vehicle Travel

In concert with the primary objective to reduce the number of automobile trips, the interior road systems will be designed to provide for ~~–~~low speed electric vehicle travel, per the previous sections. These vehicles are commonly described as "Neighborhood Electric Vehicles (NEV) and shall include an electric motor (electric is preferred for air quality reasons). Low speed electric vehicle travel is permitted on roads with posted speed limits of 35 mph or less pursuant to the California Vehicle Code. On roads where posted speeds exceed 35 mph, separate trails ~~will~~ may be provided for low speed electric vehicle travel.

Objective: To reduce reliance on the automobile, the Otay Ranch road system shall be designed to provide for low speed electric vehicle travel.

Policy: Underpasses/overpasses should be provided at strategic locations to minimize low speed electric vehicle/automobile conflicts on major arterials. Locations should be determined at the SPA/Specific Plan level.

Policy: -Low speed electric vehicle parking facilities should be located within village cores/town centers.

Policy: Coordinate low speed electric vehicle travel consistent with the policy contained in the village roads section.

Bicycle/Pedestrian Paths

A system of local and regional ~~and local~~ bicycle and pedestrian ~~paths is~~facilities also known as village paths and regional trails are incorporated as a critical mobility component of Otay Ranch. The village paths provide direct connections between each of the adjacent villages and the village paths connect to the regional trails beyond the village boundaries. The village paths are separated from vehicular traffic to serve both pedestrians and bicyclists. The standard width of a village path is 10 feet adjacent to a 5-foot sidewalk for a total of 15 feet. The village path may be reduced to a minimum width of 10 feet within the urban settings of a village core or town center. ~~The local bike and pedestrian paths are within villages and connect to the regional trails.~~

The arterial and major roadway system accommodates class II bike lanes within the right-of-way. Residential collector and local streets serve as bike routes where bicycles share the roadway with vehicles. Regional trails are generally adjacent to but grade separated from roadways. The village path also is grade separated and may be narrowed from a fifteen foot minimum width to a ten foot width within the urban setting of a village core or town center. Sidewalks are provided along all roadways depending on site conditions and adjacent land uses. ~~The internal street systems provide bike lanes and pedestrian paths along the Village Entry Streets. These paths will serve both pedestrians and bicycles and are separated from vehicular traffic on this type of street. Residential Collector and Local Streets will serve as bike routes, where bicycles share the roadway with vehicles.~~

Grade separated bikeways will be considered along La Media from Wolf Canyon to Southwestern College and through Wolf Canyon across the EUC to Salt Creek.

A trail system shall be provided through open space areas. These shall be looped systems to provide for a variety of lengths of rides. In these areas, pedestrian, bike and equestrian trails will overlap.

Objective: The bicycle and pedestrian path system should provide for a safe continuous pedestrian and bicycle circulation system to all parts of villages.

Policy: The path system should connect to the village core to encourage alternate means of travel.

Policy: Bicycle lane and pedestrian ~~Pathways~~ pathways should provide travel in both directions. ~~be two-way routes.~~

Policy: Signing should be posted at intervals, directing bicyclists and pedestrians to the appropriate side of the trail.

Policy: Drainage inlet grates, manhole covers, etc., on trails should be designed to provide adequate surface for tire or foot travel.

Policy: At-grade trail crossings should be provided for at signalized intersections.

Policy: Bicycle storage facilities should be provided within village cores, at transit and bus stops.

Policy: Underpasses/overpasses will be provided at strategic locations to minimize automobile and trail user conflicts at arterial highways. Specific locations should be determined at the SPA/Specific Plan level.

Bike, equestrian and other recreational trails are also planned as described in the Chapter 4, Parks, Recreation, Open Space.

Scenic Corridors

The Otay Ranch contains a number of valuable scenic resources such as natural landforms, rock outcroppings, unique vegetation, lakes and viewsheds, which merit protection along arterial roads.

Objective: Protect and enhance valuable scenic resources and views throughout the Otay Ranch.

Objective: Design roadways and/or adjacent villages to protect visual resources.

Objective: Coordinate with adjacent jurisdictions to encourage protection of scenic corridor resources outside of Otay Ranch.

Objective: Coordinate with SANDAG and other agencies regarding facilities they may need to locate within scenic corridors and suggest measures to ensure compatibility.

Policy: The following Otay Ranch routes are designated scenic roadways:

Telegraph Canyon Road - provide for setbacks and landscaping along this edge. Variable setbacks, landform grading and recognition of existing swales in final grading is desirable. No existing vegetative character exists. It is recognized that modification to existing landforms will occur.

Olympic Parkway - from the western property boundary to SR-125. The roadway should be sited in the canyon bottom to preserve sideslopes and vegetation wherever possible. Protect steep slopes and vegetation on the north slope (south facing) between the western property line and Heritage Road. Further east, to Otay Lakes Road, topography of the north slope should be preserved. East of Otay Lakes Road and the entire south side should be contour-graded with extra setbacks and revegetation.

Main Street/Rock Mountain Road/Hunte Parkway - from the western property line to Olympic Parkway except within the boundaries of a town center. The road provides expansive views of the Otay River Valley, Rock Mountain, and Salt Creek. Protect views into the valleys and propose sensitive grading, setback and architectural controls along this edge.

Otay Valley Road - from Village Eight West town center boundary to Street A in Village Nine.

Otay Lakes Road - from the Mary Patrick Estate to the Daley Quarry. This stretch of road provides opportunities for views of the Otay Lakes and other landforms. Preserve corridor views to the lakes as the road passes through the resort center. Carefully site architecture and use setbacks with height controls to preserve views. Continue an open, non-urban character along this corridor.

Proctor Valley Road - from Salt Creek Ranch to Highway 94. This road passes through open space areas providing views to Jamul, the San Miguel Mountains and Proctor Valley Creek. Final alignment should seek to preserve significant rock outcroppings and landforms, and preserve views to the Upper Otay Reservoir. Design for more urban character at the village center. In the Jamul area, provide large setbacks and fencing to project the developed rural ranchette character of Jamul.

Implementation Measure: Develop guidelines for setbacks, grading and landscaping along scenic corridors in conjunction with the ~~Overall Ranch Design Plan~~individual SPA plans. A 75-foot average buffer along scenic corridors shall be met as noted on individual land use plan diagrams for arterials ~~ad~~and scenic corridors.

Section C ***Processing Requirements***

Future Otay Ranch applications for development approvals shall comply with the following:

☐ SPA Requirements

- Build-out transportation model analysis to the extent that SPA plan changes approved GDP/SRP system or generation.
- Phased transportation model analysis to show impacts to system with planned facility construction for SPA level development (including offsite roads).
- Review and refinement of land use plan for implementation of pedestrian and transit-oriented design, Transit First Plan for Otay Valley Parcel villages and Eastern Urban Center.
- Phased Transit Plan.
- Phased Bicycle Plan.
- Phased Trail Plan.
- Modification of above plans, if needed.
- Prepare Public Facility Financing and Phasing Plan to assure construction of facilities concurrent with demand -- include on-site and off-site facilities to maintain threshold conformance.
- Develop/amend/revise financing mechanism for transportation facility construction (DIF).

☐ Tentative Map Requirements

- Conditioned to provide on-site transportation facilities.
- Conditioned to adhere to Transportation Facility Phasing Plan for on-site and off-site facility thresholds.
- Conditioned to provide off-site transportation facilities as required by Public Facilities and Financing Plan.
- Conditioned to participate in financing mechanism for transportation facilities (DIF).

☐ Final Map

- Implement tentative map conditions.
- Bond and provide for construction of improvements.
- Secure rights-of-way.

☐ Building Permit

- Payment of fees (if appropriate).

Chapter 3 *Housing*

Section A ***Introduction***

The Otay Ranch Community will provide a wide spectrum of housing types and styles to respond to the needs of a diverse population within the South County region of San Diego. The Housing Chapter of this General Development Plan/Subregional Plan is intended as an extension of the Goals, Objectives and Policies contained within the Housing Elements for both the City of Chula Vista and the County of San Diego. The intent of this chapter is to identify specific short term (5 years) and long term measures that will integrate the Otay Ranch affordable housing goals, objectives and policies into existing regional and subregional programs. Measures contained within the City of Chula Vista's or County of San Diego's Housing Elements apply to that portion of Otay Ranch located within each respective jurisdiction.

Section B ***Balanced Community***

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

1. Long Term Objective

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

Policy: The Regional Share allocation shall be established for both the City of Chula Vista and the County of San Diego through SANDAG's Regional Housing Needs Statement, and shall be adjusted every five years by SANDAG in accordance with State Housing Law.

Policy: Continue to address the Otay Ranch's proportionate share of those Regional Share allocations, as determined in the Housing Elements of the appropriate land use jurisdiction, and periodically updated. Said proportionate share determination shall be consistent with SANDAG's Regional Share allocation methodology.

Policy: Coordinate City of Chula Vista and County of San Diego housing policies pertaining to Otay Ranch in the future Housing Element updates.

2. Five-Year Objective

Objective: Each Otay Ranch Village[2] will proportionately assist the appropriate land use jurisdiction to meet or exceed Otay Ranch's share of the 5-year Regional Share allocation as provided by each jurisdiction's Housing Element.

Policy: Encourage each "Urban Village" to offer a variety of housing types, densities and prices which will enable affordability within each income group under Regional Share.

Policy: Encourage housing opportunities for very low, low and moderate-income households, and the dispersal of such housing among Otay Ranch villages to promote a balanced community.

Policy: Consider the use of mobilehome and manufactured housing as alternative building types to promote affordability.

Policy: Support the exploration and use of innovative and alternate building technologies and materials which reduce costs, increase affordability, and address environmental issues such as energy and water conservation, air quality improvements and recycling.

Policy: Encourage the timely provision of each village's affordable housing component in the earliest development phase possible.

Policy: Priority shall be given to satisfying each Village's Regional Share affordable housing obligation within that Village. However, when the agency of jurisdiction finds that; (1) it is infeasible to provide all the Regional Share obligation within the subject Village, and (2) a transfer of the obligation will not be significantly detrimental to achieving balanced communities, and (3) that development phasing and related provision of the subject units will not adversely affect attainment of the Regional Share allocation within the respective 5-year period, the agency may allow a portion of those

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2 All "Urban Villages," "Specialty Villages" and the "Eastern Urban Center," as defined in the Land Use Chapter (Part II, Chapter 1, Section c.2.). The provision of affordable housing within the Rural Estate Area, or its transfer to "Urban Villages," shall be determined by the conceptual transfer plan referenced within the Implementation Measures, as a part of the initial Otay Ranch Village Housing Plan.

affordable housing obligations to be satisfied within another Urban Village, or Villages. Said transfer of allocation between Villages shall provide the information required by implementation measure below, and shall assure provision of the transferred units through an agreement and appropriate conditions on the land prior to approval of the SPA for the Village from which the allocation is transferred.

Implementation Measures: Prior to approval of the SPA for the first Village proposing transfers, a conceptual plan shall be developed which addresses potential transfers of Regional Share affordable housing requirements from "Specialty Villages" and "Rural Estate Areas" to "Urban Villages," which plan shall indicate the amount of proposed transfers, establish guidelines for assignment of those transfer to avoid community imbalance or an overconcentration of lower-income housing in any Urban Village, ensure sufficient phasing of Regional Share affordable housing obligations, and demonstrate that the Village(s) can feasibly accommodate the additional percentage of affordable housing units being transferred.

Implementation Measures: Prior to or concurrent with approval of a SPA for each Village, a Housing Plan for that Village shall be approved which addresses the type and location of housing to be provided pursuant to the Regional Share allocations and any related policies contained in the Housing Elements of the appropriate land use jurisdiction. As minimum content, that Village Housing Plan shall:

- *Identify how it complies with the appropriate jurisdiction's housing programs.*

  For the period 1992-1996, or until replaced with updated policies adopted by the applicable local jurisdiction, at least 5% of the total units within the Village shall be reserved for low-income households, and at least 5% for moderate-income households. The agency of jurisdiction will consider utilizing available resources and incentives to assist in the provision of the units as necessary and feasible. Where sufficient resources and incentives are available, minimum requirements may be exceeded by increasing the amount of low-income units provided, and/or in producing units affordable within the lower range of both low and moderate-income standards. Where sufficient subsidies, incentives and other resources are available, the land use jurisdiction and applicant shall attempt to provide very low-income affordability. After 1996,

reservations by income level shall be consistent with the policies and programs contained within the Housing Elements of the appropriate land use jurisdiction.

- ☐ *Identify where the affordable units will be located, by income group, number, type and tenure.*
- ☐ *Identify what portion, if any, of the required affordable units will not be satisfied in the subject Village, indicate to which Village they will be transferred, and describe the specific program/project under which they will be provided.*
- ☐ *Include an acceptable phasing program for the timely provision of the affordable housing component in the earliest development phase possible. The phasing program should also address a schedule for the provision of any affordable housing obligation proposed for transfer to another Village.*
- ☐ *Identify all local, state and federal incentive and funding programs which will be employed to provide the reserved units, including but not limited to density bonus programs, tax exempt mortgage revenue bond financing, and the use of non-profit partners. Any density bonuses for single-family residential areas shall be achieved solely through use of accessory units pursuant to the implementation measures below. Where density bonus programs are intended, the Plan shall indicate the following:*
  - *the area or areas where such bonuses are to be applied;*
  - *the number of bonus units and total project units within those area(s);*
  - *the increased level of infrastructure necessary to accommodate the units;*
  - *the income level of affordability of the bonus units;*
  - *whether the bonus units are for families or senior citizens;*
  - *the duration of reservation.*

  Density bonuses shall be consistent with the provisions of Section 65915 of the California Government Code, and subject to determination that such bonuses will not result in significant unmitigable adverse impacts upon public health and safety.

- ☐ *Consider sites where mobilehome/manufactured housing would be appropriate.*

- ☐ *Provide, within the first phase In the City of Chula Vista, an Affordable Housing Agreement to satisfy the Telegraph Canyon Estates GDP and SPA Plan requirements. (City of Chula Vista Resolution No. 16960)*

- ☐ *Indicate the extent to which alternate building technologies and/or materials are proposed to be used in both market rate and restricted units. If an experimental housing concept is proposed, indicate the location of project site and describe the concept.*

- ☐ *In order to assure implementation of a Housing Plan, a specific program and agreement(s) shall be required to be negotiated with, and approved by the agency of jurisdiction, which guarantee the provision of the housing units described in the Plan. The formulation of such agreements shall be handled in a tiered fashion, starting at the SPA level and progressing in specificity and detail through subsequent planning processes, with final project-specific agreements required prior to the recordation of the respective final map, or final project approval where the subdivision of land is not involved.*

Policy: Support the use of accessory dwelling units as an additional source of affordable housing for lower-income households.

Accessory living units should conform to the following guidelines:

- ☐ Prior to, or concurrent with, the first SPA proposing accessory units, studies shall be prepared to determine demand and generation figures for traffic, water and sewer for accessory units within the Otay Ranch, based on varying tenancies. These studies must be found acceptable to the legislative body of the agency having jurisdiction, prior to approval of the first SPA which proposes such accessory units.

- ☐ The SPA Level Environmental Impact Report (EIR) shall analyze community character and the service and facility impacts of accessory units. The area permitting the accessory units may need to be limited and specifically defined in the SPA in order to mitigate impacts. Anticipated population increases which may result from the accessory units shall be taken into account in the SPA Level Service/Revenue Plan calculations performed at the time of SPA review.

- ☐ Accessory units shall be designed as an integral part of the single-family residence. Accessory units may be attached to –or detached from the primary dwelling. Village Design Plans shall include specific design guidelines relating to architecture and site planning for accessory units to ensure that the single-family character of the neighborhood is protected.

- ☐ Accessory units are not intended to function as duplexes and shall not be subdivided or otherwise separated in ownership.

- ☐ No more than one accessory unit shall be permitted per single-family lot. Each accessory unit shall be limited to one bedroom and shall provide for one off-street parking space in addition to the required parking for the main residence.

Section C ***Fair Housing And Special Housing Needs***

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, LARGE FAMILIES AND THE HOMELESS.

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.

Policy: The level of special housing needs shall be identified for both the City of Chula Vista and the County of San Diego through SANDAG's Regional Housing Needs Statement, and updated every five years in accordance with State Housing Law.

Policy: Otay Ranch shall address a proportionate share of those identified special needs as determined in the Housing Elements of the appropriate land use jurisdiction, as updated.

Policy: Consistent with Otay Ranch's identified share of special housing needs, each Otay Ranch Village shall address housing opportunities for these needs groups, consistent with the Housing Elements of the appropriate land use jurisdiction, as updated.

Implementation Measure: The Housing Plan shall, in addition to previously identified content, address the housing to be provided for persons with special needs.

Policy: Ensure compliance with all State and Federal statutes regarding barrier free environments and elimination of racial, age, religious, sexual and economic bias and discrimination in housing sales, rental, advertising and lending practices.

Implementation Measure: Each SPA Housing Plan shall be accompanied by an Affirmative Fair Marketing Plan which describes the various outreach efforts and lending practices which will be undertaken to attract prospective homebuyers and/or tenants in the proposed housing marketing area, regardless of gender, age, race, religion, handicap or economic status.

Policy: Include an adequate amount of land designated for community purpose facilities within Otay Ranch to provide for the location of facilities to shelter the homeless.

Implementation Measure: Each Village shall include land designated for community purpose facilities, upon which it is permitted that emergency shelters for homeless persons may be located.

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Chapter 4 Parks, Recreation, Open Space

Section A Introduction

The park, recreation and open space system is the unifying fabric of the Otay Ranch. This system is designed to meet or exceed the City of Chula Vista and County of San Diego requirements, and enhance the quality of life for residents and visitors by providing active and passive recreational amenities at all levels.

The Otay Ranch park, recreation and open space system is comprised of a hierarchy of elements intended to respond to specific community and location needs and physical site conditions. The size and diversity of the Otay Ranch Project Area allows for creative approaches to planning park and open space areas and recreational services and facilities.

Section B Goals, Objectives and Policies

The Otay Ranch Parks, Recreation and Open Space goals, objectives, policies and implementation measures provide for a variety of parks, recreation and open space amenities. Otay Ranch provides the opportunity for a full range of passive and active recreational opportunities.

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

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

Policy: Provide local and regional trails which run through and/or connect open space areas in: Otay River Valley, Poggi Canyon, Wolf Creek Canyon, Salt Creek Canyon, Mt. Miguel, Jamul Mountain, Otay Mountain, Otay Lakes and BLM land.

Implementation Measure: Otay Ranch shall develop a local and regional trail system for riding, hiking and biking. The system should provide equestrian facilities, staging areas, local connections and regional through-routes grade separated from conflicting vehicular traffic where appropriate. Trail systems should have regional and local through-routes connected to other off-site areas such as city parks, greenbelts and BLM land. Trails may be separated for each activity.

Implementation Measure: Bicycle trails, paths and lanes should interconnect through a bicycle master plan.

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

Policy: Planning for the Otay Ranch Regional Park System shall be coordinated with the planning for the Otay Valley Regional Park through the Otay Valley Regional Park Joint Exercise of Powers Agreement and the Otay Ranch Interjurisdictional Task Force to ensure that the regional parks include both active and passive recreation areas and trails, and consider adjacent development, community character, land use, conservation, preservation and citizen recreational needs are compatible with each other.

Policy: Create a large-scale open space and regional park system with components in the Otay River Valley, Jamul Mountain and San Ysidro Mountains including regional parkland, open space, environmental preserves and local parks. This system shall connect to off-site parks and open spaces such as the Sweetwater River Valley, the western Otay River Valley and the San Ysidro Mountains BLM open space.

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

Policy: Plan for the development of multi-use trail facilities in the regional park and open space setting with appropriate connections to adjacent parks and facilities.

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

Policy Encourage public transit service to regional parks and provide access to handicapped and disabled persons, in accordance with the latest federal guidelines.

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

Policy: Utilize conservation measures including reclaimed water, efficient irrigation systems

and drought tolerant plant material in the development of public and private parks where allowed.

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

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

Policy: For the purpose of calculating the County's local open space requirement, parks, open spaces and golf courses with public access may be appropriate greenbelt areas.

Policy: Provide a minimum of three acres[3] of neighborhood and community parkland (as governed by the Quimby Act) and 12 acres per 1,000 Otay Ranch residents of other active or passive recreation and open space area.

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

Section C ***Park Facility System***

A four-tiered system of public parks is provided through town squares and neighborhood, community and regional parks. This system will provide:

1. compatible park amenities within the town square parks;
2. active play facilities within the neighborhood parks;
3. community-level playing fields and complexes within the community parks; and
4. region-wide active and passive recreational areas within the Otay Valley Regional Park and San Ysidro Mountain Regional Park.

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[3] This policy is intended to be implemented within each village. That is, each village should provide a sufficient neighborhood and/or community parkland to enable Otay Ranch to meet the standard. However, community parks cannot be provided incrementally within each village because of the size and location of the planned community parks. The GDP/SRP identifies community parks, averaging 25 acres, in three Villages (Village Two, Ten and 12). Accordingly, it is recognized that during the build-out of Otay Ranch the actual provision of neighborhood and community park will temporarily exceed or lag behind the requirements of the policy, depending on the timing of the provision of community parks.

The Otay Ranch trail network connects the park system and the villages of Otay Ranch. This network of pedestrian walks, hiking/ biking trails and equestrian trails links parks with each village. This linkage is a key design concept for Otay Ranch and will further reduce reliance on the automobile for local transportation needs.

The location of parks requires consideration of the amount and location of physical spaces, service standards, service radius, co-location of land uses and other design issues. Usable park acreage, for local parks, should generally conform to the following criteria: playing fields and areas designated for built facilities should be graded to a 2% slope; recreational lawn areas should not exceed a 4% slope; perimeter areas should not exceed a 3:1 slope; and unique or desirable land forms should be retained and integrated into the park design, with credit toward park requirements.

A total of 13,789.9[4] acres of open space is provided throughout the Otay Ranch, consisting of local and regional open space. The County of San Diego park standards require 15 acres per 1,000 population of regional parkland and 15 acres per 1,000 population of local parkland. The City of Chula Vista and County of San Diego require the dedication of 3 acres per 1,000 population of local parks. In accordance with the 3 acres per 1,000 population park dedication requirement and a projected build-out of approximately ~~78,555~~89,092 residents, the Otay Ranch will provide 236 acres of local parks.

Pursuant to the County of San Diego standard of providing an additional 12 acres of local parklands and open space, the Otay Ranch GDP/SRP provides in excess of 12 acres per 1,000 population of local open space. The Otay Ranch GDP/SRP meets this requirement through the provision of 942 acres on a ranch-wide basis, exclusive of regional park facilities, by providing the following: open space buffers along arterials, open space corridors through Village Seven, Ten, Eleven and the Eastern Urban Center, and hiking and riding trails in the villages, the Management Preserve, town squares, and other areas designed to provide recreational opportunities and visual relief to the Otay Ranch residents.

In addition, pursuant to the County of San Diego standard of 15 acres of regional park per 1,000 population, Otay Ranch will provide a minimum of 1,178 acres of regional park land. The local and regional parks are defined below:

1. **Town Squares:** Town Squares are located in some village center areas to serve the village residents. These parks average one acre in size. Town Square park facilities may include tot lots, playground equipment, turf areas, picnic areas and similar active and passive recreation areas and improvements.

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4 13,789,9 acres of open space is based on residential development in all the Otay Valley Parcel villages. If Village Three develops industrial and Villages Nine and Ten develop as university, this open space number would be revised.

Town Square parks will provide a focal point for the village center and reflect a pedestrian design and urban character due to their proximity to higher density residential and commercial uses.

These parks will be private parks and will be owned and maintained by a central business district (or similar private maintenance entity). Alternatively, these parks may be public, in those cases where the park is maintained as part of a Community Facilities District, subject to approval of the Development Services Director. Guidelines for these parks shall be developed at the SPA level. Park dedication credit will be permitted for these parks.

2. **Pedestrian Parks:** Pedestrian parks are provided in the secondary single-family neighborhoods. They are 1/2-acre to 2 acres in size and have a 1/8- to 1/4-service radius. These parks are necessary due to the small lot nature of the single-family neighborhoods. Because these parks do not meet public park size standards, they will not receive park dedication credit. However, pedestrian parks satisfy a recreation need in the neighborhoods and therefore are eligible for Community Purposes Facility (CPF) credit.

3. **Neighborhood Parks:** Neighborhood parks are located to serve people within a 1/2- to 3/4-mile radius within each residential village. These parks serve the day-to-day recreational needs of local residents. Each neighborhood park should be sited in conjunction with a school site wherever feasible. The size and location of neighborhood parks shall be determined at the SPA level of planning. Neighborhood park facilities typically include tot lots, parking, restrooms/maintenance buildings, play ground equipment and play areas. The neighborhood parks are located in or adjacent to the village core, within the residential areas of the village. Pedestrian trails are provided to link these neighborhood parks to the residential neighborhoods.

   In the more populated villages, neighborhood parks may be supplemented by town squares.

4. **Community Parks:** Community parks are located to serve the residents of multiple villages within an approximately 1- to 2-mile radius. Each park should be a minimum of 25 acres and offer intense recreational facilities such as athletic complexes, multi-purpose fields, court activities, large swimming pools and areas for outdoor active and passive recreation. Activities and amenities may include softball, youth baseball, soccer, tennis, basketball, volleyball, racquetball, community buildings/ facilities, family and group picnic areas, and other large-scale areas for organized active and passive recreation. They are planned to serve the active recreational needs of multiple villages.

   Three community parks are planned for Otay Ranch within Village Two, Village Ten and the EUC. These park locations are linked to regional parks and open spaces.

5. **Regional Parks:** Regional parks are areas of natural quality used for nature oriented outdoor recreation. The primary purpose of these parks is to preserve and interpret sensitive environmental resources, and make these resources available for public recreational activities and enjoyment. Regional parks may include recreational

activities such as camping, riding and hiking trails, nature and interpretive centers, picnic areas, golf courses, active and informal play areas and natural open areas. A regional park should be a minimum of 200 acres, with a minimum of 50 usable acres for active recreation. Regional parks achieve two important objectives:

- ☐ Provide residents of both the local community and region with broad-scale recreation, trail opportunities interpretive educational facilities; and

- ☐ Protect regionally significant environmental resources (e.g., biological habitats, historic sites, etc.).

Regional park sites are selected because they are areas of natural quality worthy of preservation and public enjoyment, and also because they are areas which can be utilized and enhanced for large-scale, nature-oriented and interpretive outdoor recreation.

Regional parks may include active recreational uses such as golf courses, equestrian centers, and sports complexes (e.g., adult softball facility), and may also include camping, picnicking, nature centers, museums, informal play areas, and natural open space and preserves areas. Regional parks have parking, restroom, and other support facilities.

The Otay Valley Regional Park will be the first priority site for providing the required Regional Park acreage. If 100% of the requirement cannot be accommodated here, then areas within the eastern parcels and within the Management Preserve boundaries may be designated to achieve this standard.

a. Otay Valley Regional Park

A regional park can be established in the Otay River Valley to provide for a range of active and passive recreation uses. These active park uses should be concentrated in easily accessible nodes and located primarily in upland areas north of the Otay River and toward the western portion of the river valley. Active recreational areas may comprise up to 400 acres of the regional parkland. Active recreation areas shall be located a minimum of 100 feet away from areas occupied by sensitive biological features. The City of San Diego, County of San Diego and City of Chula Vista have formed a Joint Exercise of Powers Agreement (JEPA), which is in the process of developing park concept plans, including activity areas, for the Otay Valley Regional Park. Recommended policies call for coordinated planning between the JEPA and Otay Ranch planners and the manager of Otay Management Preserve.

b. San Ysidro Mountain Regional Park

A second regional recreation area may be established in the San Ysidro Mountains Parcel. This regional park can provide passive recreation opportunities and facilities for hiking, picnicking, camping, nature appreciation, natural and cultural history education and interpretation, and other passive uses. Appropriate trail linkages

to the BLM Wildlife Management Area and the County trail system will also be provided.

The San Ysidro Mountain Regional Park would have limited improvements, focused on public opportunities for nature interpretation and education and passive facilities. This park could be improved in conjunction with a larger 2,700-acre Resource Management Area, and could include not only an interpretive/educational center, but also passive facilities such as hiking and riding trails, camping, low intensity play fields and picnic areas and wildlife observation.

Section D ***Private and Commercial Recreation***

Private recreational facilities can supplement the public parks and recreation system. The size of private recreation facilities may range from an individual amenity such as a swimming pool serving a portion of a project, to a multi-use recreation center serving an entire neighborhood or community. Private recreational facilities may receive up to a 50% credit toward satisfying the local park requirements within County areas.

Commercial recreation activities are encouraged to augment and enhance services available to the future residents of Otay Ranch and other residents in the region. Commercial recreation uses such as golf courses, riding stables, model airplane ports, skating rinks, etc. may be appropriate for location within Otay Ranch.

Certain commercial operations may also be appropriate for location in town square, community or regional parks. Consideration should be given to special purpose parks such as nature interpretive centers, bicycle parks, botanical gardens and privately operated amusement parks such as water slides and miniature golf courses. Criteria for the location of commercial ventures in town squares, community and regional parks will be developed in conjunction with the appropriate agency.

Section E ***Open Space***

Natural Open Space

The majority of natural open space and regional parks within Otay Ranch are the subject of the Resource Management Plan (RMP) (See Part II, Chapter 10: Resource Protection, Conservation, and Management). Areas within the RMP's management preserve include wildlife corridors, open space areas, trails, nature interpretive centers and other natural amenities. The RMP provides for the preservation and enhancement of natural resources, and creates unique opportunities for recreational activities as well.

Both the Jamul Mountain and San Ysidro Mountain areas have been identified as areas suited for low intensity, passive recreational uses. Permitted uses would include hiking, camping, picnicking, equestrian trail and nature appreciation. Precise acreage and plans have not been formulated for any of the areas, but it is clear these resources can respond to the need for regional open space and limited recreational opportunities. Permitted construction within open space areas could include: (1) public interpretive centers for habitat, cultural, and paleontological resources; (2) botanical gardens and a native plant nursery; (3) on-site research facilities (as defined in the RMP); (4) limited active regional recreational facilities; (5) public infrastructure; and (6) low intensity camping and equestrian facilities.

Other Open Space

Other open space is defined as a combination of neighborhood and community parks, riding and hiking trails, school playgrounds, utility easements, open space scenic corridors, pedestrian walk ways, buffers, golf courses and other public recreational facilities and "green spaces" which meet open space and local park needs.

Section F ***Park and Recreation Facilities***

1. Facilities

Local Park Acreage: Park facility improvement standards are identified in the Otay Ranch Parks and Recreation Facilities Implementation Plan[5]. The final determination of the types, quantities and locations of the specific facilities to be provided at each park will be based upon a needs analysis and the subsequent Park Master Plan for each park type and size.

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5 Consideration should be given to specialized uses other than recommended standards, which may better serve the community. It is recommended new residents assist in selecting special amenities such as casting ponds, shuffle board, boccie ball courts, velodromes, disk golf courses, recreational gardens, miniature trains, carrousels, lawn bowling and other unique facilities which can be included in some community parks. Opportunities to lease certain facilities to commercial businesses should also be explored.

2. Riding and Hiking Trails

The mobility and recreational trail network provides a link between the various Otay Ranch parks, village cores, activity areas, open space and points of interest; forming a comprehensive network. The State Department of Parks and Recreation has a 20-foot easement for the California Hiking and Riding Trail that runs from Savage Dam along the south short of Lower Otay Lake and along Otay Lakes Road to SR-94. This system is augmented by an alternative transportation network and road system that is more fully described in Part II, Chapter 2: Mobility. The following are the elements of this comprehensive trail network.

Regional Trails: Regional trails will accommodate hiking, biking and equestrian travel depending upon gradient and adjacent environmental sensitivity. They are located within all the major open space systems (Management Preserve and Regional Park) and will link to off-site regional trails. Within the larger open space areas, trails will accommodate loop trips of 1/2 hour, 1-hour and 2-hour trips. Regional trails are intended to link open space areas to the urban core. Where trails take on a more urban character, horses may be prohibited. South of the resort site, along the northern edge of Otay Lake, the existing roadbed will be converted to a bike and walk way.

Regional Bike Ways: Regional bikeways will be designated in each direction, along all circulation element roads in Otay Ranch, to carry bicycle traffic. These will connect to existing and proposed offsite bike lanes and access each Village.

Village Trails: Within each village, a complete system of trails and walks will connect the major areas of each village and provide access to adjacent villages and regional trails and bike systems. These village trails provide a direct link to the village core. Trails and walks for pedestrians, bikes and alternative transportation will occur within and outside of the roadbed as more fully illustrated in the Mobility Chapter.

3. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Provide a Parks Master Plan.
- Specific facility site identified and reserved including areas adjacent to public schools and other public lands where co-location is feasible and desirable.
- Equipment needs identified.
- SPAs processing parks along SR-125 shall be submitted to CALTRANS for review and comment concerning the desirability of dedicated park land near the SR-125 corridor.
- Alternative financing methods refined.
- Alternative maintenance entities and funding identified.

- Timing of construction consistent with Otay Ranch Park and Recreation Implementation Plan identified.
- Sites for special purpose parks reviewed.
- Develop plans for the use of reclaimed water, as appropriate.
- Design criteria for land adjacent to regional parks prepared.
- Request recommendations from County Transit System regarding transit facility needs.

☐ Tentative Map Requirements

- Conditioned to provide local park sites.
- Funding identified for local parks.
- Review existing or proposed trails on adjacent properties to ensure linkages.

☐ Final Map Requirements

- Local park sites dedicated.
- Funding assured for local parks.
- Implement design guidelines.

☐ Building Permit Requirements

- Payment of impact fee (if established).

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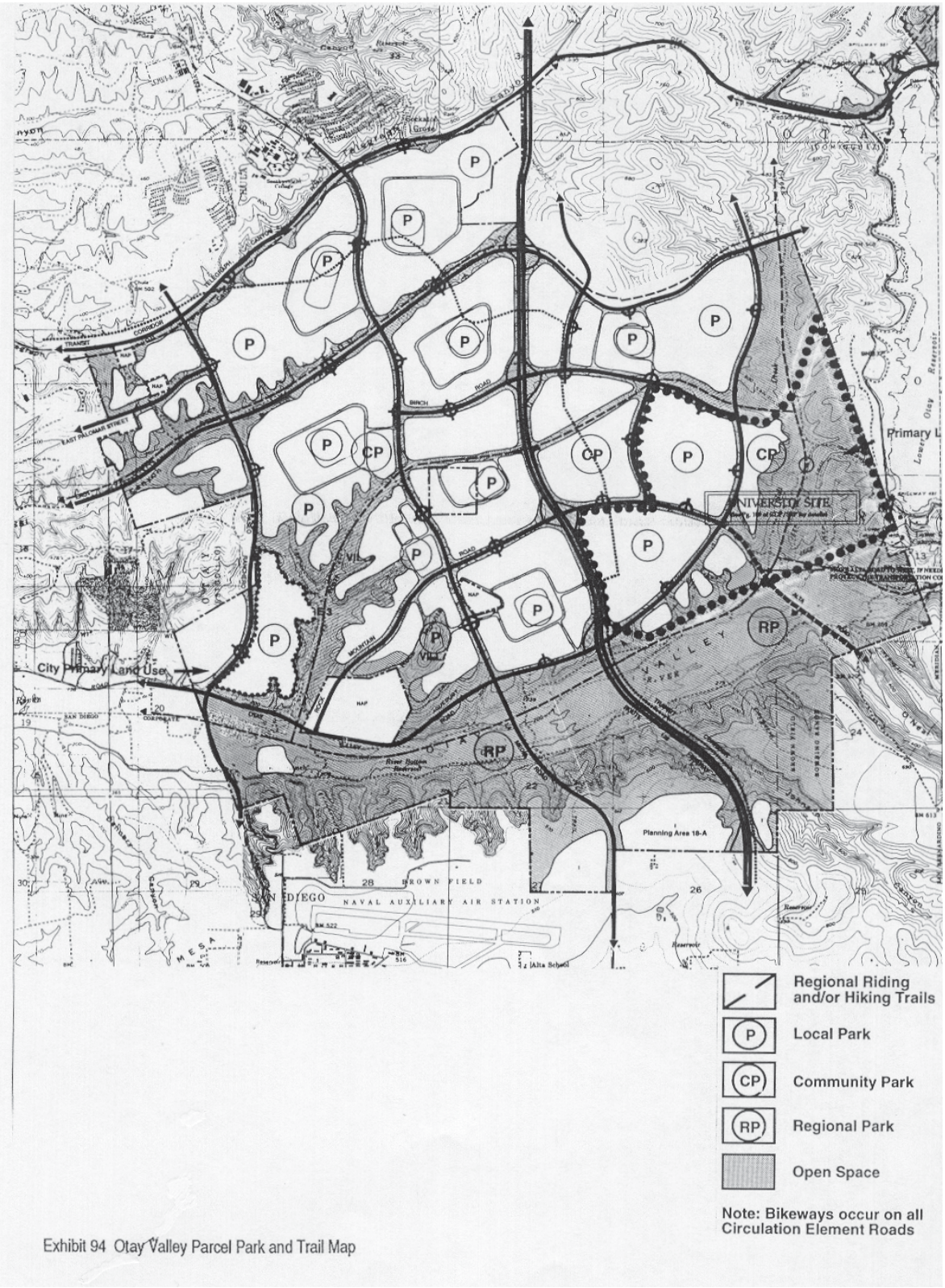


Exhibit 94 Otay Valley Parcel Park and Trail Map

(EXISTING)

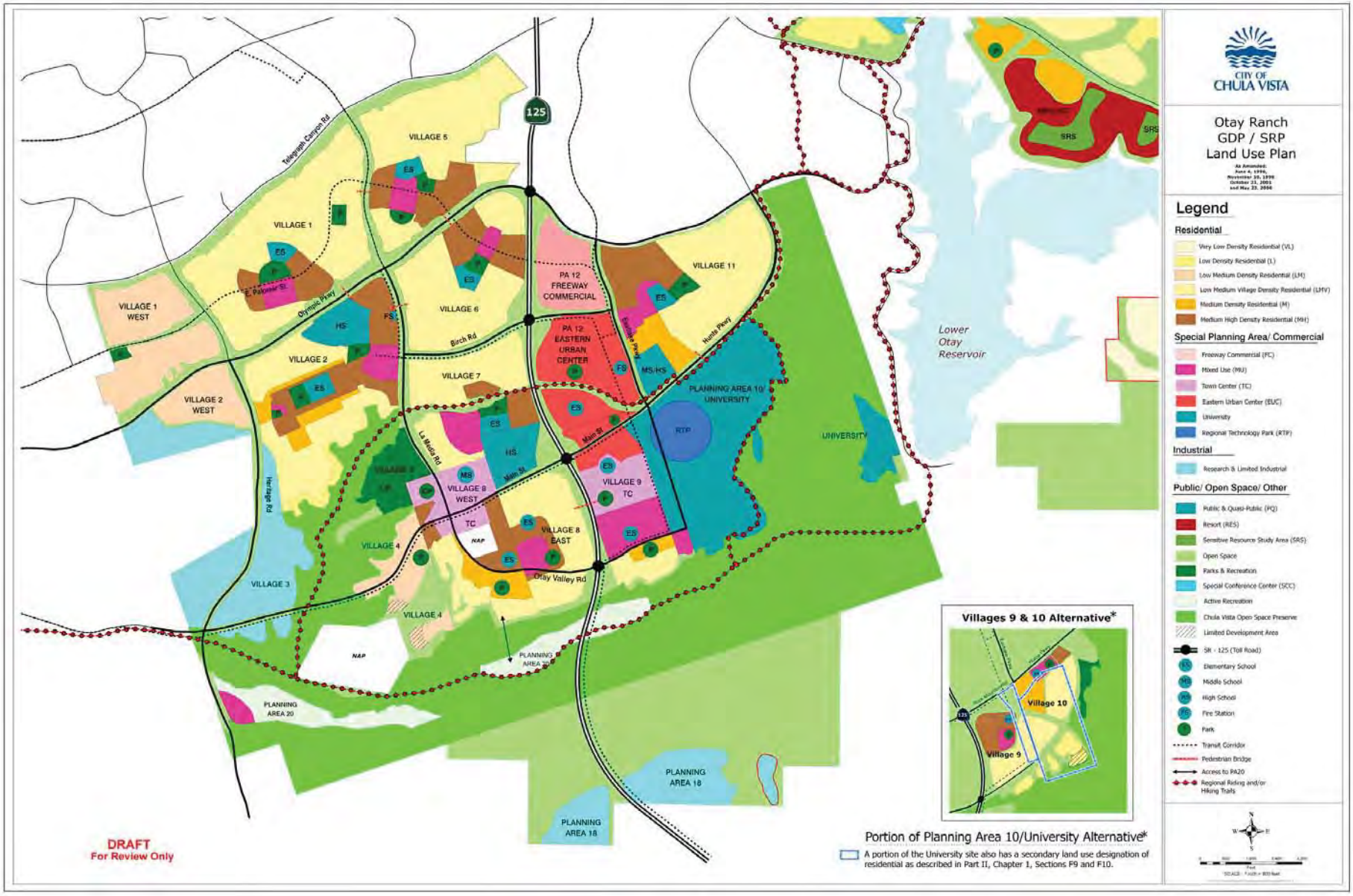


Exhibit 94 Otay Valley Parcel Park and Trail Map (PROPOSED)

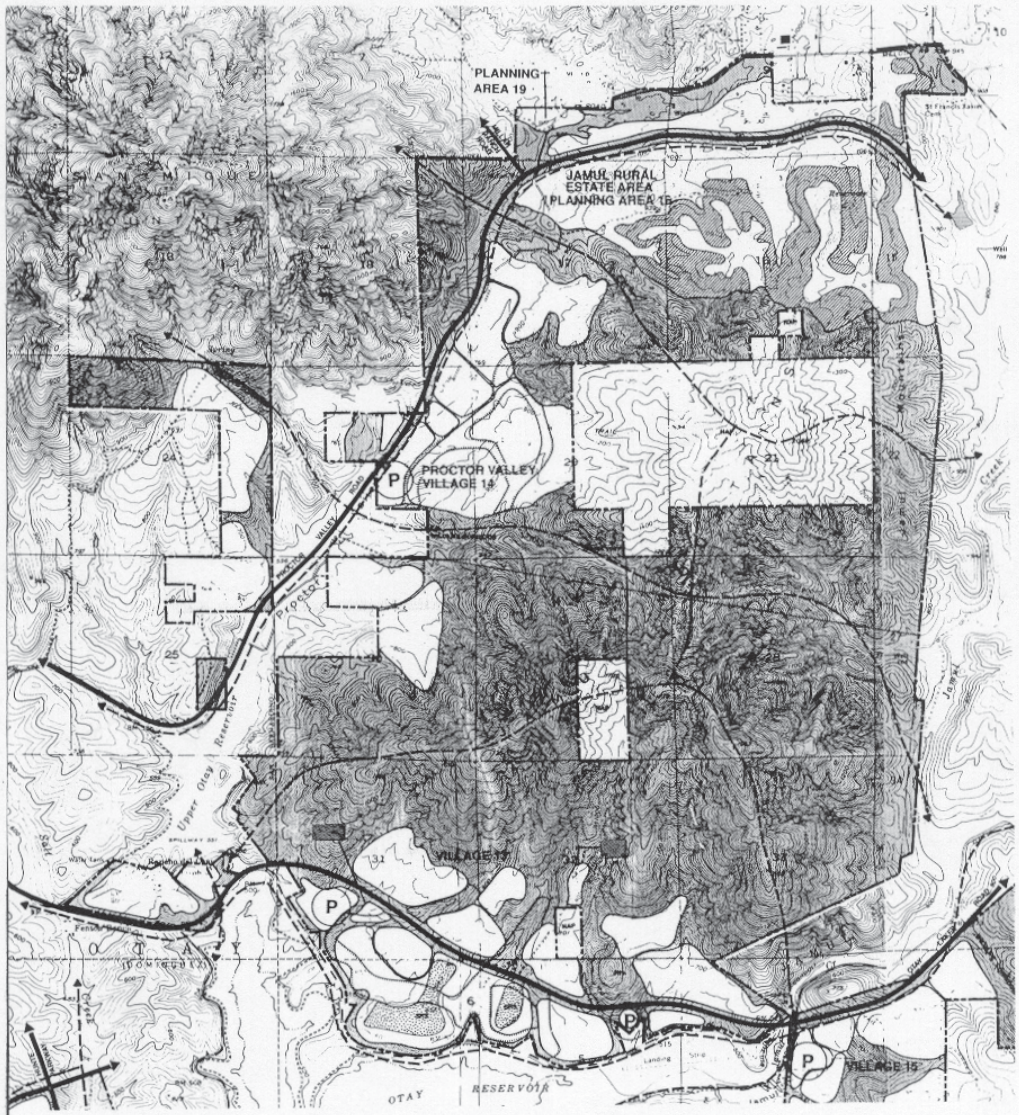


Exhibit 95 Proctor Valley Parcel Park and Trail Map

Note: Bikeways occur on all Circulation Element Roads



Exhibit 96: San Ysidro Mountains Parcel Park and Trail Map

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Chapter 5 Capital Facilities

Section A Introduction

The purpose of this Chapter is to identify the public facilities necessary to serve the Otay Ranch, and to establish policies and processing requirements to govern the provision of these facilities. Twenty two facilities are presented.

The Chapter is divided into four section. The Introduction Section provides an overview and summary of the Chapter and a discussion of the relationship between Capital Facility Plans and the Growth Management Plan.

Section B identifies the Goals, Policies and Objectives which generally apply to all capital facilities. Facility specific Goals, Policies, Objectives and Implementation Measures are contained in Sections C, D and E, as outlined below.

Public Facilities are addressed in Section C:

- Drainage Facilities
- Sewerage Facilities
- Integrated Solid Waste Management
- Urban Runoff Facilities
- Water Facilities
- Water Reclamation Facilities

Social Facilities are addressed in Section D:

- Arts and Cultural Facilities
- Cemetery Facilities
- Child Care Facilities
- Health and Medical Facilities
- Community and Regional Purpose Facilities
- Social and Senior Services Facilities

Community Facilities are addressed in Section E:

- Animal Control Facilities
- Civic Facilities
- Correctional Facilities
- Fire Protection and Emergency Services Facilities
- Justice Facilities
- Law Enforcement Facilities
- Library Facilities
- School Facilities

Each subsection is a summary of a more in-depth analysis contained in the Otay Ranch Facility Implementation Plan, a GDP/SRP support document (see Part I, Chapter 7). The Otay Ranch Facility Implementation Plan reviews applicable public goals, objectives and policies, by facility, and identifies the policies and processing requirements contained in the GDP/SRP. The methodologies for determining demand for specific facilities are fully explained in the Facility Implementation Plan document. The document also evaluates the existing facilities which serve the Otay Ranch planning area, and the demand for, and costs of, new facilities.

Chapter 5 is closely associated with, and must be implemented in conjunction with, Growth Management - Chapter 9. While this Capital Facility Chapter establishes facility-specific policies and requirements, the Growth Management Chapter establishes the procedural framework to ensure implementation of, and compliance with, specific policies and requirements.

The Growth Management Chapter establishes phasing policies and crucial implementation programs, including annual facility monitoring, SPA facility phasing and financing requirements. Furthermore, the Growth Management Chapter requires the Otay Ranch Facility Implementation Plan be updated concurrent with the processing and consideration of SPA applications.

Section B ***Goals, Objectives, Policies***

Facility specific Goals, Policies, Objectives and Implementation Measures are contained in Sections C, D and E. The following Goals, Policies and Objectives generally apply to all capital facilities.

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

Coordinate Facilities with Pace of Development

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.

Policy: Promote the joint siting, planning, development and operation of complementary public functions in the SPA Public Facility Financing and Phasing Plans.

Policy: Permit patterns of development that will allow growth to proceed in rational increments that preserve the village form and desired open space.

Provide Facilities Concurrent with Need

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

Policy: Require SPAs to plan for the siting and funding of necessary public facilities.

New Development Pays Its Own Way

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

Policy: Require, as a basis of approval, discretionary development projects to provide or contribute toward the provision of all public facilities necessary to serve the development concurrent with need. Residential and non-residential land uses that necessitate and benefit from new capital facilities should pay the proportionate cost of constructing those facilities. However, residents of Otay Ranch should not be expected to pay exactions for capital facilities unless the facility costs are spread to other new development which will be served by the facility, regardless of whether that development occurs within or outside of Otay Ranch.

Policy: Promote the use of turn-key programs, reimbursement agreements and other means of requiring new development to ensure that facilities are constructed and available concurrent with need.

Policy: Consider the use of development agreements/public benefit agreements and other vesting mechanisms to assure the timely provision of needed public facilities and services.

Policy: Require development projects to participate in established regional development impact fee programs for the funding of that portion of the regional facilities needs created by new 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.

Policy: To the extent that property owners and/or residents within Otay Ranch receive enhanced service levels, those benefitting

properties shall pay the added service costs (both direct and indirect) through an ongoing benefit asessment mechanism. Any additional fees or taxes levied against property in order to pay for enhanced services will not be included toward the 2.00 percent limit mentioned below.

Revenue Sharing

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.

Policy: All County local services provided to the unincorporated portions of Otay Ranch, including direct and indirect costs, and including capital and operating costs, shall be covered by project revenues and project exactions. Shortfalls shall be covered through a specially designated fund established by the developer and through an agreement between the City of Chula Vista and the County of San Diego.

Policy: All City local services provided to the incorporated portions of Otay Ranch, including direct and indirect costs, and including capital and operating costs, shall be covered by project revenues and project exactions. Shortfalls shall be covered through a specially designated fund established by the developer and through an agreement between the City of Chula Vista and the County of San Diego. Capital costs for regional facilities shall also be covered by project revenues, except for any regional capital costs being paid for through an equitable financing plan as described below.

Policy: All County regional services, including direct and indirect costs, shall be covered by project revenues. Shortfalls shall be covered through a specially designated fund established by the developer and through an agreement between the City of Chula Vista and the County of San Diego.

Policy: When the County determines that a need for regional capital facilities is anticipated to serve residents of Otay Ranch, an equitable

financing plan will be established by the County. The financing plan shall be based on the best estimate of the future need and the costs created by various developments including Otay Ranch and the costs that are created from changes in demographic patterns within existing development. At that time, the property owners and residents of Otay Ranch shall be expected to pay the fair share of the costs of those regional facilities according to the nexus. Implicit in this is that other property owners within the benefit area also pay their fair share apportionment of costs.

Implementation Measure: An annual fiscal review will be conducted to evaluate, revise and amend the assumptions related to (a) land use types, intensity, density, and timing; (b) economic conditions; (c) market conditions; (d) demographic factors affecting cost and revenue estimates; (e) allocation of local, regional, state, and federal funds; and (f) any other factors mutually deemed relevant. These adjustments will be incorporated into the Fiscal Impact for New Development (FIND) model to determine the need for applicable adjustments in revenue allocations to assure that the policies above are fulfilled. The developer's flexibility to control buildout shall not be constrained by the FIND model nor by the City's or County's revenue needs as long as the above policies are fulfilled.

Implementation Measure: A reserve fund program shall be established concurrent with the approval of the first SPA, to correct any annual operating deficiencies incurred by the applicable jurisdiction. The reserve fund program shall finance the cost of an annual review and updated fiscal impact analysis, and be the basis for any transfer of monies from the reserve fund. The following issues shall be addressed at the time of the determination of the content of the reserve fund: the number of reserve fund program agreements; funding sources for the reserve fund; duration and termination of the reserve fund agreement(s); responsibility for operating deficiencies; and present value analysis methodology.

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% of the assessed value of the property.

Policy: The total ETR consists of the basic 1% ad valorem property tax levy mandated by Proposition 13, plus the following:

- Ad valorem property tax overrides for retirement of voter-approved bonded indebtedness;
- Existing non-ad valorem tax overrides--including special taxes, assessment installment payments, and parcel charges--for public facilities or services (expressed as a percentage of market value); and new or proposed non-ad valorem tax overrides (expressed as a percentage of market value). Examples are charges for community facilities districts (Mello-Roos), assessment districts, open space, and lighting and landscaping districts.

Monitor Development to Ensure Facility Adequacy

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.

Policy: Require SPAs to prepare a fiscal impact report discussing a project's individual and cumulative effects on the fiscal wellbeing of impacted public entities and discussing a project's impacts on service/capacity levels of existing facilities. (See Part II Chapter 9 for the contents of the SPA level fiscal anlysis)

Policy: Apply and annually monitor public facility threshold standards in order to:

- Define public facilities and services integral to accepted definitions of a quality living environment;
- Define acceptable levels of service or operation; and
- Provide a means for monitoring the impacts of development in these critical facilities and services on a project-by-project basis.

Section C ***Public Facility Plans***

1. Drainage Facilities

a. Introduction

Drainage facilities control excess flows so that peak runoffs and velocities do not threaten the public health or safety. The purpose of this section is to establish Goals, Objectives, Policies, and Implementation Measures to ensure the timely provision of local drainage facilities.

The Otay Ranch planning area primarily impacts two major drainage basins, the Telegraph Canyon Basin and the Otay River Basin. Drainage facilities will be provided to control runoff from Otay Ranch in accordance with the Goals, Objectives, Policies and Implementation Measures stated below.

b. Threshold

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

c. Goals, Objectives, Policies and Implementation Measures

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

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

Policy: Storm drain runoff should be managed to minimize water degradation, to reduce the waste of fresh water, to protect wildlife and to reduce erosion.

Objective: Storm water flows shall be controlled and conveyed based on statistical models and engineering experience, as specified in City Engineering Standards, consistent with NPDES Best Management Practices

Objective: Reduction in the need for construction of flood control structures.

Policy: 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.

Policy: The use of natural watercourses will be required except in cases where no less environmentally damaging alternative is appropriate.

Implementation Measure: Ensure that the design, siting and location of new development does not create a need for flood control facilities that result in negative environmental impacts.

Policy: The costs of constructing needed flood control facilities shall be shared by property owners who create the need for, and benefit from, the facilities.

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

Policy: Require measures to decrease the adverse impacts created by increased quantity and degradation in the quality of runoff from urban areas.

Policy: Comply with the appropriate jurisdiction's Flood Insurance Program.

d. Facilities

As the future peak flows increase with proposed new development, it is recommended storm water detention facilities be provided to detain these excess flows so that peak runoffs and velocities in the main channels do not exceed the existing storm conditions. This will eliminate additional flooding due to increased discharge as a result of urbanization.

The criteria to attenuate storm water discharges from new development to pre-developed quantities, however, is based on the assumption that the channels and crossing structures downstream can handle the existing storm runoffs. Existing downstream facilities in the Poggi, Telegraph Canyon and Otay Valley drainage basins have been identified as being inadequate to handle existing storm runoffs. Basin-wide improvement districts should be established (as has been done for the Telegraph Canyon drainage basin) to improve the existing deficiencies in a timely manner. Recommended improvements for existing urban areas could be facilitated by local government agencies through the establishment of subzones for funding installation and maintenance costs with tax bases adequate to service bond issues for such improvements. Feasibility of obtaining financial assistance through Federal and State programs should also be considered as a potential funding source for drainage improvements in existing urban areas.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Basin specific drainage improvement plan will be submitted with the first SPA impacting each drainage basin and the plan will also address the adequacy of existing facilities.
- Specific facility site(s) identified and reserved.
- Equipment needs identified.
- Alternative financing methods refined.
- Timing of construction consistent with GDP/SRP project requirements.

☐ Tentative Map Requirements

- Conditioned to provide drainage improvements.
- Funding identified.
- Identify easements for dedication.

☐ Final Map Requirements

- Funding assured.
- Implement conditions.

☐ Building Permit

- Payment of impact fee (if established).

2. Sewerage Facilities

a. Introduction

The provision of sewerage facilities is essential for the health and safety of future residents of the community. Engineering standards and criteria are used to size, locate and design sewerage facilities.

The Otay Ranch planning area will generally be divided into three sewerage basins. Telegraph Canyon, Poggi Canyon and Otay Valley basins will provide the major drainage courses for sewerage facilities.

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 reclaimed water and ensure that sewer connections not exceed capacity.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Sewerage Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of 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.

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

Policy: Land use planning will be coordinated with sewerage system planning, which is the responsibility of facility providers.

Implementation Measure: Work with the applicable sewer agencies to obtain their input on the impact of proposed land uses changes.

Implementation Measure: Phase development with the extension/expansion of sewerage facilities.

Implementation Measure: Furnish data to the facility providers about planned development.

Implementation Measure: Work with sewer service agencies to provide recycling and disposal alternatives for sludge materials.

Implementation Measure: Site sewerage facilities in the locations most suited to the needs of present and projected residents.

Policy: Ensure that the Otay Ranch Project will not use all available regional facility capacity, such as sewer, water and roads, and thus compromise the ability of other South County and East County parcels to develop as planned.

Implementation Measure: Sewage flows and volumes shall not exceed applicable Engineering Standards; or shall when applicable, require approval from the Department of Health Services of private subsurface sewage disposal systems.

Implementation Measure: Secure letter of availability for sewer service from the applicable sewer district before a subdivision map can record.

Implementation Measure: Require, as a condition of development approval, that projects requiring sewer service annex to the special district or jurisdiction responsible for providing the service.

Implementation Measure: Prior to the issuance of a permit for building or for grading a site in preparation

for construction, require permanent commitment to serve from the applicable sewer district.

Policy: The placement of new septic systems will be controlled to ensure the health and safety of the public.

Implementation Measure: Avoid placement of septic systems in areas where soils are too dense or where leachate may contaminate ground water or surface water.

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

Policy: Ensure that wastewater treatment plants are properly located, meet the sewer needs of the project, do not cause premature urbanization, create no unmitigable environmental effects, and minimize the need for sewer pump stations.

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

Policy: Implement development regulations that require water conservation, wastewater reclamation, and drought-tolerant landscaping requirements.

d. Facilities

The logical choice to provide sewer service to Otay Ranch is the City of Chula Vista in areas to be annexed, and the Otay Water District in the unincorporated area. Chula Vista has existing Metro capacity and conveyance facilities, which could be utilized. If Otay Ranch is not annexed to the City of Chula Vista, other jurisdictional alternatives would need to be considered. Review of sewer plans and issuance of discharge permits are to be provided by the appropriate agency.

The construction of a water reclamation plant in Otay Valley is also a key component in the facility planning for Otay Ranch. The water reclamation plant will serve two needs of the future development: sewage processing; and creation of reclaimed water.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Identify phased demands of sewer trunk lines.
- Identify location of facilities for on-site improvements, including reclaimed water facilities.
- Provide estimated costs for all facilities.

- Identify financing methods.
- For septic systems, preliminary soils testing to determine both suitability and reasonable density.

☐ Tentative Map Requirements

- Conditioned to provide on-site and off-site facility improvements by phase development.
- Identify easements for dedication.
- Obtain agreements to pay for permanent trunk line facilities outside of the basin.
- For septic systems, 100% percolation testing and system design approved by the Department of Health Services.
- Obtain agency capacity letter.

☐ Final Map Requirements

- Post secured financing for improvements or construct facility improvements.
- Funding assured.
- Dedicate easements.
- Obtain will serve letter.

☐ Building Permit

- Payment of impact fees (if established).

3. Integrated Solid Waste Management Facilities

a. Introduction

The purpose of this section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Implementation Measures to divert and reduce potential waste generated from within the Otay Ranch from entering and impacting the existing waste management system.

It also provides a method of compliance with the California Integrated Waste Management Act of 1989, which requires a 25% waste recycling and diversion goal attainment by 1995 and an additional 25% by the year 2000. This subsection addresses source reduction, recycling and composting to meet or exceed the state recycling/waste reduction mandates.

b. Threshold

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 the public health are minimized.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Integrated Solid Waste Management Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local 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.

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

Policy: Promote waste management techniques that are alternative to landfilling.

Policy: Utilize landfills primarily for wastes that cannot be recycled or processed and for the residual from processing facilities.

Implementation Measure: Consider public convenience when designing storage for solid waste recycling within Otay Ranch.

Implementation Measure: Include within Otay Ranch recycling and storage capacity for the waste generated by Otay Ranch residents and require residential, commercial and industrial projects to provide separated waste storage facilities.

Policy: Cooperate with regional programs to identify markets for recyclable goods and solid waste disposal sites to accommodate existing and future need including disposal of inert materials and special wastes such as sludge and non-hazardous liquids.

Implementation Measure: Cooperate with agencies providing sewer service to identify appropriate recycling and disposal alternatives for sludge materials, including oil recycling.

Policy: Cooperate with regional programs to identify sites appropriate for the disposal of waste products and waste residuals, which cannot be recycled, converted to energy, or otherwise used.

Implementation Measure: Review discretionary projects planned for sites adjacent to the existing solid waste landfill for compatibility with the landfill site to minimize, or mitigate, the environmental impacts of sanitary landfills.

Policy: To support State and Federal legislation that encourages recycling, removes barriers to

recycling, promotes funding for local recycling programs or promotes waste reduction.

d. Facilities

In order to meet the State mandated recycling goal of 50% by the year 2000, a totally integrated waste management system is required. The achievement and maintenance of the 50% reduction goal requires simultaneous implementation of multiple systems. These systems should include: (1) curbside recycling; (2) neighborhood recycling/buy-back centers; (3) a materials recovery facility; (4) a composting facility; (5) a household hazardous waste collection facility; and (6) landfill capacity.

Neighborhood Recycling/Drop-Off Centers: At least one Neighborhood Recycling/Drop-Off Facility should be sited in each village. These facilities should be sited on 5,000 to 12,000 square foot lots.

Materials Recovery Facility: One Materials Recovery Facility should be located on a parcel centralized to the waste shed area served. The site should be located in an industrial or light manufacturing zone, compatible with surrounding land uses. This facility should have the ultimate capacity to process approximately 200 TPD.

Composting Facility: One or more composting facilities should be located in Otay Ranch to compost the estimated green waste generated. These facilities should be located on approximately 30 acres.

Household Hazardous Waste Facility: Otay Ranch should contain one facility to collect hazardous waste generated from South County residents. This facility should be sited in cooperation with the City of Chula Vista and County of San Diego and the County Solid Waste Technical Advisory Board.

Landfills: The development of Otay Ranch should be coordinated with the County of San Diego and City of Chula Vista to utilize the existing Otay Landfill until a new South County landfill is opened.[6]

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Specific facility sites identified and reserved.
- Alternative financing methods refined.
- Timing of construction consistent with GDP/SRP project requirements identified.
- Determine, in cooperation with the County Solid Waste Division, that adequate capacity exists for South County area

6 There are two potential landfill sites identified in Otay Ranch.

solid waste to serve the proposed development. Adequate capacity shall be that which allows the County and/or the City of Chula Vista to maintain compliance with solid waste programs, laws and regulations.

☐ Tentative Map Requirements

- Conditioned to reserve site.
- Funding identified.

☐ Final Map Requirements

- Site reserved.
- Funding assured.

4. Urban Runoff Facilities

a. Introduction

The timely provision of Urban Runoff Facilities is essential to the preservation of water quality in Upper and Lower Otay Reservoirs. The purpose of the Urban Runoff Facility section is to establish Goals, Objectives, Policies, and Implementation Measures to ensure the timely provision of these facilities.

The Proctor Valley and San Ysidro Parcels of Otay Ranch drain into the Otay Reservoirs. Development in these areas will change the quality of the natural runoff and may impact the quality of the water stored in the reservoirs.

b. Threshold

An urban runoff diversion system shall be designed to ensure the protection of water quality within Otay Lakes.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Urban Runoff Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local urban runoff facilities.

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

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

Policy: An urban runoff diversion system shall be designed to ensure the protection of water quality within Otay Lakes.

Policy: Best Management Practices (BMP) including, but not limited to urban runoff diversion

systems, shall be developed to protect water quality within Otay Lakes.

Policy: Integrated Pest Management should be used for all public places.

Policy: Use of chemical pesticides should be avoided along streets and highways.

d. Facilities

There are treatment technologies available which can remove virtually any pollutant from a water supply. Salt content can be decreased through reverse osmosis systems. Organics, including tastes and odors, can be removed through chemical oxidation such as ozonation, or activated carbon absorption. Suspended solids can be removed through conventional water treatment processes. Therefore, it is feasible to maintain the level of potable water quality at the discharge of the Otay Filtration Plant before and after urbanization. The cost of installing and operating upgraded treatment processes must be borne by the development impacting water quality. Pre-treatment of polluted urban/irrigation runoff may also be necessary prior to reaching Otay Reservoirs to protect fisheries and recreational use of the lakes.

General mitigation measures will be pursued in the course of planning and design of the future development, which will take place in the Lower Otay Drainage Basin. The ultimate approval of the urban runoff protection system design will be given by appropriate agencies at the time of the first SPA or Specific Plan in the drainage basin of the reservoirs.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Identify potential drainage basin impacts on the reservoir system.
- Identify cost of potential runoff protection system by phase.
- Identify area of benefit from provision of system phase.
- Provide a Reservoir Protection Plan (as detailed in City of San Diego correspondence dated October 25, 1991).
- Select urban runoff protection system prior to or concurrent with first SPA in a drainage basin for the reservoirs. The system will include:
  - » Structural control device recommendations.
  - » Preparation of Watershed Impact and Protection Report.
  - » Urban runoff protection system to be recommended.

- » Nonstructural controls defined.
- » Watershed Inspection Program.
- » Open space and drainage course management.
- » Public education.
- » Zoning controls.
- » Landscape maintenance district.
- » Interagency agreements (to finance and maintain system).

☐ Tentative Map Requirements

- Condition to provide specific phased improvement.
- Condition easements where appropriate.
- Specify system design parameters.
- Identify specific financing plan for improvement construction.
- Refinement of recommended urban runoff protection system and update to watershed impact and protection report, as needed.
- Condition maps for recommended structural and nonstructural controls.

☐ Final Map Requirements

- Implement conditions
- Establish financing plan.
- All ordinances and agreements for structural and nonstructural controls complete.
- Design of all permanent structural controls complete.
- Design of all temporary structural controls complete.

☐ Building Permit

- Pay appropriate fee, if urban run-off facility is previously constructed by other surrounding property owner.

5. Water Facilities

a. Introduction

The timely provision of water facilities is critical to the development of Otay Ranch. The purpose of the Water Facilities section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies and Implementation Measures to ensure the timely provision of local water facilities.

The Water Facilities Implementation Plan describes the current situation with regard to boundaries for water purveyors to Otay Ranch and makes

recommendations regarding facility planning, sizing and construction phasing. (Part II, Chapter 10, Section G contains goals, objectives and policies related to water conservation.)

b. Threshold

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

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Water Facilities Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local 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.

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.

Policy: Coordinate Otay Ranch land planning with the applicable water district provider.

Implementation Measure: Where feasible, site water facilities in the locations most suited to the needs of present and projected future residents.

Policy: Discretionary land development applications dependent on imported water will only be approved if the service provider reasonably expects that water facilities will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.

Implementation Measure: Require, as a basis of approval of specific plans, that the applicant obtain an indication from the water district that facilities are available, or are reasonably expected to be available, to serve that project concurrent with need.

Implementation Measure: Require commitment of availability of water facilities from the applicable water district before a subdivision map can record.

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.

d. Facilities

The total water demand for the Otay Ranch has been estimated at approximately 22 MGD. Water conservation and reclamation could reduce potable water demand by over 16%. Additional savings would be possible if reclaimed water use is allowed in the Proctor Valley and San Ysidro Mountains Parcels.

The creation of new storage facilities onsite, coupled with open reservoir storage (leased or purchased) from the City of San Diego or Sweetwater Authority will be required. The best water facility plan for Otay Ranch includes open reservoir storage and water filtration plant capacity to provide the system with redundancy and back-up delivery capability.

System expansions will be required in all pressure zones from 624 to 1620. These expansions will require new transmission and distribution mains, pump stations and pressure reducing facilities.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Identify phased demands in conformance with street improvements and in coordination with the construction of sewer facilities.
- Identify location of facilities for on-site and off-site improvements in conformance with the master plan of the water district serving the proposed project.
- Provide cost estimates.
- Identify financing methods.
- Provide a Water Conservation Plan.
- Annexation of property to MWD/CWA/water district, if appropriate.
- Assure adequate water supply in accordance with the phasing plan.
- Prepare a Water Master Plan in conformance with the water standards of the appropriate district.

☐ Tentative Map Requirements

- Condition to provide on-site and off-site facility improvements for a separate reclaimed water distribution and storage facility by phase of development.
- Condition to provide required easements.
- Identify specific financing for each improvement.
- Obtain letter from the appropriate water district indicating capacity to serve the phased development.

☐ Final Map Requirements

- Implement conditions.
- Obtain water district's will serve letter for the project.

☐ Building Permit

- Payment of impact fees (if established).

6. Water Reclamation Facilities

a. Introduction

The timely provision of Water Reclamation Facilities is necessary to the implementation of the water conservation plan. The purpose of the Water Reclamation Facilities section of the Otay Ranch GDP/SRP is to establish goals, objectives, policies and implementation measures to ensure the timely provision of water reclamation facilities. (Part II, Chapter 10, Section G contains goals, objectives and policies related to water conservation.)

The Water Reclamation Facilities Implementation Plan describes the current and proposed reclamation facilities. The plan outlines a facility program to deliver reclaimed water to the Otay Valley Parcel and discusses the current problems with the use of reclaimed water upstream of the Otay Reservoirs.

b. Threshold

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.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Water Reclamation Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of 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.

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

Policy: Sewage treatment within the community should be oriented toward reclamation and reuse of wastewater for public and private landscape controlled by a public agency or homeowner's association and golf course irrigation purposes.

Implementation Measure: Implement development regulations that require water conservation, wastewater reclamation, and drought-tolerant landscaping.

d. Facilities

The Otay Valley Water Reclamation Plant is currently designed to provide an ultimate output of 18 MGD. The current restrictions on the use of reclaimed water would limit Otay Ranch to utilizing about 3 MGD. The construction of a reclamation plant in Otay Valley is the major facility requirement under the Water Reclamation Facility Implementation Plan. Transmission and distribution mains, pumps and pressure reducing stations will be required for the delivery of reclaimed water throughout Otay Ranch.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Identify phased demands in conformance with the construction of sewerage facilities.
- Identify location of facilities for on-site and off-site improvements in conformance with the master plan of the water district serving the proposed project.
- Provide cost estimates.
- Identify financing methods.
- Ensure compliance with RWQCB and County Health Department Rules and Regulations for the use of reclaimed water.

☐ Tentative Map Requirements

- Condition to provide on-site and off-site facility improvements for a separate reclaimed water distribution and storage facility by phase of development.
- Condition to provide required easements.
- Identify specific financing for each improvement.

☐ Final Map Requirements

- Implement conditions.

☐ Building Permit

- Approval by County Health Department of plans showing use of reclaimed water.
- Payment of impact fee (if established).

Section D **Social Facilities**

1. Arts and Cultural Facilities

a. Introduction

The provision of art and cultural facilities for performance, education and exhibition enhances a community. The purpose of the Art and Cultural Facility section of the Otay Ranch GDP/SRP is to ensure the consideration of arts and cultural facilities and venues, which can serve the residents of Otay Ranch and the region.

The South County has few artistic and cultural organizations, programs or facilities to meet the current and growing needs and interests of South County residents. Art and cultural activities are now provided by a few small dance companies, visual arts guilds, community theaters, the City of Chula Vista and area schools.

The development of Otay Ranch will make additional arts and cultural amenities, programs and facilities desirable.

b. Threshold

Plan sites for facilities for the enhancement of the arts at the community level, that can contain facilities capable of supporting community theater, training and exhibition of art and sculpture, musical training and concerts, and public meetings.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Art and Cultural Facility Goal will ensure such facilities are considered in the development of the community.

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.

c. Facilities

Otay Ranch should encourage artistic and cultural expression through:

- ☐ development of an art and cultural complex;
- ☐ village art and cultural facilities; and
- ☐ placement of public art and design elements.

These amenities should incorporate and preserve the area's heritage, while promoting the rich multi-cultural and artistic diversity represented in the South County. Consideration should be given to artistic and

cultural expression through public art at parks and recreational facilities, libraries and other public buildings.

Multi-Use and Cultural Complex: One multi-use cultural complex should be constructed in Otay Ranch. The preferred location for this facility is within the Eastern Urban Center. This location adds to the vitality of the urban community and takes advantage of shared parking and complementary services with adjacent uses.

A second siting option is to locate the multi-use cultural arts facility on a site that can link the Eastern Urban Center and the university site. This location could be a prominent one, which visually and functionally ties the university to the Eastern Urban Center and is symbolic of the cultural link between the university and the Community of Otay Ranch.

Multi-Use Village Facilities: Multi-use village facilities should be constructed to serve the villages of the Otay Ranch. These facilities could promote art and cultural activities, increase community access and participation in the arts, educate residents, and develop audiences for art and cultural organizations. Local institutions should select artistic and cultural activities, which are responsive to the interests of residents.

A multi-use public space in each village should be available for various artistic and cultural exhibitions and educational activities. This space should be housed in public buildings such as a library, school, community park, senior citizens center, fire station, or public safety storefront.

Public Art and Architectural Design: Site-specific art locations and public performance space should be provided in public spaces such as squares and medians. Architectural design of buildings can be considered a form of artistic expression when it helps to create or influence the cultural "theme" for a community. Creative architectural elements and design should be used to create unique, distinctive and diverse buildings whose character will help provide a "sense of place" and further differentiate one village from another. Public art and artistic public improvements should be visible in the design of community elements such as landscaping, gateways, signage, street lights, paving materials, fencing, bulletin boards, transportation stops, street furniture and other key focal points.

Site Specific Art: Another way to meet the desire for increased public art is through the placement of "site-specific art." This form of artistic expression should reflect the interests and tastes of the residents of that particular community as it grows and matures.

Sites in each village should be reserved within public areas such as parks, pedestrian walkways, squares, and other appropriate spaces for the future placement of art work. Other locations will be created or used as the community develops. The placement of public art can be permanent, rotating or temporary.

Areas where the public can congregate within village centers and within the Eastern Urban Center should have places for "street" performances. Spaces such as raised platforms and walkways, partially enclosed areas and pedestrian malls afford performers places to express their artistic form to the public.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Specific land and space requirements identified for arts and cultural facilities as part of the EUC SPA processing.
- Specific multi-use cultural facility site identified and reserved (if appropriate).
- Alternative financing methods explored.
- Establish design guidelines.
- Develop design review criteria and process.

☐ Tentative Map Requirements

- Land reserved consistent with SPA plan and financing/ funding program.
- Funding identified.
- Implement design guidelines.

☐ Final Map Requirements

- Implement conditions.

☐ Building Permit

- Payment of impact fee (if established).

2. Cemetery Facilities

a. Introduction

The provision of cemeteries and other memorial facilities must be considered for sizable developments such as Otay Ranch. The purpose of the Cemetery Facility section of the Otay Ranch GDP/SRP is to ensure the ongoing consideration of the projects need for cemetery sites to serve residents.

The City of San Diego, private corporations, and various religious institutions, currently provide cemetery and mausoleum services for South County residents. There are three privately owned and two publicly owned cemeteries in the South County region.

The Otay Ranch GDP/SRP will not generate enough demand to require cemetery facilities within Otay Ranch for a period of 100 years after build-out.

b. Threshold

No threshold.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Cemetery Objective will ensure cemetery sites can be identified if needed.

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

d. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Re-affirm the GDP/SRP conclusion that there is existing cemetery space available to serve Otay Ranch residents.
- Determine the desirability of a memorial garden in conjunction with church siting.

3. Child Care Facilities

a. Introduction

The provision of a wide-range of childcare opportunities is important to the development of families with children and for the general health and welfare of the community. The purpose of the Child Care Facility section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Implementation Measures and Processing Requirements to govern the provision of child care facilities and programs for the residents of Otay Ranch.

There are currently 24 large private childcare facilities located in the South County region. The existing facilities provide a wide range of childcare services, including infant care, toddlers ages 2-4, preschool, and after school child-care for children ages 5-13. Facilities range in size to serve 60 to 120 children per center.

Private in-home child care services average 4-6 children per home and also provide full-service childcare for all ages. Childcare facilities are also found within numerous religious institutions throughout the South County area. Both formal large facility and home-based (paid) types of childcare and informal (non-paid) methods are necessary to meet the needs of children and their families. This diversity of care represents the varied interests and abilities of parents to provide for their child's development.

Build-out of the Otay Ranch GDP/SRP generates about 3,350 children ages 0-13 years who will be in need of childcare. This results in a demand for approximately 12 formal child care facilities, 50 large family child care homes and 200 small child care homes, so that the child care need would be met half in formal center based child care and half accommodated through child care homes.

b. Threshold

Identify sites for childcare 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.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Child Care Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local childcare facilities.

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

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.

Policy: Site child care facilities compatible with community needs, land use and character, and encourage such facilities to be available, accessible, and affordable for all economic levels.

Implementation Measure: Site childcare centers near "Park and Ride" sites, transit centers or other locations accessible to public transportation, where feasible.

Implementation Measure: Site childcare facilities and before and after-school programs within and near new school facilities.

Implementation Measure: Participate in exaction for childcare facilities if imposed by land use jurisdiction.

d. Facilities

The total number of facilities necessary will vary due to population distribution, mix of in-home and facility-based child care, employer operated facilities, work place changes, and changes in the public education system. The most responsive approach will take into account the varying needs of diverse families, and respond with the development of facilities operated by church, non-profit and commercial vendors, as well as village plans, which are conducive to the supervision of school-age children by school and community programs.

Presently, childcare facilities are operated through family day care homes, private and public operators. Otay Ranch should consider that public childcare facilities may be developed in the future, and therefore, recommendations for locations, facility requirements, and guidelines are included in the Child Care Facilities Implementation Plan.

Secondly, employer-assisted or operated, childcare facilities and services should be encouraged within Otay Ranch. Employer assisted childcare

services have been shown to increase productivity by decreasing absenteeism and turnover, improving recruitment and retention of good employees and increasing employee moral. Moreover, these services may enhance a company's public image and community visibility. Family day care homes should be encouraged to locate in residential areas in Otay Ranch, both large and small licensed homes at a ratio of two small to one large family day care home.

e. Site Design Criteria

Site design criteria should include:

- Access to and potential for sharing services with existing community resources, such as schools, libraries, parks, offices and industry complexes, neighborhood centers, and shopping areas.
- Ease for transit, vehicular and pedestrian access and approach to the facility, with access for parents to drop-off and pick-up children, without cross traffic conflicts.
- Buffering or screening out unpleasant or dangerous aspects of the surrounding environment.
- Outdoor play area landscaped, secure with adequate sun and shade protection for outdoor play activities and equipment.
- Designated fire and emergency services readily accessible.
- On the a.m. traffic flow side of a major road.
- Assurance of adequate parking spaces in accordance with zoning and design requirements.

f. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Specific acreage requirements identified, design/co-location guidelines developed and land designated for Community Purpose Facility uses.
- Develop further implementation guidelines for family child care homes within residential neighborhoods for the first SPA for use on the entire project.
- Develop design guidelines that address child care facilities in the design of public and private buildings for the first SPA for use on the entire project and facilitate the development of family day care homes in residential planning.

☐ Tentative Map Requirements

- Land zoned Community Purpose Facility consistent with the SPA designation.

- Implement design guidelines.

☐ Final Map

- Implement conditions.

☐ Building Permit

- Payment of impact fees (if established).

4. Health and Medical Facilities

a. Introduction

The provision of health and medical facilities by public agencies and private service organizations provide necessary services for Otay Ranch residents. The purpose of the Health and Medical Facilities section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Implementation Measures and Processing Requirements to guide the timely provision and careful siting of health and medical facilities and services.

Medical and health programs are provided by the public sector, private non-profit organizations and commercial businesses. The public sector provides basic medical services to needy segments of the population, public health services, physical and mental health services, environmental health services, rehabilitation, and alcohol and drug services. Non-profit organizations augment the services provided by government through government contracts, grants, fees-for-service, third party reimbursements, and charitable contributions. Non-profit health and medical services include hospitals, mental health facilities, community clinics, nursing facilities, home health services, and community health education and research organizations. Commercial health and medical service providers include physicians, chiropractors, dentists, allied health professionals (counselors, psychologists, social workers etc.), and preferred provider organizations.

b. Threshold

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

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Health and Medical Facilities Goals, Objectives, Policies and Implementation Measures will guide the timely provision of local health and medical facilities.

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

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 Measure: Establish a cooperative process among land use jurisdictions to assure that County health facilities are sited in locations that best serve the region's population irrespective of jurisdictional boundaries, while considering city general plans and community standards.

Implementation Measure: Health service facilities will be sited in the most appropriate location based on appropriate criteria.

Implementation Measure: General location for public health facilities within the plan area should be convenient to public transit.

Implementation Measure: Encourage areas for small-scale medical services, such as physician offices and clinics in appropriate residential "villages."

Implementation Measure: In siting health service facilities, consideration shall be given to proximity to potential clients, adequacy of public and private transportation and parking at facilities, potential for co-siting facilities, acceptability to the host community, safety of staff and clients, and ease of referral to frequently used services. These criteria should be applied irrespective of city/county jurisdictional boundaries.

Policy: The opportunity should be provided to health care providers to coordinate health facilities as part of the SPA review process.

Implementation Measure: Encourage service providers to work together to jointly use facilities.

Policy: Designation of land and/or space for regional purpose facilities shall be considered in conjunction with the Eastern Urban Center SPA.

Policy: Regional purpose facilities are structures within which the public gathers to secure public goods or services provided on a regional basis, such as: general public offices, justice, court, detention, laboratory, health, medical and social facilities.

Policy: Designation of land for regional purpose facilities does not relieve an applicant of any independent requirement to pay fees and/or reserve or dedicate land for a public facility.

Policy: Mitigate the impacts of new growth on the need for County health facilities.

Implementation Measure: Participate in a development impact fee for health facilities, if established.

d. Facilities

Build-out of Otay Ranch requires the construction of commercial office, commercial storefront, nursing homes and other medical facilities. The future residents of Otay Ranch will generate a demand for a "continuum" of health care services including public health, hospitals, mental health, nursing facilities, home health care, community health education and research, and medical practitioner services.

Most services require location of commercial, non-profit and government service offices within Otay Ranch to meet the needs of area residents. Services such as hospice and trauma care may be available to Otay Ranch residents, but be located off-site.

It is estimated that the following types of facilities could be needed to serve the residents of the Otay Ranch at build-out:

- public health satellite offices
- nursing homes
- commercial home health care offices
- Drug and alcohol County-contracted, community-based organizations providing prevention, education, early intervention, recovery services and aftercare
- public and private community meeting spaces
- commercial ambulatory pavilions
- commercial physician, dentist, chiropractic, therapeutic, laboratory, and medical services and supply offices
- 6-12 bed group homes for developmentally or physically challenged persons and seniors.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Specific space requirements identified and land designated for Community Purpose Facility and Regional Purpose Facility uses.
- Conduct facility planning with input from the County Department of Health Services, City of Chula Vista and Area Agency on Aging.
- Encourage cooperation of affected jurisdictions in joint siting of programs and facilities.
- Circulate SPA plans to the Commission on Aging, County Department of Health Services, Area Agency on Aging, Human Services Council and Chula Vista 21 for review and to determine needs for facility siting (if any).

- Consider co-location of services in or at school sites.

☐ Tentative Map Requirements

- Land zoned Community Purpose Facility or Regional Purpose Facility consistent with the SPA determination.

☐ Final Map

- Implement conditions.

☐ Building Permit Requirements

- Pay impact fee, if established for the appropriate benefit area.

5. Community and Regional Purpose Facilities

a. Introduction

Public and private institutions, such as religious, benevolent, fraternal, civic, human service and charitable organizations, represent a vital component within the fabric of a viable community. Residents depend upon these institutions for the services they provide. Institutions contribute to a neighborhoods identity as well as to its character and general welfare. The purpose of the Community and Regional Purpose Facilities Section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies and Processing Requirements to plan for these "community and regional purpose" land uses.

The City of Chula Vista Municipal Code requires new planned communities to identify 1.39 acres of net usable land (including setbacks) per 1,000 proposed residents for community purpose facilities. The total acreage requirement may be reduced, if approved at the SPA level, based on the availability of guaranteed shared parking with other facilities or other community purpose facilities that are guaranteed to be made available to the community[7]. The Code also requires annual review of individual SPAs to determine the actual market interest and activity. Community purpose facilities may also be permitted in other zones through the Conditional Use Permit process.

The County estimates that it currently provides about 0.14 acres of "regional purpose facility" space per 1,000 residents.[8] The County defines regional purpose facilities as "County functions and activities including: general offices, courts, detention, warehouse, shop, storage, laboratory, residential, recreation, medical, mechanical, special uses, public common areas and modular units."

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7 Site acreage requirements may be reduced through the use of multi-story structures, if appropriately sited and floor space is guaranteed for community purpose use.

8 This equates to about 2,350 sq. ft. of floor area per 1,000 residents. Accordingly, the County notes that a "regional purpose facility" factor could range between 0.5 acres per 1,000 population to 0.14 acres, depending on the type of facility (number of floors, parking structure, etc.).

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.

c. Goals, Objectives, Policies and Implementation Measures

The following Community and Regional Purpose Facility Goals, Objectives, Policies and Implementation Measures will guide the provision of land for community and regional purpose institutions.

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.

Policy: Implement a Community Purpose Facility and Regional Purpose Facility land use designation to provide land for religious, ancillary day care, health, social and senior services, and youth recreation facilities and other County regional facilities.

Policy: Each SPA shall specifically designate land and/or space for community purpose facilities and regional purpose facilities, sufficient to satisfy community purpose facility requirements.

Policy: The land designated may vary from the acreage standard if the land designated is equivalent to the facility square footage assumption underlying the applicable acreage standard due to shared parking, shared facilities, or development intensity, subject to approval by the appropriate jurisdiction.

Policy: Community Purpose Facility land may be transferred between villages or combined within villages as long as the space requirements are satisfied within each phase.

Policy: Regional Purpose Facility land may be transferred, as needed, throughout the project, with the intent that sufficient land will be designated in the Eastern Urban Center to concentrate uses in an efficient core. There may be some residual need for Regional Purpose Facility land in individual villages for services where decentralized service delivery is advantageous.

Policy: Disperse Community Purpose Facility uses throughout the project so that an over-concentration of such uses (e.g., traffic, parking) does not impact any one portion of the plan area, however permit consolidation of Community Purpose Facility uses where they complement each other and improve service to the community through economies of scale.

Policy: The following criteria shall be employed during the SPA process to locate Community Purpose Facility and Regional Purpose Facility uses:

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

d. Facilities

For planning purposes, the City of Chula Vista Community Purpose Facility Ordinance shall be utilized to calculate the amount of land identified within villages for community purpose facility purposes. The existing County-wide ratios for Regional Purpose Facility uses shall be used for planning purposes, unless they are superseded by the adoption of a Regional Facility Master Plan.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Specific space requirements identified and land designated for Community Purpose Facility and Regional Purpose Facility uses.

☐ Tentative Map Requirements

- Land zoned Community Purpose Facility and Regional Purpose Facility consistent with the SPA Plan.

☐ Final Map

- Implement conditions.
- Provide, within the first phase in the City of Chula Vista, Community Purpose Facility land to satisfy the Telegraph Canyon Estates Specific Plan requirement (City of Chula Vista Resolution No. 16960).

6. Social and Senior Services Facilities

a. Introduction

The provision of social and senior service facilities by public agencies, private service providers, volunteer and service groups, churches, quasi-public organizations and self-help groups is vital to the development of a safe and healthy community. The purpose of the Social and Senior Services Facilities section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Implementation Measures and Processing Requirements to govern the timely provision, and careful siting of social and senior facilities and services.

The response to human care needs includes a wide spectrum of organizations such as social service agencies, volunteer and service groups, churches, commercial businesses, government agencies and self help groups. Within government, the County of San Diego has the primary mandate to provide social and senior services to County residents.

Facility needs vary by program and are directly related to the distinct population served and the type of service provided.

Social and senior services are also offered by private, non-profit organizations and private practitioners, which augment the services available from government. Services are supported through contracts with government agencies, grants, fees-for-services and charitable contributions.

It is estimated that, the build-out the Otay Ranch will generate a demand for storefront, 6-bed residential facilities, and public agency offices. Community meeting spaces are desirable for prevention programs, community education, and self-help meetings.

b. Threshold

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

c. Goals, Objectives, Policies and Implementation Measures

The following Social and Senior Services Facility Goals, Objectives, Policies and Implementation Measures will guide the timely provision of local social and senior services facility.

GOAL: ENSURE THAT OTAY RANCH PROJECT AREA RESIDENTS HAVE ADEQUATE ACCESS TO SOURCES OF GOVERNMENTAL AND PRIVATE SOCIAL AND SENIOR SERVICES PROGRAMS.

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.

Policy: The needs for social and senior service facilities shall be addressed on a regional basis.

Implementation Measure: Participate within co-operative processes among land use jurisdictions to assure that County social and senior service facilities are sited in locations that best serve the region's population irrespective of jurisdictional boundaries while considering local and County general plans and community standards.

Implementation Measure: Consider the following factors in siting social service facilities: convenience to potential clients, adequacy of transportation and parking at facilities, potential for co-siting services, acceptability to the affected community, safety of staff and clients and ease of referral to frequently used services.

Implementation Measure: Site senior service facilities in locations close to the service population, transportation, and other compatible uses.

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.

Policy: Assure that social and senior service facilities are included in land use plans at the earliest possible stage to minimize conflicts with surrounding land uses.

Implementation Measure: Ensure the cooperation of other jurisdictions, including school districts, in joint siting of compatible programs and joint use of facilities to provide services to mutual clients.

Implementation Measure: Encourage service providers to jointly use facilities.

Implementation Measure: Promote public transit access from the Otay Ranch plan area to existing sources of governmental social and senior services off-site, which serve Otay Ranch residents.

Implementation Measure: Where off-site sources of governmental social and senior services are too distant or inaccessible via public transit, identify a suitable location for the provision of such services within the Otay Ranch or other accessible areas.

Policy: The impact of new development on the need for County social and senior service facilities shall be mitigated.

Implementation Measure: Participate with programs that require new development to contribute its fair share of funding for County social and senior service facilities related to the needs of new development, if adopted.

d. Facilities

Otay Ranch needs non-profit organizations and government service offices to meet the needs of residents. The majority of government services can be maintained in centralized locations for the convenience of South County residents. Villages within Otay Ranch should have "receptor" and/or kiosk information areas for public and non-profit social services, as well as services appropriately provided at the neighborhood level. County-wide health and human service related offices may require additional future sites, but specific locations have not yet been determined. Most of the services provided to South County residents are currently located in leased office space.

Although some services must be provided from a centralized office on a County-wide basis, the preferred method is to provide direct social and senior services to residents is on the local level. The Community of Otay Ranch has a large commercial office area in the Eastern Urban Center, as well as numerous village centers. Non-profit organizations can locate in business areas such as the village centers or Eastern Urban Center, close to public transportation and other businesses. Exceptions are 6-bed residential facilities such as group homes for developmentally disabled, shelters for homeless teenagers, and non-ambulatory senior housing, which should be integrated into the residential fabric of the community. Residences should be located within the village core to facilitate easy access to local services and commercial businesses.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

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

☐ Tentative Map Requirements

- Land zoned Community Purpose Facility or Regional Purpose Facility consistent with the SPA determination.

☐ Final Map Requirements

- Implement conditions.

☐ Building Permit Requirements

- Pay impact fee, if established for the appropriate benefit area.

Section E ***Community Facility Plans***

1. Animal Control Facilities

a. Introduction

Animal control facilities protect the health and welfare of both Otay Ranch residents and domestic animals. The purpose of the Animal Control Facility section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Implementation Plans, and Processing Requirements for the timely provision of animal control facilities.

Both the County of San Diego and City of Chula Vista provide animal control services. The County of San Diego Department of Animal Control provides animal health and regulatory services to over 3/4 of the residents of San Diego County. Services are provided in all unincorporated portions of the county and in 10 cities within San Diego County by contract. The South Shelter, located in Bonita, currently provides services in the South County region. The City of Chula Vista currently has one animal shelter facility located on Otay Valley Road and the City has plans to build a new facility in the Sunbow Development.

Build-out of Otay Ranch GDP/SRP generates the need for additional animal control facility space and additional acreage for large animals. Additional space will be provided through expansion of existing animal control facilities operated by the City of Chula Vista and County of San Diego.

b. Threshold

Participate in programs to provide animal control facilities sufficient to provide adequate square feet of shelter space per Otay Ranch dwelling unit.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Animal Control Goals, Objectives, Policies and Implementation Measures will guide the timely provision of local 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.

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

Policy: Fund animal control facilities either by contributions to a comprehensive impact fee

program or other provisions to be determined at the SPA level.

d. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirement

- Establish method of funding the expansion of animal control facilities needed to serve Otay Ranch.

☐ Building Permit

- Payment of impact fee (if established).

2. Civic Facilities

a. Introduction

Civic facilities, both operational and administrative are a necessary component of all communities. The purpose of the Civic Facility Section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies and Processing Requirements to ensure the timely provision of civic facilities.

The County of San Diego in conjunction with special districts, are the current providers of municipal-type services to unincorporated areas, including Otay Ranch. The City of Chula Vista provides municipal services within its jurisdictional boundaries north and east of Otay Ranch's Otay Valley Parcel. The City of San Diego is the service provider to much of the Otay Mesa area south of the Otay Valley Parcel. The ultimate provider of civic services to all or parts of Otay Ranch will be determined after the adoption of the GDP/SRP.

Regardless of this jurisdictional determination, build-out of the Otay Ranch GDP/SRP will create demand for enhanced municipal services and facilities within the planning area, as well as off-site.

b. Threshold

Make provisions for general governmental facilities, including regional and municipal administrative facilities and operation center(s).

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Civic Facility Goals and Policies will ensure the timely provision of local 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.

Policy: Assure the location of regional and local government administrative offices and service facilities within the Eastern Urban Center.

Policy: Locate a central post office within Otay Ranch, as well as smaller public or private postal facilities in village centers.

d. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Specific space and facility sites identified for civic uses necessary to serve Otay Ranch in conjunction with the government structure determination and/or the EUC SPA plan.
- Alternative financing methods refined.

☐ Tentative Map Requirements

- Conditioned to zone, dedicate or reserve site, as appropriate.
- Funding identified.

☐ Final Map Requirements

- Site dedicated, zoned or reserved, as appropriate.
- Funding assured.

☐ Building Permit

- Payment of impact fee (if established).

3. Correctional Facilities

a. Introduction

The provision of correctional facilities is critical to law enforcement and justice efforts to protect community residents from crime. The purpose of the Correctional Facilities section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies and Processing Requirements to guide the provision of correctional facilities needed to serve the residents of Otay Ranch.

There are currently five detention facilities operated by both the County of San Diego and State of California within the South County area. All five facilities provide detention and correctional services for the residents of San Diego County. In addition to detention facilities, the community is served by probation department facilities and offices.

b. Threshold

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

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Correctional Facilities Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local correctional facilities.

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

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

Policy: Otay Ranch shall participate in a development impact fee program for correctional facilities to meet the facility needs generated by Otay Ranch residents, if established

d. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Determine the size, location, timing and need for correctional facilities as part of the EUC SPA plan processing.

☐ Tentative Map

- Land zoned consistent with the SPA designation.

☐ Final Map

- Implement conditions.

☐ Building Permit Requirements

- Pay impact fee if established for the appropriate benefit area.

4. Fire Protection and Emergency Services Facilities

a. Introduction

The timely provision of fire protection and emergency service facilities is critical for the protection of life and property. The purpose of the Fire

Protection and Emergency Facility section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Standards and Processing Requirements for the timely provision of these facilities.

Currently the County of San Diego Rural Fire Protection District (RFPD), Chula Vista Fire Department, San Diego Fire Department and the California Division of Forestry, provide fire protection services in and around Otay Ranch. ~~Hartson Medical Services~~American Medical Response provides emergency medical services in the western portion of Otay Ranch. Certain parts of the unincorporated areas of the county are not covered by contracted paramedic services.

b. Threshold

City of Chula Vista: 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; within a 10-minute travel time in the Otay Ranch estate communities with lots averaging 1 or more acres (and attendant neighborhood serving commercial); and within a 12-minute travel time in the Otay Ranch rural communities with 4-acre lots or larger.

County of San Diego: Provide sufficient fire and emergency services facilities to respond to calls within: Otay Ranch single-family communities with residential lots of less than 2 acres, or more intensive uses such as multi-family residential, including industrial development and all commercial development except neighborhood commercial, in a 5-minute travel time; Otay Ranch single-family residential lots from 2 acres to 4 acres, including neighborhood commercial development, in a 10-minute travel time; and Otay Ranch large lot single-family residential and agricultural areas with lot sizes greater than four acres in a 20-minute travel time.

c. Goals, Objectives, Policies and Implementation Measures

The following Fire Protection and Emergency Services Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local fire protection and emergency services facilities.

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

Objective: City of Chula Vista: 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.

Objective: County of San Diego: Provide sufficient fire and emergency services facilities to respond to calls within: Otay Ranch single-family communities with residential lots of less than 2 acres, or more intensive uses such as multi-family residential, including industrial development and all commercial development except neighborhood commercial, in a 5-minute travel time)

Otay Ranch single-family residential lots from 2 acres to 4 acres, including neighborhood commercial development, in a 10-minute travel time; and Otay Ranch large lot single-family residential and agricultural areas with lot sizes greater than 4 acres in a 20-minute travel time.

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

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

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

Policy: Otay Ranch shall site fire and emergency services facilities consistent with the following factors: (a) Ability to meet travel/response time policies; (b) Proximity to a pool of volunteer firefighters for service within the unincorporated areas, when appropriate; (c) Ability of the site to support the appropriate facility to serve current and future development in the intended service area; (d) Distances from other fire stations, including those operated by neighboring districts; (e) Safe access to roadways in emergency responses; (f) Special needs for fire suppression, and emergency services, including needs created by recreation areas and industrial land uses; (g) avoid close proximity to fault traces; and (h) Ability to meet any adopted local community facility level standard, if appropriate.

Policy: Consideration shall be given to shared law enforcement and fire service facilities such as public safety "storefronts" within village centers, training rooms and equipment storage.

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

Policy: Fire protection and emergency services facilities shall be available or will be available concurrent with need.

Policy: In areas lacking local public structural fire protection and within the sphere of influence of a fire protection agency, approval of Otay

Ranch discretionary applications shall be conditioned on the annexation to that agency.

Policy: Otay Ranch shall cooperate in the development of a strategy to address emergency medical service facilities and responsibilities in areas lacking a local provider of these services.

Policy: Otay Ranch shall work with affected fire protection agencies to cooperatively develop guidelines for appropriate water provision requirements necessary for fire protection in ground water dependent areas.

Policy: Otay Ranch shall participate in fire mitigation fee or development impact fee programs to enable fire protection agencies to meet the facility and equipment needs generated by Otay Ranch.

d. Facilities

Fire Protection Services: Four new fire stations are necessary to serve the Otay Ranch Project Area at build-out, in conformance with the Otay Ranch goals, policies and objectives. Fire facility and apparatus studies (trigger analysis and the like) may be required from time to time to ensure that emergency services are adequate.

Emergency Facilities: It is likely that each public or private agency will have its own dispatch center. The need for additional dispatch centers will be determined in accordance with the policies of the agencies serving the area.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Specific facility site refined.
- Equipment needs identified.
- Alternative financing methods identified by the appropriate fire agency and implementation method assured.
- Fire suppression (sprinkler plan) analysis prepared and jurisdictional requirements applied.
- Demonstrate ability to provide facilities in conjunction with sewer, water and road facilities.
- Timing of construction consistent with GDP/SRP project requirements.
- Determine that response time standards have been met.

- Identify radio communication problems associated with the project area (if any).
- Develop project specific guidelines.
- Consider HAZMAT service location, if appropriate and warranted.
- Review of fire protection and fuel modification plans by fire department(s).
- Assure appropriate water pressures and supply for fire control.
- Include design guidelines that implement the concept of "municipal fire insurance," if appropriate.

☐ Tentative Map Requirements

- Conditioned to dedicate or reserve site, as appropriate.
- Funding identified.

☐ Final Map Requirements

- Site dedicated or reserved, as appropriate.
- Funding assured.

☐ Building Permit

- Payment of impact fee (if established).
- Apply sprinkler plan requirements.

5. Justice Facilities

a. Introduction

The purpose of the Justice Facility Section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Implementation Measures, and Processing Requirements to guide the timely provision of justice facilities.

The County of San Diego provides judicial services for the area west of Otay Lakes, at the South Bay Regional Center located in Chula Vista. The South Bay Regional Center provides Municipal and Superior Court services for the South Bay Judicial District. Along with the Municipal and Superior Courts, office space for the District Attorney, Defenders Services, Law Library, Revenue and Recovery, Probation and the Marshall are located at the Regional Center.

Build-out of the Otay Ranch will create a demand for an additional 2.3 Municipal Court positions, 2.8 Superior Court positions, 43.7 District Attorney and Clerk positions, and 10.1 Public Defender positions.

b. Threshold

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

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Justice Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local justice facilities.

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

Objective: Cooperate with the County to identify an equitable funding method for the development of criminal 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.

Policy: Cooperate with the County and adjacent jurisdictions to develop plans for the siting of justice facilities to serve the needs of the entire region.

Implementation Measure: Participate with a cooperative process among land use jurisdictions to ensure justice facilities are sited in locations which best serve the region's population and take into consideration jurisdictional general plans and community standards.

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

d. Facilities

The South Bay Regional Center may not have adequate expansion capacity to serve the projected needs of the South County region for major municipal and superior court activities. The court administrator has determined a centralized location for the majority of court functions are preferable from an economic and efficiency perspective. Satellite courtroom facilities are effective in accommodating traffic and small claims hearings, while improving the overall operational efficiency. Additionally, satellite facilities provide more convenient access and reduced travel times for local residents. Additional courts and offices may be located adjacent to or proximate to the existing South Bay Regional Center and a traffic court and small claims court facility should be considered for siting in the Otay Ranch Eastern Urban Center.

Courts and offices should be located adjacent to other municipal and civic functions. Such a central location on the site provides access for all Otay Ranch residents to conduct court activities. Commercial or retail services are compatible land uses and could share parking areas. The court should also have access to public transportation and major or minor arterials for easy accessibility. Courtroom facilities should include waiting rooms, space for bailiff/clerk, court reporter, secretaries and

court clerks, copy, storage and records room, client conference rooms, chambers, public restrooms and parking.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Determine the size, location and timing of justice facilities needed to serve Otay Ranch, as part of the SPA plan for the Eastern Urban Center.
- Develop design guidelines to deter criminal activity.

☐ Tentative Map Requirements

- Land zoned for regional purpose facilities, consistent with the SPA Plan.
- Apply design guidelines.

☐ Final Map

- Implement conditions.

☐ Building Permit Requirements

- Pay impact fee, if established for the appropriate benefit area.

6. Law Enforcement Facilities

a. Introduction

The provision of adequate law enforcement facilities is critical for the protection of life and property. The purpose of the Law Enforcement Facility section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Standards and Processing Requirements for the timely provision of law enforcement facilities.

The County of San Diego, City of Chula Vista and City of San Diego provide law enforcement services to the Otay Ranch and surrounding communities. The County Sheriff's Office provides public safety and protection services for all unincorporated areas of the County. The city police departments provide law enforcement services within their jurisdictions.

b. Threshold

Urban Service: Properly equipped and staffed law enforcement units shall respond to 84% 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% of "Priority Two Urgent" calls within 7 minutes and maintain an average response time to all "Priority Two" calls of 7 minutes or less. Rural Service: Properly equipped and staffed law enforcement units shall maintain an average

response time for "Priority One" calls of 12 minutes, and 24 minutes for low priority calls.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch Law Enforcement Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local law enforcement facilities.

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

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 in appropriate locations in order to serve the population.

Policy: Otay Ranch shall finance its full and fair share of the facility needs that it generates.

Policy: Urban Service: Provide properly equipped and staffed law enforcement units to respond to 84% of "Priority One" emergency calls within 7 minutes and maintain an average response time of all "Priority One" emergency calls of 4.5 minutes or less.

Policy: Urban Service: Provide properly equipped and staffed law enforcement units to respond to 62% of "Priority Two Urgent" calls within 7 minutes and maintain an average response time to all "Priority Two" calls of 7 minutes or less.

Policy: Rural Service: Provide facilities for properly equipped and staffed law enforcement units to maintain an average response time for "Priority One" calls of 12 minutes, and 24 minutes for low priority calls.

d. Facilities

One "central" police station located in the Eastern Urban Center is necessary to serve the Otay Ranch Project Area at build-out, in conformance with the goals, objectives and policies.

Additional facilities within villages or shared use of other public facilities may be considered at the SPA level. The size and character of these facilities will be determined, in part, by the necessary operation structure and cost by jurisdictional arrangement.

Storefronts can serve as "outlets" for multiple civic services, such as fire safety or public information, in addition to law enforcement services.

e. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Facility site identified, with consideration of SPA plan for the Eastern Urban Center.
- Equipment needs identified.
- Financing methods identified by the appropriate law enforcement agency and implementation method assured.
- Develop site design techniques and guidelines to deter crime.
- Develop "Project Specific Guidelines" consistent with thresholds of the appropriate jurisdiction.

☐ Tentative Map Requirements

- Conditioned to reserve or dedicate site, as appropriate.
- Funding identified.
- Implement project specific design guidelines.

☐ Final Map Requirements

- Site dedicated or reserved, as appropriate.
- Funding assured.

☐ Building Permit Requirement

- Payment of impact fee (if established).

7. Library Facilities

a. Introduction

The provision of library facilities ensures the residents of Otay Ranch will have access to a wide range of educational and cultural experiences. The purpose of the Library Facility section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies, Standards and Processing Requirements for the timely provision of these facilities.

The County of San Diego, City of Chula Vista and City of San Diego provide library and media services in the Otay Ranch area. The County of San Diego currently has 31 branch libraries and two bookmobiles to serve all of the unincorporated areas and 11 cities in the County. The City of Chula Vista has three library facilities including a 55,000 square foot central library and smaller "branch" libraries. Chula Vista is constructing a new library in the Montgomery area, which will result in a regional library system in Chula Vista. The City of San Diego has one main library downtown and 31 branch libraries throughout the City.

Build-out of the Otay Ranch GDP/SRP generates a demand for a "main" library facility located in the Eastern Urban Center and possible expansion of other libraries.

b. Threshold

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

County of San Diego: Provide 350 square feet (gross) of adequately equipped and staffed library facilities per 1,000 population.

c. Goals Objectives, Policies and Implementation Measures

The following Otay Ranch Library Facility Goals, Objectives, Policies and Implementation Measures will ensure the timely provision of local library facilities.

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

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

Objective: City of Chula Vista: 500 square feet (gross) of adequately equipped and staffed library facilities per 1,000 population.

Objective: County of San Diego: 350 square feet (gross) of adequately equipped and staffed regional/area library facilities per 1,000 population.

Policy: Assure that Otay Ranch libraries have sufficient funding for operation and maintenance.

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

Policy: Participate in development impact fee programs, or provide adequate books and library space as “turn-key” facilities.

Policy: Include the following factors in the determination of the best sites for branch libraries: (a) Access to the intended service population; (b) Existing library deficiency in intended service area; (c) Suitability of site to meet identified needs; and (d) Location of the site relative to complementary facilities, such as schools, parks, and civic centers.

Policy: When feasible, participate in joint powers agreements with the Department of Park and Recreation, school districts and other appropriate agencies for the development and operation of their respective facilities.

Policy: The library facility standard may be satisfied through the provision of decentralized facilities within villages. The size and character of these facilities will be determined, in part, by the necessary operation structure and cost by jurisdictional arrangement at the SPA level.

d. Facilities

One library facility located in the Eastern Urban Center is necessary to serve the Otay Ranch at build-out, in conformance with goals, objectives and policies. This facility would serve as a "main" library for all residents of Otay Ranch, and could offer a full range of research, reference, periodicals, gallery space, storage, binding and repair, distribution, and translation services. The design of the facilities should allow for multi-use functions and should provide portable seating and walls for small meeting rooms, display, and exhibit space for cultural arts.

c. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Specific library facility site identified with consideration of SPA plans.
- Equipment needs identified.
- Timing of construction consistent with the Public Facility Financing and Phasing Plan.
- County library requirements determined with the first SPA processed in the unincorporated area.

☐ Tentative Map Requirements

- Conditioned to dedicate, zone or reserve site, as appropriate.
- Funding identified.

☐ Final Map Requirements

- Site dedicated, zoned or reserved, as appropriate.
- Funding assured.

☐ Building Permit Requirements

- Payment of impact fee (if established).

8. School Facilities

a. Introduction

The timely provision of elementary, middle and high school facilities is essential to creating a viable community. The purpose of the School Facility Section of the Otay Ranch GDP/SRP is to establish Goals, Objectives, Policies and Processing Requirements to ensure the timely provision of local school facilities.

The Otay Ranch planning area is located within the jurisdiction of four elementary and two high school districts; Cajon Valley Union School District (K-8); Chula Vista Elementary School District (K-6); Jamul/Dulzura Union School District (K-8); San Ysidro School District (K-8); Grossmont High School District (9-12); and Sweetwater High School District (7-12). Students in these districts attend one of 56 elementary, 15 middle/high or 18 senior high schools.

Build-out of the Otay Ranch GDP/SRP generates a demand for 13 elementary schools, two middle schools and two high schools.

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 sufficient to meet, at a minimum, State Department of Education standards.

c. Goals, Objectives, Policies and Implementation Measures

The following Otay Ranch School Facility goals, objectives, policies and implementation measures will ensure the timely provision of local school facilities.

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

GOAL: COORDINATE THE PLANNING OF ADULT EDUCATIONAL FACILITIES WITH APPROPRIATE DISTRICT.

Policy: Provide for the reservation of one or more sites for adult educational facilities to serve the residents of Otay Ranch.

Implementation Measure: Provide for the reservation of *sufficient land/floor space within the EUC for the Sweetwater Union High School District adult education facility.*

Policy: Locate schools in areas free of disturbing factors such as traffic hazards, airports or other incompatible land uses.

Policy: Ensure that schools are integrated into the system of alternative transportation corridors, such as bike lanes, riding and hiking trails, and mass transit where appropriate.

Policy: Provide general locations for private elementary and secondary schools within the plan area, spaced far enough from public schools and each other to prevent an over-concentration of school impacts.

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.

Policy: Coordinate the planning and siting of schools, recreational facilities, childcare centers, libraries and other related public facilities.

Policy: 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 sufficient to meet, at a minimum, State Department of Education standards.

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 Measure: Request school districts to indicate the level of facilities available to serve development projects requiring discretionary review.

Implementation Measure: Condition the approval of general plan amendments, specific plans, and other legislative land decisions on the developers' responsibility to mitigate funding of school facilities and the availability of school sites and facilities at the time of need.

d. Facilities

Within the Chula Vista Elementary School District, 13 elementary schools will be located in the EUC, each of the Urban Villages, and Specialty Villages (except Villages Three and 13). The Sweetwater Union High School District would require two middle schools located in Villages Ten and Seven, and two high schools in Villages Eleven and Seven.

The Grossmont High School District and the Jamul/Dulzura Elementary School District serve the Rural Estate Areas. The obligation to provide

K-12 school facilities for the Rural Estate Areas would be satisfied through the payment of fees for off-site facilities.

e. Siting of Schools

School facilities should be sited according to the following criteria. While it is unlikely that every site can meet all criteria, every site should meet most of these criteria. The ideal site should be:

- ☐ at least 10 usable acres for an elementary school, 25 usable acres for a middle/junior high school, and 50 usable acres for a senior high school, to adequately accommodate the loading and unloading of students, future expansion of facilities and offer design flexibility.
- ☐ centrally located to residential development to reduce bussing requirements, reduce walking distances for young children, encourage after-hours use of facilities by the public and discourage vandalism.
- ☐ adjacent to a street or road which can safely accommodate bike, foot and vehicular traffic. Sites should have no more than two sides with street frontage. Urban high schools are best located adjacent to collectors that can handle the increased traffic volume of student drivers and the entrance to the school should be signaled.
- ☐ topographically and environmentally safe and suitable to reduce site preparation costs and permit maximum use of the site for physical activities.
- ☐ of sufficient usable acreage on one level and configured to not limit the design of buildings and provide field and parking space.
- ☐ surrounded by land uses that produce a minimum of noise and traffic, often associated with commercial and heavy industrial areas.
- ☐ located adjacent to parks to enable joint field and recreation facility uses.
- ☐ vacant and undeveloped to reduce financial and political costs of site acquisition.
- ☐ located such that utilities and services (e.g., cable television, fire protection, emergency medical services) are or will be readily available, to reduce site development costs.
- ☐ near imminent development of adjacent properties to insure road and other necessary off-site improvements are available in a timely manner.
- ☐ with regard to distance from Brown Field, in a location acceptable to the State Division of Aeronautics.
- ☐ a safe distance (i.e., as required by law) from contaminants or toxins in the soil or ground water from landfills, fuel tanks, agricultural areas, power lines, utility easements, et. al.
- ☐ outside of floodplains; on stable soils; away from fault lines.
- ☐ integrated into the system of alternative transportation corridors (i.e., bike lanes, riding and hiking trails, and mass transit) where appropriate.

f. Processing Requirements

Future Otay Ranch applications for development approvals shall comply with the following processing requirements:

☐ SPA Requirements

- Identify and process school district boundary adjustments, as appropriate, through approval by the appropriate governing body.
- Select school site areas within each village from which eventual school sites could be developed.
- Prepare preliminary studies of general site areas showing relationships to existing and proposed circulation systems.
- Provide phasing schedule for school facilities.
- Obtain preliminary approval, via field reviews of each general school site area from the State.
- Determine the appropriate facility financing mechanism.
- Obtain site review from the State.

☐ Tentative Map Requirements

- Implement appropriate facility financing mechanism.
- Select specific candidate sites.
- Prepare a land use map, which shows the specific location of the candidate sites.
- Prepare Environmental Impact Reports for candidate sites.
- Finalize district boundaries.

☐ Final Map Requirements

- Dedicate school site.

☐ Building Permit

- Pay impact fees (if appropriate)