SALT CREEK RANCH

ROLLING HILLS RANCH

SALT CREEK RANCH

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   - D. General Plan Conformance
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   (Has not been drafted)

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GENERAL DEVELOPMENT PLAN

REVISED

GENERAL DEVELOPMENT PLAN
SALT CREEK RANCH
CHULA VISTA, CALIFORNIA

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McMILLIN DEVELOPMENT COMPANY
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SUBMITTED TO:

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AUGUST 26, 2003

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- General Development Plan

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PROJECT VISION

Salt Creek Ranch, a planned residential community in the City of Chula Vista's Eastern Territories, is a landmark project which will establish the quality and character of residential development east of future SR-125 and provide key components of the open space system planned for the Eastern Territories. Salt Creek Ranch is planned as a rural/ranch residential community with a focus on open space, trails and equestrian activities. The rural/ranch theme of Salt Creek Ranch will be anchored by the project's open space system including approximately 395 acres of undeveloped open space and approximately 27 acres of parks. Approximately 395 acres, or 33%, of the project will be devoted to open space.

A focal point of the open space system is Salt Creek, designated in the Chula Vista General Plan as a major portion of the Chula Vista Greenbelt, a 28-mile open space and park system within the City. Salt Creek will form a major open space corridor within the project and will be extensively planted to recreate a pleasing environmental character. A neighborhood park, located adjacent to the Salt Creek corridor, will provide a focal point for recreational activities along the Chula Vista Greenbelt. The Salt Creek open space corridor will connect to the Eastlake open space corridor within Salt Creek to the south and will provide a significant passive open space amenity for the entire Eastern Territories. An extensive undeveloped open space system in the eastern portion of the property will provide connections from Upper Otay Lake to the San Miguel Mountains to the north. This open space system will connect to the portion of the Chula Vista Greenbelt planned around Otay Lakes. Open space greenbelts, parkways and bikeways systems throughout the Ranch, and an equestrian trail system, will be linked to the enhanced Salt Creek, the eastern undeveloped open space areas, the park along the Salt Creek corridor and the Chula Vista Greenbelt.

Salt Creek Ranch is uniquely situated between the urbanized areas of Chula Vista to the west and the undeveloped areas of the Eastern Territories to the east. The project is an entirely residential community which will provide residents of Chula Vista with high quality, upper-end housing products which are currently limited in the South Bay area. The Ranch will provide important transitions form higher density developments adjacent to SR-125 to the lower density estates in the eastern portion of Salt Creek Ranch. Development within the Ranch

will transition from the R-M and R-LM categories (3-11 DU's/acre) in the western portion of the property to the low density R-L category (0-3 DU's/acre) in the eastern and northern portions of the property. Lots within the eastern portion of the project (Sub-Area 3) will be developed as residential estates with an average lot size of at least 20,000 square feet in the northern-most neighborhoods, identified as Neighborhoods 10 through 12 in the Salt Creek Ranch SPA Plan. A maximum of 25% of the lots within these neighborhoods may be developed with a minimum lot size of 15,000 square feet. Lots within the southern neighborhood within Sub-Area 3 (identified as Neighborhood 9 in the Salt Creek Ranch SPA Plan) will have a minimum lot size of 10,000 square feet, and an average lot size greater than 15,000 square feet. Development along the ridgeline in the western portion of Sub-Area 3 will not occur. The rural/ranch theme will incorporate pedestrian and bicycle linkages form all portions of the ranch to the project's open space system. Natural split rail and/or wood fencing details at trail heads and vista points will reinforce the rural character of the project.

The following goals provide a vision of the development concept for Salt Creek Ranch:

- The focal point of the project is the community-wide open space with approximately 33% of the Ranch devoted to open space. Cornerstones of the open space system include a well-developed trail system, an enhanced open space corridor within Salt Creek, a park system consisting of a 27-acre community park along the Salt Creek corridor and a 7-acre neighborhood park in the western portion of the project, and an interconnected undeveloped open space system in the eastern portion of the property. These project features will provide the first integral components of the Chula Vista Greenbelt in the Eastern Territories.

- Parkways, pedestrian and bicycle pathways and trail systems will link internal community elements and will connect to the City-wide open space system. To emphasize the parkway character along major roadways, a variable landscaped buffer with a minimum width of 30 feet and average width of 50 feet will be provided outside the right-of-way, north and south of the East H Street corridor. Hunte Parkway will be flanked by the Salt Creek open space corridor on the east and a landscaped buffer outside the right-of-way on the west with a minimum width of 20 feet and average width of 40 feet. A minimum 100-foot setback will be provided at the East H Street/Hunte Parkway intersection and minimum 30-foot setbacks will be provided for project entries along East H Street.

- An equestrian trail system incorporated in the project will reinforce the rural/ranch theme of the community.

- A landscaped buffer will separate the project from the Eastlake Technology Park to the south as called for in the Chula Vista General Plan and the Eastern Territories Area Plan. The buffer will include a pedestrian/bicycle trail linking to the Salt Creek corridor. Residential uses adjacent to the buffer will be planned to include parking, recreation and open space uses to provide additional buffer area and to incorporate the buffer and trail system into the design of individual residential projects.

- Individual design themes will be established for separate villages which will complement and reinforce the overall rural/ranch theme of the project. Individual villages will be identifiable by specific architectural, landscape, signage and streetscape elements which are compatible with the overall character of the Ranch.

- Design standards, to be included in the Salt Creek Ranch SPA Plan, will reinforce the rural/ranch character of the community with sensitivity to natural landforms and use of landform grading along major transportation corridors and in high visibility areas. Landform grading has been incorporated into the design of major transportation corridors by the commitment, in this GDP, to provide landscaped buffers outside the right-of-way along East H Street and Hunte Parkway.

- The landscaping for Salt Creek Ranch will establish the community character east of future SR-125 and is envisioned as a more native, naturalized type of plant palette than in the development areas west of the SR-125 corridor; drought-tolerant plant materials will be emphasized. The preliminary landscape concept and planting palette is presented in Section I of this document. An historical "mission" treatment is proposed with plant materials including Eucalyptus, Sycamore, California pepper, and Torrey pines. Aloe and yucca will be used for accent plantings.

- Salt Creek Ranch will provide a variety of housing products, ranging from medium density attached units at 6 to 11 Du's/acre to detached 1-acre estate lots, catering to a wide range of life-styles, enabling families to move-up or move laterally and remain within the same community environment.

This General Development Plan (GDP) identifies the overall character for Salt Creek Ranch and provides the initial regulatory framework for future implementation of the planned community. This GDP, along with the subsequent Salt Creek Ranch SPA Plan, are the primary planning and zoning documents guiding future development of the property. This GDP is accompanied by an environmental impact report (EIR) (Chula Vista EC/EIR #89-3) which provides a full description of existing on-site resources and environmental considerations associated with implementation of the Salt Creek Ranch GDP.

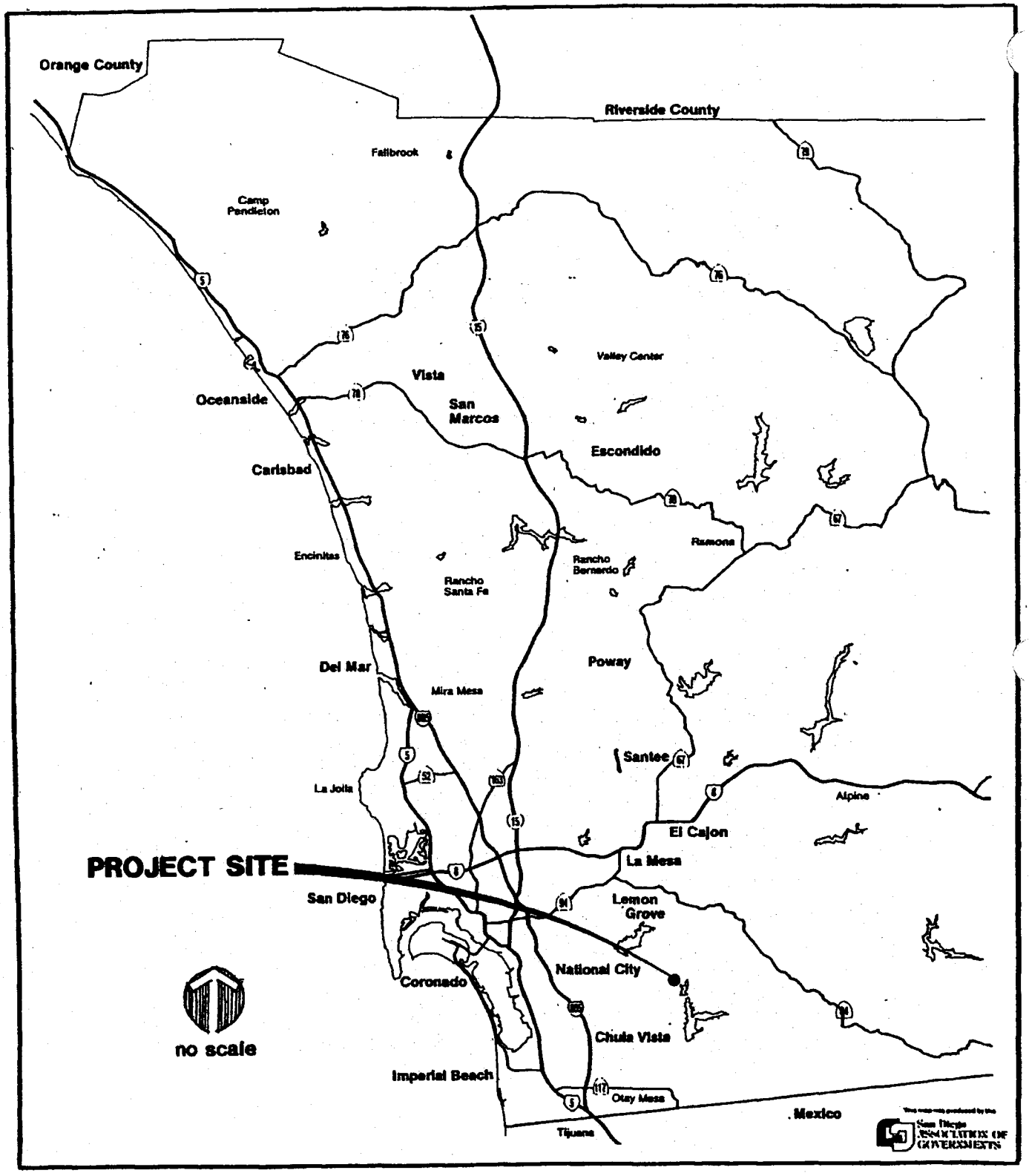
I. INTRODUCTION

A. PROJECT SETTING

Salt Creek Ranch consists of approximately 1,200 acres within the southern foothills of the San Miguel Mountains, north of the Eastlake Technology Park and northwest of Upper Otay Lake. The project site is located in the northern portion of the 37 square mile Eastern Territories as defined by the City of Chula Vista. Salt Creek Ranch is currently within the County of San Diego although a majority of the site is within the City of Chula Vista's adopted sphere of influence. Approximately 240 acres in the extreme northeastern corner of the project site are located outside the adopted sphere boundaries. Figures 1 and 2 are a regional map and a vicinity map of the property.

Proctor Valley Road traverses the southern portion of the site in an east-west direction. Lane Avenue terminates at the southern boundary of the property while East H Street has been extended to a point just west of the western project boundary in conjunction with development of the Eastlake area. Telegraph Canyon/Otay Lakes Road is located south of Salt Creek Ranch.

Dominant features on the property include Salt Creek which traverses the central portion of the site in a north/south direction and gently rolling hillsides and valley areas in the eastern portion of the site. The Salt Creek drainage has been previously disturbed by agricultural activities. A eucalyptus grove is located in the southern portion of the property within the Salt Creek drainage. Additional eucalyptus, Torrey pines, California pepper and Sycamores were planted along the corridor in Feburary 1990 to create an extension of the existing eucalyptus grove. Although Salt Creek has been previously disturbed by cultivation and grazing activities, it is identified as an important part of the Chula Vista Greenbelt in the City's updated General Plan. Steeper areas occur in the north central, northeastern, and extreme northwestern portions of the site although less than 8% of the property (approximately 93 acres) has slopes with gradients of 25% or greater. Approximately 90 percent of the existing

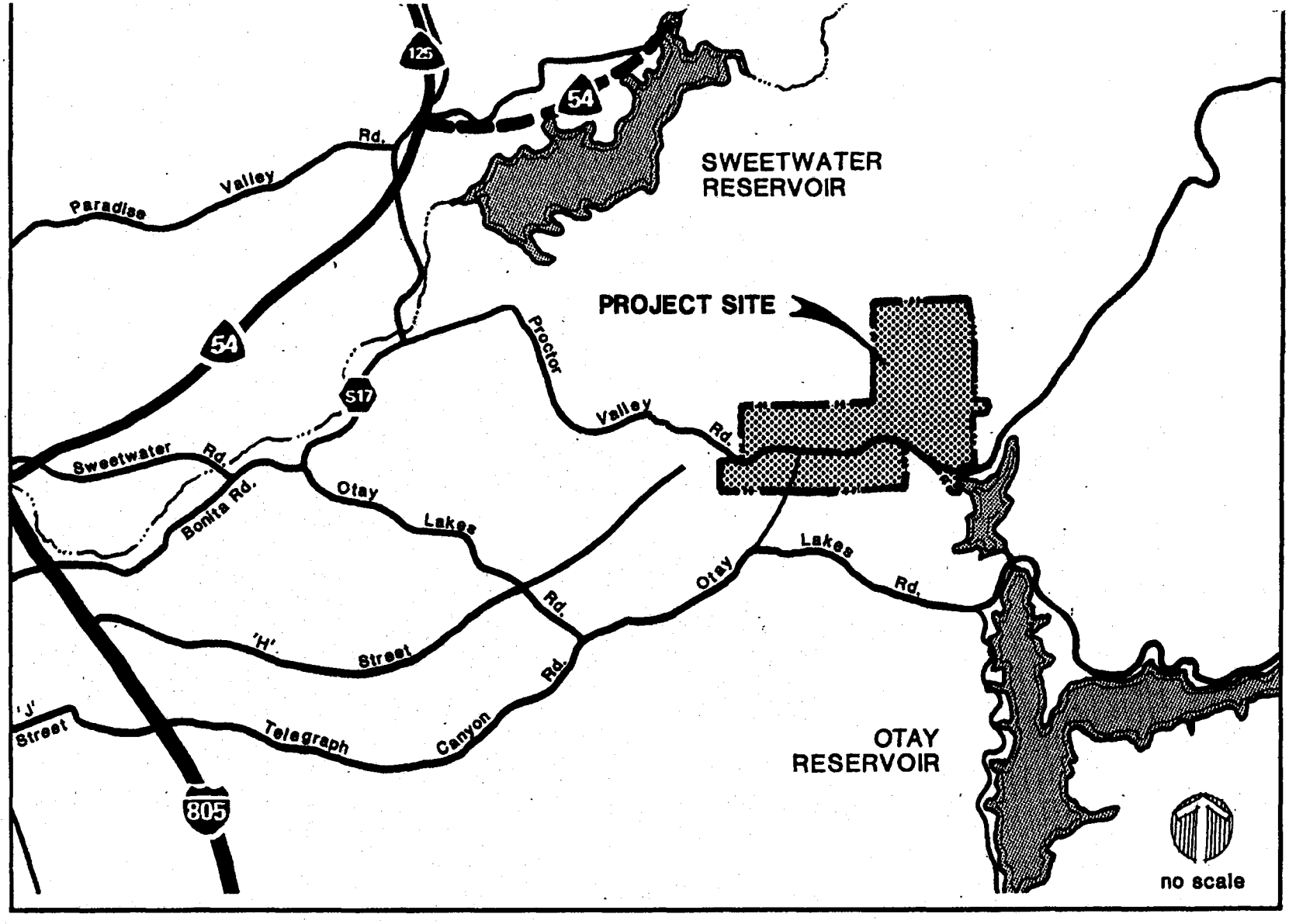


Regional Map

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SALT CREEK RANCH

FIGURE 1



Vicinity Map

SALT CREEK RANCH

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FIGURE 2

twenty-five percent slope areas (86.39 acres) are proposed to be preserved in open space as part of the Salt Creek Ranch GDP as shown on the conceptual grading plan included in this document (Figure 24). Encroachments into 25% slope areas are generally limited to those necessary to construct roads to provide access to development areas in Sub-Area 3, and to transition adjacent residential areas to daylight grades at edges of development areas.

Elevations on the property range from approximately 550 feet above mean seal level (AMSL) in the western portion of the site to over 1,100 feet AMSL in the northern portion of the property. West of Salt Creek, the topography consists of gently rolling terrain with generally north-south trending ridges. Natural slopes in this area are 5:1 or flatter with the steeper gradients occurring on the slopes of the ridges. The western portion of the site generally drains toward Salt Creek and Telegraph Canyon. The extreme northwestern portion of the site drains north toward Proctor Valley.

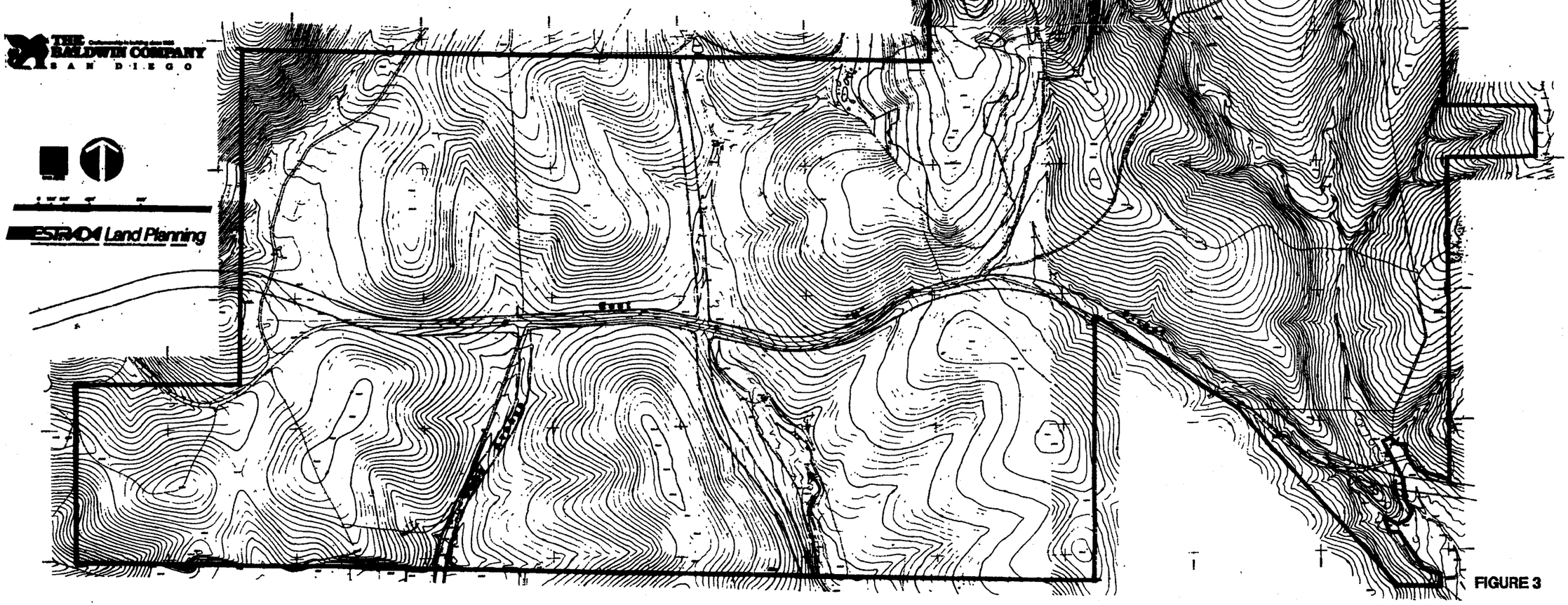
The crest of a narrow south-trending ridge dominates the eastern portion of the property, east of Salt Creek. Side slopes form this ridge fall into more gently rolling topography toward the southeast and the west. Two major drainages in this portion of the site drain toward the south and are separated by a rounded ridge. These two drainage channels join near the midpoint of the property to form a larger drainage area which discharges to Upper Otay Lake. A small dam has been built in the northeastern portion of the site impounding approximately 1.5 acres of shallow water. Figure 3 is a USGS map illustrating existing topographic conditions on the property.

Much of the property, over 64%, consists of non-native grassland which has been previously disturbed by agricultural activities. Remaining native vegetation on the site is characterized by coastal sage scrub and Southern California grassland. Southern California grassland, comprising approximately 3.5 percent of the site, is generally located in the northeastern portion of the property. This area is planned for open space and large lot development.

Coastal sage scrub habitat on the site is generally located in the eastern portion of the property in areas proposed for open space and residential estates, and in the northwest portion of the project site in another area proposed for open space. Coastal sage scrub habitat in the eastern portion of the property is sparse and has been previously disturbed by fire.

SALT CREEK RANCH

Topographic Map



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FIGURE 3

Over 70% of the coastal sage scrub habitat on the property will be retained in undeveloped open space and, with the absence of disturbance, over time, these areas are expected to become more dense and of greater value to wildlife. Approximately 50 more acres of coastal sage scrub will be preserved than anticipated under the land use designations shown on the updated Chula Vista General Plan. The southeastern portion of the Salt Creek Ranch property, will be preserved in open space due to observation of sensitive species during biological surveys completed for the Salt Creek Ranch GDP. These areas are designated for residential development on the Chula Vista General Plan.

No riparian woodland habitats exist on the site. On-site wetland habitats, approximately 6.9 acres, are generally alkali meadow and are associated with the dry washes on-site, primarily along Salt Creek and the drainages in the eastern portion of the property discharging to Upper Otay Lake. Approximately 5-acres of the existing wetland habitat will remain undisturbed in undeveloped open space areas. Additional wetland habitat will be created within the enhanced Salt Creek corridor or elsewhere on the Salt Creek Ranch property. A wetlands mitigation program will be developed in accordance with the Corps of Engineers 404 permit process and the California Department of Fish and Game's Section 1603 process. No net loss of wetland habitat will occur with implementation of the Salt Creek Ranch GDP.

B. SITE ANALYSIS

In order to evaluate factors affecting future use of the Salt Creek Ranch property, a site analysis was completed. The site analysis considered opportunities on the site as well as potential constraints. Both natural characteristics, (such as landform, geology, biological and cultural resources, hydrology and aesthetics) and man-made characteristics (such as land use relationships, circulation, infrastructure, demographics, noise and air quality) were considered. This process facilitates creation of a site plan which maximizes use of the property's developable areas, avoids environmentally sensitive areas and takes advantage of the unique aspects of the site such as Salt Creek, Upper Otay Lake and available vista points. Figure 4 is a graphic summary of the site analysis.

SALT CREEK RANCH

Site Analysis

LEGEND

- SLOPES 25% AND ABOVE
- HIGH POINT OF RIDGE
- DRAINAGE
- EASEMENTS
- MAJOR VIEWS
- MINOR VIEWS
- EXISTING ROADS

BIOLOGICAL RESOURCES

- COASTAL SAGE SCRUB
- DISTURBED GRASSLAND
- POTENTIAL WETLANDS
- TREE STANDS (Eucalyptus/Pepper Trees)
- NATIVE GRASSLAND



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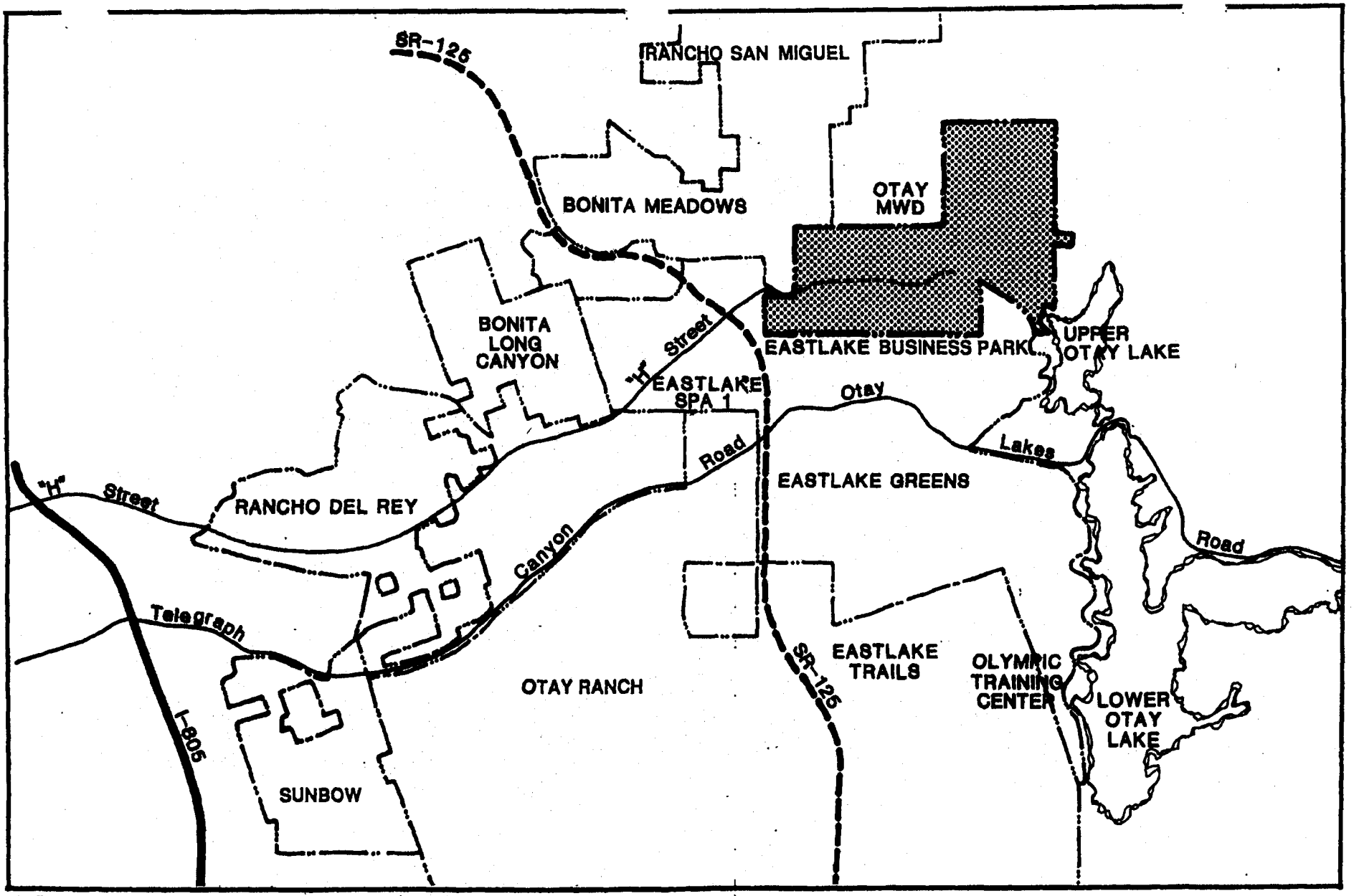
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FIGURE 4

The hillside and valley areas naturally divide Salt Creek Ranch into topographically separate development areas and create significant view opportunities on the site. These areas will be developed as individual villages, enhancing the character of the project. Vista points will be preserved for the enjoyment of future residents. The varied topography also allows provision of a well-designed system of greenbelts and natural areas, which will link individual villages.

In addition to reinforcing the character of the project, wide greenbelts and natural areas will preserve on-site biological resources and provide opportunities for restoration of previously disturbed areas such as Salt Creek. A full description of on-site biological and cultural resources is included in the EIR (ECI/EIR #89-3), which accompanies this GDP. As described previously, the topography of the Salt Creek Ranch property is generally flat to gently rolling. Slopes with gradients of 25% or greater occupy less than 8% (approximately 93 acres) of the property. The majority of the steep slopes on the property, as shown on Figure 4, are located in the east-central and northwestern portions of the project site. The majority of these slopes (approximately 90 percent) will be preserved in undisturbed open space as part of the Salt Creek Ranch GDP. Disturbance of slopes exceeding 25% is generally due to road construction, and to allow the transition of adjacent residential areas to daylight grades at edges of development areas.

Surrounding land uses will also influence development of Salt Creek Ranch. Figure 5 illustrates the regional context within which Salt Creek Ranch is located. Business park sues within the Eastlake Technology Park (Eastlake Business Park I and Eastlake Business Center II) are adjacent to the southern border of Salt Creek Ranch. The Chula Vista General Plan calls for sensitive design in this area to create an appropriate transition between the Eastlake Technology Park and residential uses within Salt Creek Ranch. A landscape buffer is proposed as part of Salt Creek Ranch in this area to separate the proposed business park and residential land uses. A trail system for pedestrian and bicycle uses will be provided within the buffer area linking residential areas in the western portion of Salt Creek Ranch with the Salt Creek open space corridor. It is anticipated that the width of the buffer will vary with topography and the arrangement of residential land uses north of the buffer. Additionally, slopes within the buffer area will provide vertical separation between the residential uses within Salt Creek Ranch and business park uses to the south. Conceptual buffer treatments are illustrated in Figures 17-19, included in Section III of this document.



Regional Context Map

SALT CREEK RANCH

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FIGURE 6

As shown in Figure 5, medium and medium/high (6-18 Du's/acre) residential uses are planned adjacent to the western boundary of Salt Creek Ranch. Eastlake Woods, located to the southeast of the Salt Creek corridor, is planned for low density residential development. Eastlake Trails, also to the south, includes the Olympic Training Center.

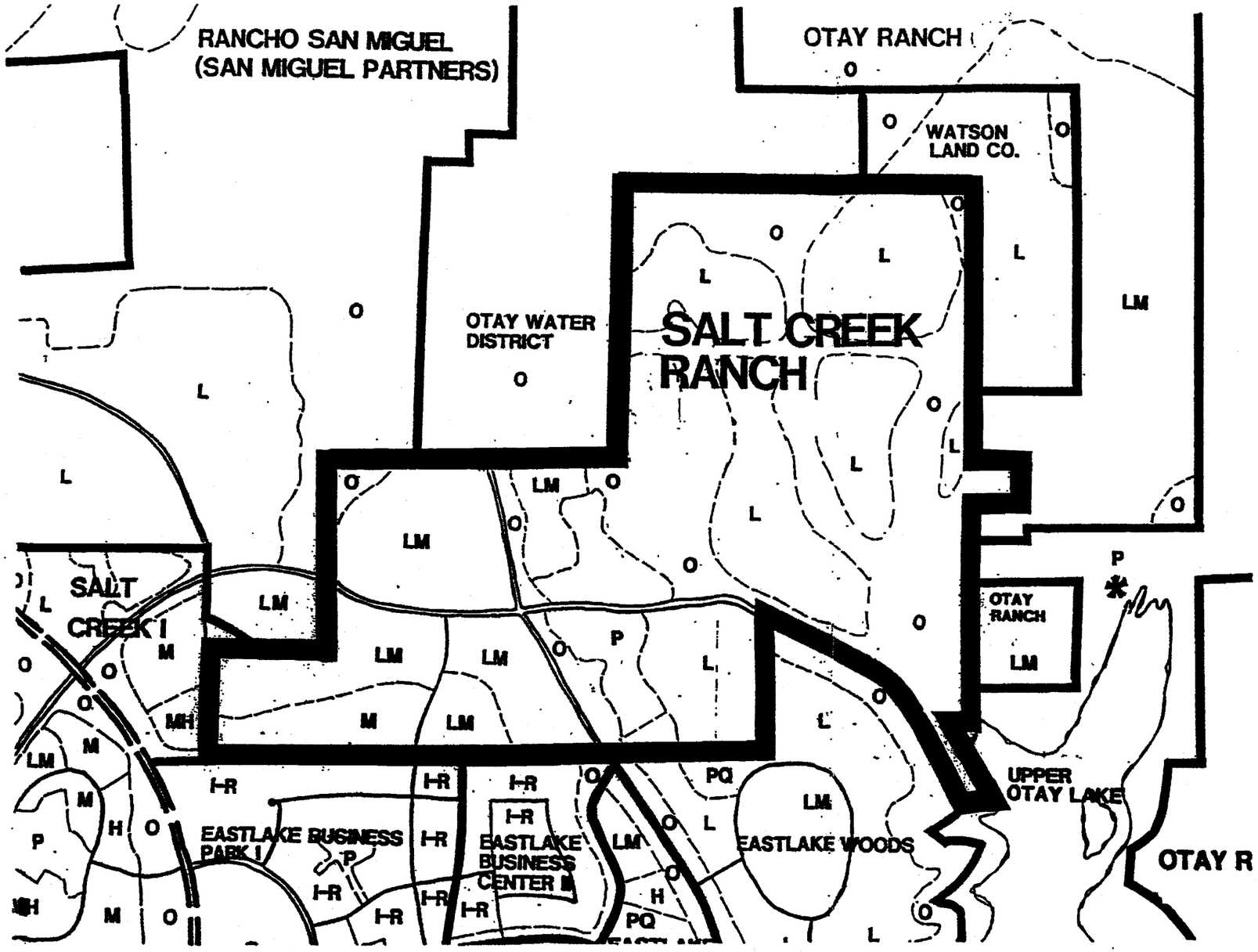
Plans for the properties north, east, and southeast of Salt Creek Ranch have not yet been prepared. Existing uses in these areas include the Otay Water District (OWD) reclaimed water storage area to the north, and Upper Otay Lake. The OWD facility consists of a water reclamation pond and two 5-million gallon water storage tanks.

In order to evaluate land uses designated for Salt Creek Ranch by the Chula Vista General Plan in relationship to land uses proposed or approved in the project vicinity, a land use relationships map has been prepared and is illustrated in Figure 6. As shown in Figure 6, open space areas designated within Salt Creek Ranch along the Salt Creek corridor and leading to Upper Otay Lake will connect with regional open space systems. Business park land uses are proposed within the Eastlake development to the south, west of Salt Creek only. A landscaped buffer is proposed by the Salt Creek Ranch GDP in this area. East of Salt Creek, residential uses within Salt Creek Ranch will be adjacent to residential uses within the Eastlake Woods development.

Salt Creek Ranch is thus ideally situated between the developing mixed-use urbanized areas of the City of Chula Vista to the west and anticipated future less intense residential areas to the east.

C. PURPOSE OF PROPOSED PLANNED COMMUNITY (P-C) ZONE

This General Development Plan (GDP) will be implemented through the adoption of P-C (Planned Community) zoning for the Salt Creek Ranch property. A Sectional Planning Area



CHULA VISTA EASTERN TERRITORIES

RESIDENTIAL

	LAND USE	DU/AC
L	Low	0-3
LM	Low/Medium	3-6
M	Medium	6-11
MH	Medium/High	11-18
H	High	18-27+

NON-RESIDENTIAL

	LAND USE
C	Retail
C-O	Professional & Administrative
C-V	Visitor
I-R	Research & Limited Manufacturing
PQ	Public & Quasi-Public
P	Parks & Recreation
O	Open Space/Other

Major Roads

Freeway

Project Boundary

* Proposed per Otay Ranch General Development Plan

SALT CREEK RANCH

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Land Use Relationships

FIGURE 6

(SPA) Plan will also be prepared for the property which will provide detailed design and development criteria for the site. This GDP will function as a policy bridge between the City's updated General Plan and the zoning regulations included in the SPA Plan which will govern the development of Salt Creek Ranch. This GDP elaborates upon the goals, general objectives and principles of the Chula Vista General Plan with which it must be fully consistent. Any zoning or SPA plan subsequently adopted for Salt Creek Ranch must also be consistent with this GDP.

The Salt Creek Ranch GDP and subsequent SPA Plan will be adopted in accordance with Sections 65450-65553 of the State of California Government Code and Sections 19.08.010-19.08.-30 of the City of Chula Vista Municipal Code. This GDP applies to the property illustrated on the General Development Plan Map included in the map pocket in the back of this report.

From an administrative standpoint, the P-C zone for Salt Creek Ranch will:

1. Provide for the orderly planning and long term development of Salt Creek Ranch so that the entire community will offer an environment of stable and desirable character;

2. Establish the overall development criteria and regulatory structure within which future development proposals will be evaluated;

3. Enable the City of Chula Vista to adopt measures for the development of the surrounding areas compatible with this GDP;

4. Enable pre-zoning of the property for annexation to the City of Chula Vista in accordance with LAFCO's adopted Chula Vista sphere of influence;

5. Secure for the citizens of the City the social and economic advantages resulting from orderly planned use of its land resources;

6. Preserve and enhance the Salt Creek area, providing the first component of the Chula Vista Greenbelt in the Eastern Territories;

7. Provide adequate community facilities, such as transportation, water, sewage, schools, parks and other public requirements concurrent with demonstrated need;

8. Provide flexibility in development standards in recognition of the inherent influence that the economic market will have in the implementation of Salt Creek Ranch; and

9. Establish a high quality residential community which will provide move-up housing products for South Bay residents.

This GDP will be used by the City of Chula Vista in evaluating development applications within Salt Creek Ranch. This GDP will also be used by the applicant as a flexible tool to respond to changing market conditions and economic considerations throughout the implementation period for the project.

D. OVERVIEW OF THE P-C PROPOSAL

- Parkway/Trail Concepts

Salt Creek Ranch will be a landmark residential project in the City of Chula Vista, providing a high-end, rural-ranch type community which is currently limited in the South Bay area. Taking advantage of its exceptional natural setting and its location adjacent to the urbanized areas of Eastlake, Salt Creek Ranch will relate both to the mixed-use urban character of the Eastlake community and the undeveloped character of the areas to the north and east. The rural ranch theme will be reinforced throughout Salt Creek Ranch by a comprehensive open space and trails system linking to an enhanced Salt Creek as the central focal point for the project. The Salt Creek corridor will also provide access for residents of Salt Creek Ranch to the regional open space system. Natural split rail and/or wood fencing details at project entries, trailheads and vista points will reinforce the rural ranch character of the project.

Salt Creek Ranch will transition from more urbanized areas in the west near the SR-125 transit corridor to less intense uses in the east adjacent to the steeper areas around Mount Miguel. Residential areas will be linked by a comprehensive open space system consisting of greenbelts, parkways, and pedestrian and bicycle pathways. An equestrian trail system will complement the rural/ranch character of the development. An enhanced Salt Creek corridor, including a 20-acre neighborhood park, will provide the first component of the Chula Vista Greenbelt in the Eastern Territories. Figure 7 illustrates these open space concepts.

The proposed trail system is an integral component of the project design and will provide a unifying theme for the development. As shown in Figure 7, bicycle, pedestrian and equestrian trails will link all areas within the community. Two types of trails are proposed - naturalized trails in open space areas and landscaped trails along parkways. The concept for naturalized equestrian/hiking trails is illustrated in Figure 8. As shown, native habitats will be retained in these areas. The locations for proposed equestrian/hiking trails are illustrated in Figure 7. An undercrossing will be provided under East H Street to allow equestrian access to the trail system on either side of the road. An Armco multi-plated arch, or similar design, will be used for the undercrossing; specific design parameters for the undercrossing will be presented in the Salt Creek Ranch SPA Plan.

Figures 9 and 10 present proposed parkway trail concepts. As shown in Figure 9, the design for Hunte Parkway will incorporate several trails and pathways including a pedestrian sidewalk on the west side of the roadway; a meandering bicycle/pedestrian pathway on the east side separated from the roadway by a landscape easement; and an equestrian/hiking trail in the Salt Creek corridor east of Hunte Parkway. An undercrossing similar to that for East H Street will be provided within the Salt Creek open space corridor, under East H Street. Similar trail systems will be located along the north side of H Street, east of Hunte Parkway as illustrated in Figure 10.

Landscaped parkways will provide an important design element within Salt Creek Ranch. The locations of proposed parkways are illustrated on the Landscape Master Plan (Figure 11). To emphasize the parkway character along major roadways, a variable landscaped buffer with a minimum width of 30 feet and an average width of 50 feet will be provided, outside the

SALT CREEK RANCH

Open Space / Trails Concept Plan

LEGEND

- VISTA POINT
- EQUESTRIAN / HIKING TRAIL
- LANDSCAPED PARKWAY
- PEDESTRIAN TRAIL CORRIDOR
- OPEN SPACE
- PEDESTRIAN / BICYCLE PATHWAY
- SIDEWALK

NOTE: TOTAL OPEN SPACE IN PROJECT = 378.1 AC.

NOTE: TRAILS WITHIN SUB AREA THREE MAY BE PRECLUDED BY ENVIRONMENTAL AND RIGHT OF WAY CONCERNS.

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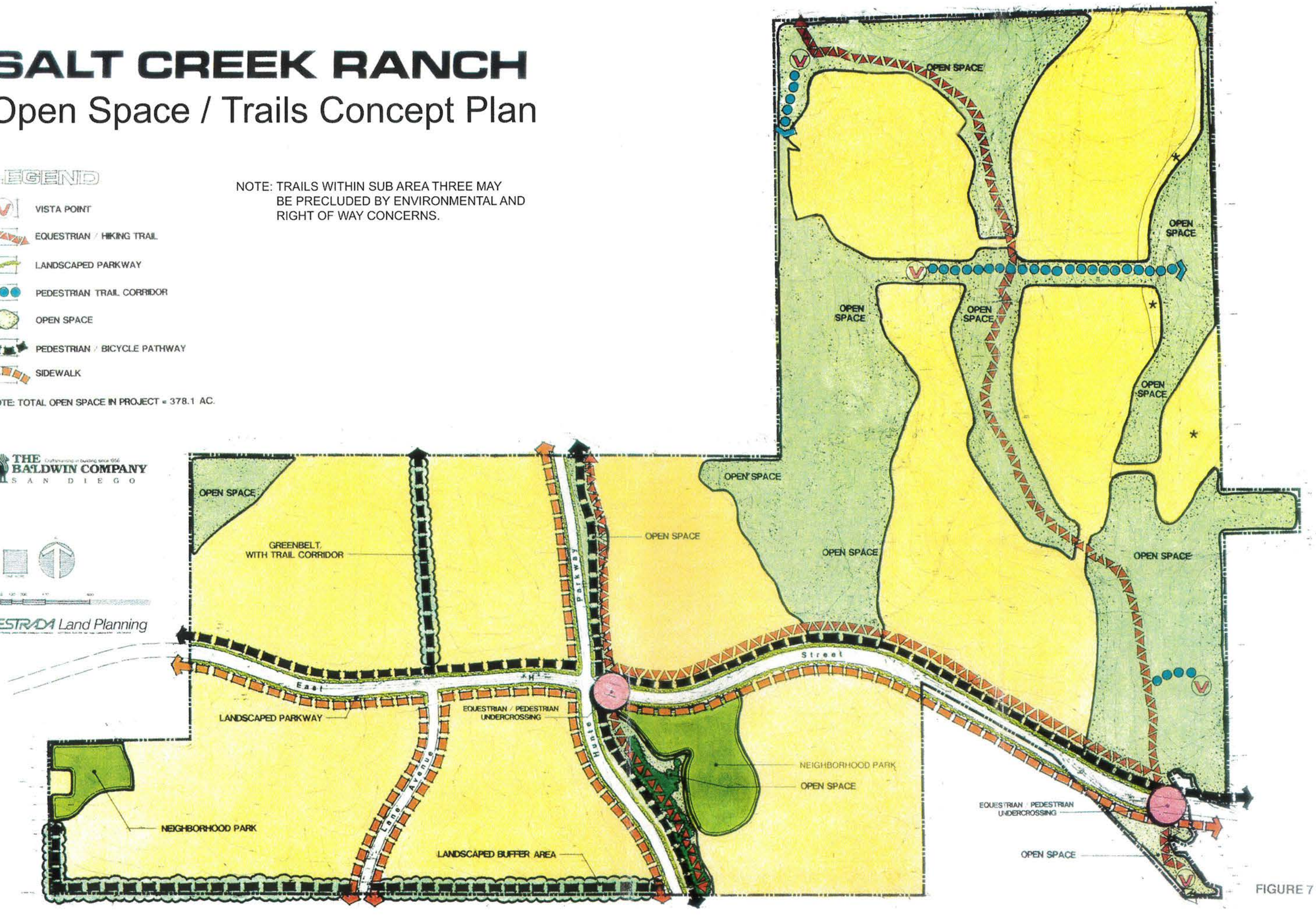
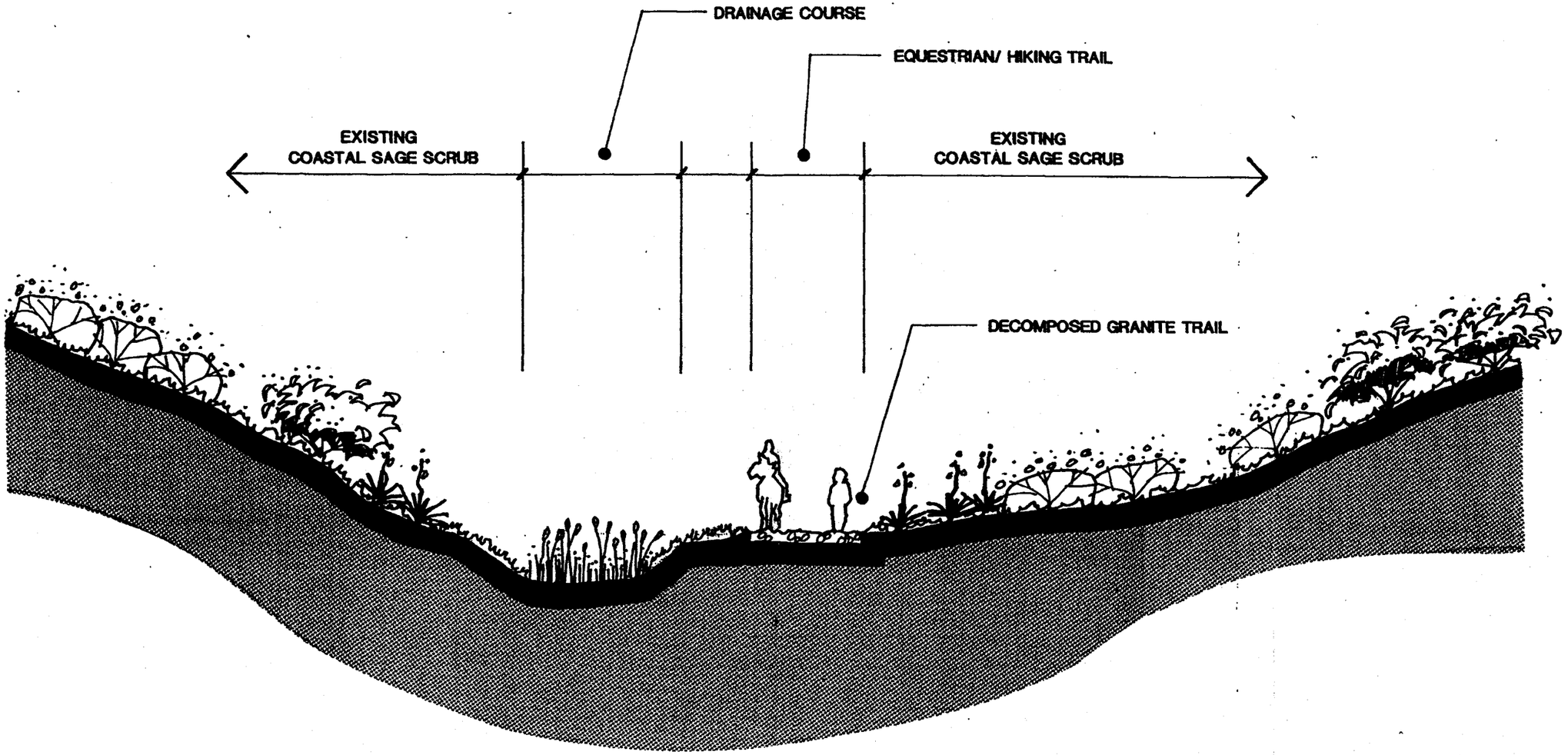


FIGURE 7



Section

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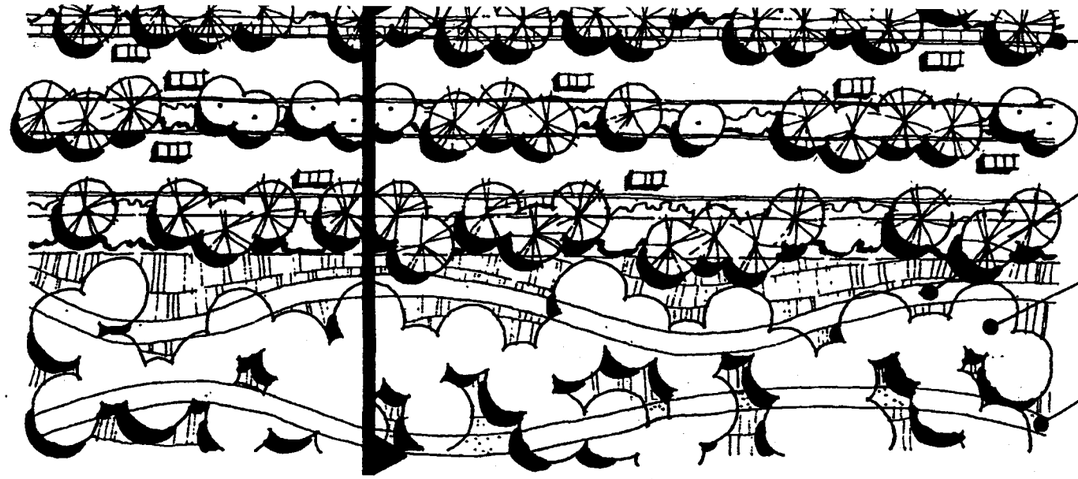
SALT CREEK RANCH

THE BALDWIN COMPANY
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ESTRADA Land Planning

Equestrian/ Hiking Corridor Concept

FIGURE 8



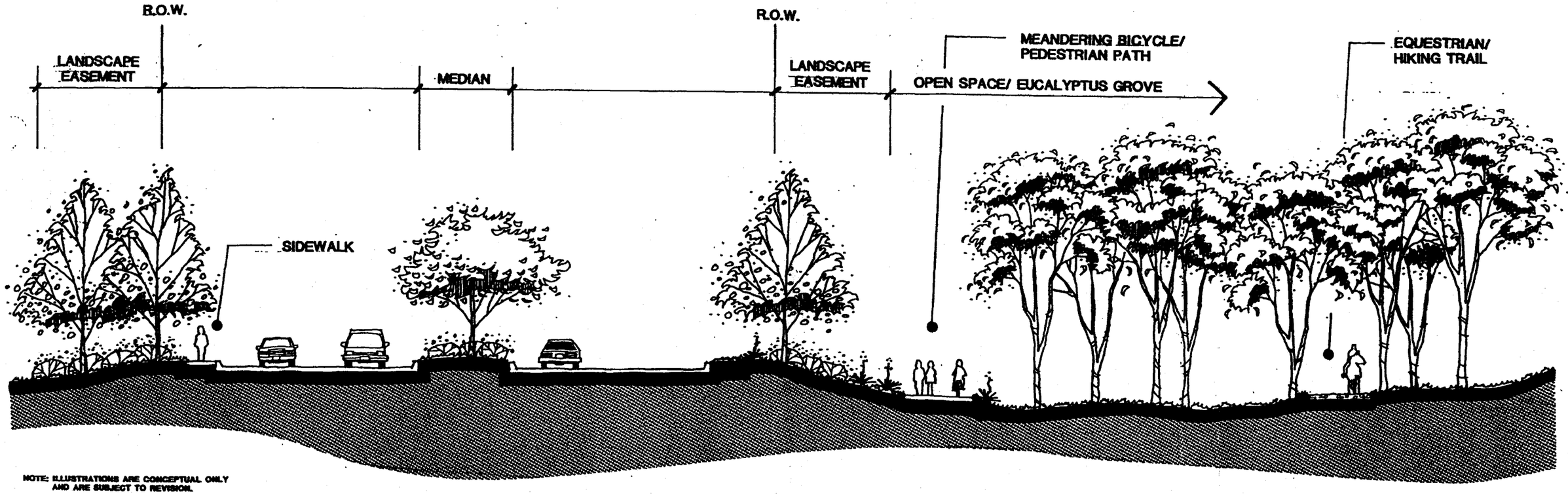
SIDEWALK

MEANDERING PEDESTRIAN/ BICYCLE PATH

EXISTING EUCALYPTUS GROVE

EQUESTRIAN/ HIKING TRAIL

Plan



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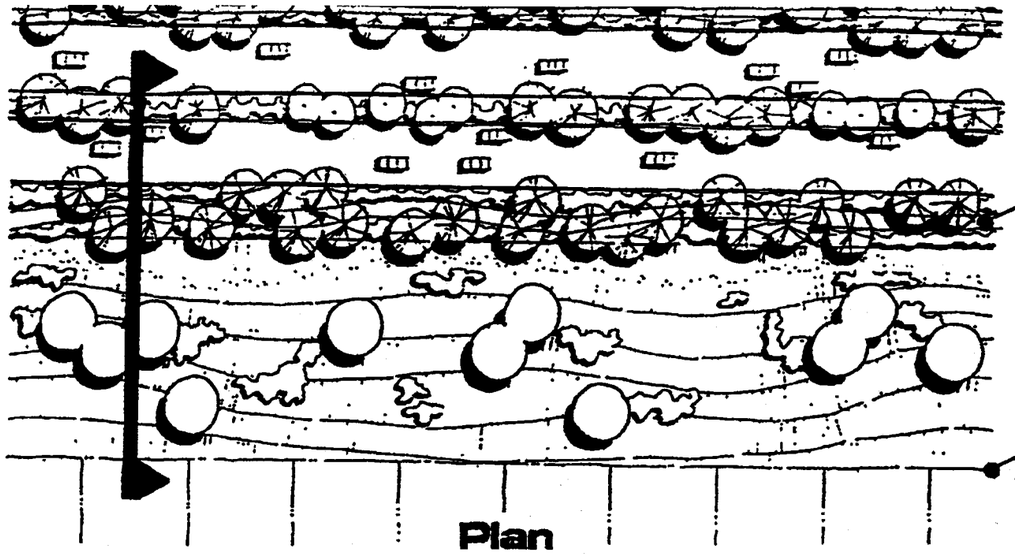
SALT CREEK RANCH

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Hunte Parkway/ Open Space Interface Concept

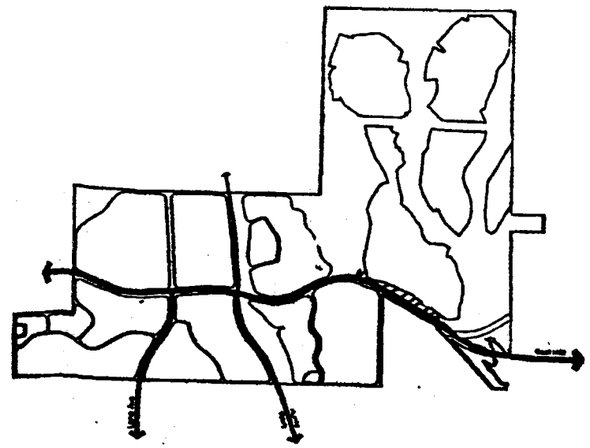
FIGURE 9

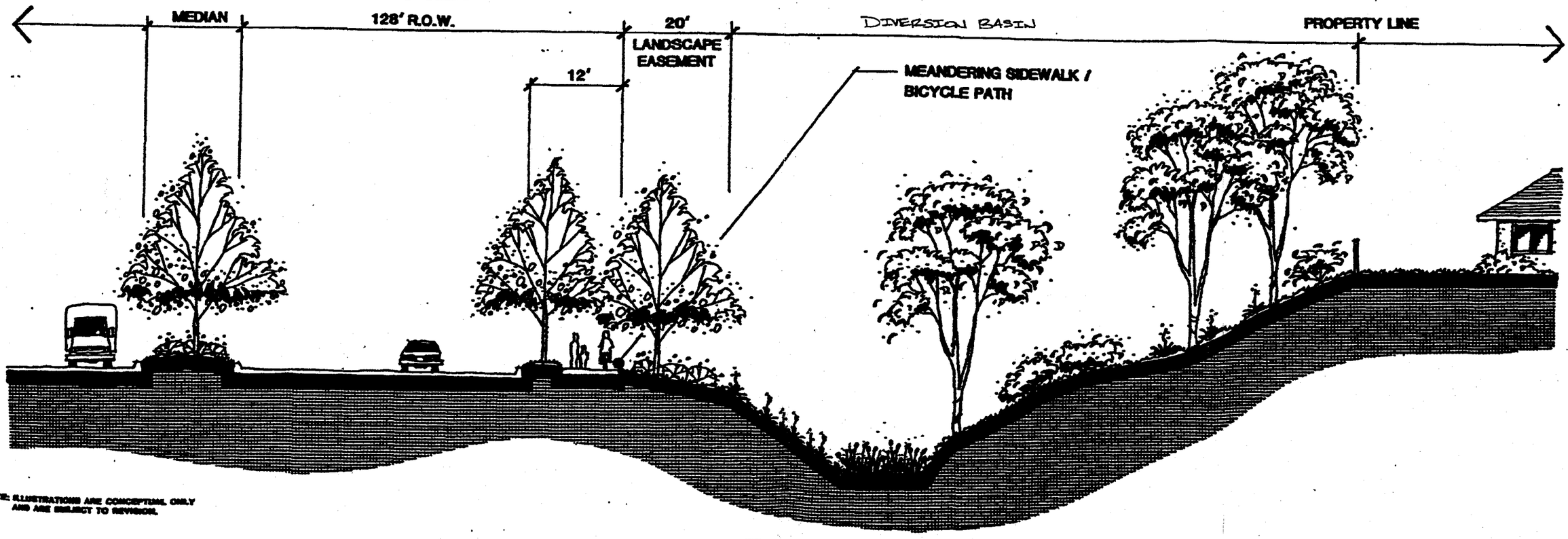


MEANDERING SIDEWALK / BICYCLE PATH

PROPERTY LINE

Plan





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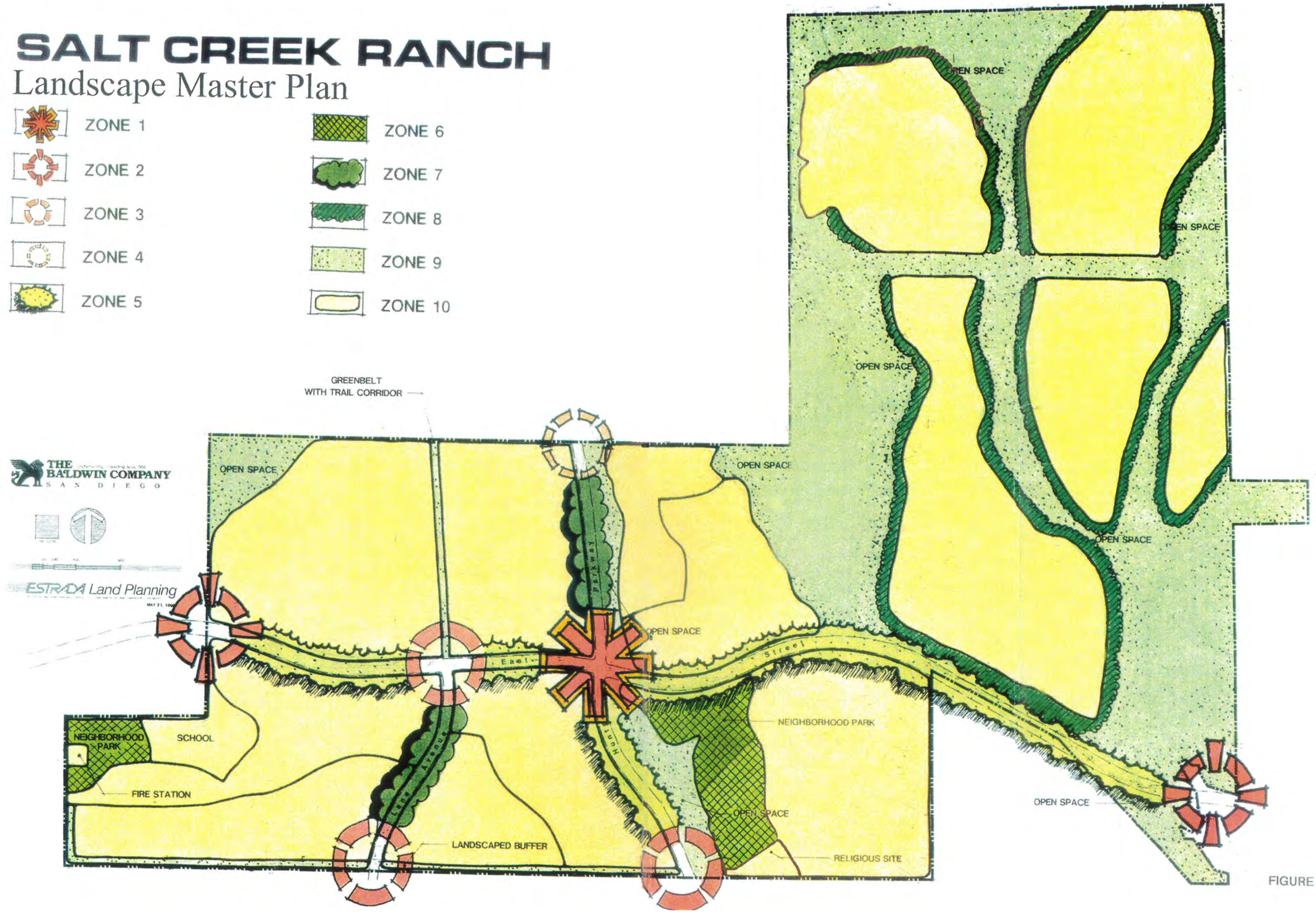
East "H" Street / Open Space Interface Concept

FIGURE 10

SALT CREEK RANCH

Landscape Master Plan

ZONE 1
ZONE 2
ZONE 3
ZONE 4
ZONE 5
ZONE 6
ZONE 7
ZONE 8
ZONE 9
ZONE 10



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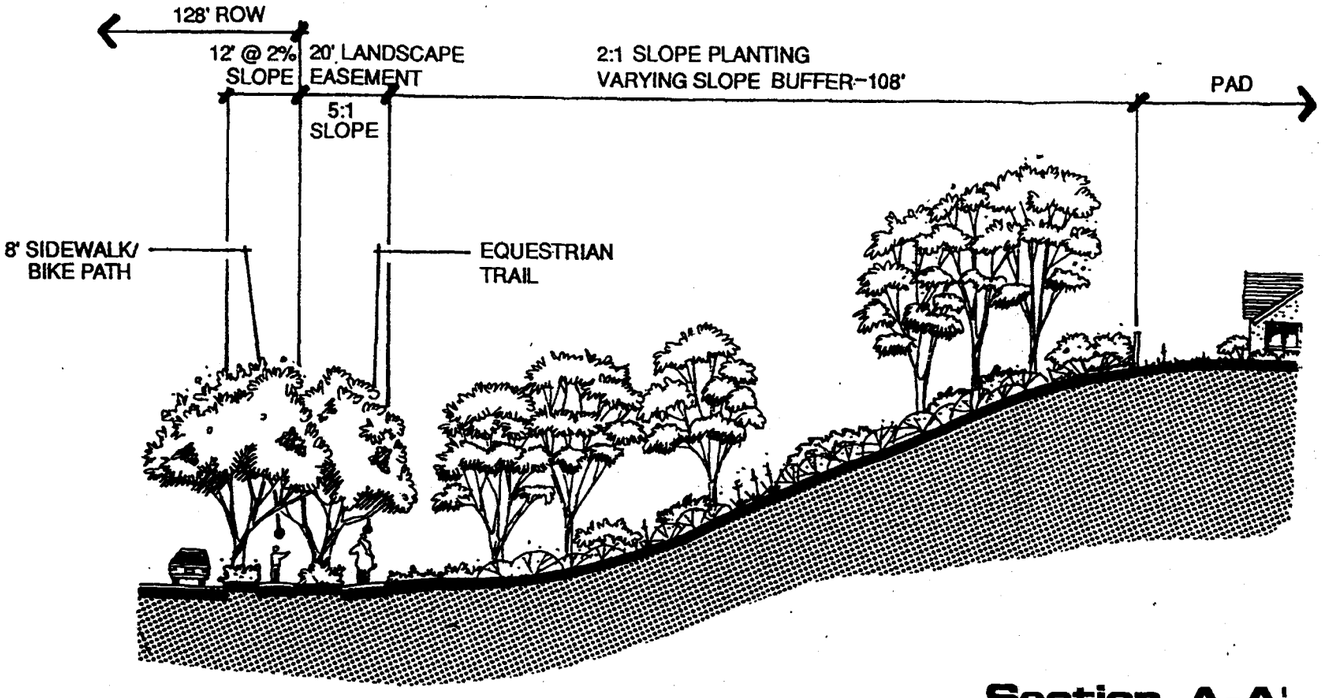
FIGURE 11

right-of-way, north and south of the East H Street corridor. Hunte Parkway will be flanked by the Salt Creek open space corridor on the east and a landscaped buffer outside the right-of-way on the west with a minimum width of 20 feet and average width of 40 feet. A minimum 100-feet setback will be provided at the East H Street/Hunte Parkway intersection and minimum 30-foot setbacks will be provided for project entries along East H Street. These concepts are illustrated along East H Street both east and west of Hunte Parkway in Figures 12-15.

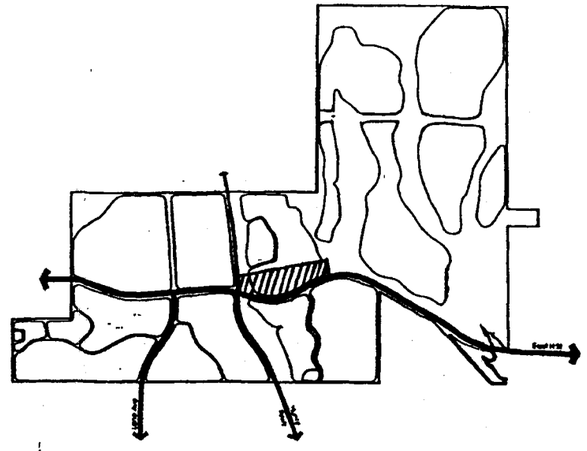
- Landscape Concepts

The landscape character of Salt Creek Ranch will complement the theme of the community and set the tone for the areas east of SR-125. A native or naturalized landscape theme is envisioned in contrast to the more formal landscape treatment west of SR-125. Parkways, particularly along East H Street and Hunte Parkway, will establish the landscape character of the project, providing links to the enhanced Salt Creek. The landscape theme will be reinforced through the use of drought-tolerant plant materials throughout Salt Creek Ranch. The conceptual landscape plan is shown in Figure 11. A master plant list is presented in Table 1.

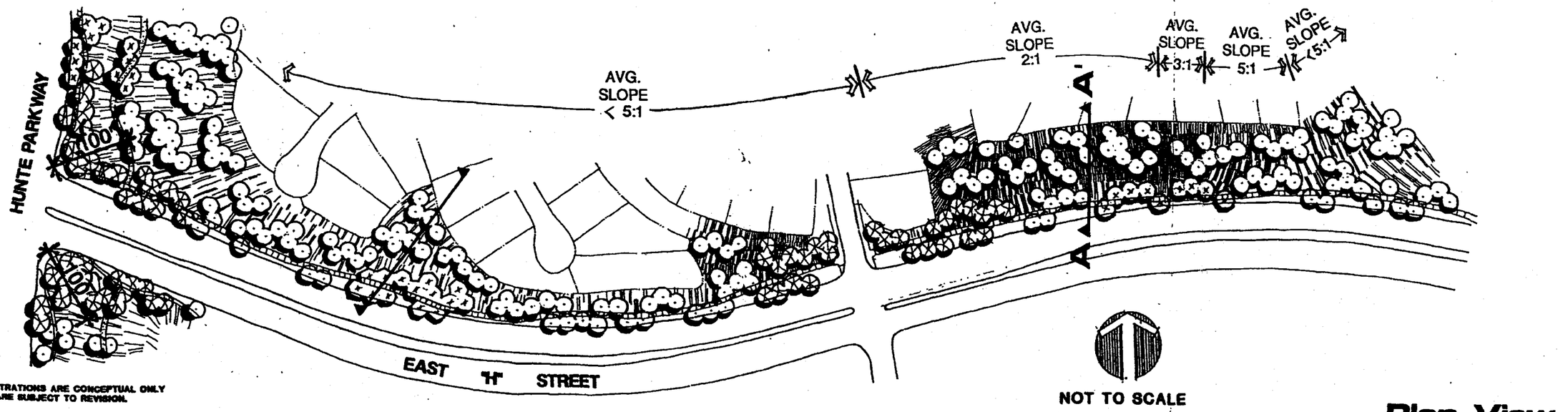
The landscape concept for Salt Creek Ranch defines major landscape districts and neighborhoods and links them together by a landscaped corridor system. The parkways become a highly visible and functional open space amenity crossing the Salt Creek Ranch community. The theme will emphasize the country living environment for the future residents of Salt Creek Ranch. Eucalyptus trees will dominate the slopes along the parkways, punctuated with sycamores to establish a relationship to the Salt Creek corridor influence. Informal patterns of trees supported by shrub massing will create an undulating and rural hillside character. Median plantings will be dominated by evergreen canopy trees, with sycamores used as accent trees. Accent plant materials of aloe and yucca species will also occur in the major intersections and entries, reflecting the simple and strong mission type treatment. As shown in Figure 11, 10 landscape zones have been identified for the project. Conceptual landscape treatments within each of these zones are described below.



Section A-A'



Location Map



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Plan View

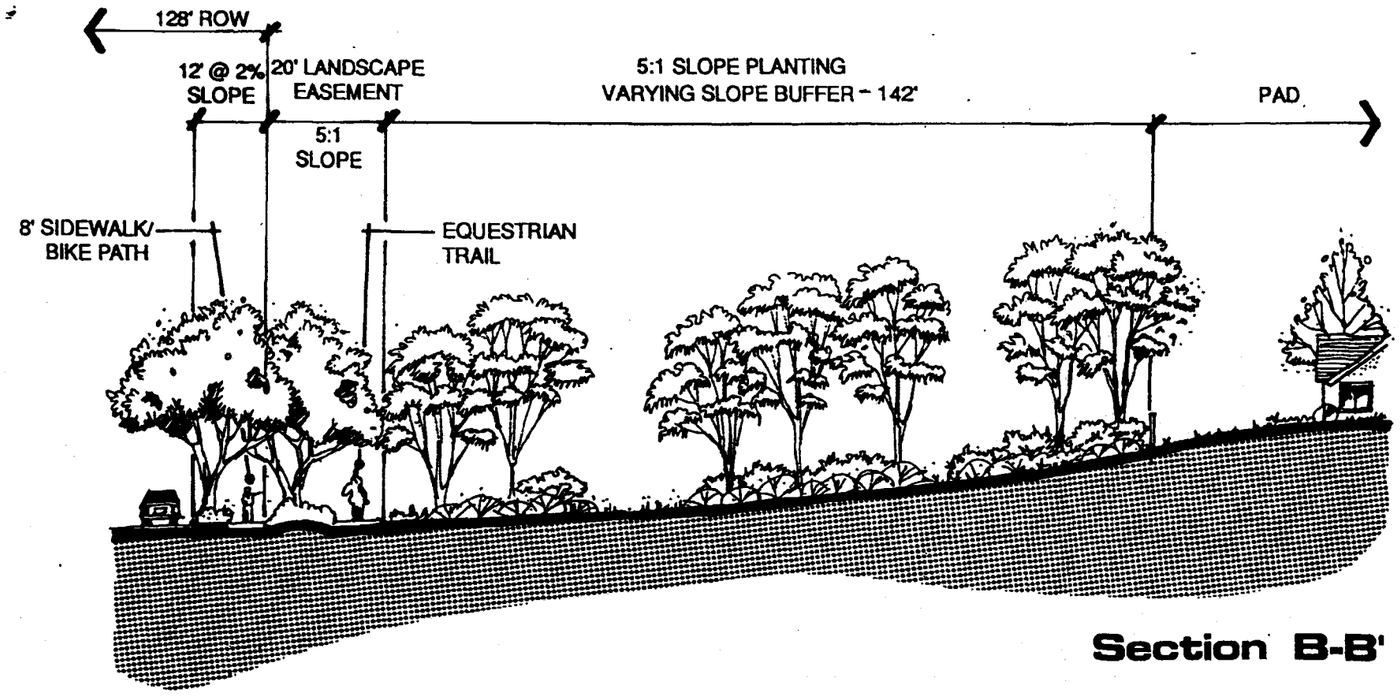
SALT CREEK RANCH

THE BALDWIN COMPANY
SAN DIEGO

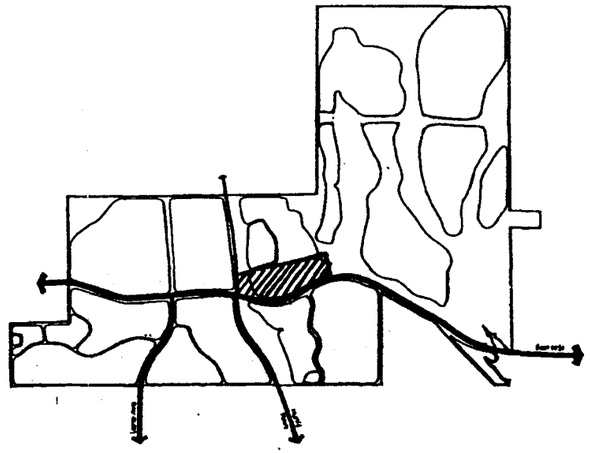
ESTRADA Land Planning

East "H" Street
Landscape Concept Plan
East of Hunte Pkwy

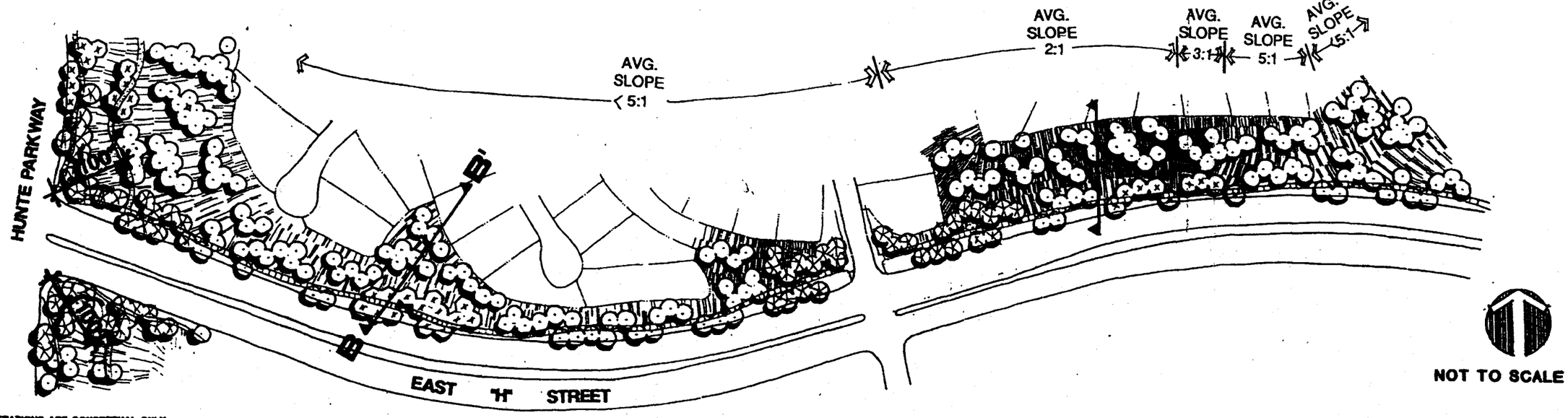
FIGURE 12



Section B-B'



Location Map



NOT TO SCALE

Plan View

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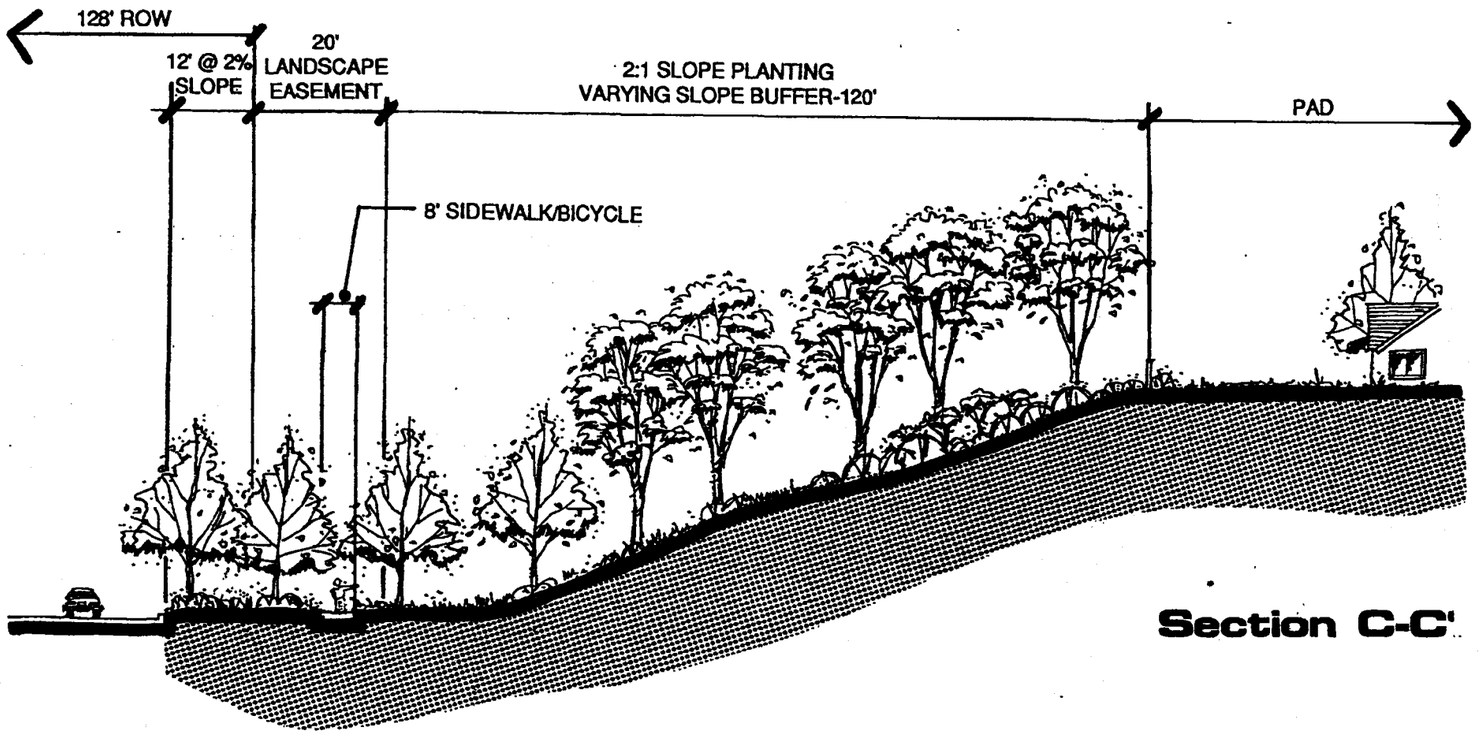
SALT CREEK RANCH

THE BALDWIN COMPANY
SAN DIEGO

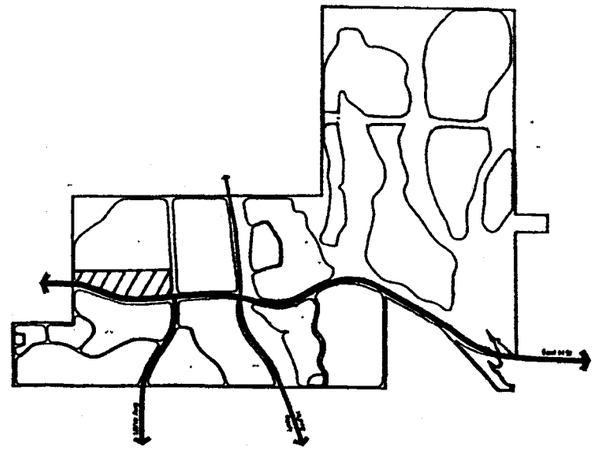
ESTRADA Land Planning

East "H" Street Landscape Concept Plan East of Hunte Pkwy

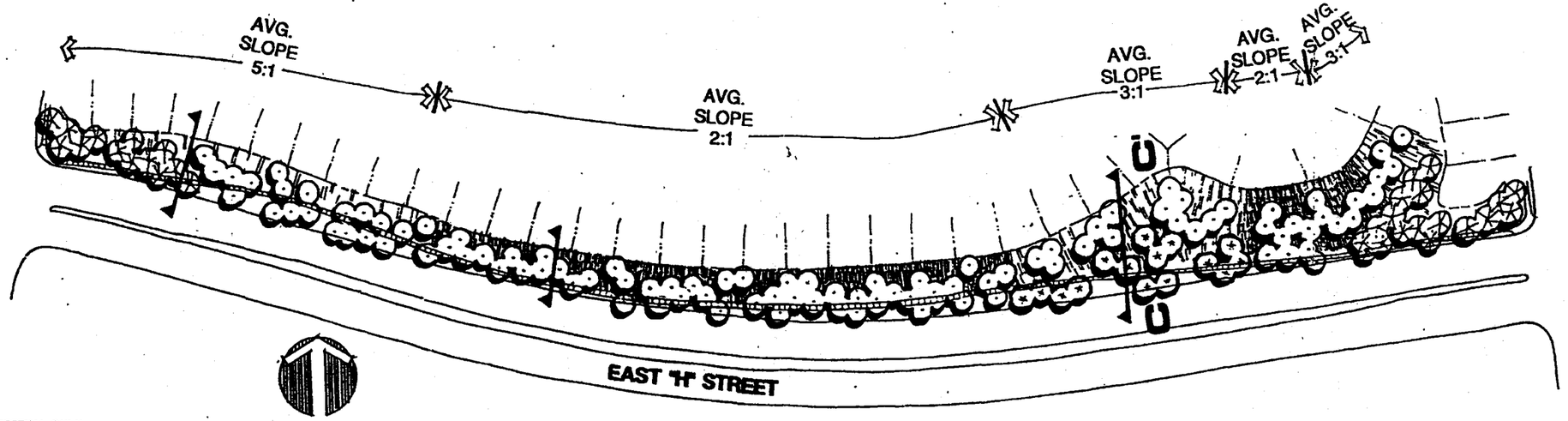
FIGURE 13



Section C-C'



Location Map



NOTE: ILLUSTRATIONS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.

NOT TO SCALE

Plan View

SALT CREEK RANCH

THE BALDWIN COMPANY
SAN DIEGO

ESTRADA Land Planning

East "H" Street
Landscape Concept Plan
West of Hunte Pkwy

FIGURE 15

Zone 1 Salt Creek Corridor Focal Point

The intersection of Hunte Parkway and East H Street will serve as the central focal point of the project, because of the importance and amount of open space within the Salt Creek Corridor, the location of the park at this intersection, and its centrality to the project. This area will receive the highest level of signage/monumentation and landscaping and will retain a 100-foot setback of the intersection. Signage will be integrated into a 6-foot diagonal wall, which will be complimented by the use of a low curvilinear wall.

Aloe and yucca species will be utilized surrounding the signage as accent species, providing a "Mission" treatment. California sycamores will be clustered behind these accent plants, to create a link with the riparian treatment along the Salt Creek corridor itself. Massing of Eucalyptus species will provide a backdrop behind the sycamores.

The Salt Creek corridor itself will be enhanced to reflect the character of the historical landscape. The existing eucalyptus grove will be retained. Additional eucalyptus, Torrey pines, California pepper and sycamores were planted in February of 1990, in an informal composition along the corridor to create an extension of the existing eucalyptus grove. The Torrey pines work in small drifts, adding textural contrast to the eucalyptus theme trees. A few large specimen California pepper trees will be utilized at street intersections and at special nodes along the equestrian trail within the Salt Creek Corridor. This tree provides a an historical flavor indigenous to the region.

Zone 2 Major Project Entries

The major entry points provide the first impression of the Salt Creek Ranch Community. These entry points will be landscaped with a treatment similar to the focal intersection at Hunte Parkway and East H Street. California sycamores will be informally grouped to support entry monuments with a massing of eucalyptus as a backdrop. Accent planting of aloe and yucca species will provide a unique "mission" entry statement. The signage/monumentation treatment of these entries will be the same as the focal intersection, only on a reduced scale, with a 30 foot setback being reserved for intersection treatment.

Zone 3 Minor Project Entries

These intersections will receive the same treatment as the major entry points, only on a modified scale. The eucalyptus/sycamore planting concept will be utilized, complimented by the aloe and yucca species. The monumentation treatment of these entries will complement the theme prescribed by the major entries but on a smaller scale.

Zone 4 Tertiary Project Entries

These neighborhood entries will receive the same treatment as the minor project entries on a further modified scale. The eucalyptus/sycamore and aloe and yucca species planting concept will also be utilized to compliment the understated monumentation.

Zone 5 Parkways - East H Street and Hunte Street (south of H Street)

This zone will be a central spine within the community for pedestrian and vehicular circulation. The concept for this zone will link all the neighborhoods together. East H Street will be planted with large masses of eucalyptus species, grouped informally on the upper slopes, with California sycamores on the lower hillsides to retain the strong influence of the Salt Creek corridor. Accent planting of drought-tolerant succulents and acacia species will be used throughout these areas.

The medians will be planted with groupings of evergreen canopy trees and informally arranged drought-tolerant shrubs. California sycamores will also be planted here to carry the Salt Creek corridor feeling throughout the project.

Zone 6 Parks

The parks will be landscaped consistent with the rural/native theme established for the project. A combination of eucalyptus species and California sycamores will be utilized, along with Torrey pines and California pepper trees. Drought-tolerant, shrubs and accent plants will be utilized throughout.

Zone 7 Minor Collectors - Lane Avenue & Northern Section of Hunte Parkway

These zones serve as minor collectors within the community, reinforcing the rural country theme with informal plantings of eucalyptus species and drought-tolerant accent plantings at entry areas into the neighborhoods.

Zone 8 Open Space Enhancement Areas

These zones typically occur in the eastern areas of the site and are the transition areas between the undisturbed open space and the residential communities. Groupings of indigenous and naturalized species of plants will be informally planted to complement and enhance the adjacent open space areas. This zone will blend the fuel modification and slope plantings with the coastal sage and grassland areas of the Salt Creek Ranch Community. The developer will work with the City of Chula Vista Fire Department on specific requirements, associated with implementation of a fuel modification zone if a zone is required.

Zone 9 Open Space Conservation Areas

These areas will be retained as open space conservation areas and left undisturbed wherever possible. Revegetation and enhancement with native plant materials will take place consistent with the guidelines established in the SPA for coastal sage/riparian habitat, as appropriate.

Zone 10 Local Streets & Neighborhood Districts

Local streets are zones located in the larger neighborhood districts. The intent of the landscape concept will be to create a landscape element linking individual landscape districts to the overall community design. Each local street shall utilize an informal planting of a dominant theme tree selected for its specific district. Slope plantings within each district will emphasize drought-tolerant informal massings of plant material. The plant materials list presented in Table 1 suggests several appropriate varieties for these zones. Special landscape criteria for individual neighborhood and district zones shall be discussed in subsequent SPA documents.

Landscape Maintenance

Even though the developer shall be responsible for landscape maintenance during project implementation, the ultimate responsibility for maintenance will be with individual private property owners and public agencies. Definition of these responsibilities will occur during the subdivision and site plan review process. The following is a concept of how responsibilities are intended to be divided.

1. Individual Private Property Owner Maintenance: The individual property owners will be responsible for maintaining landscaping within their private yard areas. That portion of the lot that extends into open space or fuel modification areas, shall be maintained by the open space maintenance district. These areas will be identified on each tract map with appropriate conservation easements and use restrictions.

2. Public Agency Maintenance: Public agencies will be responsible for maintaining the landscaping on land which is publicly owned. These areas include streets and highways, public parks, schools, trees in public right-of-way and other similar public lands. There may be some areas where public landscape and common open space lands interface, such as the parkway areas of streets. To permit efficient and clearly defined responsibilities in these areas, individual maintenance agreements may need to be established at the tract map/site plan review phase. Generally, the intended concept is that the area from the street to the outer edge of the sidewalk/trail will be maintained publicly, and the area from the edge of the sidewalk/trail up to the development will be maintained by an open space maintenance district. This sidewalk will be a clear delineator of maintenance responsibility. Exceptions to this would be that from the median to the parkway, the landscape and slope easement areas would be maintained by the open space maintenance district to ensure continuity of the plantings. In addition, drainage structures other than those designed as swales or brow ditches shall be the responsibility of the Public Agency Maintenance District. Swales and brow ditch type drainage areas will be included in the Open Space Maintenance District.

3. Open Space Maintenance District. The open space drainage areas, the parkway areas and the median areas will be dedicated to the City and maintained by the Open Space Maintenance District.

Table 1

Suggested Partial Master Plant List

Zone 1 - Salt Creek Corridor Focal Point

Platanus racemosa	California Sycamore
Schinus molle	California Pepper Tree
Geijera parvifolia	Australian Willow
Agonis flexuosa	Peppermint Willow Tree
Eucalyptus nicholii	Willowleaf Peppermint
Yucca species	
Aloe species	

Zone 2 - Major Project Entries

Platanus racemosa	California Sycamore
Schinus molle	California Peppertree
Geijera parvifolia	Australian Willow
Agonis flexuosa	Peppermint Willow Tree
Eucalyptus nicholii	Willowleaf Peppermint
Yucca species	
Aloe species	
Eucalyptus species	

Zone 3 - Minor Project Entries

Eucalyptus species	
Platanus racemosa	California Sycamore
Schinus molle	California Pepper Tree
Geijera parvifolia	Australian Willow
Agonis flexuosa	Peppermint Tree

Zone 4 - Tertiary Project Entries

Schinus molle	California Pepper Tree
Melaleuca quinquervia	Cajeput Tree
Geijera parvifolia	Australian Willow
Agonis flexuosa	Peppermint Tree
Eucalyptus species	

Zone 5 - Parkways East H Street and Hunte Street (South of H Street)

Platanus racemosa	California Sycamore
Schinus molle	California Pepper Tree
Eucalyptus species	
Geijera parvifolia	Australian Willow
Agonis flexuosa	Peppermint Tree
Acacia species	
Yucca species	
Aloe species	

Zone 6 - Park

Eucalyptus species	
Schinus molle	California Pepper Tree
Platanus racemosa	California Sycamore
Geijera parvifolia	Australian Willow
Agonis flexuosa	Peppermint Tree

Zone 7 - Lane Avenue and Northern Section of Hunte Parkway

Eucalyptus species
Acacia species
Yucca species
Aloe species

Zone 8 - Open Space Enhancement Area

Ceanothus species	
Heteromeles arbutifolia	Toyon

Rhamnus species
Rhus species
Arbutus species
Baccharis pilularis
Pyracantha species
Quercus polystris
Low-fuel and fire retardant shrubs and ground cover

Zone 9 - Open Space Conservation Area

Ceanothus species	
Heteromeles arbutifolia	Toyon
Rhamnus species	
Rhus species	
Arbutus species	
Baccharis pilularis	
Pyracantha species	
Quercus polystris	
Low-fuel and fire retardant shrubs and ground cover	

Zone 10 - Local Streets and Neighborhood Districts

Agonis flexuosa	Peppermint Tree
Bauhinia pupurea	Purple Orchid Tree
Brachychiton populneus	Bottle Tree
Callistemon species	
Cinnamonium camphora	Camphor Tree
Geijera parvifolia	Peppermint Tree
Schinus species	
Cupaniopsis anacardioides	Carrotwood Tree
Eucalyptus species	
Fraxinus species	
Pistacia chinensis	Chinese Pistache
Rhus lancea	African Sumac
Tristania conferta	Brisbane Box
Ulmus species	

- Village Concepts

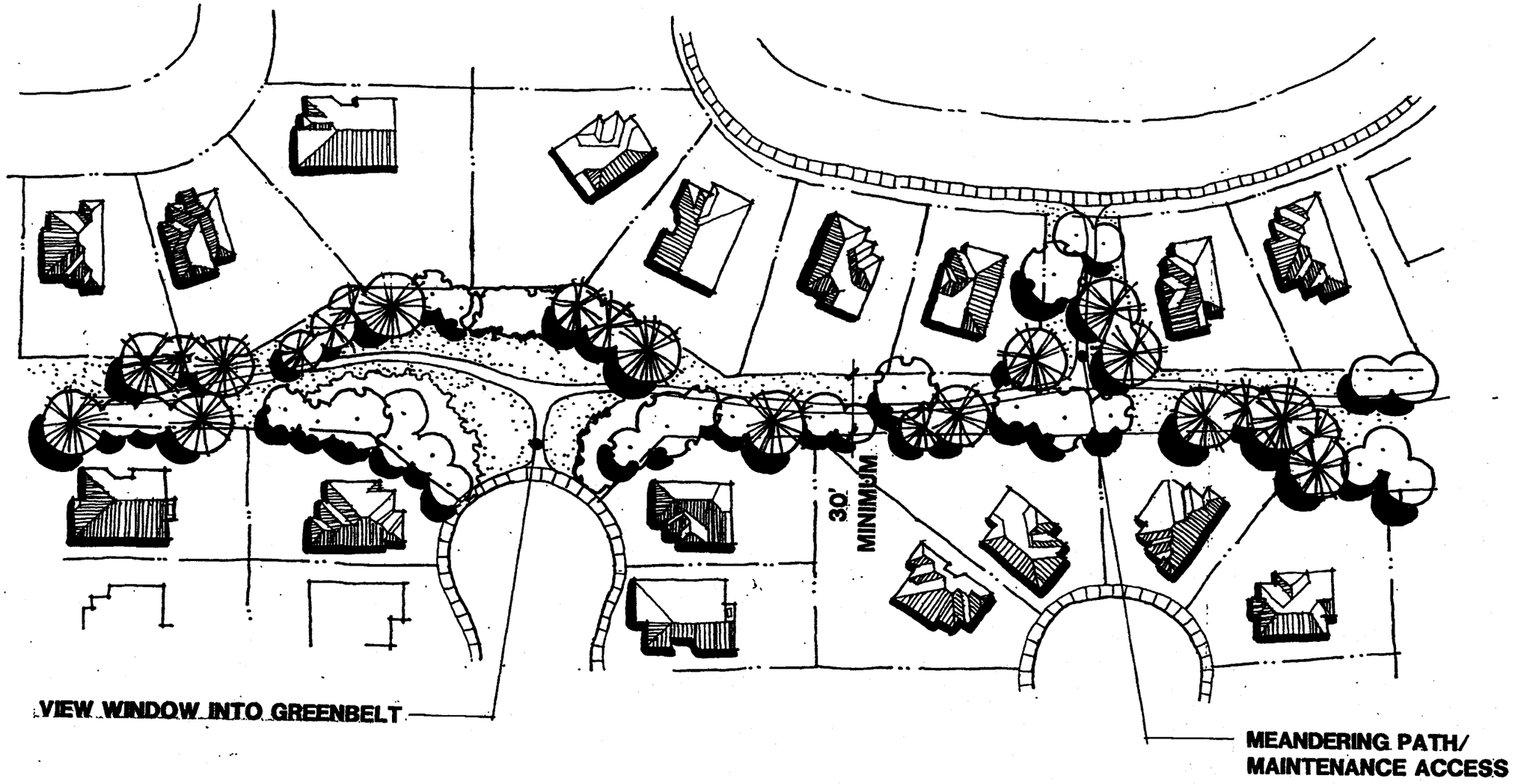
Distinct villages are envisioned within Salt Creek Ranch to provide individual identity and character to the project. Residential development adjacent to major streets will be separated from the roadway by landscape buffers. Minimum 100-foot setbacks from the roadway to residential development will be provided at the East H Street/Hunte Parkway intersection and minimum 30-foot setbacks will be provided for project entries along East H Street.

Each village will have its own focal point and identity, catering to its residents and their lifestyle needs. Greenbelts are proposed within and adjacent to individual villages as sub-elements of the overall open space system. These greenbelts are conceptually illustrated in Figure 16. Convenient access will be provided from the greenbelts to the community-wide trail system. Specific greenbelt locations and design will be developed in conjunction with the Salt Creek Ranch SPA Plan and individual project plans.

The higher density villages (3-11 DU's/acre) will be located west of Salt Creek in proximity to the higher density residential (5-15 DU's/acre) and employment park uses within Eastlake to the west and south. A landscape buffer will be provided between these residential villages and the employment park uses in accordance with the guidelines included in the Chula Vista General Plan. Additional buffering will be provided by open space areas within the multi-family residential uses designated in the southwestern portion of Salt Creek Ranch. Conceptual plans for the buffer design, both the multi-family/business park buffer and the single-family/business park buffer, are illustrated in Figures 17 to 19. Detailed designs for these uses prepared at the SPA plan and tentative map stage will provide additional buffer areas and access to the trail system located within the landscaped buffer. Lower density residential uses will be located east of Salt Creek, adjacent to low density uses within Eastlake Woods to the south, and will gradually shift toward larger lots and custom homes in the eastern portion of the Ranch.

Village identity and character will be defined by architectural style; design and detailing of site improvements such as walls, fences and signage; and landscape theme. An overall theme will be developed for Salt Creek Ranch along with an individual theme for each village which is compatible with the overall project theme. The character established by the architectural, landscape and streetscape elements will provide an individual identity for each village.

Salt Creek Ranch will provide a variety of housing opportunities for a wide range of lifestyles and family units. A variety of housing products is proposed ranging from attached units at 6 to 11 Du's/acre to residential estate lots. The community is designed to enable families to move up or move laterally and still remain within the same City and community environment.



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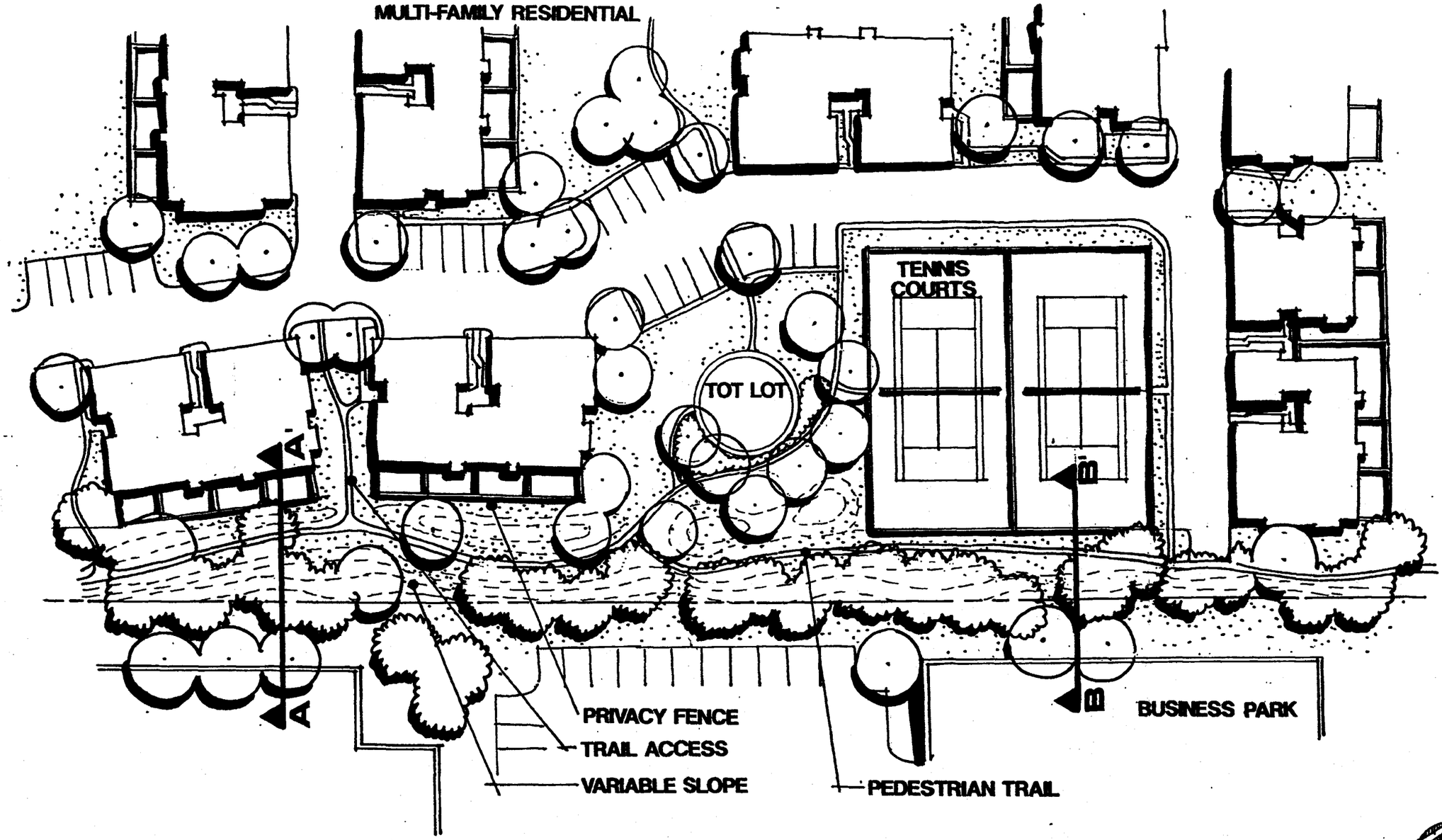
SALT CREEK RANCH

THE BALDWIN COMPANY
SAN DIEGO

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Greenbelt with Trail Corridor Concept

FIGURE 16



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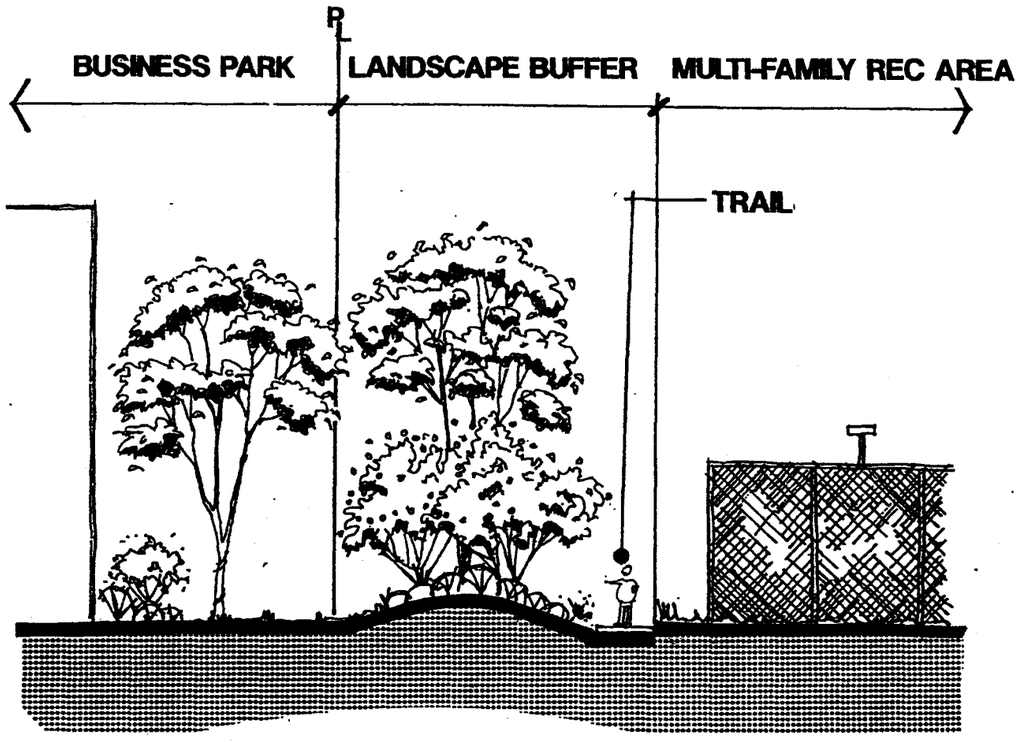
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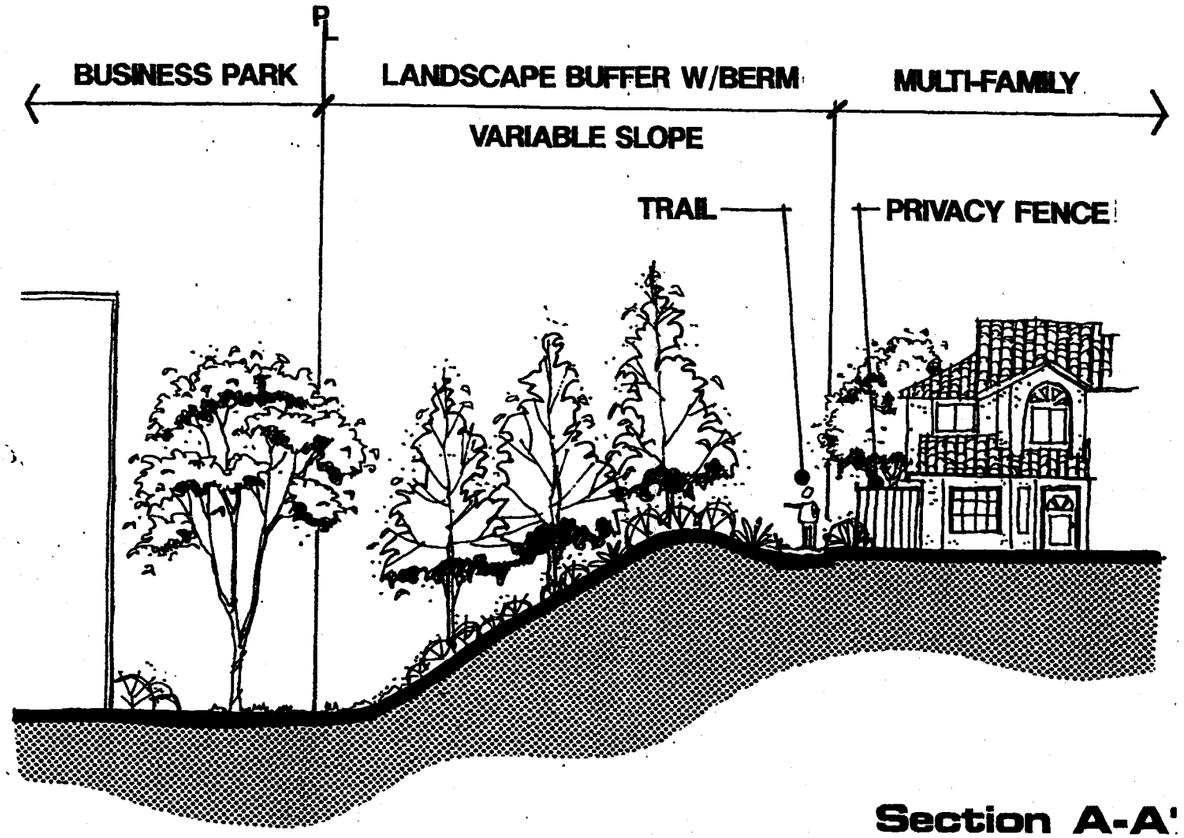
ESTRADA Land Planning

Multi-Family/ Business Park Buffer Concept Plan

FIGURE 17



Section B-B'



Section A-A'

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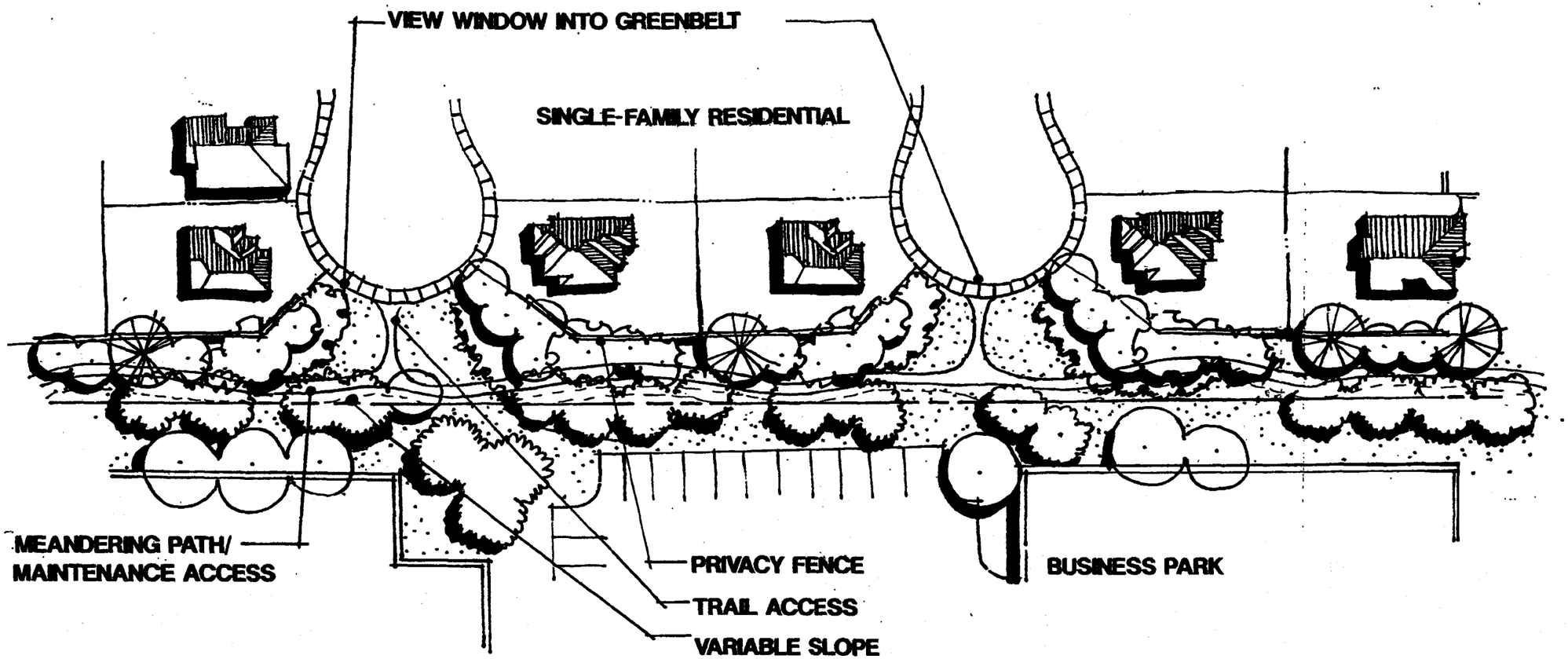
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Multi-Family/ Business Park Buffer Concept Sections

FIGURE 18



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Single-family Residential/ Business Park Landscape Buffer Concept

FIGURE 19

A variety of amenities will be provided within Salt Creek Ranch and will focus on open space and outdoor recreation to reinforce the rural/ranch character of the development.

- Designation of approximately 351 acres, 33% of the project site, as undisturbed open space with trail access provided for the enjoyment of community residents if trail access is determined compatible with the MSCP Preserve Open Space and/or other specially-managed open space and easement areas;
- Park and open space amenities which contribute to the establishment of the regional open space system planned for the Eastern Territories including a 7-acre neighborhood park in the southwestern portion of the property and a 20-acre neighborhood park adjacent to the Salt Creek open space corridor.
- Additional open space and outdoor recreation amenities including an enhanced Salt Creek, extensive open space corridors in the eastern portion of the project, hiking trails, equestrian trail system and vista points preserved for public use;
- Urban design features which enhance the aesthetic character of the project including landscaped parkways, buffers, well-designed project entries and extensive landscaping.

E. MAJOR PLANNING CONSIDERATIONS

Development of a large planned community such as Salt Creek Ranch is a complex process requiring identification and resolution of a variety of issues and planning considerations. Planning considerations particularly affecting Salt Creek Ranch may be grouped into three categories - public facilities issues, design issues, and environmental issues.

Public Facilities Issues: The primary public facilities issue associated with development of the Eastern Territories in general, and Salt Creek Ranch in particular, is the provision of an adequate circulation network and other infrastructure systems to serve the community. Additional north-south roadway capacity to supplement the east-west roadway improvements is needed to meet the circulation requirements of the entire Salt Creek Ranch and other

staff to ensure that the design for the Salt Creek Ranch portion of the greenbelt is compatible with the City's goals for the entire region-wide greenbelt.

Also of concern is the relationship of Salt Creek Ranch to: higher density residential and employment park land uses to the south and west; OWD's reclamation facility to the north; and the City of San Diego's Otay Lakes to the south. Design features are incorporated within this GDP and will be supplemented by the Salt Creek Ranch SPA Plan to provide appropriate buffers and transitions between the project and these off-site uses.

Environmental Issues: Environmental issues associated with development of Salt Creek Ranch include landform alteration, habitat preservation and enhancement, and hydrology. Significant landforms on the property are located primarily east of Salt Creek and include limited areas of 25% slopes as well as hillside and valley areas. Sensitivity to these landforms is an important component of the Salt Creek Ranch design. As discussed previously, 90% of the twenty-five percent slope areas will be preserved in open space. The 25% slope areas to be disturbed would be limited to those encroachments necessary for road construction. Landform grading will be used, particularly along major roads and in highly visible areas, to retain the natural topography of the area. Additional setbacks, up to 50-feet in width, have been incorporated in the design outside the right-of-way of major roadways (East H Street, Hunte Parkway), to reinforce the parkway character of these roadways and allow for landform grading.

Although much of the grassland habitat on the site has been disturbed, coastal sage scrub habitat exists in the eastern and north-central portions of the property. Over 70% of the coastal sage scrub habitat on-site will be preserved in open space. The open space system has been designed to preserve the most high quality coastal sage scrub habitat in areas which provide logical links to natural open space off-site. Provisions for wildlife movement will be incorporated in the design of crossings for both local and major streets. Salt Creek has been previously disturbed by extensive grazing and cultivation. This area will be enhanced to recreate the environmental character of the area prior to disturbance and will

II. THE GENERAL DEVELOPMENT PLAN - DEVELOPMENT STANDARDS

A. OVERALL GOALS AND OBJECTIVES

The overall goal of this GDP is to provide the framework for development of the property as an integrated planned community with a distinctive character. The objectives of the Salt Creek Ranch GDP are to:

1. Provide a land use plan which is consistent with the open space policies of the City of Chula Vista and which implements the regional open space system envisioned in the Chula Vista General Plan and the Eastern Territories Area Plan;

2. Provide a land use plan which is sensitive to the existing topographic character of Salt Creek Ranch and includes well-designed transitions between natural and man-made environments.

3. Provide general guidelines for site planning and urban design to direct the character of development within the project in a manner consistent with the City's General Plan and Eastern Territories Area Plan.

4. Provide a circulation plan which is consistent with Chula Vista's circulation standards and provides a network of transportation corridors linking Salt Creek Ranch to other planning areas.

5. Provide a framework for phasing of the community to ensure that community facilities and services are provided concurrent with demonstrated need.

6. Provide a land use plan which offers a range of housing types and prices to meet the needs of the growing population of the South Bay region;

B. OPEN SPACE STANDARDS

The Salt Creek Ranch open space system is an integral part of the project design. The proposed open space will reinforce the rural/ranch theme of the development and will provide the backbone of the Chula Vista Greenbelt in the Eastern Territories.

The following open space standards shall apply to development within Salt Creek Ranch:

1. Salt Creek shall be restored and enhanced through revegetation and extensive landscaping, providing the first component of the Chula Vista Greenbelt in the Eastern Territories.

2. A comprehensive open space system shall be developed within Salt Creek Ranch consisting of greenbelts, landscaped parkways, trails, and bicycle and pedestrian pathways. The open space system shall provide internal connections to open space features within Salt Creek Ranch as well as linkages to regional open space systems such as the Chula Vista Greenbelt.

3. An equestrian trail system shall be provided as an additional open space amenity to reinforce the rural/ranch theme of the community. Undercrossings under East H Street shall provide for pedestrian and equestrian access to the equestrian trail system north and south of East H Street. The undercrossings are anticipated to be a multi-plated arch design and will be located in the vicinity of the East H Street crossing of the Salt Creek open space corridor.

4. Two neighborhood parks shall be provided totalling approximately 27-acres; park land and amenities shall be provided in accordance with City of Chula Vista standards.

5. East H Street and Hunte Parkway shall be designed and landscaped in accordance with City of Chula Vista requirements for scenic highways. Meandering pedestrian/bicycle pathways shall be provided along the north and east sides,

respectively of these parkways, separated from the roadway by a landscape easement. Additional setbacks shall be provided outside the right-of-way of East H Street and Hunte Parkway to reinforce the parkway character of these roadways and allow for landform grading.

6. Public access shall be provided to key vista points for the enjoyment of future residents.

7. The project will participate in the Multiple Species Conservation Program (MSCP) plan, and will dedicate significant portions of open space to a regional preserve system consistent with the Preserve outlined in the MSCP Chula Vista Subarea Plan.

C. RESIDENTIAL STANDARDS

This GDP establishes the general location for the three residential categories designated on the property by the Chula Vista General Plan. The higher density uses (3-11 DU's/acre) have been located in the western portion of the site which has flatter topography and is adjacent to surrounding higher density residential (5-15 DU's/acre) and employment park uses. Lower density uses are designated in the eastern portion of the site which has steeper topography and vacant land adjacent to it. All residential product types within the community will be linked by the proposed open space/trails system.

The following general development standards will guide the design of individual residential developments throughout the Ranch:

1. To encourage diversity and to avoid monotonous site layouts, site plans for individual villages shall be custom designed with variations in lot pattern, and maximization of views and privacy. Design of individual developments shall be governed by the Design Manual of the City of Chula Vista and the guidelines included in the subsequent Salt Creek Ranch SPA Plan.

2. The pattern of lots within individual villages shall conform to the curvilinear nature of existing landforms.

3. Detailed design standards for each residential category will be included in the Salt Creek Ranch SPA Plan. The overall character of each of the three residential categories shall be as follows:

a. R-L (0-3 DU's/acre): This category is primarily intended for rural and estate residential housing. It includes single family detached units on large lots as well as custom home development.

Three types of R-L development are proposed within Salt Creek Ranch. The two R-L development areas east of Salt Creek within Sub-Area 2 will generally be developed at the higher end of the R-L range. Lots will vary in size. The need for clustering, if appropriate, will be determined at the SPA level and will be implemented in accordance with the General Plan (see Figure 20).

The transition from R-LM to smaller R-L lots in Sub-Area 2, to larger estate lots in Sub-Area 3 will reinforce the concept of Salt Creek Ranch as a transitional area from urbanized areas along SR-125. The higher density R-L uses will be located on flatter areas in the central portion of Salt Creek Ranch with lower density uses in the more rugged areas.

Development within the northern R-L areas in Sub-Area 3 will generally be at the lower end of the R-L range with densities of roughly 1.6 – 1.9 DU's/Ac. It is anticipated that Sub-Area 3 will exhibit the character envisioned in the City of Chula Vista's residential estates (R-E) zone. Lots within the northern portion of Sub-Area 3 will average at least 20,000 square feet in size; a maximum of 25% of the total lots within this area can be 15,000 square feet in size. It is anticipated that lot sizes will range from 15,000 square feet to one acre.

Development within the southernmost area of Sub-Area 3 will be at the mid-point of the R-L range with approximately 2.0 DU's/Ac. These area will provide an interim transition from the clustered lots to the west to the larger estate lots to the north. The minimum lot size in this area will be 10,000 square feet, and the average lot size will be over 15,000 square feet.

SALT CREEK RANCH

R-L Uses

LAND USE TABLE	
USE	
RESIDENTIAL USE	
L	393.6
LM	289.7
LM*	35.2
M	47.6
RESIDENTIAL TOTAL	760.1
OPEN SPACE	
NEIGHBORHOOD PARK	36.3
OPEN SPACE	386.8
OPEN SPACE TOTAL	423.1
INSTITUTIONAL USE	
ELEMENTARY SCHOOL	10.0
RELIGIOUS SITE	3.0
FIRE STATION	1.0
INSTITUTIONAL TOTAL	14.0
TOTAL SITE AC	1197.2

R-L-ESTATE
Lot sizes will generally be 20,000 SF; 25% may be a minimum size of 15,000 SF

R-LOW
Lot sizes would be 7,000 SF minimum per General Plan
10,000 Minimum in Neighborhood 9

* REPRESENTS LM USE AT THE HIGHEST ALLOWABLE DENSITY IS DU/AC

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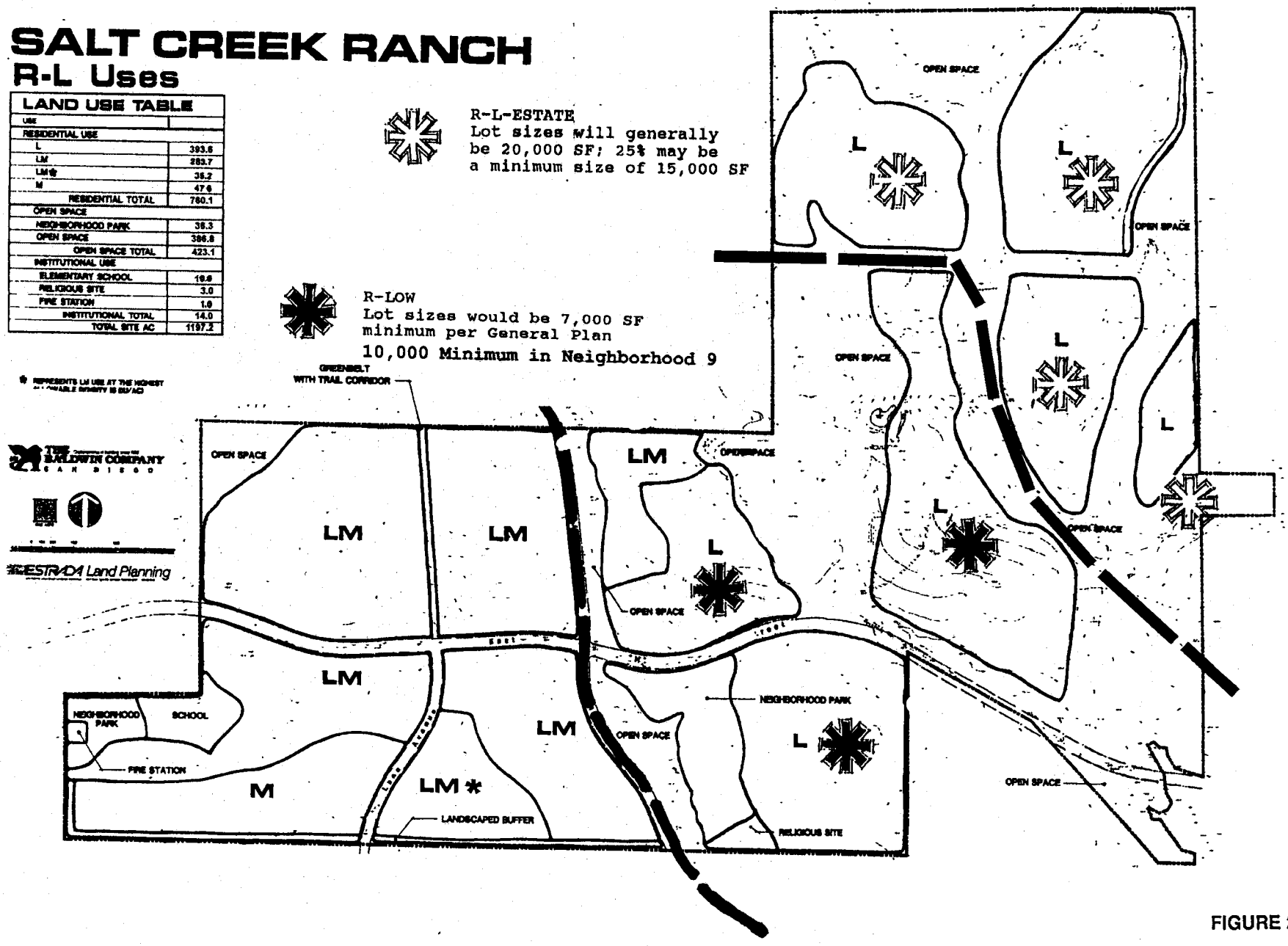


FIGURE 20

b. R-LM (3-6 DU's/acre): This category is primarily intended for single family detached units on mid-size lots. Site characteristics will determine the actual lot sizes. Under clustered site plans, limited attached units would be consistent with this classification. The R-LM area immediately east of Lane Avenue is proposed to be developed at the highest residential density for this category (6 Du's/acre). This density is appropriate given the proximity of this area to business park uses to the south and is consistent with the General Plan.

c. R-M (6-11 DU's/acre): This density is intended for small lot single family detached and attached units and may include townhomes, patio homes, zero lot line homes, duplexes and stacked flats.

4. As part of the review and approval process for individual developments, an individual development at a density higher than the maximum density established by the residential categories summarized above may be authorized. The developments resulting from such increases in density shall retain the overall character of the underlying GDP classification while providing opportunities for creative site design and reducing land requirements for streets. The total number of units within Salt Creek Ranch shall not exceed the mid-point established for the entire property by this GDP.

5. Dwelling unit distribution shall occur within or between planning Sub-Areas. (Sub-Area boundaries are defined in Section III of this GDP). In particular, if mid-point yields cannot be achieved within the R-L areas within Sub-Area 3 due to adherence to specific design criteria in this GDP and the Salt Creek Ranch SPA Plan, units may be redistributed from Sub-Area 3 to other areas within Salt Creek Ranch.

6. Variations in housing types are encouraged. The following product types should be considered:

a. Single family detached units on varying lot sizes
b. Custom homes
c. Townhomes
d. Patio homes
e. Zero lot line homes
f. Stacked flats
g. Duplexes

7. Appropriate transitions will be provided between development areas within the project and between Salt Creek Ranch and surrounding land uses. Buffers between the project and Eastlake Technology Park to the south will be sufficient to provide visual and spatial separation between the residential and employment park land uses and to avoid adverse noise impacts. A landscape buffer is proposed along the southern property boundary adjacent to the business park from Hunte Parkway to the western boundary of Salt Creek Ranch. A trail system will be located within the buffer providing access from multi-family residential uses in the southwestern portion of Salt Creek Ranch to the Salt Creek open space corridor. Vertical separation between the residential and business park uses will also be provided by slopes within the buffer area. A link will be provided from the buffer area to the school and park sites located in the western portion of the property.

D. CIRCULATION STANDARDS

1. The Salt Creek Ranch circulation system shall be consistent with the updated Circulation Element and with Chula Vista's street design standards. Appropriate connections shall be provided to the regional circulation system.

2. Traffic analysis shall be required to ensure that traffic levels remain within the City's approved threshold standard (defined as Level of Service "C" or better, with one AM peak hour and one PM peak hour at Level of Service "D" permitted). In the event that the traffic either by projection and analysis, or by actual count, exceeds the capacity of the transportation system, the City shall have the authority to require appropriate

mitigation or cease issuance of further building permits if mitigation will not result in the appropriate level of service.

3. Salt Creek Ranch shall be served by the City of Chula Vista's mass transit system. This service should be planned and implemented through the Director of Public Works and the Transit Coordinator.

4. East H street shall be designated as a six-lane prime arterial from the western project boundary to Hunte Parkway. East of Hunte Parkway, it shall be constructed as a 4-lane Major roadway to the easternmost entrance serving the residential areas within Sub-Area 3. Since the ultimate alignment of the roadway east of the easternmost entry point is not known at this point, the developer shall dedicate a "bubble easement" encompassing the area in which the future easternmost segment of the road may be aligned. Additionally, east of Hunte Parkway, right-of-way reservation for East H Street shall be 128-feet, greater than the circulation element classification for this roadway, providing for the future addition of two lanes to accommodate potential growth in the Eastern Territories. This right-of-way reservation shall be provided in consideration of the potential future regional importance of this roadway to provide adequate circulation to the Jamul and Proctor Valley areas to the east and to avoid potential difficulties in conjunction with future right-of-way acquisition. Future design of East H Street will adhere to all requirements of the City of Chula Vista with respect to access, turning movements, median breaks and other site-specific design features.

5. East H Street and Hunte Parkway are the primary access roads into Salt Creek Ranch and are designated as scenic highways by the City. Special design features, including necessary right-of-way reservation, landscaping and median treatment, shall be provided for each additional development area adjacent to or including East H Street and Hunte Parkway. Additional setbacks outside the right-of-way, shall be provided along East H Street and Hunte Parkway to maintain scenic corridors along these roadways. Development shall be setback a minimum of 100-feet form the East H Street/Hunte Parkway intersection and project entries along East H Street shall be setback a minimum of 30-feet from the roadway.

6. Lane Avenue is not designated as a scenic highway by the City. Landscape features similar to those on East H Street and Hunte Parkway shall be provided for these streets to provide a unified landscape theme. Specific treatment of Lane Avenue shall

be dependent upon any noise mitigation requirements in conjunction with future residential development. When specific projects are proposed along Lane Avenue, acoustical studies will be completed and recommendations included in those studies will be implemented. At this time, it is anticipated that noise barriers, if required, would consist of walls, berms or wall/berm combinations.

E. COMMUNITY FACILITIES STANDARDS

1. All public facilities and services provided for Salt Creek Ranch shall meet or exceed the standards adopted for that service by the City of Chula Vista. The timing and phasing of infrastructure improvements shall be coordinated with the plans of applicable jurisdictions and special districts and with the timing for improvements associated with other development in the area. Applicable service requirements and threshold standards are summarized below:

   a. Water -

      Salt Creek Ranch is located within the service area of the Otay Water District (OWD) and will be served by the district. The project will be served by two water service zones - the 980 zone and the 1,296 zone. The OWD currently has facilities in place serving the 980 zone including a 20" transmission main in Lane Avenue on the project site, a 16" line in East H Street west of the project site, a pump station and two reservoirs on the OWD's water reclamation facilities property north of Salt Creek Ranch. Capacity exists in the current system including planned expansions, to accommodate anticipated buildout within the 980 zone. No facilities currently exist to serve the 1,296 zone.

      The Otay Water District is currently preparing a Sub-Area Master Plan for Salt Creek Ranch and the project proponent is financing that study. At the present time, it is anticipated that a variety of facilities would be required within both the 980 and 1,296 zones to serve the project. Improvements within the 980 zone will include expansions of the existing water distribution system, possible

upgrades of the existing 980 zone pump station or construction of a new pump station, and possible provision of additional storage capacity. Entirely new facilities will need to be constructed within the 1,296 zone including a distribution system for both domestic use and fire protection, a pump station and a new reservoir.

Working with OWD, a plan will also be developed to provide emergency water storage for Salt Creek Ranch. The intent of OWD is to provide emergency storage equivalent to five average days' demand. For Salt Creek Ranch, this is estimated to be approximately 8 million gallons.

Additional information regarding preliminary water facility requirements is contained in a report, "Overview of Water Service for the Salt Creek Ranch Project" (April, 1989) included in the Appendix to the Salt Creek Ranch EIR (ECI/EIR 89-3). A detailed master plan for water service demonstrating the availability of a water supply and identifying specific line sizes and locations and off-site requirements shall be prepared to the satisfaction of OWD in conjunction with the review and approval process for the Salt Creek Ranch SPA Plan. The water master plan shall identify the timing, phasing and financing of required water facility improvements.

The water master plan shall provide for use of reclaimed water within Salt Creek Ranch and will evaluate opportunities for off-site use of reclaimed water generated by the project. The water master plan shall identify a specific water management program for Salt Creek Ranch. The water management program shall include a combination of water conservation techniques (both low water use plumbing facilities and low water use landscaping and irrigation techniques) and generation and use of reclaimed water.

b. Sewer -

Salt Creek Ranch is located within four major sewage drainage basins - Proctor Valley Basin, Telegraph Canyon Basin, Salt Creek Basin, Otay Lakes Basin.

No facilities currently exist within the Proctor Valley, Salt Creek or Otay Lakes Basins to serve the project. Existing facilities in the Telegraph Canyon Basin include lines in Telegraph Canyon Road/Otay Lakes Road connecting to the 90-inch Metropolitan Interceptor Sewer.

Until ultimate facilities are constructed, it is anticipated that existing facilities within the Telegraph Canyon Basin will be used to serve Salt Creek Ranch. Project facilities within this basin will require oversizing to accommodate temporary pumping of flows from the other three basins on the property. Diversion to the Telegraph Canyon Basin on a temporary basis will require approval by the Chula Vista City Council.

In the Proctor Valley Basin, a lift station will be constructed as part of either the Salt Creek I or Salt Creek Ranch project to pump flows to the Telegraph Canyon Basin. Ultimate discharge to the Spring Valley Outfall via Proctor Valley Road will occur when properties north of Salt Creek I develop.

In the Salt Creek Basin, a temporary pump station will be provided to pump flows to the Telegraph Canyon Basin. Ultimately, facilities will be provided south of Salt Creek Ranch to allow gravity flow to the main street trunk sewer planned to be extended to Otay Valley Road.

Flows from the Otay Lakes Basin will be pumped to the Salt Creek Basin under both interim and ultimate conditions. Gravity facilities cannot sewer this basin. Additional preliminary information regarding the provision of sewer service for the Salt Creek Ranch project is included in the "Overview of Sewer Service for the Salt Creek Ranch Project" included in the Appendix to the EIR for Salt Creek Ranch (ECI/EIR 89-3).

Sewage flows and volumes shall not exceed the City's engineering standards for trunk lines serving the plan area. A detailed master plan for the provision

of sewer service which will include line sizes, locations and proof of available capacity will be prepared in conjunction with the review and approval process for the Salt Creek Ranch SPA Plan. The sewer master plan shall identify the timing, phasing and financing of required sewer facility improvements. The City of Chula Vista shall review and approve the sewer master plan.

c. Drainage -

Storm drain design shall conform with the City's engineering standards. The portion of the property east of the Salt Creek Basin is outside the limits of previous drainage studies completed for the City of Chula Vista. For this area, a hydrologic study will be completed with the Salt Creek Ranch SPA Plan to determine potential downstream impacts associated with development. Calculations shall be provided to demonstrate that the volume and rate of runoff will not exceed pre-development levels. Detention basins and/or bypass systems shall be used to regulate runoff discharging toward Upper Otay Lake. Drainage systems discharging to Otay Lakes shall be subject to review and approval by the City of San Diego. All drainage systems shall be designed to the satisfaction of the Chula Vista City Engineer.

d. Schools -

One, 10-acre, elementary school site is designated within Salt Creek Ranch. Site location configuration and school facilities will meet Chula Vista City School District and State requirements. The developer will participate in a Community Facilities District, assessment district or other financial arrangement which will ensure that school sites and facilities are provided concurrent with need.

No junior high or high school sites are proposed within Salt Creek Ranch. The Sweetwater Union High School District has indicated that junior highs and high schools within Eastlake would be adequate to serve development within Salt Creek Ranch.

e. Parks -

Parks and park amenities shall be provided within Salt Creek Ranch in accordance with Chula Vista standards. For planning purposes, the minimum standard is considered to be three acres of neighborhood and park land with appropriate facilities per 1,000 residents. Demographic assumptions used to determine minimum park requirements shall be consistent with the General Plan as follows: R-L areas -3.5 persons/du; R-LM areas - 3.0 persons/du; R-M areas - 2.5 persons/du. Based on this standard and an estimated maximum population of 8,651, approximately 26-acres of park land would need to be provided within Salt Creek Ranch. A total of 27 acres of parks are proposed including a 7-acre neighborhood park in the western portion of the property and a 20-acre neighborhood park adjacent to the Salt Creek open space corridor. In addition, a comprehensive trail system is planned within approximately 351-acres of undeveloped open space. All land proposed for parkland dedication and credit shall be graded at a 2% maximum grade.

The neighborhood park in the western portion of Salt Creek Ranch will also serve residential development in Salt Creek I, east of the project site. This park shall be constructed during the first phase of Salt Creek Ranch to provide service to Salt Creek I.

f. Fire and Emergency Medical Service -

A portion of the Salt Creek Ranch property is currently within the Rural Fire Protection District (RFPD). With development, the project would be served by the Chula Vista Fire Department and the property would be detached from the RFPD. The City's Fire Master Plan anticipates provision of service to the Salt Creek Ranch property.

A 1-acre fire station site has been incorporated in the Salt Creek Ranch Plan. Properly staffed and equipped fire and medical units shall be available to respond to calls within 7 minutes. The City has adopted supplemental development impact fees (DIFs) to ensure funding for fire protection facilities.

The City's Fire Department shall determine when facilities are needed to ensure that the response times are met. This determination shall be made during the review and approval process for the Salt Creek Ranch SPA Plan.

g. Police -

Properly staffed and equipped police units shall be available to respond to emergency calls within 5 minutes in 75% of the cases and within 7 minutes in 90% of the cases. The City has adopted supplemental DIFs to ensure funding for police protection facilities. The City's Police Department shall determine when facilities are needed to ensure that the response times are met. This determination shall be made during the review and approval process for the Salt Creek Ranch SPA Plan.

2. The Community Facilities component of this GDP conceptually outlines public facilities requirements for Salt Creek Ranch. Actual sizing of lines and placement of facilities shall be determined in conjunction with the review and approval process for the Salt Creek Ranch SPA Plan.

3. The maximum number of dwelling units approved for development of Salt Creek Ranch shall be used in the design of public facilities to serve the area. Where individual developments are approved having densities other than such upper limits, the actual approved density shall be used in determining actual facility requirements and developer contributions or provisions.

4. In general, all public services and utilities shall be designed to accommodate the ultimate loads projected by the City for the entire area. If oversizing of facilities is required, the developer shall be responsible for the project's fair share cost of construction of those facilities in conformance with City reimbursement policies.

F. LANDFORM ALTERATION STANDARDS

1. All grading shall be subject to the requirements of the Chula Vista Municipal Code, subject to approval of a grading plan and in accordance with other provisions of this GDP and the conceptual grading plan contained within this document.

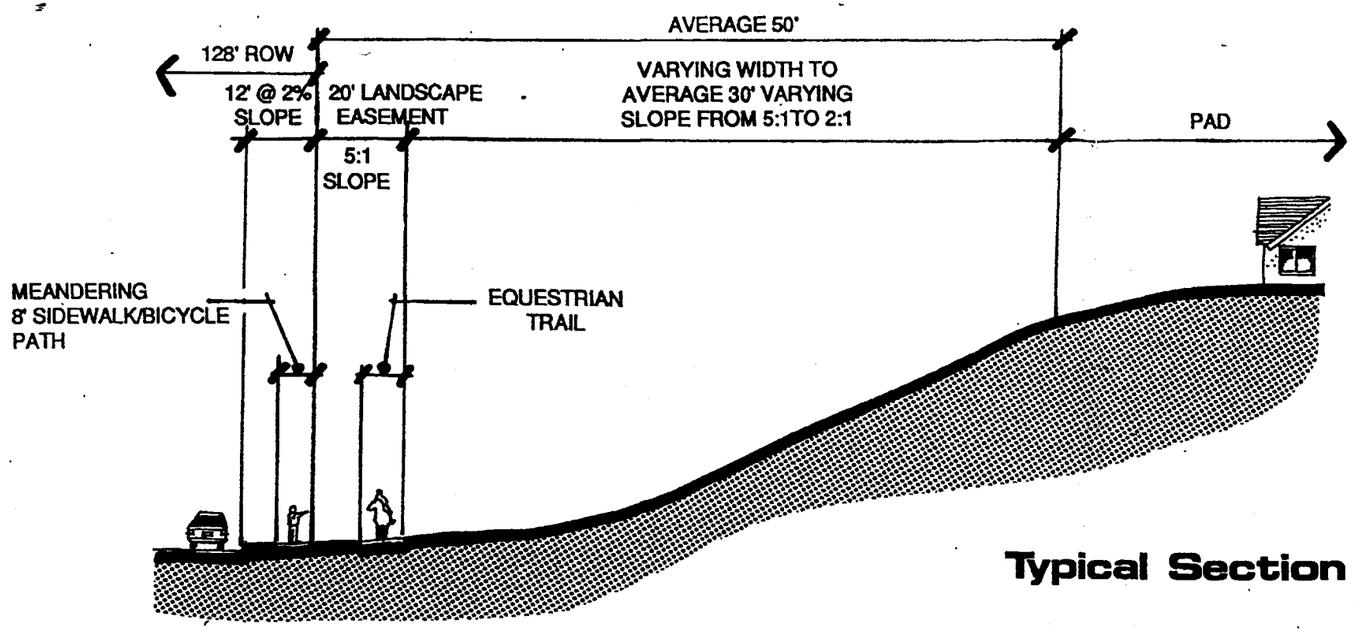
2. Landform grading shall be used in the setback areas outside the right-of-way along East H Street and Hunte Parkway to reinforce the parkway character of these roadways. (Landform grading concepts along East H Street are illustrated in Figures 21 and 22).

3. Graded areas shall be contoured to blend with natural landforms. Significant landform features to be preserved are illustrated on Figure 23. Techniques used to blend graded areas to natural landforms shall include slope rounding; obscuring slope drainage structures by massing plant materials; landform grading on large slope banks; and use of plant materials to control erosion. Split level lots may also be used in some locations to accommodate natural topographic changes. Landform grading shall conform to criteria in Section 7.7 of the Chula Vista General Plan.

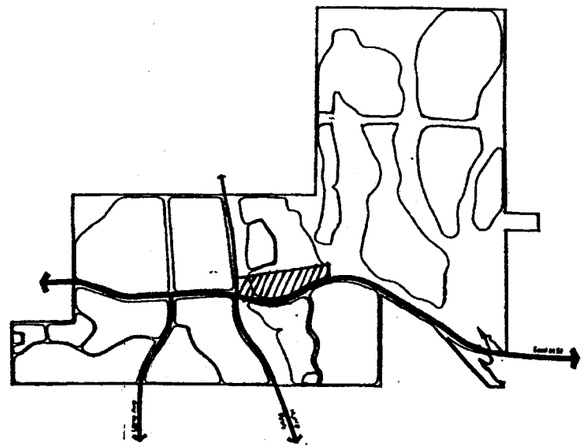
4. Site plans and lot layouts shall demonstrate sensitivity to natural landforms. Alternative housing types which may be better fitted to the natural topography shall be encouraged. Alternatives to mass grading within the Sub-Area 3 development areas shall be encouraged.

5. General standards incorporated into the design of individual development areas shall be as follows:

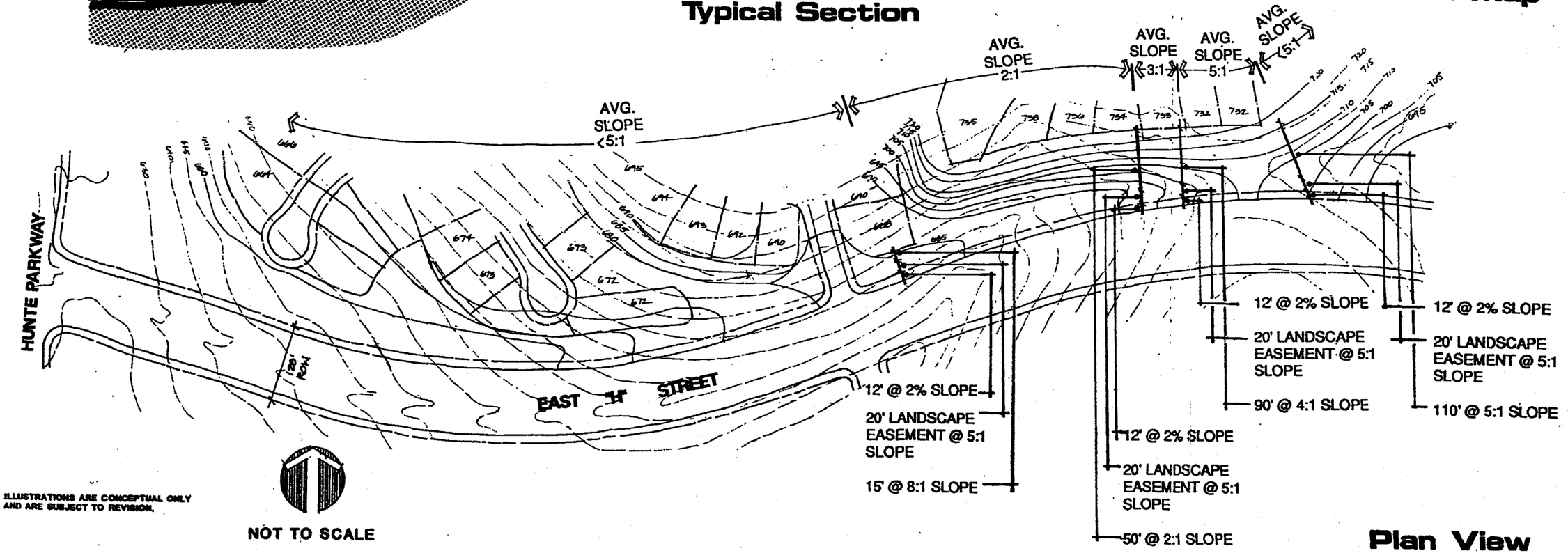
    a. The limits of grading shall generally be defined by the Conceptual Grading Plan described later in this document and illustrated in Figure 24.



Typical Section



Location Map



NOTE: ILLUSTRATIONS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.

NOT TO SCALE

Plan View

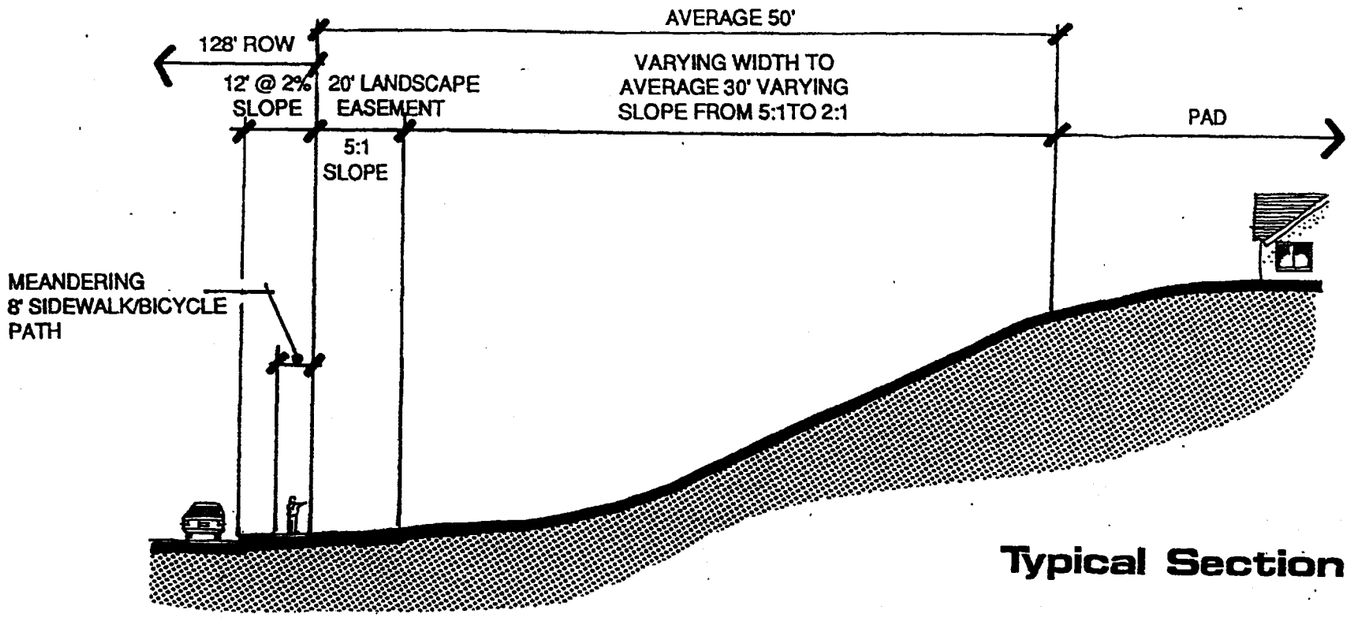
SALT CREEK RANCH

THE BALDWIN COMPANY
SAN DIEGO

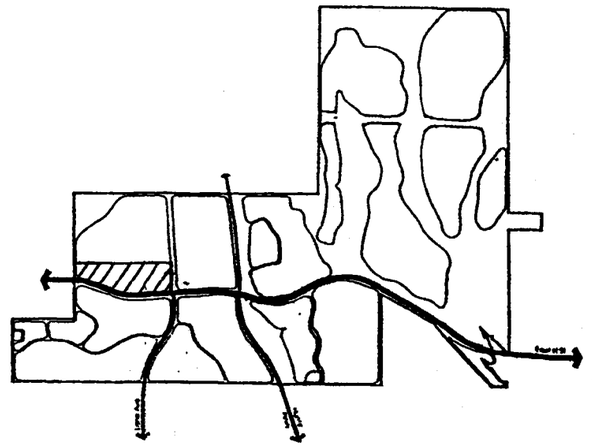
ESTRADA Land Planning

East "H" Street Conceptual Grading Plan East of Hunte Pkwy

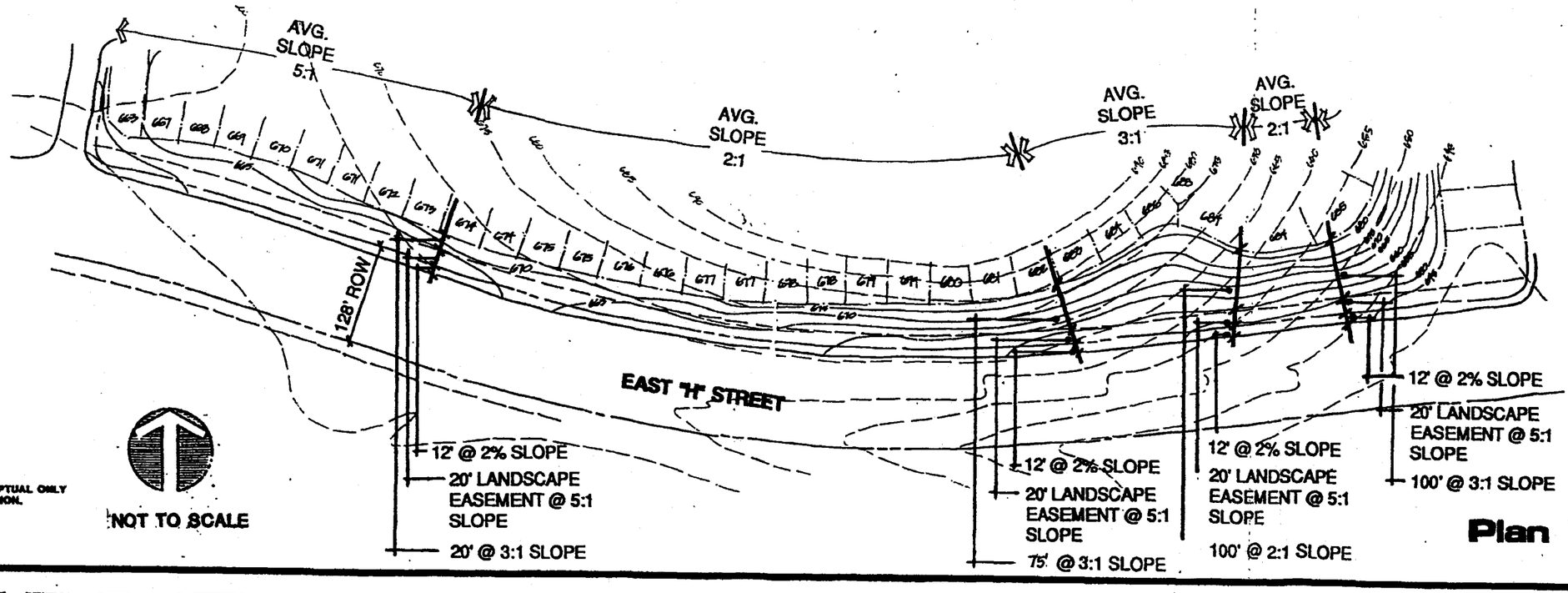
FIGURE 21



Typical Section



Location Map



NOTE: ILLUSTRATIONS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.

NOT TO SCALE

Plan View

SALT CREEK RANCH

THE BALDWIN COMPANY
SAN DIEGO

ESTRADA Land Planning

East "H" Street
Conceptual Grading Plan
West of Hunte Pkwy

FIGURE 22

SALT CREEK RANCH
Significant Land Forms

SIGNIFICANT LANDFORM FEATURES TO BE PRESERVED

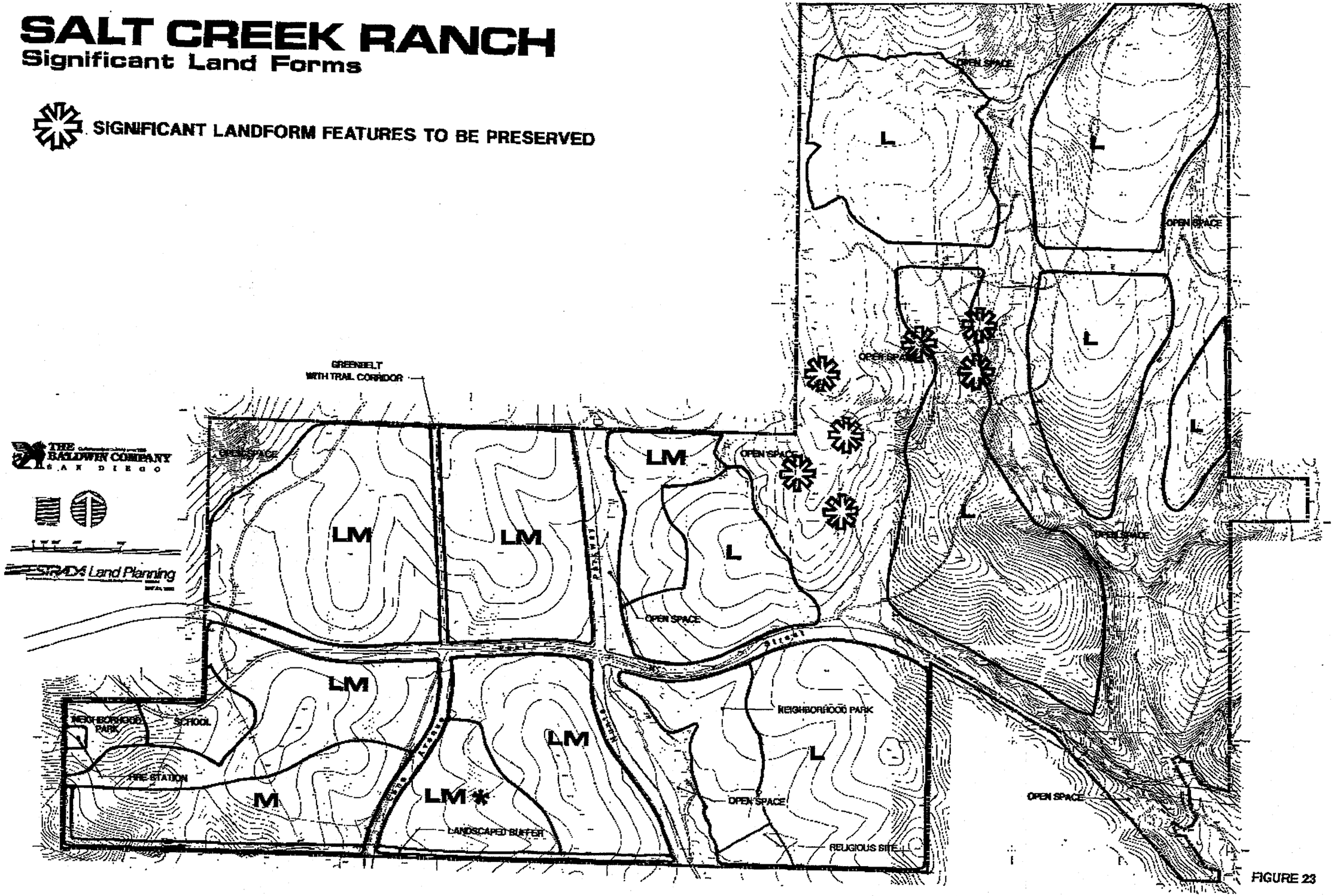


FIGURE 23

SALT CREEK RANCH

Conceptual Grading Plan

LEGEND

- DAYLIGHT LINE / LIMIT OF GRADING
- CONTOUR LINE
- ROAD RIGHT OF WAY
- UNDISTURBED AREA

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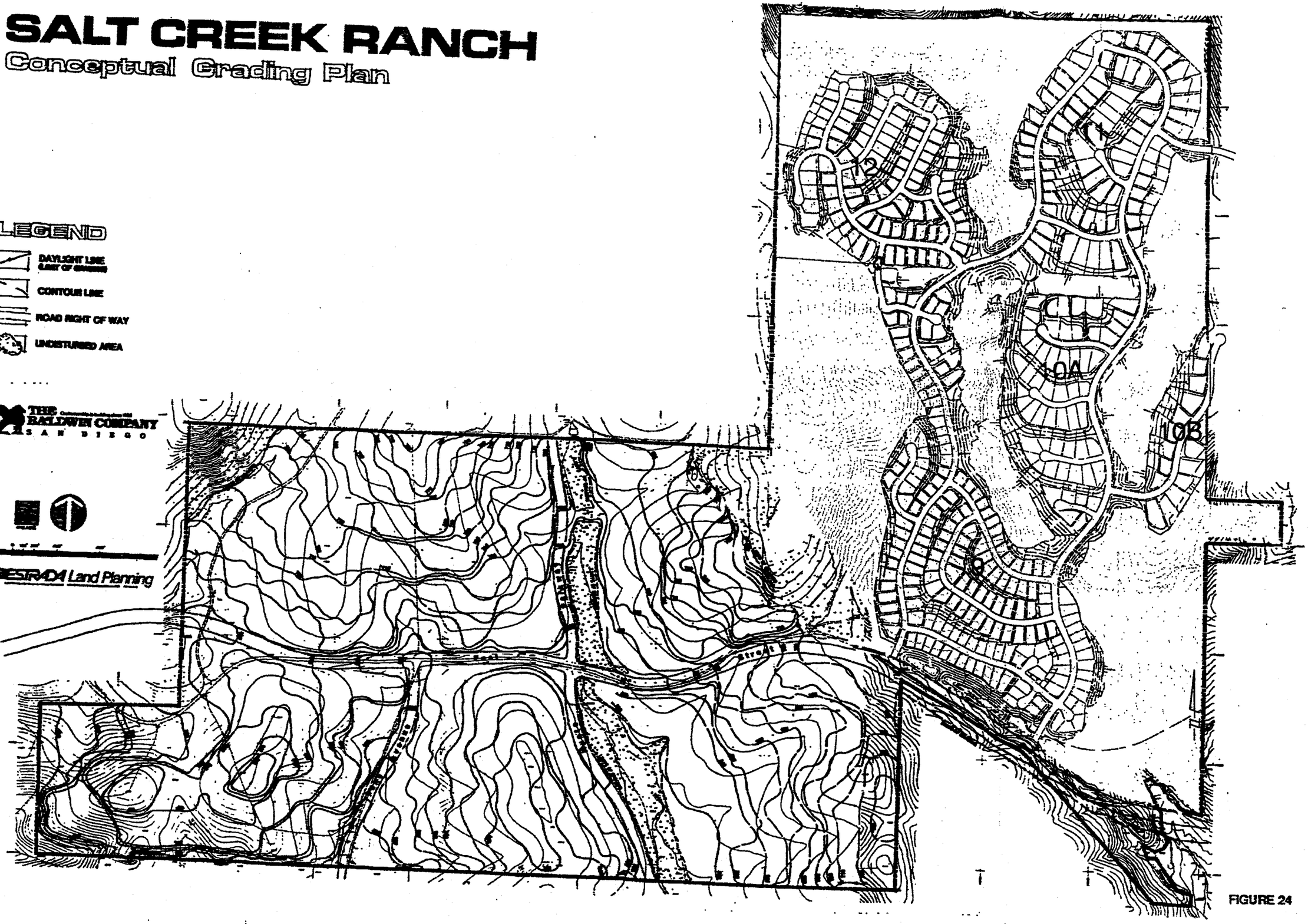


FIGURE 24

b. Visually prominent slopes and vista points shall be preserved to the maximum extent feasible.

c. Slopes of 25% or greater shall generally be preserved in open space. Disturbance of 25% slope shall generally be limited to that necessary for road construction, and transition of the development areas to daylight with existing slopes. Figure 25 illustrates slopes with gradients of 25% or greater which would be disturbed and those, which would be preserved. A total of 92.56 acres of slopes with gradients of 25% or greater are located on the 1,200-acre property. Of these, 83.63 acres (90%) would be preserved and.93 acres (10%) would be disturbed.

d. Introduction of manufactured slopes in areas designated as open space shall be minimized to the maximum extent possible except where necessary to construct roads, trails and other public facilities. Introduction of manufactured slopes in open space areas shall not occur in areas of environmental sensitivity. Manufactured slopes in areas designated for open space shall be revegetated with indigenous species.

e. Grading may extend beyond the boundaries of an approved development area where necessary to implement the proposed development or construct roadways or other public facilities. The anticipated limits of grading shall be established in conjunction with review and approval of plans for each individual development. However, they shall conform to those limits illustrated in Figure 24 of this GDP.

f. The grading shall be a balanced cut and fill operation within the limits of grading illustrated in Figure 24.

g. Development will not occur within the rocky ridgeline area in Sub-Area 3. This area occupies the north/south ridgeline in the western portion of Sub-Area 3.

SALT CREEK RANCH
Slope Encroachment Analysis

LEGEND

		ACRES
TOTAL SITE ACREAGE	1197.2 AC	
25% SLOPE NON-ENCROACHMENT AREA		86.4
25% SLOPE GRADING ENCROACHMENT AREA		2.9 *
TOTAL 25% SLOPE AREA		89.3

*** NOTES:**

1. AREA CALCULATIONS BASED ON CONCEPTUAL GRADING PLAN (FIGURE 24)
2. 6.2 AC.= 7% OF TOTAL 25% SLOPE AREA
3. 6.2 AC.= LESS THAN 1% OF TOTAL SITE AREA

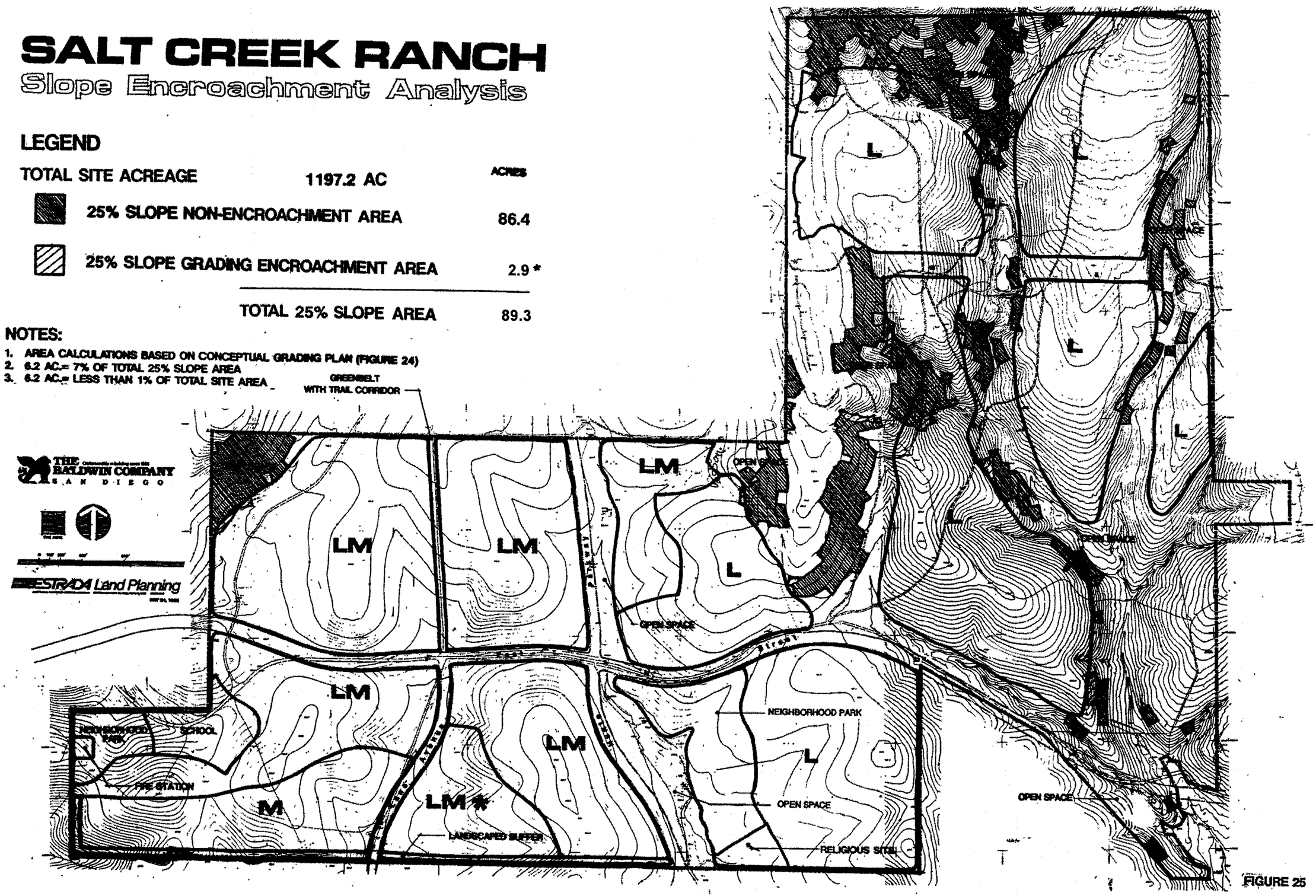
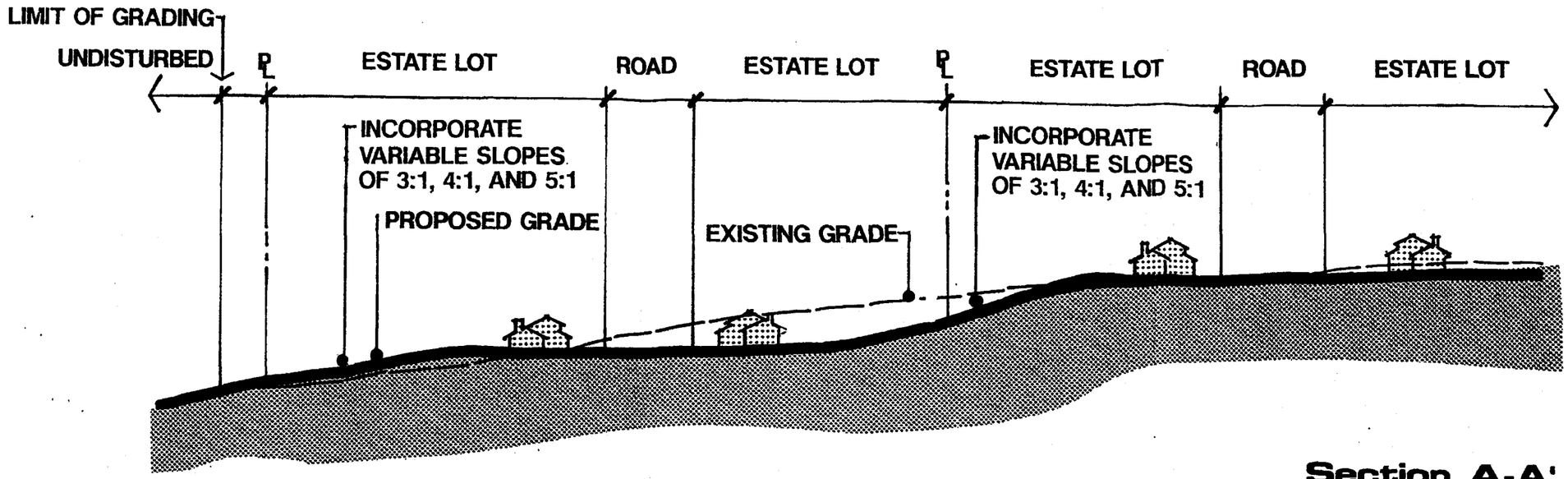


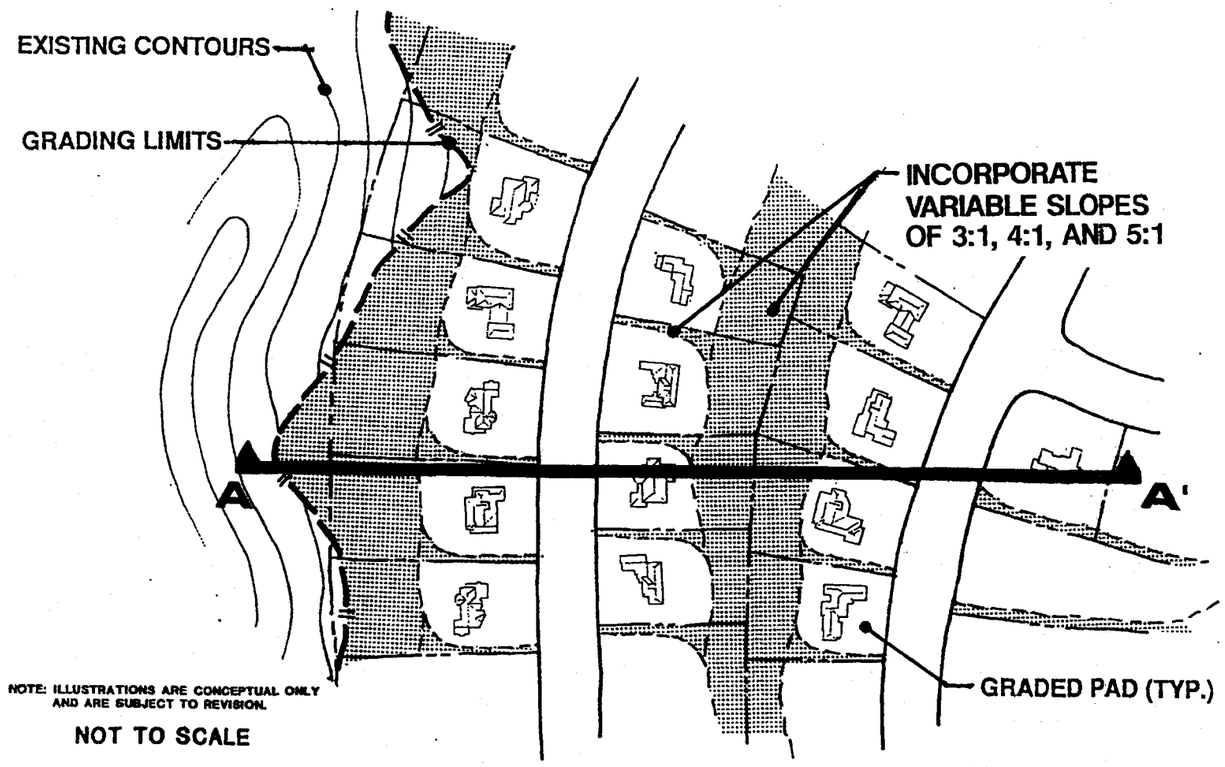
FIGURE 25

h. The following grading guidelines shall apply to all lots in Sub-Area 3. Grading concepts for this lot development are also illustrated in Figures 32 and 33.

- The site shall be contour graded, incorporating significant landforms and natural features of the site.
- Variable slope gradients of 5:1, 4:1 and 3:1, shall be incorporated throughout the site. Slope gradients of 2:1 shall be allowed in the southernmost neighborhood, and at the north boundary of the northwestern neighborhood (where development interfaces with 25% slopes).
- Lots adjacent to open space canyon areas will have rear yard slopes that shall blend into the natural grade, equal to or less than the existing grade.
- All interior lots shall have rear yard slopes that blend into the neighboring rear yards incorporating slopes of 3:1, 4:1, or 5:1 grades. Internal slopes of 2:1 grades shall be allowed in the southernmost neighborhood.
- Transitions to slopes shall be smooth, rounded and blend into the natural slopes.
- Drainage on the lots may be split with the house and front yard draining to the street and rear yard draining to the back property line. This split drainage concept may be utilized to reduce the amount of cut and fill within the graded area.



Section A-A'



NOTE: ILLUSTRATIONS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.

NOT TO SCALE

- The site shall be contour graded, incorporating significant land forms and natural features of the site.
- Varible slopes gradients of 5:1, 4:1 and 3:1, shall be incorporated thourghout the site.
- Transitions to slopes shall be smooth, rounded and blended into the natural slopes.
- Drainage on the lots may be split with the house and front yard draining to the street and the rear yard drainging to the back property line. This split drainage concept may be utilized to reduce the amount of cut and fill within the graded area.

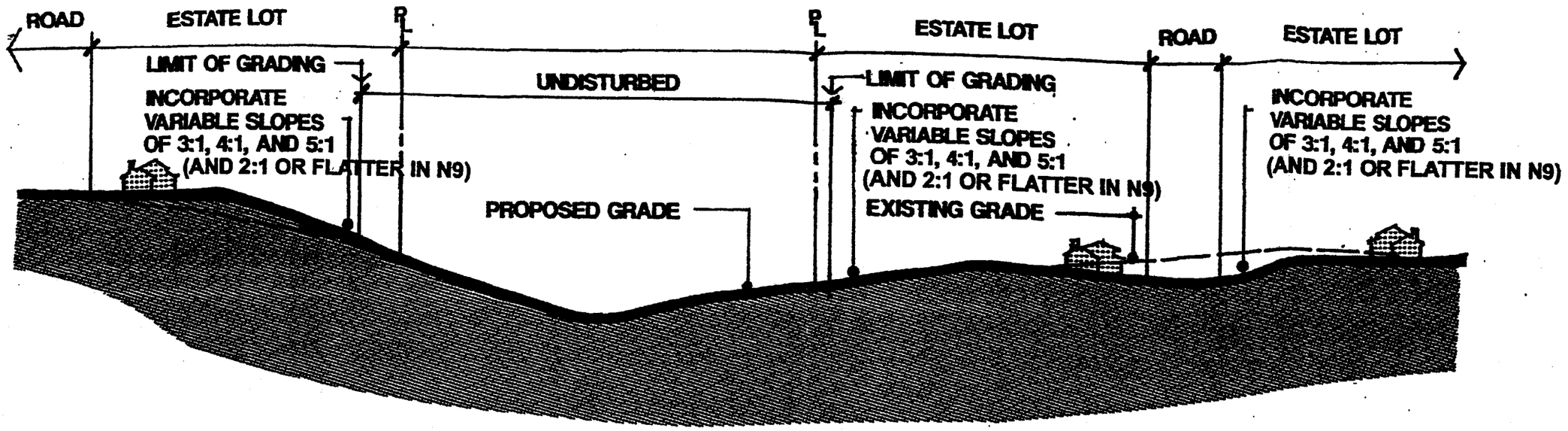
SALT CREEK RANCH

THE BALDWIN COMPANY
SAN DIEGO

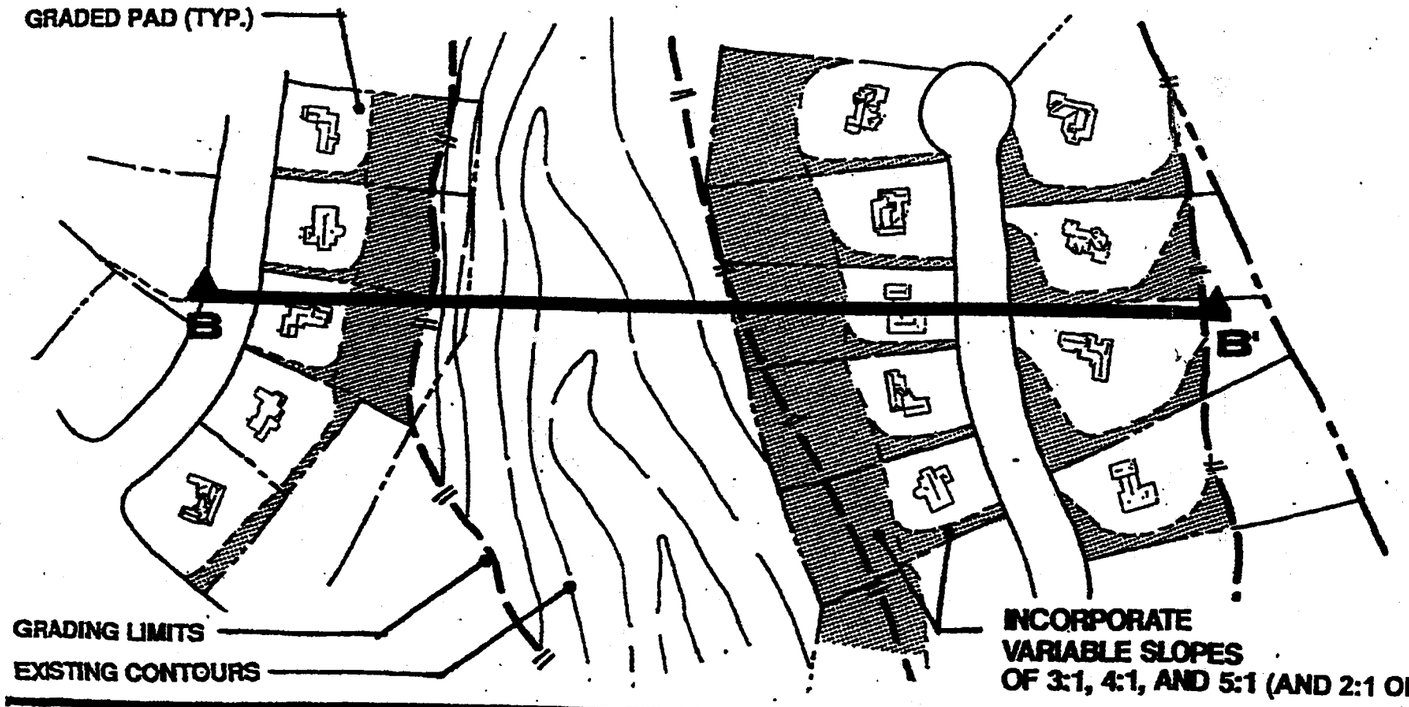
ESTRADA Land Planning

R-L (Estate) Lot Grading Concepts

FIGURE 32



Section B-B'



- The site shall be contour graded, incorporating significant land forms and natural features of the site.
- Varible slopes gradients of 5:1, 4:1 and 3:1, shall be incorporated thourghout the site. (2:1 or flatter in N9)
- Transitions to slopes shall be smooth, rounded and blended into the natural slopes.
- Drainage on the lots may be split with the house and front yard draining to the street and the rear yard drainging to the back property line. This split drainage concept may be utilized to reduce the amount of cut and fill within the graded area.

NOT TO SCALE:

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ESTRADA Land Planning

R-L (Estate) Lot Grading Concepts

FIGURE 33

III. THE GENERAL DEVELOPMENT PLAN - PROJECT PLANS

A. STATISTICAL SUMMARY

This section provides a statistical summary of the Salt Creek Ranch GDP. The statistical summary is based on the GDP Map illustrated in Figure 34 and included in the map pocket at the back of this report. The acreages shown in the statistical summary are to the nearest one-tenth acre based on planimetered readings. Minor modifications which may result from technical refinements in the subsequent Salt Creek Ranch SPA Plan, development plans and tentative maps shall not require an amendment to this GDP provided that future plans and maps are consistent with the overall intent of this GDP. Table 2 is a land use acreage analysis of the Salt Creek Ranch GDP. Table 3 is a general plan analysis for the property. It is anticipated that Salt Creek Ranch will provide 2,824 new homes, consistent with the mid-point shown in Table 3.

Table 2 provides a summary of the anticipated demographic character of Salt Creek Ranch. The estimated maximum population is 8,651. These population projections are based on development of Salt Creek Ranch at the mid-point identified in Table 2 and the following demographic assumptions taken from the Chula Vista General Plan: R-L areas - 3.5 persons/du; R-LM areas - 3.0 persons/du: R-M areas - 2.5 persons/du. These projections are provided for reference only and are not intended to be the sole basis for projecting service needs nor as a limitation on permitted dwelling units.

The range of product types within Salt Creek Ranch is expected to appeal to a broad segment of the market. The applicant will work with City staff to develop a mutually agreeable program for the provision of low and moderate income housing. The details of this program shall be incorporated in the Salt Creek Ranch SPA Plan.

The minimum and maximum dwelling unit totals shown in Table 3 reflect the range of densities and unit totals permitted on the site based on the baseline, mid-point and high densities outlined in the Land Use Element of the updated Chula Vista General Plan. The

SALT CREEK RANCH

General Development Plan

LAND USE TABLE	
USE	
RESIDENTIAL USE	
L	393.6
LM	283.7
LM*	35.2
M	47.6
RESIDENTIAL TOTAL	760.1
OPEN SPACE	
NEIGHBORHOOD PARK	36.3
OPEN SPACE	386.8
OPEN SPACE TOTAL	423.1
INSTITUTIONAL USE	
ELEMENTARY SCHOOL	10.0
RELIGIOUS SITE	3.0
FIRE STATION	1.0
INSTITUTIONAL TOTAL	14.0
TOTAL SITE AC	1197.2

* REPRESENTS LM USE AT THE HIGHEST ALLOWABLE DENSITY (6 DU/AC)

AREA TO BE ADDED TO OPEN SPACE SHOULD PROJECT NOT PARTICIPATE IN A REGIONAL COASTAL SAGE SCRUB PRESERVATION PROGRAM

THE BALDWIN COMPANY
Craftsmanship in building since 1954
SAN DIEGO

ONE ACRE

0 100 200 400' 800

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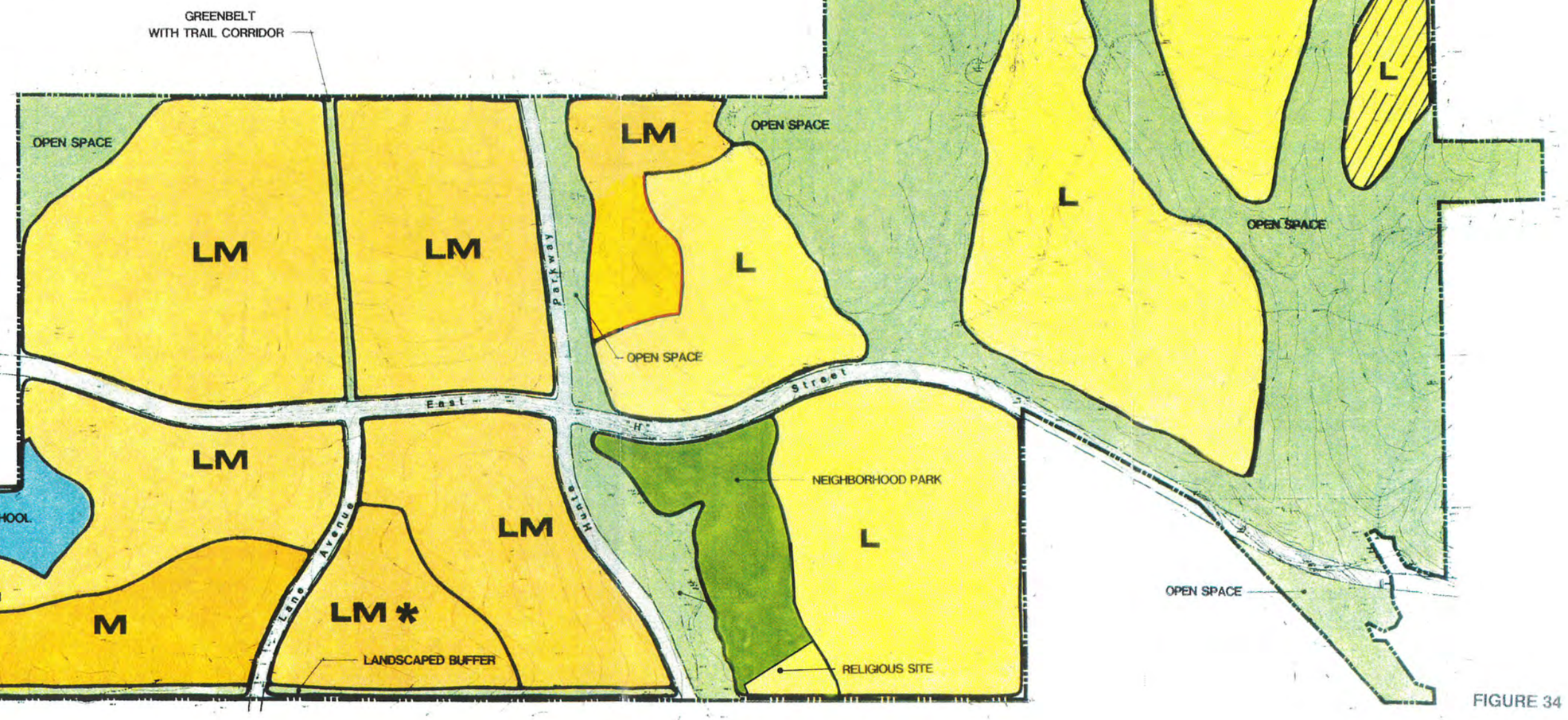


FIGURE 34

range of dwelling units proposed by the Salt Creek Ranch GDP is between 1,566 - 3,684 DU's with a gross density ranging from 1.22 - 3.12 DU's/acre. It is anticipated that Salt Creek Ranch will develop at the mid-point of the density range with a total of 2,761 units and an average gross density of 2.35 DU's/acre. The GDP is analyzed in Table 2.

TABLE 2

SALT CREEK RANCH GDP
LAND USE ACREAGE ANALYSIS
WITH POPULATION ESTIMATES

Proposed use	Designation	Density Range (Du's/Acre)	Area (Acres)	Units	Population Estimate**
Residential	R-L	0.5 - 3	393.6	787.2	2,755
Residential	R-LM	3 - 6	283.7	1,231.8 ***	3,695
Residential	R-LM*	6	35.2	211.2	634
Residential	R-M	6 - 11	47.6	405.0	1,012
Residential Total			760.1		
Open Space					
Neighborhood Parks (2)		-	36.3	87.1	218
Open Space		-	386.8	38.7	97
Open Space Total			423.1		
Institutional					
Elementary School (1)		-	10.0	-	-
Churches (1)		-	3.0	-	-
Fire Station (1)		-	1.0	-	-
Institutional Total			14.0		
TOTALS			1,197.2	2,761.0	8,411
Average Gross Density Over 1,197 Acres				2.31 Du/Acre	

* Represents LM use at the highest allowable density (6 Du/Acre).

** Based on the following General Development Plan estimates: R-L areas -3.5 persons/Du; R-LM areas - 3.0 persons/Du; R-M areas - 2.5 persons/Du; Open Space & Park areas - 2.5 persons/Du.

*** Unit count and population estimates based upon original 273.7 acres. The conversion of Neighborhood 7c from an elementary school site to residential land use results in an additional 10-acres being added to the R-LM Land Use category; however, the original unit count remains unchanged due to transfer of unrealized units previously approved for other RLM Neighborhoods.

TABLE 3
SALT CREEK RANCH GDP
LAND USE ANALYSIS

Land Use Designation	Density Range	Acres	Baseline	Total Units Mid-Point	Maximum
R-L	0.5 - 3	393.6	197	787	1,181
R – LM	3 - 6	283.7	851 ***	1,232 ***	1,642 ***
R – LM*	6	35.2	106	211	211
M	6 - 11	47.6	286	405	524
Open Space	–	386.8	39	39	39
Parks	–	36.3	87	87	87
Institutional	–	14.0	–	–	–
TOTAL		**1,197.2**	**1,566**	**2,761**	**3,684**

* Represents LM use at the highest allowable density (6 Du/Acre) for calculation of Mid-Point and Maximum units. 3 Du/Acre was used for Baseline Total Units.

*** Unit count and population estimates based upon original 273.7 acres. The conversion of Neighborhood 7c from an elementary school site to residential land use results in an additional 10-acres being added to the R-LM Land Use category; however, the original unit count remains unchanged due to transfer of unrealized units previously approved for other RLM Neighborhoods.

B. PLANNING SUB-AREAS

A single Sectional Panning Area (SPA) Plan will be prepared for Salt Creek Ranch. Preparation of a single SPA Plan is based an several factors:

- the relatively small size of the plan area;
- the fact that the property is under a single ownership;
- the fact that only residential uses are proposed;
- the fact that the project is an integrated planned community.

The Salt Creek Ranch SPA Plan will establish specific design and development criteria far the project and will include detailed plans for development and Infrastructure phasing, financing and implementation.

For planning purposes, Salt Creek Ranch has been divided into three Sub-Areas. Each Sub-Area will contain one or more individual development areas or villages, each with its own character and identity. Figure 35 illustrates the Sub-Area boundaries. Brief Sub-Area descriptions are presented below.

Sub-Area 1: Sub-Area 1 consists of the 376-acre area west of Salt Creek and north and south of East H Street. East H Street and Lane Avenue provide primary access to the R-LM and R-M areas within Sub-Area 1. Clustered projects will be considered in Sub-Area I which will be developed with both attached and detached product types. A landscaped buffer will be provided between residential uses within Sub-Area 1 and the Eastlake Technology Park to the south (Figure 17, 18, 19). The buffer will include a trail and the arrangement of residential uses adjacent to the buffer shall maximize use of the buffer as a recreational amenity. The buffer will physically and visually separate the two land use types. A school/park site will be located south of East H Street, in the western portion of Sub-Area 1. A 1-acre fire station is also proposed south of East H Street within Sub-Area 1. Sub-Area 1 residents will also have access to the open space greenbelt along Salt Creek. Trails will also be provided in the southern landscaped buffer and in the greenbelt corridor north of East H Street.

Sub-Area 2: Sub-Area 2 consists of the 241-acre area east of Salt Creek and west of the Otay Lakes drainage basin. East H Street and Hunte Parkway provide primary access to the R-L and R-LM areas located within Sub-Area 2. Sub-Area 2 is planned as a transitional area between higher density uses west of Salt Creek and larger lot areas in the eastern portion of the Ranch. Sub-Area 2 will be developed primarily with single-family detached units on lots with an intermediate size between Sub area 1 and Sub area 3. Clustered plans could be proposed within Sub-Area 2 at the SPA if appropriate. Sub-Area 2 includes a 20-acre neighborhood park and a church site. The park will be located south of East H Street along the Salt Creek open space corridor. A 3-acre church site is proposed next to the park. The Salt Creek greenbelt, located along the western boundary of Sub-Area 2, will provide an important open space feature within Sub-Area 2.

Sub-Area 3: Sub-Area 3 consists of the 584-acre area in the eastern portion of Salt Creek Ranch and contains much of the hillside and valley terrain on the property. Primary access to the R-L areas within Sub-Area 3 is provided by East H Street. Sub-Area 3 will be developed with single-family detached units on residential estate lots that average at least

SALT CREEK RANCH
Sub-Area Boundaries

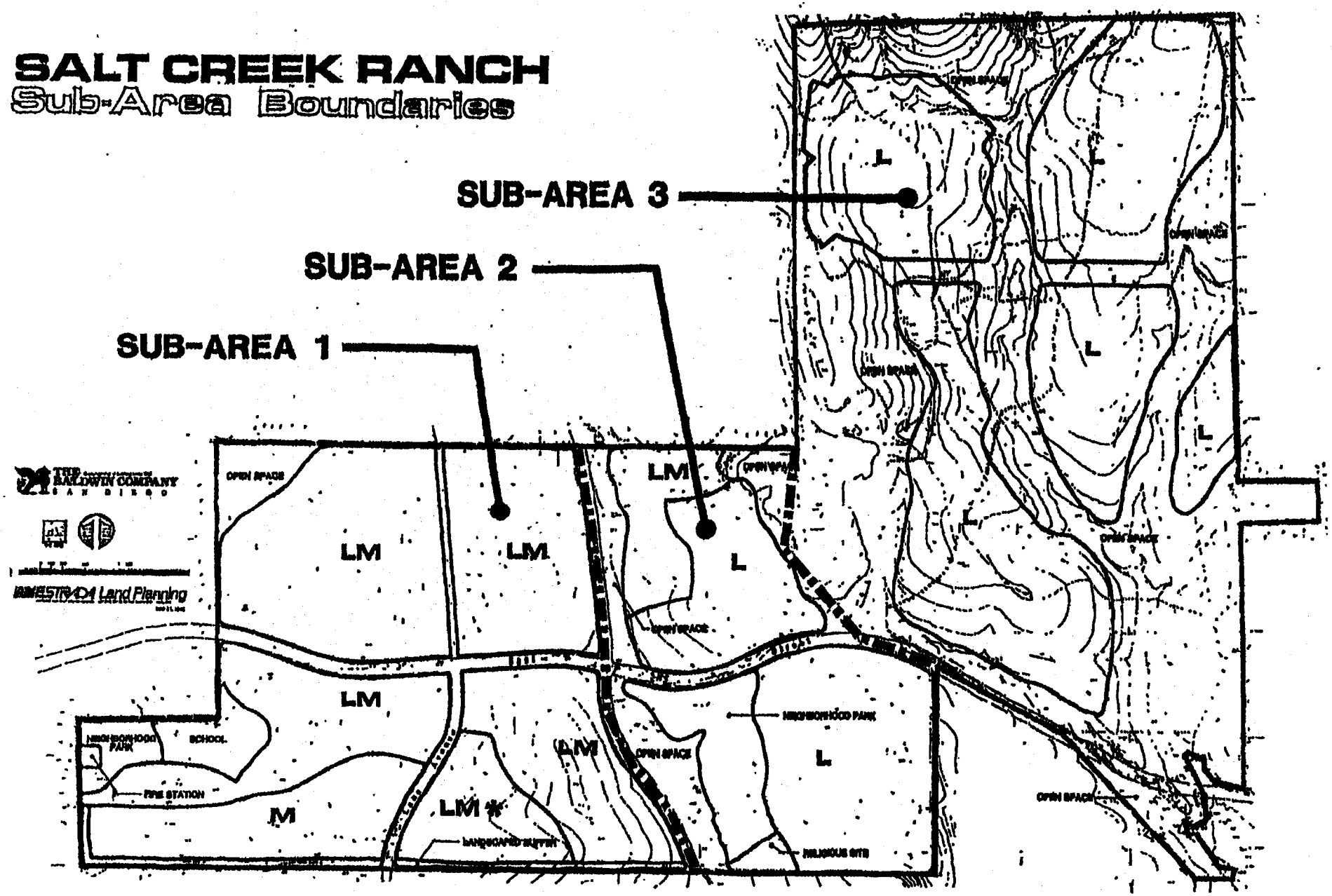


FIGURE 35

20,000 square feet in size in the northern neighborhoods, and at least 10,000 square feet in size in the southern neighborhood. The individual identity of projects within the Sub-Area will be enhanced by the varied topography, and retention of natural drainage courses and open space areas. Hiking/equestrian trails may also be located within open space areas in Sub-Area 3. The open space along the eastern boundary of Sub-Area 3 has been designed to preserve coastal sage scrub habitat and to link to open space areas off-site.

C. DENSITY TRANSFERS AND CLUSTERING

All density transfers shall be in accordance with the policies for density transfer included in Section 6.2 of the Chula Vista General Plan Land Use Element. Clustering shall be in accordance with Section 6.3 of the Chula Vista Land Use Element. Site plans resulting from clustering or density transfers shall retain the same overall character as that described in the underlying General Plan category.

D. LAND USE PLAN

The General Development Plan (GDP) is illustrated in Figure 34 and is included in the map pocket at the back of this report. The GDP map is consistent with the updated General Plan land use map and incorporates community facilities and open space amenities in accordance with General Plan requirements.

Salt Creek Ranch is designed as an exclusively residential community integrating a diverse range of residential densities, housing types and price ranges. The project is envisioned as a planned community with appeal to a variety of life-styles, rather than as a large tract of single-family homes. This is accomplished by distributing density across residential categories to reinforce the transition from more intense urban densities in the western portion of the site to the residential estates in the eastern portion of the property. This assures a wide variety of housing types and densities that are planned in accordance with sound city and townscape principles. The character of each category as described in the General Plan is maintained.

Development within the Ranch is proposed to be characterized by sensitivity to the natural environment and existing landforms. Grading will be minimized to respect natural landforms and, approximately 93% of the 25% slope areas on the property will be preserved. Landform grading will be used along major streets and in high visibility areas to maintain a natural viewshed and enhance the character of the development. All grading will conform to the limits of grading established by the conceptual grading plan illustrated in Figure 24.

In addition to residential uses, the land use plan includes one elementary school sites, one community purpose facility site, two neighborhood parks, open space greenbelts, equestrian/hiking trails, parkways and bicycle and pedestrian pathways. Community facilities, as described later in this section, have been sited to encourage shared use, to relate to adjacent land uses and to take advantage of the recreational and educational opportunities offered by the open space system.

The economic integrity of the project has also been considered in this GDP. Factors affecting the economic viability of the project include the efficient use of land resources and the flexibility to respond to the realities of the housing market. To provide flexibility and ensure development of a high-quality, community, this GDP provides for alternative phasing strategies to allow the developer to respond to market conditions while at the same time requiring adherence to City of Chula Vista threshold standards for community facilities.

E. CIRCULATION PLAN

The circulation plan for Salt Creek Ranch is illustrated in Figure 36. Primary access to Salt Creek Ranch will be provided by the extension, of Hunte Parkway and East H Street. Secondary north-south access will be provided by Lane Avenue, San Miguel Road and Proctor Valley Road. Telegraph Canyon Road will provide access to the project from the south. Access from each of these major roads will be provided to internal project streets as defined later in the Salt Creek Ranch SPA Plan. Within the project boundaries, East H Street shall be constructed as a 6-lane prime arterial from the western project boundary to Hunte Parkway and as a Class I collector east of Hunte Parkway; Hunte Parkway shall be constructed as a 4-lane major street from the southern property boundary to East H Street

And as a Class II collector north of East H Street; and Lane Avenue shall be constructed as a Class I collector. Right-of-way totaling 128-feet will be reserved on East H Street for its entire length within the project for possible future expansion east of Hunte Parkway. Access will be reserved within Salt Creek Ranch to adjoining properties including the OWD property and other properties to the north as illustrated in Figures 37 and 38.

Right-of-way and improvements for circulation element roads shall be provided within Salt Creek Ranch in accordance with the requirements of the City of Chula Vista. Phasing of improvements shall be in accordance with the City's Growth Management Element and development threshold standards. Level of Service C is designated as the threshold standard for roadways in the City of Chula Vista. Level of Service D is acceptable during one AM peak hour and one PM peak hour. Specific improvements and phasing requirements shall be determined in conjunction with the review and approval process for the Salt Creek Ranch SPA Plan.

This GDP also incorporates plans for alternate modes of transportation. Pedestrian and bicycle pathways will be provided as illustrated in Figure 7. Turnouts and bus stops for Local Transit Collector Route 6, as identified in the Circulation Element will be provided, if required.

F. COMMUNITY FACILITIES PLAN

Community facilities incorporated into Salt Creek Ranch include one elementary school site, neighborhood parks, a fire station, a 3.0 acre Community Purpose Facility site and a comprehensive open space system consisting of parkways, open space greenbelts, trails and pedestrian and bicycle pathways. The locations of these facilities are illustrated in Figure 39. Community facilities and services shall be provided by the following unless otherwise approved during review of the Salt Creek Ranch SPA Plan.

- Water: Otay Water District
- Sewer: City of Chula Vista
- Flood Control: City of Chula Vista
- Gas and Electric: San Diego Gas & Electric Company

SALT CREEK RANCH

Circulation Plan

LEGEND

VEHICULAR CIRCULATION

ACCESS POINTS

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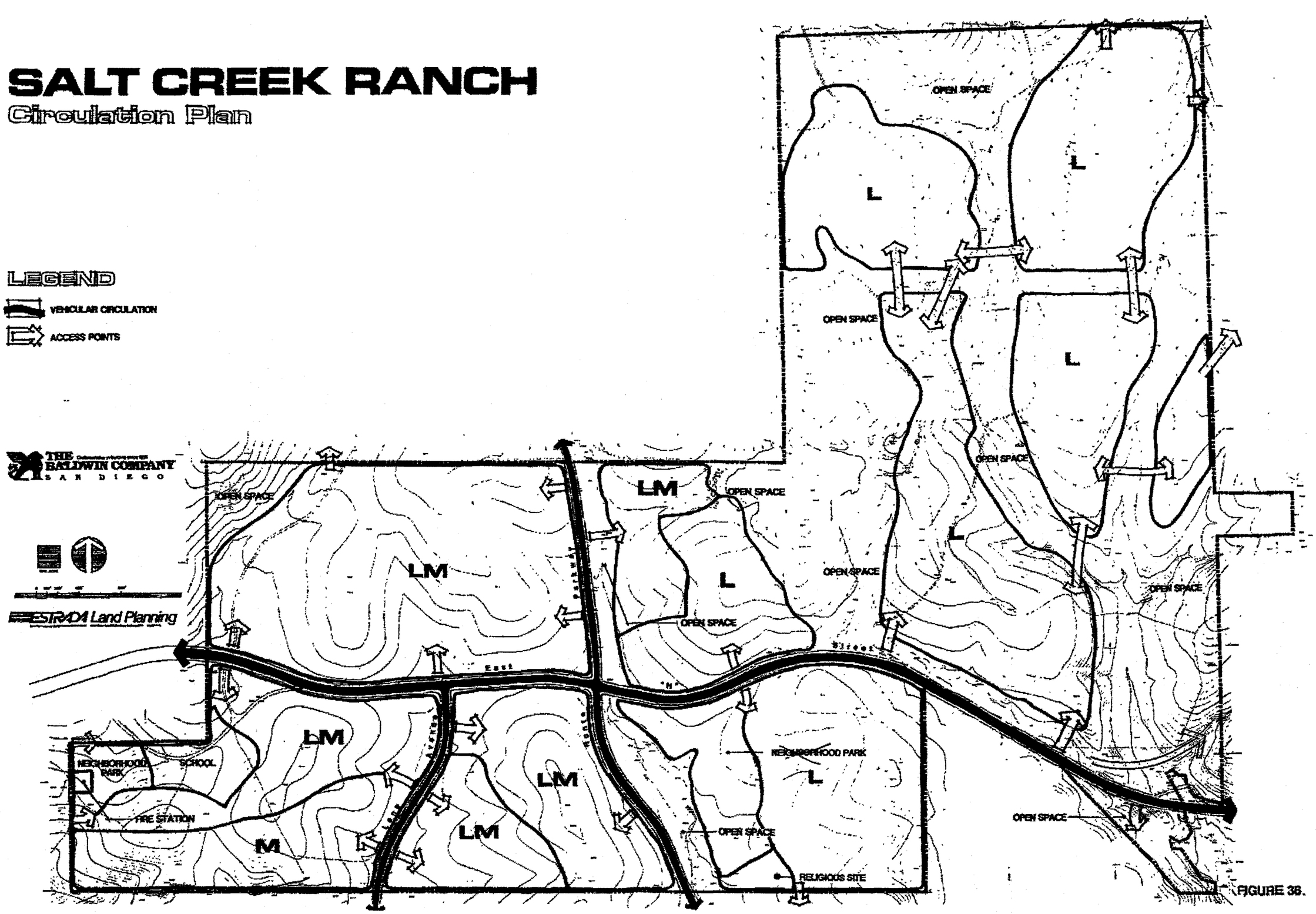
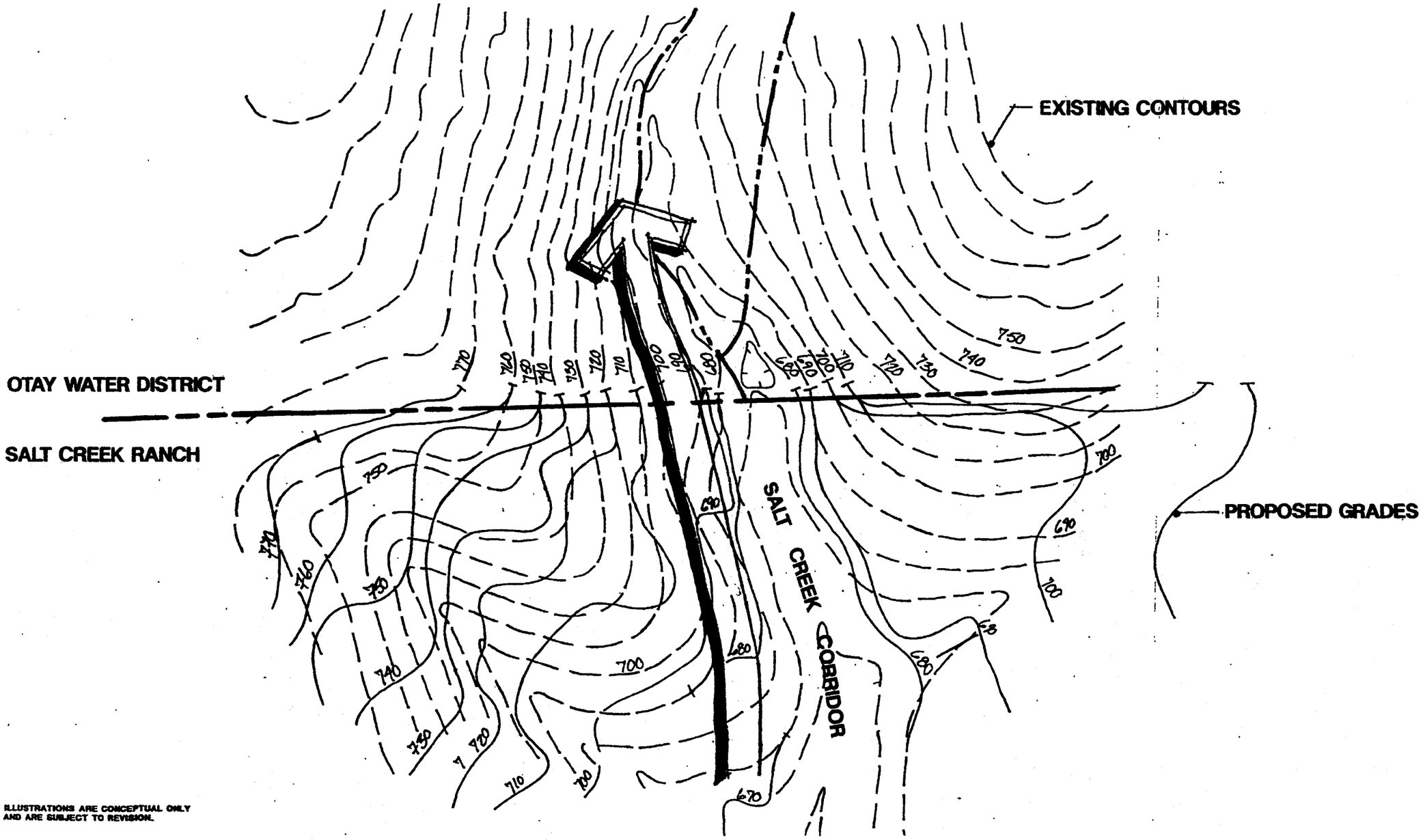


FIGURE 36.



NOTE: ILLUSTRATIONS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.

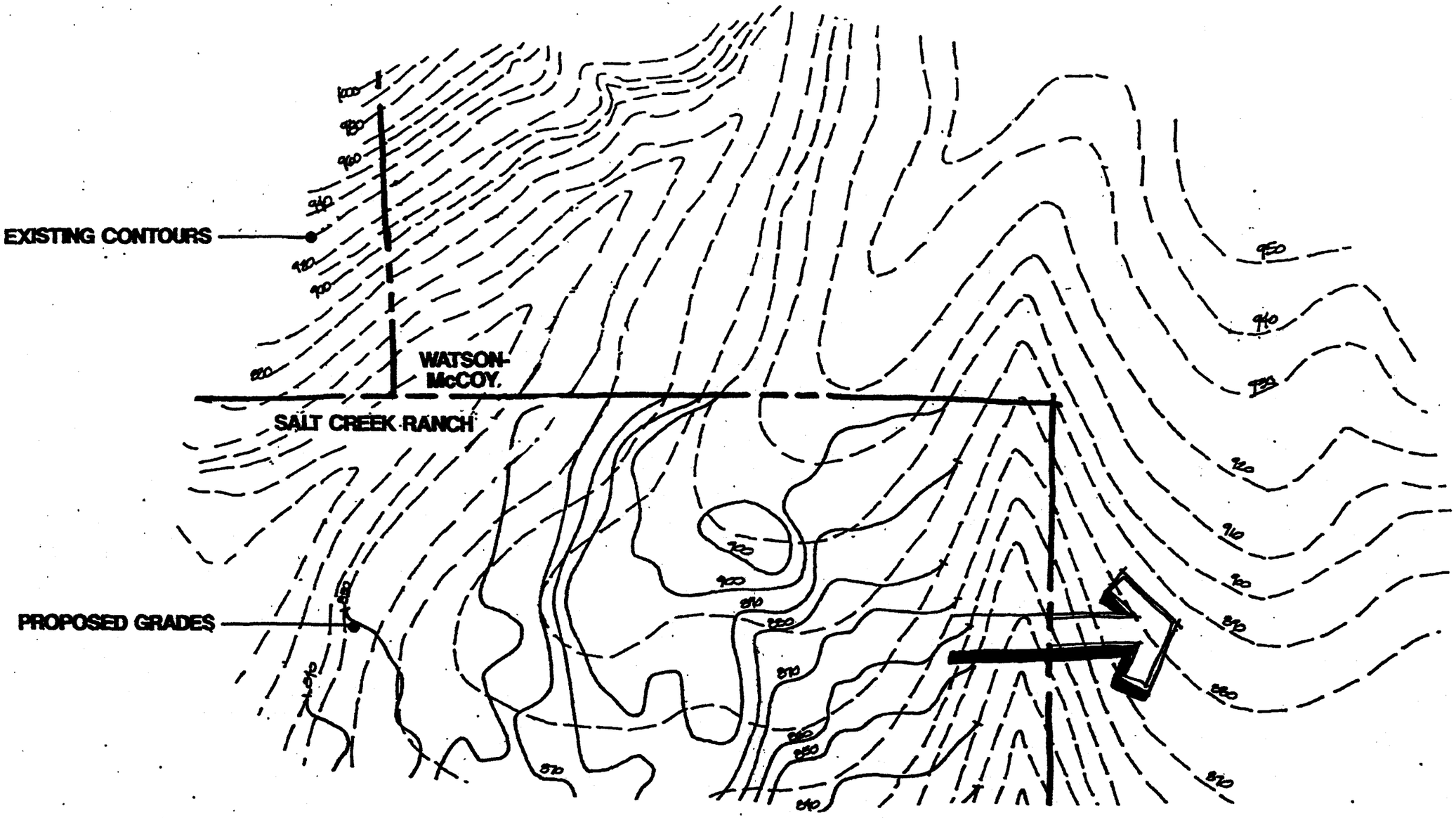
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Otay Water District Access Concept

FIGURE 37



SALT CREEK RANCH

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Watson-McCoy Access Concept

FIGURE 38

SALT CREEK RANCH

Community Facilities Plan

LEGEND

- SCHOOL
- NEIGHBORHOOD PARK
- RELIGIOUS SITE / CPF SITE
- OPEN SPACE
- SALT CREEK OPEN SPACE WITH TRAIL CORRIDORS
- GREENBELT AND LANDSCAPE BUFFER WITH TRAIL CORRIDORS
- TRIP

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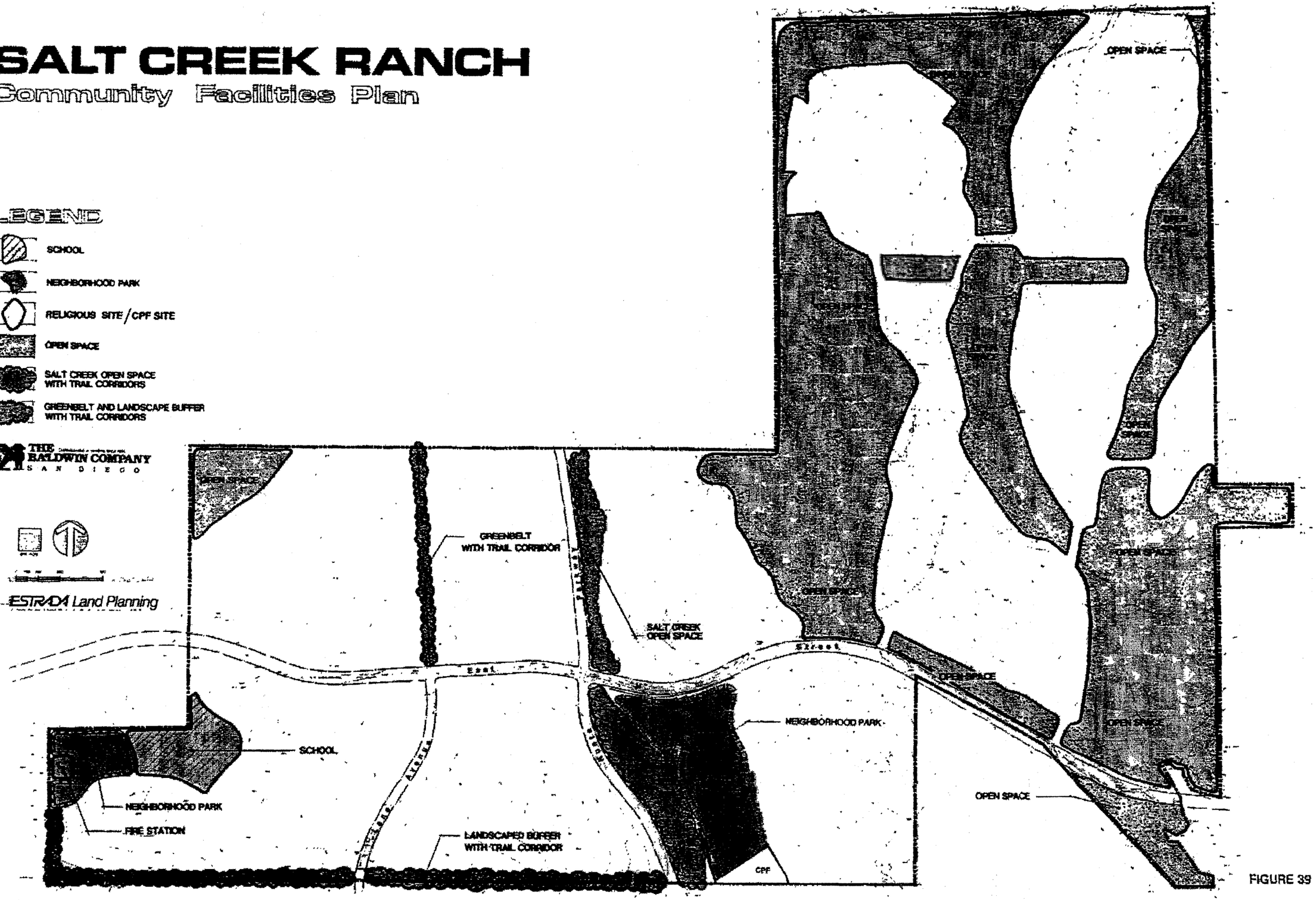


FIGURE 39

- Schools: Chula Vista Elementary School District and Sweetwater Union High School District
- Libraries: City of Chula Vista
- Parks: City of Chula Vista
- Fire Protection: Chula Vista Fire Department
- Police Protection: Chula Vista Police Department
- Telephone Service: Pacific Telephone Company

Water: Preliminary information regarding the provision of water service is contained in Section II of this document and in the report "Overview of Water Service for the Salt Creek Ranch Project" included as an appendix to the EIR for the Salt Creek Ranch GDP (ECI/EIR 89-3). OWD has developed a water allocation plan to assure adequate water supply and storage facilities to serve new development within the district's service area. Development within Salt Creek Ranch will comply with the district's water allocation plan. A detailed water master plan addressing location, sizing, phasing and financing of facilities shall be prepared in conjunction with the Salt Creek Ranch SPA Plan subject to approval by the OWD. As a guide, the water master plan shall size facilities based on the maximum development potential of Salt Creek Ranch and other relevant projects. Final facility requirements and developer contributions shall be based on actual unit totals determined during the final map stage. The water master plan shall provide for use of reclaimed water within Salt Creek Ranch through installation of a reclaimed water distribution system. Potential reclaimed water use areas shall be identified such as parks and landscaped parkways. Opportunities for use of reclaimed water off-site shall also be evaluated in conjunction with preparation of the water master plan.

Sewer: Preliminary information regarding the provision of sewer service is contained in Section II of this document in the report "Overview of Sewer Service for the Salt Creek Ranch Project" included as an appendix to the EIR for the Salt Creek Ranch GDP (ECI/EIR 89-3). Preliminary plans for the provision of sewer service include pumping to the Telegraph Canyon Basin on an interim basis with ultimate discharge of much of the sewage generated by development of the Ranch to the Spring Valley outfall and the Otay Valley trunk sewer when off-site facilities are constructed. Interim pumping to the Telegraph Canyon Basin will require approval by the Chula Vista City Council. A detailed sewer master plan addressing location,

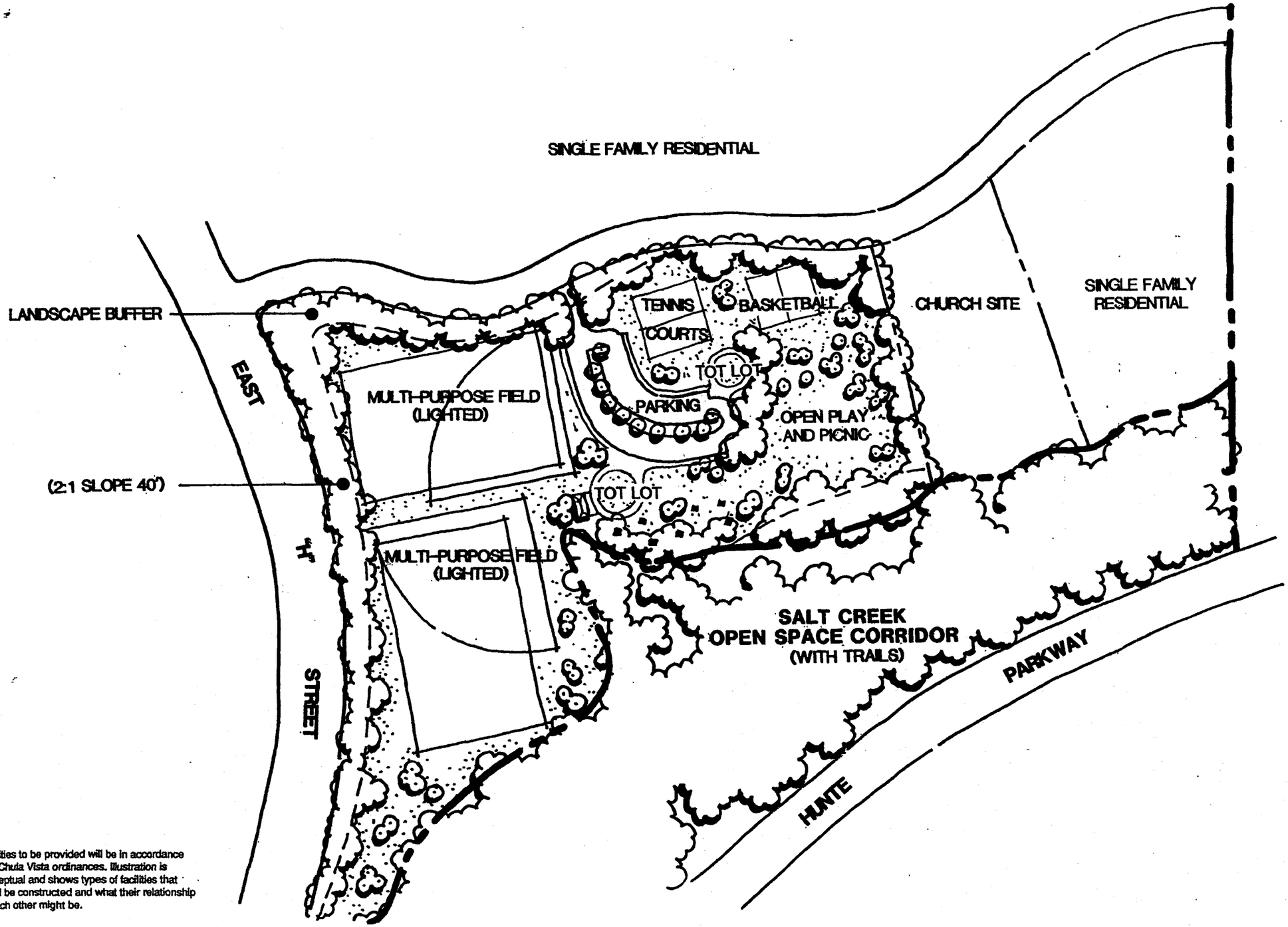
sizing, phasing and financing of facilities shall be prepared in conjunction with the Salt Creek Ranch SPA Plan subject to approval by the City of Chula Vista. As a guide, the sewer master plan shall size facilities based on the planned development potential of Salt Creek Ranch and other relevant projects. Final facility requirements and developer contributions shall be based on actual unit totals determined during the final map stage.

Flood Control: Portions of four drainage basins are located within Salt Creek Ranch. The Proctor Valley and Telegraph Canyon basins are located entirely west of Salt Creek; the Salt Creek basin drains areas both east and west of Salt Creek. Flood control plans for these areas shall conform with master drainage plans prepared for Telegraph Canyon. Additional study of the drainage areas east of Salt Creek shall be completed to the satisfaction of the City of Chula Vista prior to development east of Salt Creek.

The Otay Lakes basin occupies most of the eastern portion of the property. This basin discharges to Otay Lakes, domestic water supply reservoirs operated by the City of San Diego. Measures to control urban runoff and maintain water quality will be incorporated into the design of drainage facilities in the Otay Lakes basin. A detention basin and/or bypass system is planned to regulate urban runoff discharging to Otay Lakes. Drainage plans for this area shall be subject to review by the City of San Diego as well as the City of Chula Vista.

Parks: Two neighborhood parks are proposed as part of Salt Creek Ranch. Conceptual plans for these parks are illustrated in Figures 40 and 41. One neighborhood park will be centrally located adjacent to the Salt Creek open space corridor and will include a minimum of 20 useable acres. A second 7-acre neighborhood park in the western portion of the project will be constructed during the first phase of development to serve residents of the adjacent Salt Creek 1 project.

Schools: School services will be provided in accordance with the requirements of the Chula Vista and Sweetwater Union school districts. A 10-acre, elementary school site has been designated on the Salt Creek Ranch GDP Map. Specific site location, configuration and school facilities will meet Chula Vista School District and State



lote: Facilities to be provided will be in accordance with Chula Vista ordinances. Illustration is conceptual and shows types of facilities that could be constructed and what their relationship to each other might be.

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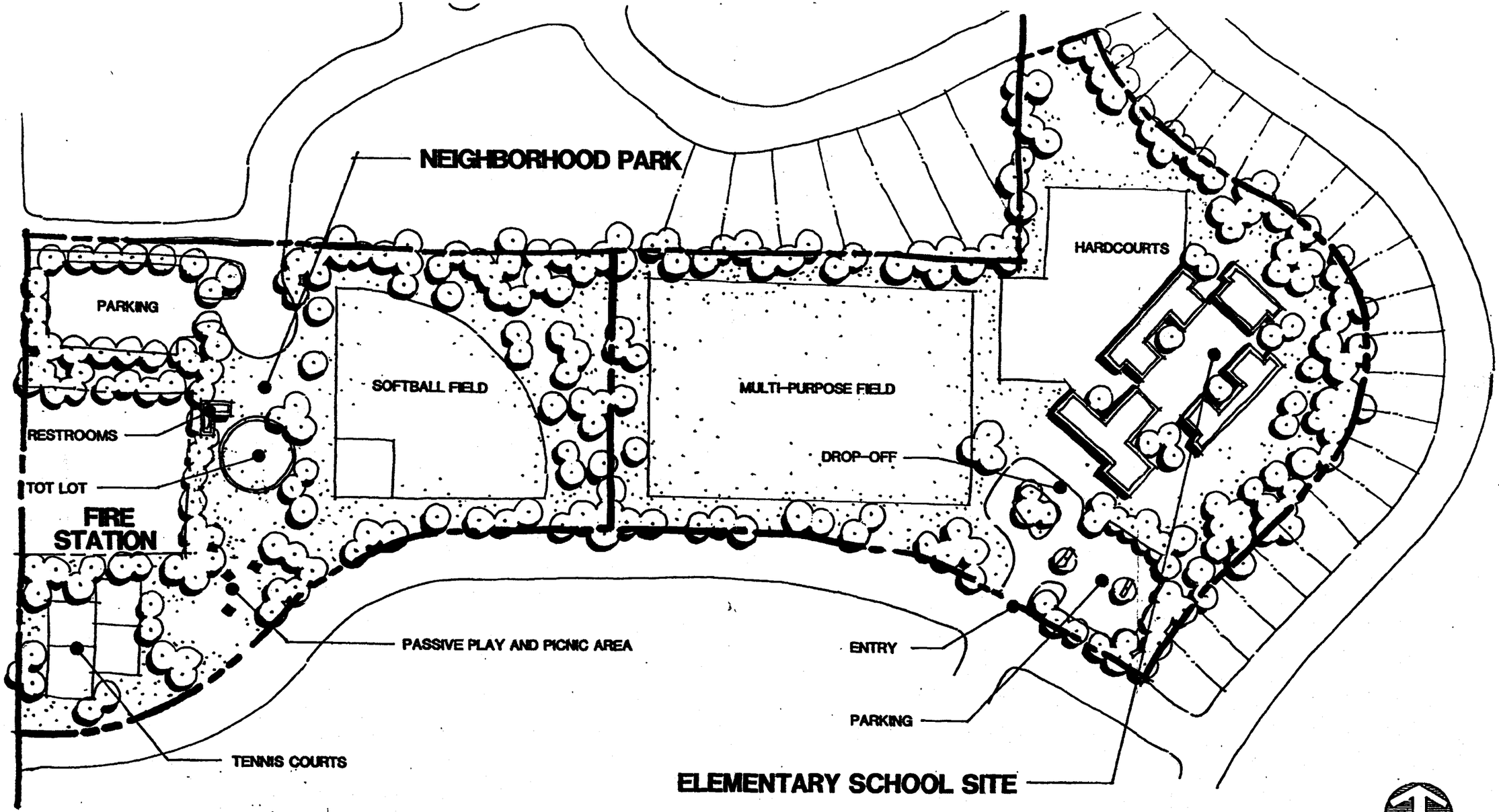
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Neighborhood Park Concept Plan

FIGURE 40



Note: Facilities to be provided will be in accordance with Chula Vista ordinances. Illustration is conceptual and shows types of facilities that could be constructed and what their relationship to each other might be.

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SALT CREEK RANCH

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Neighborhood Park and School Concept Plan

FIGURE 41

requirements. A second elementary school could potentially serve some Salt Creek Ranch residents and is currently planned to be located off-site within the Eastlake development to the southeast of Salt Creek Ranch. The Sweetwater Union High School District has determined that junior high and high schools within adjacent development areas will be adequate to serve development with Salt Creek Ranch.

Library Facilities: Library facilities, if any are required, will be provided in accordance with Chula Vista's library master plan. Specific sites for library facilities, if required, will be identified in the Salt Creek Ranch SPA Plan. Since library facilities have already been sited within Eastlake, in proximity to the project, it is not anticipated that additional library facilities will be required within Salt Creek Ranch. Funding for library facilities shall be provided through participation in the supplemental DIP adopted by the City of Chula Vista.

Fire/Police Protection: Fire and police protection facilities will be provided as required by the Chula Vista Fire and Police Departments. In conjunction with development, the property will be detached from the Rural Fire Protection District and will be served by the Chula Vista Fire Department. Specific police protection facilities, if required, will be identified in the Salt Creek Ranch SPA Plan. A 1-acre fire station site has been designated within Salt Creek Ranch as illustrated in Figure 39. Funding for police and fire facilities shall be provided through participation in the Public Facilities DIF (PF-DIF) adopted by the City of Chula Vista. The facility will be constructed by the City of Chula Vista.

Community Purpose Facility: One Community Purpose Facility (CPF) site totaling 3 acres is designated within the Salt Creek Ranch Plan as illustrated on the GDP map. The Salt Creek Ranch project will comply with the City criteria for appropriate uses on CPF sites, or seek appropriate approvals for variance.

Cable Television Service: Cable Television service will be provided by all of the cable companies holding a franchise with the City of Chula Vista. Underground cables will be used.

IV. GENERAL PLAN CONFORMANCE

This section describes the conformance of the project with the updated Chula Vista General Plan. The relationship of the project to the Land Use, Circulation, Public Facilities, Parks and Recreation, Conservation/Open Space, Housing, Safety and Noise Elements of the General Plan is described in this section. A Growth Management Element is currently being prepared for the General Plan. Implementation of this GDP shall be consistent with the requirements of the Growth Management Plan. Specific phasing and implementation strategies will be presented in the Salt Creek Ranch SPA Plan.

A. LAND USE ELEMENT

The General Plan designates Salt Creek Ranch for three residential categories: R-L, R-LM and R-M. The R-L (Residential-Low) category includes rural housing and single family detached homes on large lots with densities ranging from 0-3 du's/acre. The R-LM (Residential-Low Medium) category includes single-family detached homes on medium-sized lots with densities ranging from 3-6 du's/acre; attached units would be permitted under clustered site plans. The R-M (Residential-Medium) category includes small single-family detached units, zero lot line homes, patio homes and attached units such as duplexes and medium density townhomes with densities ranging from 6-11 du's/acre.

With the exception of an approximately 20-acre R-LM area in the northern portion of the site, all of the Salt Creek Ranch property east of Salt Creek is designated for R-L uses. The area west of Salt Creek is designated primarily for R-LM uses with the exception of the most southwesterly corner of the property which is designated R-M on the General Plan. Land use designations in this GDP are consistent with the General Plan land use designations for Salt Creek Ranch.

This GDP has been developed and designed in concert with the update of the City of Chula Vista General Plan. A primary component of the General Plan update is the development of an Area Plan for the Eastern Territories, where Salt Creek Ranch is located. This GDP is fully consistent with the City's recommended Area Plan for the Eastern Territories. The Salt Creek

Ranch GDP augments the City's updated General Plan and the Eastern Territories Area Plan by providing mare detailed Information regarding developm ent of Salt Creek Ranch.

The Chula Vista General Plan designates Salt Creek Ranch property exclusively for residential development with three residential density categories - R-M (6-11 Du's/acre) L-M (3-6 Du's/acre), L (0-3 Du's/acre). Applying these land use categories and density ranges, a translation of the Chula Vista General Plan for Salt Creek Ranch Property would result in a range of 1,566 – 3,684 dwelling units. The General Plan also includes a variety of site-planning criteria to encourage development of well-planned and integrated residential communities. In addition to the site planning criteria included in the General Plan, the City of Chula Vista's processing requirements for planned communities such as Salt Creek Ranch include comprehensive design review of individual projects to ensure that those projects implement the criteria presented in the General Plan. Site planning criteria applicable to the Salt Creek Ranch project include the following: demonstration of compatibility with surrounding land uses, sensitivity to the physical characteristics of the site (landforms, viewsheds, sensitive habitats), provision of a variety of housing types, provision of open space and recreation opportunities and provision of community facilities. The City of Chula Vista uses these criteria in determining the maximum density which should be applied to a project within the range of a given land use designation. Projects proposing densities at the mid-point to higher end of the density range must demonstrate consistency with the site planning criteria included in the General Plan; those proposing densities at the highest end of the density range must demonstrate provision at exceptional or extraordinary benefits to the City of Chula Vista.

All of then criteria have been considered in the design of the GDP for Salt Creek Ranch. A summary of the relationship of this GDP to the various site planning criteria presented in the General Plan is provided below.

Compatibility with Surrounding Land Use

As discussed previously, Salt Creek Ranch is uniquely situated between the urbanizing areas of the City of Chula Vista west of future SR-125 and areas currently being planned for

development to the east. The project has been designed to relate to these surrounding land uses. Higher density uses will be located in the western portion of the project transitioning to lower density and residential estate uses in the eastern portion of the project.

A buffer will be provided west of Salt Creek in the southern portion of the project site to provide an appropriate transition to business park uses within the Eastgate Technology Park. The buffer will provide both horizontal and vertical separation between residential uses within Salt Creek Ranch and business park uses to the south. The buffer will be incorporated in the design of individual residential projects in the southwestern portion of Salt Creek Ranch.

A buffer will also be provided between the OWD reclamation facility and residential uses within Salt Creek Ranch. The landscaped buffer will provide both horizontal and vertical separations between these uses.

Regional open space systems have also been considered in the design of Salt Creek Ranch. The Salt Creek open space corridor will link to a similar corridor within the Eastlake development to the south and will provide a portion of the Chula Vista greenbelt within the Eastern Territories. Extensive natural open space will be provided in the eastern portion of the property with corridors providing a continuous open space system from Otay Lakes to the San Miguel Mountains to the north. The southeastern portion of the Ranch property, shown for low-density residential development on the Chula Vista General Plan, will be retained in natural open space to provide a link to Otay Lakes and to the Proctor Valley area to the east.

Sensitivity to Physical Characteristics of the Site

The project design has benefitted from site analysis information available during the early stages of the planning process and from additional information made available as part of the environmental review process. As noted previously, over 92% of the slopes with gradients in excess of 25% will be preserved and remain ungraded. Approximately 6.17-acres of steep

slopes would be disturbed due to construction of roads needed to provide access to development areas within Salt Creek Ranch. Existing landforms are respected in the conceptual grading plan presented in this GDP including provision of large setbacks outside the right-of-way of major streets.

Vista points and viewsheds have been identified on the site analysis graphic included in this document. Trail access will be provided to key vista points as illustrated on the open space/trails concept plan (Figure 7). Panoramic views of Upper Otay Lake and the surrounding area will be available from undeveloped open space areas in the eastern portion of the property. Panoramic views to the west will also be available from several areas in the eastern portion of the project proposed to be retained as open space.

Biological considerations also influenced the land use plan, particularly design of the open space system in the eastern portion of the property. As noted previously, the southeastern corner of the property has been retained in natural open space to preserve coastal sage scrub, California gnatcatcher and cactus wren habitat and to provide a link to potential future open space areas in the region. This area is designated for low-density residential development on the Chula Vista General Plan. The project will preserve approximately 50 more acres of coastal sage scrub than anticipated in the General Plan.

Measures have been incorporated into the Salt Creek Ranch plan to partially mitigate for impacts to coastal sage scrub associated with project implementation. These measures include preservation of coastal sage scrub in excess of that anticipated in the Chula Vista General Plan and a commitment to revegetate disturbed open space areas with native scrub species. Additional measures are also proposed by the applicant to fully mitigate impacts to coastal sage scrub and involve implementation of one of two mitigation measures. The first measure would involve participation in a regional habitat preservation plan if such a plan is in place prior to issuance of grading permits. The second measure would involve elimination of the 17-acre R-L development area in the eastern portion of Sub-Area 3 and minor reconfiguration of the northeastern R-L area to provide a wider open space corridor. Implementation of either option would fully mitigate impacts to coastal sage scrub associated with development of Salt Creek Ranch and would be handled as an administrative manner,

requiring neither GDP nor SPA Plan amendments. Refer to the EIR for the full text of the mitigation measure.

Drainages in the eastern area discharging to Otay Lakes have also been preserved in open space to reduce disturbance of wetland habitat and to provide for wildlife movement through the property from the San Miguel Mountains to the north to Otay Lakes. These canyon open space areas would expand to over 1,500 feet in width in the southern portion of the property above Otay Lakes and in the northern portion of the property adjacent to the San Miguel Mountains. These areas would be left natural with the exception of a naturalized trail in the central open space canyon area. Existing disturbed areas would be revegetated with native scrub species. Provisions for wildlife movement have been incorporated in the design with a commitment to two undercrossings under East H Street, one in the southeastern portion of the property and another within the Salt Creek corridor. The design of the undercrossings would be similar to an Armco multi-plated arch. Four additional crossings would be located within Sub-Area 3 to provide local street access to individual development areas. These crossings will be designed to facilitate wildlife movement; specific designs for these crossings will be presented in the Salt Creek Ranch SPA Plan.

The open space system has been designed to minimize impacts to wetland habitat. It is anticipated that less than two acres of wetland habitat will be disturbed with project implementation. Mitigation for wetland impacts will be accomplished entirely on-site and will comply with existing State and Federal regulations.

Variety of Housing Types

A variety of housing types will be provided within Salt Creek Ranch ranging from attached units up to 11 Du's/acre to single-family units on residential estate lots. This range of housing types will serve a broad range of the market including a variety of lifestyles, ages and income groups.

Attached housing products will include townhomes and duplexes within the R-M category. The project design provides for an orderly transition from higher density products in the western portion of the site near SR-125 and future transit facilities, to lower density, larger lots in the eastern portion of the site.

Open Space and Recreation Opportunities

Provision of open space and outdoor recreation opportunities is a primary theme of the Salt Creek Ranch concept. Approximately 429 acres, or 36% of the property, is proposed to be devoted to open space and recreation uses including 395 acres of undeveloped open space and 34 acres of parks. Open space amenities incorporated in the project include an enhanced Salt Creek, corridor, wide-open space corridors in the eastern portion of the site, and an extensive trail system. These amenities will contribute to establishing the character of Salt Creek Ranch as a rural residential community with a focus on outdoor recreation and open space.

Community Facilities

In addition to park and open space facilities, a variety of community facilities have been incorporated into Salt Creek Ranch including one elementary school site totaling 10~~0~~ net acres, a 1-acre fire station and one community purpose facility site totaling 3 acres. A reclaimed water distribution system will also be provided with implementation of Salt Creek Ranch to ensure maximum use of reclaimed water within the community.

The project will provide for the extension of East H Street and Hunte Parkway as shown on the Circulation Element of the General Plan. Access will be provided to adjoining properties including private property to the northeast, OWD facilities to the north and the community of Eastlake to the south. In addition to provisions for vehicular circulation, an extensive bicycle and pedestrian system is proposed.

The Chula Vista General Plan also includes an Eastern Territories Area Plan. The following planning proposals relevant to Salt Creek Ranch are included in the Eastern Territories Area Plan:

- the Area Plan places high priority on preservation and improvement of sections of the Chula Vista Greenbelt including Salt Creek and Upper and Lower Otay Lakes;
- the Area Plan calls for development of the Eastern Territories primarily with R-L and R-LM residential uses; medium density residential development is designated within Salt Creek Ranch in the areas east of the SR-125/East H Street interchange and north of Eastlake Technology Park;
- the Area Plan calls for a park, linked by trails to other parks, to be located in the eastern portion of Salt Creek Ranch;
- the Area Plan calls for creation of a well-designed land use transition between medium density residential uses within Salt Creek Ranch and employment uses in the Eastlake Technology Park;
- the Area Plan calls for sensitive design in development areas adjacent to Otay Lakes;
- the Area Plan calls for development of those portions of the Chula Vista Greenbelt within the Eastern Territories greenbelts along Salt Creek and Otay Lakes.

This GDP conforms with the planning and design proposals for Salt Creek Ranch included in the Eastern Territories Area Plan. Salt Creek Ranch will provide all on-site portions of the Chula Vista Greenbelt; provision of the 20-acre neighborhood park along the Salt Creek corridor is consistent with the Area Plan's recommendation for a park in the Salt Creek Ranch area. The GDP creates a sensitive land use transition between the project and Eastlake Technology Park and provides for open space in proximity and adjacent to Upper Otay Lake. This GDP also requires control of urban runoff to ensure maintenance of the existing water quality within Otay Lakes.

B. CIRCULATION ELEMENT

The Circulation Element calls for the development of several circulation element roadways within or in proximity to Salt Creek Ranch. These include: East H Street (6-lane prime, 4-lane

major, Class I collector), Hunte Parkway (4-lane major, Class II collector), Lane Avenue (Class I collector) and Telegraph Canyon Road (6-lane prime, Class I collector) and SR-125 (freeway). The Circulation Element also designates bicycle lanes along East H Street, Hunte Parkway and Lane Avenue and a local collector transit route along East H Street. Consistent with the threshold standards adopted by the City, the Circulation Element identifies Level of Service C as the standard for operation of the City's circulation element roads.

All circulation element roads within Salt Creek Ranch have been assigned classifications consistent with or greater than the Circulation Element. Bikeways and transit routes will also be provided as called for in the Circulation Element. Phasing of development and road improvements will be timed to ensure compliance with the City's level of service standards. A transportation phasing plan will be included in the Salt Creek Ranch SPA Plan which will outline in detail the phasing of road improvements and contributions by the developers of Salt Creek Ranch. The transportation phasing plan will be coordinated with the City's updated Growth Management Element.

C. PUBLIC FACILITIES ELEMENT

The Public Facilities Element presents guidelines for the development of water, sewer and drainage facilities within Chula Vista. The element acknowledges that master plans for these facilities in the Eastern Territories have not yet been prepared and that master planning efforts will need to occur in conjunction with specific development proposals in the Eastern Territories.

This GDP requires that master plans for the provision of water and sewer facilities be prepared and approved in conjunction with the Salt Creek Ranch SPA Plan. The water master plan will be prepared to the satisfaction of the OWD and the sewer master plan will be prepared to the satisfaction of the City of Chula Vista. This GDP also calls for provision of drainage plans to the satisfaction of the City of Chula Vista and requires sensitivity in the design of drainage plans for developments in the vicinity of Otay Lakes.

D. HOUSING ELEMENT

The Housing Element establishes goals for the provision of affordable housing in conjunction with new development within the City of Chula Vista. The Housing Element encourages developers to explore Federal and State subsidy programs and other economically feasible means of reducing the cost of housing. The applicant will work with City staff to develop a mutually agreeable program for the provision of low and moderate-income housing. The details of this program shall be incorporated in the Salt Creek Ranch SPA Plan.

E. CONSERVATION/OPEN SPACE

The stated goals of the Conservation/Open Space Element are to provide for the judicious management of Chula Vista's natural resources and to promote land uses, which minimize the impact of development on natural resources. The Element also calls for the preservation of open space for outdoor recreation and education and to enhance community identity. The Eastern Territories Area Plan designates specific regional open space features within Salt Creek Ranch including portions of the Chula Vista Greenbelt and a park.

This GDP incorporates all open space features designated within Salt Creek Ranch by the Eastern Territories Area Plan. Open space amenities are a key component of Salt Creek Ranch, which will enhance the semi-rural/ranch character of the community. Numerous open space features are incorporated into the project in addition to those called for in the Eastern Territories Area Plan including a trail system, pedestrian system, provision of recreation opportunities by designation of parks, and preservation of environmentally sensitive areas.

Over 395-acres of the project will be preserved in undisturbed open space. The open space system has been designed to benefit wildlife by providing for wildlife movement and providing sufficient area size and linkages to preserve habitat diversity. Access to the open space system will be limited to equestrian and hiking trails to encourage preservation of resources within natural open space areas.

F. PARKS AND RECREATION ELEMENT

The City-wide park system envisioned in the Park and Recreation Element is a hierarchy of public park features including the Chula Vista Greenbelt, regional parks, community parks and neighborhood parks. The Park and Recreation Element establishes a standard of 3-acres of developed neighborhood and parks per 1,000 residents.

This GDP requires that parks be provided within Salt Creek Ranch in accordance with City standards. The GDP proposes 27-acres of parks, consistent with City standards. Park amenities will be provided in accordance with City standards.

G. SAFETY ELEMENT

The Safety Element identifies potential seismic safety and fire hazards and requires that development occurs consistent with state-of-the-art safety practices. No geologic hazards have been identified for Salt Creek Ranch although all future development plans will conform with the recommendations of a qualified engineering geologist. The Salt Creek Ranch SPA Plan will include specific guidelines regarding fuel modification for fire protection.

H. NOISE ELEMENT

The Noise Element requires that the City enforce noise regulations which recognize the right of every citizen to live in an environment where noise is not detrimental to life, health, or enjoyment of property. Potential noise impacts will be identified during the environmental review of this GDP and subsequent development plans. Mitigation measures will be implemented by the developer as required.

V. GENERAL DEVELOPMENT SCHEDULE/PLAN IMPLEMENTATION

A. GROWTH MANAGEMENT/PHASING

This GDP will be used by the City and the developer to ensure that development occurs in an orderly fashion and that public facilities are provided concurrent with need while at the same time providing flexibility to allow the developer to respond to changing market conditions. The conceptual phasing information presented in this section has been developed primarily for the purposes of determining preliminary circulation and public facility requirements; actual development may or may not occur in the sequence described below. Regardless of the actual phasing, public facilities will be provided concurrent with need and in accordance with the threshold standards established by the City of Chula Vista.

The conceptual phasing plan assumes that development within Salt Creek Ranch will extend over a period of approximately 10-12 years averaging 300-500 units per year. It is anticipated that development within Salt Creek Ranch will begin adjacent to the Salt Creek open space corridor and will incorporate portions of Sub-areas 2 and 3. Later stages of development will extend to the west and east simultaneously to allow for the early provision of higher-end, larger lot homes and to meet market demand for other move-up product types. It is anticipated that 4 or more product types will be available during each phase to provide appeal to a broad range of the market. Individual phases will provide for "in-tract" infrastructure and public facilities as well as off-site infrastructure required by cumulative project development. As discussed previously, the neighborhood park in the western portion of the project site will be provided during the first phase of development of Salt Creek Ranch to serve residents of Salt Creek I.

B. COMMUNITY FACILITIES AND IMPROVEMENTS

Specific community facility requirements for each Sub-Area will be identified in the Salt Creek Ranch SPA Plan. The following standards have been established for community facilities.

Circulation: Development within Salt Creek Ranch shall comply with the City's Level of Service C requirement for the operation of circulation element roads. A transportation phasing plan, consistent with the City's Growth Management Element, shall be incorporated into the Salt Creek Ranch SPA Plan to ensure that level of service standards are met.

Water: A detailed water master plan shall be prepared in conjunction with the Salt Creek Ranch SPA Plan. The water master plan shall be subject to review and approval by the Otay Water District.

Sewer: A detailed sewer master plan shall be prepared in conjunction with the Salt Creek Ranch SPA Plan. The sewer master plan shall include consideration of reclaimed water and shall be subject to review and approval by the Ci ty of Chula Vista.

Drainage: A conceptual drainage plan shall be included in the Salt Creek Ranch SPA Plan. The conceptual drainage plan shall, in particular, address drainage areas east of Salt Creek. Drainage plans for individual developments shall be prepared to the satisfaction of the City Engineer. Development plans, if any, which involve discharge to Otay Lakes shall be subject to review by the City of San Diego.

Fire and Police: The Salt Creek Ranch SPA Plan shall define specific facility requirements for fire and police protection to the satisfaction of the Chula Vista Police and Fire Departments. A fire station site will be provided in order to meet threshold standards and as set forth in the Fire Station Master Plan. Funding will be provided by participation in the supplemental DIF adopted by the City of Chula Vista. In conjunction with provision of fire service by the Chula Vista Fire Department, the property shall be detached from the Rural Fire Protection District.

Schools: School facility requirements shall be defined in the Salt Creek Ranch SPA Plan to the satisfaction of the Chula Vista School District and the Sweetwater Union High School District. One elementary school site is designated within Salt Creek Ranch and will be made available to provide education facilities as SPA phasing dictates.

Open Space: Open space areas delineated on this GDP and subsequent SPA Plan shall be owned and maintained by an entity(ies) approved by the City Council as determined during the review and approval process for the Salt Creek Ranch SPA Plan. These may include the Chula Vista Park and Recreation Department, an open space maintenance district, private trust or other entities acceptable to the City of Chula Vista.

C. DEVELOPER/CITY AGREEMENT

An agreement, such as a developer agreement or other mechanism acceptable to both the City and the developer, shall be required to implement this Plan. The purpose of the agreement is to ensure that the developer will participate in the construction and financing of public facilities and to ensure that the land use entitlements provided for in this GDP are achieved. The agreement shall be entered into by all parties prior to the issuance of any permits for development within the plan area and shall bind future landowners/developers who acquire interests in the property.

D. SUBSEQUENT REVIEW

Subsequent review of this GDP shall consist of review and approval of the Salt Creek Ranch SPA Plan and future tentative maps and development plans implementing the project. A Public Facilities Financing Plan shall be prepared and processed concurrently with the Salt Creek Ranch SPA Plan. The Salt Creek Ranch SPA Plan shall be the primary zoning and design document guiding development of the property and shall include detailed urban design and site plan criteria and identification of specific community facility requirements. Specific criteria included in the SPA Plan will guide review of future development plans. Development plans for individual projects shall be subject to the City of Chula Vista's procedures for design review.