



## **Otay Ranch Village 3 and a Portion of Village 4**

### **Sectional Planning Area (SPA) Plan**

**ADOPTED DECEMBER 2, 2014  
BY RESOLUTION NO. 2014-234**

**AMENDED DECEMBER 6, 2016  
BY RESOLUTION NO. 2016-254**

**AMENDED \_\_\_\_\_  
BY RESOLUTION NO. \_\_\_\_\_**

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# *University Villages*

## *Sectional Planning Area (SPA) Plan*

Village 3 and a Portion of Village 4  
OTAY RANCH GDP

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## ***I. Introduction***

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## **I. INTRODUCTION**

### **A. BACKGROUND, SCOPE, AND PURPOSE OF THE PLAN**

#### **I. Background**

The Otay Ranch General Development Plan (GDP) was adopted by the Chula Vista City Council and the San Diego County Board of Supervisors on October 28, 1993, following an extensive planning process spanning over five years. The plan governs the 23,000+ acre Otay Ranch properties. The Otay Ranch GDP is based upon, and directly implements the City of Chula Vista General Plan. The Otay Ranch GDP includes plans for urban villages, a resort community, the Eastern Urban Center, industrial areas, rural estate planning areas, an 11,375+ acre open space preserve and a university. The Otay Ranch open space system facilitates completion of the Chula Vista Greenbelt System and the Chula Vista Multi-Species Habitat Conservation Plan (MSCP) Subarea Plan.

Since its original adoption in 1993, the GDP has been amended several times, to address village-specific planning issues. GDP amendments have been approved over time in conjunction with preparation of SPA plans for the Village 3 and a Portion of Village 4 areas.

The Village 3 North portion of the SPA Plan Area was originally included within the planning boundaries of the Villages 2, 3 and a portion of Village 4 SPA Plan approved by the Chula Vista City Council in 2006.

The Chula Vista City Council subsequently entered into a Land Offer Agreement (LOA) with the then property owner in 2008. The LOA established a framework for planning the southern portion of the Otay Valley Parcel, including the creation of a future University and Regional Technology Park and future land use plans for Village 3, a portion of Village 4, Village 8 East and Village 10 (collectively referred to as “University Villages.” The LOA was subsequently amended in 2010 and again in 2014.

The Village 3 North and a Portion of Village 4 SPA Plan was approved by the Chula Vista City Council on December 2, 2014 (Resolution No. 2014-234). The Applicant, HomeFed Village III, LLC, acquired the property within the boundaries of the SPA Plan in July 2015 and the amended SPA Plan and a new Tentative Map were approved in 2016 (Resolution No 2016-254) (2015 SPA Plan). Changes included revised single family lot configurations and sizes, a reconfigured public neighborhood park, introduction of multi-family homes within the mixed use area and relocation of office uses to create a larger, more efficient office complex as well as revised street cross sections and the addition of a central pedestrian paseo.

The proposed revisions to the 2016 SPA Plan include expanding the SPA boundary to include the approximately 48.6 acre area south of Main Street (Village 3 South) which results in a 484.6-acre SPA Plan area and the entirety of Village 3 included in this SPA Plan. In addition, the proposed revisions would change the land use designations on three parcels, increase authorized units by transferring 41 multi-family units from Village 9 to Village 3, and allocate the 377 unallocated and unused Village 3 units to three multi-family parcels within Village 3, resulting in



no overall increase of units within Otay Ranch. The total authorized residential units within Village 3 would increase from 1,597 to 1,638 dwellings (Refer to Exhibit 5: Village 3 and a Portion of Village 4 Site Utilization Plan and Table 1: Site Utilization Table).

## **2. Scope and Purpose**

The Otay Ranch GDP permits urban levels of development implemented through the Otay Ranch “village” planning concept. The village concept was developed with input from the City of Chula Vista (City), County of San Diego (County), and the Metropolitan Transit Development System (MTS, formerly MTDB). These agencies also participated in planning for subsequent “village” SPA Plans in Otay Ranch.

In general, the concept provides for urban villages that are approximately one-mile square, with distinct features that are defined by an open space system and major arterial streets. The village planning concept is intended to promote pedestrian-oriented development and reduce reliance on the automobile. The concept provides for essential facilities and services: elementary schools, shops, civic facilities, childcare centers, and local parks in a village core. The highest density residential uses are located in the core and densities generally decrease toward the village perimeter. Otay Ranch villages that are served by regional transit are intended to have the highest residential densities and commercial uses to enhance transit ridership. The location of regional transit service supports the urban village design within the SPA planning area.

The SPA Plan is the implementation tool of the Otay Ranch GDP for the villages. It establishes design criteria for the villages and defines the type and maximum amount of development permitted. It also establishes the City’s standards for that development including open space provisions and major improvements to be constructed by the developer.

The "Otay Ranch Business Park" (Villages Two and Three) is designated as industrial lands in the GDP. The industrial land use category establishes light industrial uses in a business park setting. These uses generate an employment base within the Otay Ranch Community as well as the South San Diego County region. This category authorizes uses such as research and development, light manufacturing, warehouse and distribution facilities, office/showroom and supporting uses. The SPA Plan area includes the southern portion of the Otay Ranch Business Park. The portion of Village 4 included in the SPA Plan area is currently designated Parks and Recreation and Open Space in the GDP.

This SPA Plan refines and implements the land use goals, objectives and policies of the Otay Ranch GDP and the City of Chula Vista General Plan (CVGP). GDP and CVGP amendments are necessary to implement the vision for SPA Plan Area. Proposed amendments include increasing units, boundary adjustments and other land use refinements.

This SPA Plan defines in more detail the development parameters for Village 3 and a portion of Village 4, including the land uses, design criteria, primary



transportation patterns, open space and recreation concepts, and infrastructure requirements. Additionally, the character and form of the development will be implemented through a series of guidelines and development standards prescribed in Planned Community (PC) District Regulations, Village Design Plan and other supporting documents. The objectives of the SPA Plan are to:

- Develop a Business Park within Village 3 that provides a strong employment base for Village 3 residents and the City of Chula Vista and supports the economic development goals of the Chula Vista General Plan.
- Develop Commercial uses within the Village 3 core area that provide a strong employment base for Village 3 residents and the City of Chula Vista and meet the commercial/retail needs of the village and surrounding villages.
- Establish an urban pedestrian-oriented village with a village core designed to reduce reliance on the automobile and promote multi-modal transportation, including walking and the use of bicycles, buses and regional transit.
- Promote synergistic uses between Village 3 and adjacent Village 2 by providing pedestrian/trail connections and complimentary land uses to balance housing, activities, services and facilities.
- Implement the goals, objectives and policies of the Chula Vista General Plan, the MSCP Subarea Plan, the Otay Ranch GDP, the Otay Ranch Phase 1 and Phase 2 Resource Management Plan, the Otay Ranch Facility Implementation Plan, the Otay Ranch Village Phasing Plan and the Otay Ranch Service/Revenue Plan.
- Implement the City of Chula Vista's Growth Management Ordinance to ensure that public facilities are provided in a timely manner and financed by the parties creating the demand for, and benefiting from, the improvements.
- Foster development patterns which promote orderly growth and prevent urban sprawl.
- Develop, maintain, and enhance a sense of community identity.
- Accentuate the relationship of the land use plan with its natural setting and the physical character of the region and promote effective management of natural resources by concentrating development into less sensitive areas while preserving large contiguous open space areas with sensitive resources.
- Establish multi-use trail linkages to the Chula Vista Greenbelt, consistent with the Chula Vista Greenbelt Master Plan.
- Add to the creation of a unique Otay Ranch image and identity which differentiates Otay Ranch from other communities.
- Wisely manage limited natural resources.



- Establish a land use and facility plan that assures the viability of the SPA Plan area in consideration of existing and anticipated economic conditions.
- Implement the Otay Valley Regional Park Concept Plan within the SPA boundary through the planning and provision of portions of connections to the City's Greenbelt trail network.
- Provide a wide variety of housing options, including affordable housing, to City residents, future students and faculty of the four-year University and employees of the Regional Technology Park, Village 8 West and Village 9 Town Centers, and the EUC.

This SPA Plan and supporting PC District Regulations supplement other City regulations and function as the zoning ordinance for Village 3 and a portion of Village 4. Where in conflict, the SPA Plan shall apply; and where a topic is not addressed by this SPA Plan, appropriate City regulations shall apply.

## **B. DOCUMENT ORGANIZATION**

This SPA Plan is divided into several components: the SPA Plan; PC District Regulations; Village Design Plan; Public Facilities Finance Plans; Affordable Housing Plan; Air Quality Improvement Plan; Water Conservation Plan; Non-Renewable Energy Conservation Plan; Parks, Recreation, Open Space and Trails Plan; Community Purpose Facility Master Plan, Preserve Edge Plan and supporting Technical Studies and Plans. The purposes of these documents are as follows:

### **I. SPA Plan**

The purpose of the SPA Plan is to define, in more detail than the City's General Plan and Otay Ranch GDP, the development parameters for Village 3 and a portion of Village 4, including the land uses, design criteria, circulation pattern, open space and recreation concept, and infrastructure requirements to support the community.

### **2. Planned Community District Regulations**

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



### **3. Village 3 Design Plan (VDP) (Appendix A) and Otay Ranch Business Park Guidelines (Appendix B)**

These documents guide the site, building and landscape design within the SPA Plan area to ensure the quality of the adopted urban design and architectural concepts established for the overall Otay Ranch community are maintained. The Village Design Plan identifies a theme for the village and delineates that identity through streetscape and landscape design, architecture, signage programs and lighting guidelines. The Village Design Plan, as well as the SPA and Tentative Map, provide for an internal trail network and connectivity to the adjacent trail and network (i.e. Chula Vista Greenbelt Trail and Regional Trail). In addition to the VDP, a subsequent Master Precise Plan (MPP) was prepared for the village core area and approved by the City Council in 2016. The MMP serves as a link between the approved SPA/Village Design Plan and future development within the village core.

The Otay Ranch Business Park Guidelines will ensure the quality of the industrial/office business park design and architectural concepts support the overall Otay Ranch Community. The Design Guidelines will address streetscape, landscape, architecture, parking, loading and storage, signage, and lighting. The interface between Village 3 residential land uses and the Business Park will also be addressed in the Design Guidelines.

### **4. Public Facilities Finance Plans (Appendix C)**

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

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

### **5. Affordable Housing Plan (Appendix D)**

The City of Chula Vista General Plan requires that residential development with fifty (50) or more dwelling units provide a minimum of 10% of the total dwelling units for affordable housing. Of these units, one-half (5% of the total project) is



to be designated available to low income households and the remaining five percent (5%) to moderate income households. In order to guarantee the provision of Affordable Housing opportunities, the City requires that a specific Affordable Housing Plan (“AHP”), be prepared by the Developer. The AHP Plan is implemented through an Affordable Housing Agreement between the City and the Developer.

The AHP delineates how, when, and where affordable units will be provided, intended subsidies, income and/or rent restrictions and methods to verify compliance. The AHP has been updated to be consistent with the 2021 SPA Plan amendment and the Balanced Communities Affordable Housing Agreement (Village 3) approved by the City Council on December 6, 2016.

#### **6. Air Quality Improvement Plan (AQIP) (Appendix E)**

The City’s Growth Management Ordinance requires an Air Quality Improvement Plan (AQIP) be submitted with all SPA Plans consisting of 50 dwelling units or greater. As required by the Growth Management Ordinance, the AQIP shall provide an analysis of air pollution impacts which would result from the project and is required to demonstrate the best available design to reduce vehicle trips, maintain or improve traffic flow, reduce vehicle miles traveled and other means of reducing emissions. The AQIP must be comply with the City’s Air Quality Improvement Plan guidelines.

#### **7. Water Conservation Plan (WCP) (Appendix F)**

The purpose of the Water Conservation Plan (WCP) is to respond to the Growth Management policies of the City of Chula Vista, which address the long term need to conserve water in new developments, to address short term emergency measures, and to establish standards for water conservation. An update to the Water Conservation Plan has been prepared for the proposed project.

#### **8. Non-Renewable Energy Conservation Plan (Appendix G)**

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

#### **9. Park, Recreation, Open Space and Trails Plan**

The Otay Ranch GDP requires that all SPA Plans include a Parks, Recreation, Open Space and Trails Plan. This Plan identifies locations, conceptual designs, ownership, maintenance and phasing of park, recreation and trails facilities to be provided in the SPA Plan area. The Plan also establishes linkages to the Chula Vista Greenbelt Trail and Regional Trail. The Park, Recreation, Open Space and Trails Plan is provided as Section V of the Village 3 and a Portion of Village 4 SPA Plan.





## **10. Community Purpose Facility Master Plan**

The City of Chula Vista Municipal Code requires the preparation of a Community Purpose Facility Master Plan as a component of a SPA Plan. This Plan identifies the location of sites, acreage, and facilities in the village. The Community Purpose Facility Master Plan is provided as Chapter VI of the Village 3 and a Portion of Village 4 SPA Plan document.

## **11. Agriculture Plan (Appendix H)**

The 1993 Otay Ranch Program EIR requires the preparation of an Agriculture Plan concurrent with the approval of any SPA Plan affecting onsite agricultural resources. This Plan describes the type of agriculture activities allowed as an interim use including buffering guidelines designed to prevent potential land use interface impacts related to noise, odors, dust, insects, rodents and chemicals which may accompany agricultural activities and operations.

## **12. Preserve Edge Plan (Appendix I)**

In accordance with the Otay Ranch Resource Management Plan (RMP), a Preserve Edge Plan must be prepared for all SPAs that contain areas adjacent to the Otay Ranch Preserve. The purpose of the Preserve Edge Plan is to identify allowable uses and establish strategies to minimize edge effects on the Preserve.

## **13. Fire Protection Plan (FPP) (Appendix J)**

In accordance with the requirements of the City of Chula Vista Fire Department, Chapter 49 of the 2010 California Fire Code, and the City of Chula Vista Fire Code, a Fire Protection Plan must be provided for all new development in the Wildland Interface (WUI). The purpose of the Fire Protection Plan is to identify the wildfire risk associated with the proposed residential development in the WUI area and provide measures to minimize and mitigate potential for loss. A Villages 3 North and a Portion of Village 4 Fire Protection Plan has been prepared, consistent with the Chula Vista Fire Facility Master Plan, January 28, 2014. An amendment to the FPP was approved in 2016 and an additional amendment to the FPP has been prepared for the Proposed Project.

## **14. Technical Studies and Plans**

The Otay Ranch GDP identified Project-wide Implementation Tasks including preparation of an Overall Design Plan, Master Facility Plans and the Resource Management Plan (Phase 2) for Otay Ranch. These project-wide implementation tasks have been completed and serve as the basis for subsequent SPA planning. The GDP also identified SPA Implementation Tasks that included preparation of SPA Plans, PFFPs, Regional Facilities Reports, Master Facilities Plans, and others. During the preparation of SPA One, a number of Master Facility Plans were prepared to address the provision of certain facilities on a Ranch-wide basis. For this reason, subsequent SPA Plans are required only to prepare Plans and Technical Studies specific to their development. The Plans for the SPA Plan area are listed and described above.



Technical studies for the SPA Planning Area were prepared for the Environmental Impact Report (EIR) adopted by the Chula Vista City Council on December 2, 2014, the PFFP, or as part of this SPA Plan. These plans and studies, in conjunction with mitigation measures identified by the EIR, fulfill the Otay Ranch GDP requirements for individual Village SPA Plan implementation. The technical studies and plans include:

- Biological Technical Report for Otay Ranch University Villages, Prepared by Dudek & Associates, May 2014.
- Air Quality and Global Climate Change Technical Report for the Otay Ranch University Villages Project, prepared by Dudek & Associates, May 2014.
- Noise Assessment Technical Report for the Otay Ranch University Villages Project, prepared by Dudek & Associates, May 2014.
- University Villages Traffic Impact Analysis – Otay Ranch Villages 3 North, a Portion of 4, 8 East and 10, prepared by Chen and Ryan Associates, July 2014.
- Archaeological Evaluation of Cultural Resources at the Otay Ranch Village 3 North and a Portion of 4, 8 East and 10, prepared by Brian Smith and Associates, March 2014.
- Paleontological Resource and Monitoring Assessment for Village 3 North and a Portion of 4, 8 East and 10, prepared by Brian Smith and Associates, March 2014.
- Phase I Environmental Site Assessment for Village 3 North, 8 East and 10 Coast2Coast Environmental, November 11, 2011
- Master Drainage Study for Otay Ranch Village 3 North, prepared by Hunsaker & Associates, June 2014.
- Master Water Quality Technical Report for Otay Ranch Village 3 and a Portion of Village 4, prepared by Hunsaker & Associates, June 2014.
- Overview of Sewer Service for Otay Ranch Villages 3 North, a Portion of 4, 8 East, and 10, prepared by Wilson Engineering, May 2014.
- Overview of Water Service for Otay Ranch Villages 3 North, a Portion of 4, 8 East, and 10, prepared by Wilson Engineering, May 2014.
- Geotechnical Investigation for Otay Ranch Village 3 North, prepared by GEOCON, Inc., May 2013.
- Village 3 North Health Risk Assessment, prepared by SCS Engineers, July 2014.
- Village 3 North Nuisance Study, prepared by SCS Engineers, July 2014



- Fire Protection Plan University Villages – Villages 3 North and a Portion of Village Four, prepared by Dudek, July 2014.

In addition to the above-listed technical reports and studies, the following analyses were completed to support the Addendum to the 2014 EIR and analyze the proposed revisions to the Chula Vista General Plan, Otay Ranch GDP, this SPA Plan and the Village 3 North and a Portion of Village 4 revised Tentative Map:

- Otay Ranch Village 3 Project – Air Quality and Greenhouse Gas Update, prepared by Dudek, February 25, 2016
- Otay Ranch Village 3 Project – Biological Resources, prepared by Dudek, August 24, 2016
- Geotechnical Review of Revised Tentative Map Otay Ranch Village 3 North Chula Vista, California, Prepared by GEOCON, January 15, 2016.
- Amended TM Drainage Study for Otay Ranch Village 3 North and a Portion of Village 4, prepared by Hunsaker & Associates, February 18, 2016.
- Priority Development Project (PDP) Storm Water Quality Management Plan for Amended TM for Otay Ranch Village 3 North and a Portion of Village 4 Chula Vista, CA 91913, prepared by Hunsaker & Associates, January 26, 2016.
- Otay Ranch Village Three Project – Noise Update, Prepared by Dudek, August 29, 2016.
- Otay Ranch Village 3 Trip Generation Review, prepared by Chen-Ryan, July 11, 2016.
- Otay Ranch Village 3 North and a Portion of Village 4 SPA Amendment Water Evaluation, prepared by Dexter Wilson Engineering, Inc., September 30, 2016.
- Otay Ranch Village 3 North and a Portion of Village 4 SPA Amendment Sewer Evaluation, prepared by Dexter Wilson Engineering, Inc., September 30, 2016.
- Cultural and Paleontological Resources Review for the Revised Tentative Map for Otay Ranch Village 3 North, City of Chula Vista, prepared by Brian Smith & Associates, July 14, 2016.

In addition to the above-listed technical reports and studies, the following analyses were completed to support the 2021 Addendum to the 2014 EIR and analyze the proposed revisions to the Chula Vista General Plan, Otay Ranch GDP, this SPA Plan, and the Otay Ranch Village 3 R-6/R-20 Tentative Map and the Otay Ranch Village 3 R-19 Tentative Map (Refer to Exhibit 5: Village 3 and a Portion of Village 4 Site Utilization Plan and Table 1: Site Utilization Table):

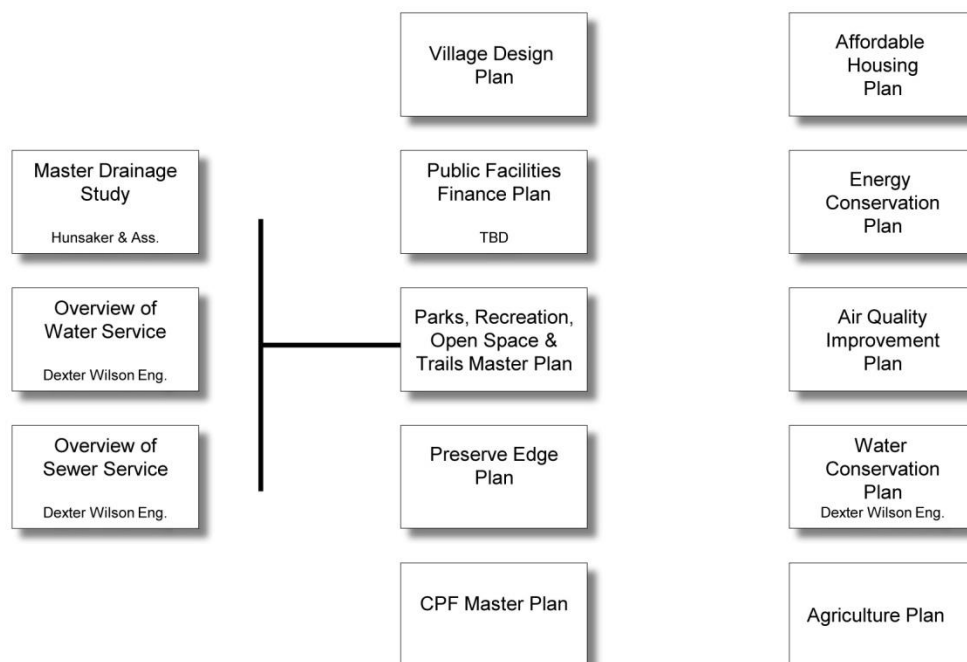


- Otay Ranch Village Three – Air Quality and Greenhouse Gas Update, prepared by Dudek, 2020.
- Health Risk Assessment for the Otay Ranch Village 3 Project, prepared by Dudek, 2020.
- Otay Ranch Village Three Addendum – Review of Biological Resources, prepared by Dudek, 2020.
- Geotechnical Review, Prepared by GEOCON, 2020.
- Drainage Study for Otay Ranch Village 3, R-6 and R-20 Tentative Map, prepared by Hunsaker & Associates, 2021.
- Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) for Otay Ranch Village 3, R-6 and R-20 Tentative Map, prepared by Hunsaker & Associates, 2021.
- Drainage & Storm Water Quality Management Plan Compliance Memo for Otay Ranch Village 3, R-19 Tentative Map, prepared by Hunsaker & Associates, 2020.
- Otay Ranch Village Three Project – Noise Update Analysis, Prepared by Dudek, 2020.
- Otay Ranch Village 3 Trip Generation Review, prepared by Chen-Ryan, 2021.
- Otay Ranch Village 3 and a Portion of Village 4 SPA Amendment Water Evaluation, prepared by Dexter Wilson Engineering, Inc., 2020.
- Otay Ranch Village 3 and a Portion of Village 4 SPA Amendment Sewer Evaluation, prepared by Dexter Wilson Engineering, Inc., 2021.
- Otay Ranch Village 3 Archeological and Paleontological Update, prepared by Dudek, 2020.
- Village 3 Fiscal Impact Analysis Summary Report, DPFG, 2021.
- Otay Ranch Village 3 Market Analysis of Industrial and Office Uses, HR&A Advisors, Inc., 2021



# University Villages Sectional Planning Area Plan

## Planned Community Regulations





### **C. LEGAL SIGNIFICANCE AND CEQA**

The project is subject to the requirements of the California Environmental Quality Act (CEQA). The provisions of CEQA will be implemented by the City as part of the approval process of this SPA Plan. All mitigation measures and monitoring activities identified and incorporated into the project as part of the CEQA process shall be implemented through this SPA Plan or other appropriate components of the SPA Plan. All future discretionary permits will need to be consistent with this SPA Plan.

### **D. RELATED DOCUMENTS**

The Chula Vista General Plan and Otay Ranch GDP establish the broad policy level standards and requirements for the SPA Plan area. The Otay Ranch GDP also authorizes the level of development intended within the SPA Plan Area and establishes the PC Zoning implementation process. All of the other documents that are components of the SPA Plan package (Village Design Plans, Public Facility Finance Plans, etc.) are prepared concurrently and based on this SPA Plan.

Concurrent with the SPA level documents, subdivision maps and improvement plans will be prepared which will provide the detailed information necessary to construct the project described by the SPA level documents. These plans, the construction process and ultimate uses/activities within the SPA must comply with the applicable provisions of this SPA Plan and related documents, including:

- City of Chula Vista General Plan;
- Otay Ranch General Development Plan;
- Otay Ranch Resource Management Plan (Phase 1 and 2 Update);
- Multi-Species Conservation Plan (MSCP) Subarea Plan;
- City of Chula Vista Parks and Recreation Master Plan;
- Otay Valley Regional Park Concept Plan and,
- City of Chula Vista Greenbelt Master Plan
- July 8, 2014 Land Offer Agreement
- Chula Vista Fire Facility Master Plan (2014)

## ***II. Development Concept***



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## **II. DEVELOPMENT CONCEPT**

### **A. LOCATION AND REGIONAL SETTING**

The SPA Plan Area is located at the southwestern portion of the Otay Valley Parcel of Otay Ranch, just north of the Otay River Valley. Exhibit 2 illustrates the regional location of the SPA Plan area; Exhibit 3 illustrates the vicinity and Exhibit 4 provides an aerial map of the Project Area.

Village 3 is located south of Village 2 and the Otay Landfill, west of existing light industrial uses in the City of Chula Vista and north of the Otay River Valley. Existing development in the vicinity of Village 3 includes Otay Ranch Village 2 to the north. Future development includes Villages 8 West and 8 East to the east. Village 4 is also located south of Village 2, north of the Otay Quarry, west of Village 8 and east of Wolf Canyon.

### **B. DESIGN INFLUENCE**

The City of Chula Vista General Plan and the Otay Ranch planning documents (Otay Ranch General Development Plan, Overall Design Plan, and other SPA plans for Otay Ranch) describe the general design characteristics of Otay Ranch Villages. The design of Village 3 is based on those guiding documents and the unique characteristics of the landform and surrounding development. The urban village concept described in the Otay Ranch GDP provides additional focus for the village. The village concept intensifies residential densities and commercial uses to enhance transit use, reduce automotive dependency, consolidates open space, promote social interaction, and create a strong sense of community and identity within Otay Ranch. Other design influences reflect on-site conditions and characteristics, such as landforms, aesthetics, land use relationships and circulation patterns. While general design influences are described below, design features and development requirements are addressed in the Village Design Plan. The portion of Village 4 included within the SPA plan area is part of a larger village area described in the GDP as an Urban Village. Proposed uses are consistent with the remaining portion of Village 4 outside of the SPA Plan area and adjacent to Village 8 West.

### **I. Site Characteristics and Visual Context**

The SPA area landform consists of large mesas north of the Otay River Valley and Wolf Canyon. The southern edge of Village 3 is defined by the extension of Main Street identified by the Otay Ranch GDP as a 6-Lane Prime Arterial. The Otay River Valley Preserve area is located south of Village 3. The Wolf Canyon Preserve area is adjacent to the Village 4 area. Approximately 187 acres designated Preserve Open Space are included within the SPA Plan area. There are view opportunities to adjacent open space areas and mountains to the east and south.

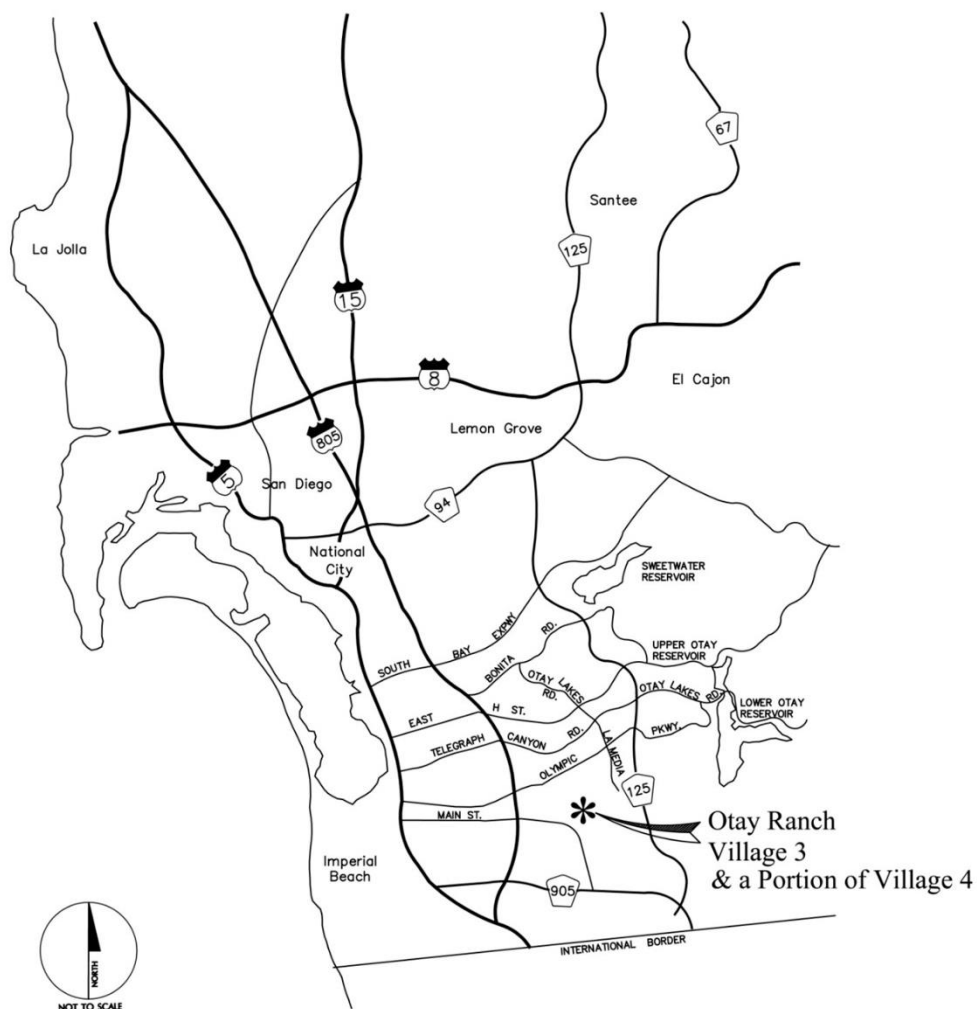


Exhibit 2  
Regional Location Map

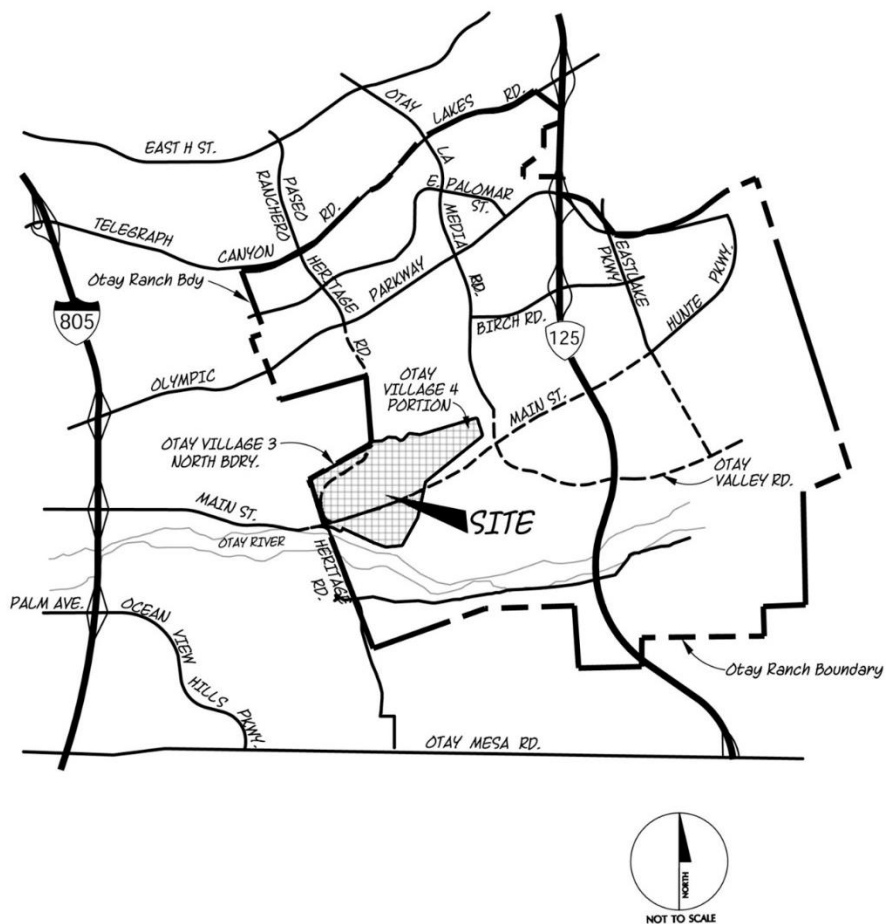


Exhibit 3  
Vicinity Map

March 2021





The community is designed to attract village residents to the core for social, public service, neighborhood shopping and recreation and community activities.

A variety of residential neighborhoods are planned south of the village core connected by an internal circulation network that emphasizes pedestrian comfort and safety. The City of Chula Vista Regional Trail continues south from Village 2 along Heritage Road through Village 3, ultimately connecting to the Greenbelt Trail planned in the Otay River Valley. The Regional Trail along Main Street provides an east-west pedestrian connection between Village 3 and villages to the east. The Village Pathway connects the village core to the Regional Trail.

Access to the regional transportation network includes a potential Rapid Bus service along Main Street and local bus service through the village along Heritage Road. A transit stop may be provided within the Otay Ranch Business Park to serve both the business park and village residents. Bicycle circulation is accommodated along Main Street and Heritage Road, as well as on the internal street network.

The southern portion of the Otay Ranch Business Park is located both north and south of Heritage Road. The business park will be designed as an industrial/research, office and business park and will generate an employment base within the Otay Ranch Community.

The northern portion of Village 4 included within the SPA Plan area includes a community park. Access is provided via the extension of Santa Luna Road west of La Media Road. A regional trail along La Media is extended along Santa Luna, providing a continuous pedestrian link into the community park and the residential neighborhood.

The Village 3 and a Portion of 4 SPA establishes the residential/mixed use Village 3 village boundary. The land use pattern required by the Otay Ranch GDP for urban villages emphasizes high density residential and mixed use land uses located near public transit to enhance ridership. The highest density residential uses are located within and adjacent to the Village 3 village core, creating opportunities for synergistic land use relationships and access to the planned Rapid Bus service on Main Street and Local Bus service on Heritage Road. The village design is intended to provide balanced and diverse land uses, environmentally sensitive development and pedestrian orientation, creating a “sense of place” for village residents. Environmentally sensitive development is achieved by consolidating development on lands that have been historically farmed, while preserving more biologically sensitive lands within the Otay Ranch Preserve. The Site Utilization Plan is provided in Exhibit 5.

The land use plan strives to create an urban village within Village 3, with a focus on multi-modal transportation opportunities, including pedestrian, bicycle, and transit. The urban village is composed of public and mixed uses with higher density residential development forming a village core. The Village 3 village core area is centrally located, placing the highest activity land uses within walking distance of a majority of homes and the Village 3 residential land uses to the south. In addition, a mixed-use area is designated within the Village Core to provide neighborhood serving retail/commercial uses and multi-family homes in a mixed use setting within the village



core to serve residents. Industrial uses are designated north of Heritage Road. Multi-family neighborhoods are planned within two parcels located south of Main Street.

A “Main Street” village identity is created along the central north/south street through Village 3. Two additional Secondary Village Entry Streets enter Village 3 from Heritage Road. The extension of Main Street forms the southern boundary of the village. This community structure establishes key pedestrian connections along Heritage Road to and through the Business Park and between village serving land uses in the core and the surrounding residential neighborhoods. The village core includes an elementary school, a neighborhood park, higher density residential a CPF Site and commercial/mixed use land uses. A Rapid Bus route is planned along Main Street. A Local Bus stop may be provided along Heritage Road, within walking distance of the village core and business park uses. The location of mixed use commercial/retail land uses within the village core provides neighborhood serving land uses within walking distance of a majority of Village 3 residents.

Consistent with the village planning concept, higher density residential development is located in the village core with decreasing densities and single family detached homes located toward the perimeter of the village. Private recreational facilities (designated “CPF” or “P-OS” on the plan), approximately one-half to one-acre in size, are located in the residential neighborhoods and are connected to the core along a network of Promenade streets. Village serving land uses including the private recreational facilities, a neighborhood park and a school site are located to create a series of open space focal points within the village. The residential neighborhoods of the village are connected by a grid street system to create multiple pedestrian and vehicular travel options throughout the village. Village 3 includes two segments of the Chula Vista Greenbelt Trail (approximately 565’). This segment will be implemented according to the Greenbelt Master Plan and OVRP Design Standards and Guidelines.

The southern portion of the Otay Ranch Business Park is located in the northern portion of the SPA Plan area south of the Otay Landfill. The land use plan for this area provides for large-pad developments suitable for industrial and business park uses. Multiple points of access to the Business Park are provided from Heritage Road. This circulation design facilitates access and movement throughout the site.

The SPA Plan area also includes 17.8 acres designated community park (portion of Otay Ranch North Community Park) within Village 4 and approximately 11.9 acres designated open space. The portion of the Otay Ranch North Community Park is accessible from the extension of La Media Parkway along its eastern boundary. A Site Utilization Plan (Exhibit 5) and Land Use Summary Table (Table 1) depict the location and acreage of the land uses and the densities.

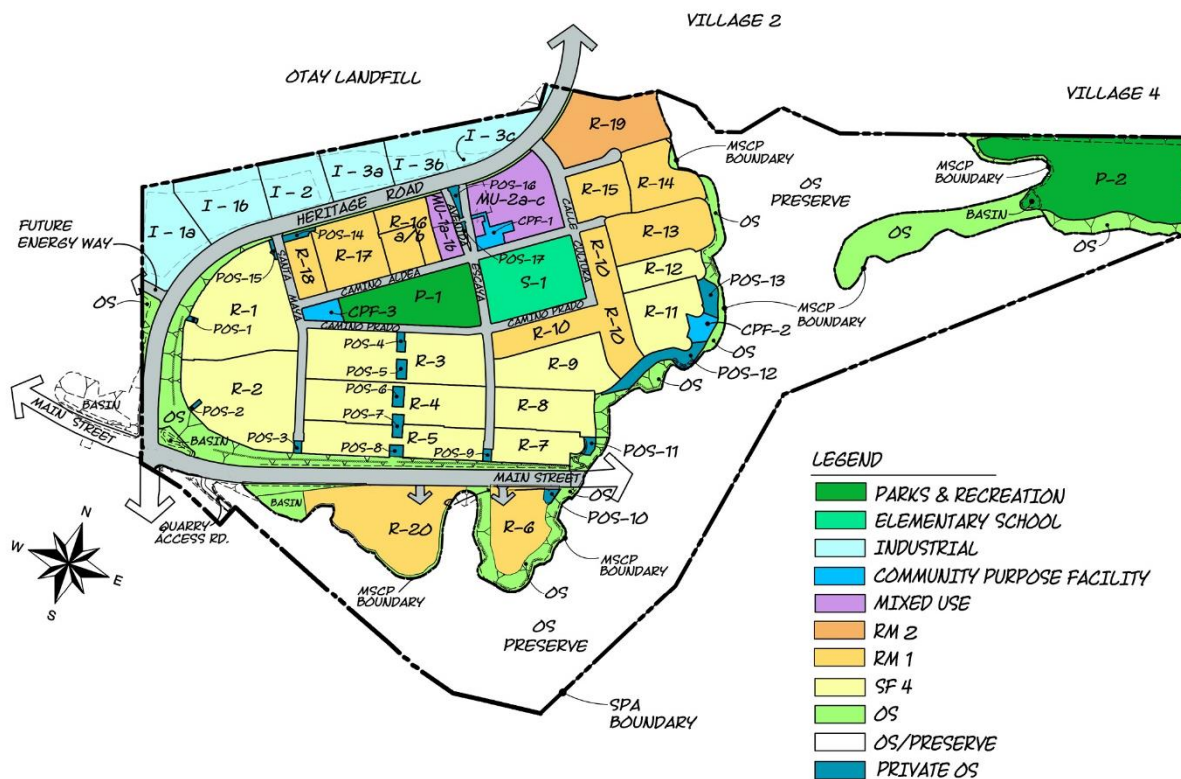


Exhibit 5  
Village 3 and a Portion of Village 4 Site Utilization Plan



**Table 1 - Village 3 and a Portion of Village 4 Site Utilization Plan**

Land Use	Land Use	Acres	Units	Target Density
<b>VILLAGE 3</b>				
<b>Single Family</b>				
R-1	SF	12.4	80	6.4
R-2	SF	12.3	65	5.2
R-3	SF	11.5	104	9.1
R-4	SF	9.5	75	7.9
R-5	SF	7.5	46	6.1
R-7	SF	3.8	22	5.8
R-8	SF	5.5	43	7.8
R-9	SF	6.7	40	6.0
R-10	SF	9.5	98	10.3
R-11	SF	5.7	37	6.5
R-12	SF	3.1	24	7.7
R-13	SF	6.6	58	8.8
R-17	SF	5.7	53	9.3
R-18	SF	2.3	24	10.4
<b>Single Family Total</b>		<b>102.1</b>	<b>769</b>	<b>7.5</b>
<b>Multi Family</b>				
R-6	MF	5.6	78	13.9
R-14	MF	5.0	71	14.2
R-15	MF	3.9	54	13.9
R-16 a/b	MF	4.6	54	11.7
R-19	MF	8.3	224	27.0
R-20	MF	10.1	116	11.5
<b>Multi Family Total</b>		<b>37.5</b>	<b>597</b>	<b>15.9</b>
<b>Mixed Use</b>				
MU-1a-d	MU	1.8	30	16.7
MU-2a-e	MU	7.2	242	33.6
<b>Mixed Use Total</b>		<b>9.0</b>	<b>272</b>	<b>30.2</b>
<b>Residential Total</b>		<b>148.6</b>	<b>1,638</b>	<b>11.0</b>
<b>Community Purpose Facilities</b>				
CPF-1	CPF	0.9		
CPF-2	CPF	0.9		
CPF-3	CPF	0.9		
<b>Total CPF</b>		<b>2.7</b>		
<b>Private Open Space (POS 1-17)</b>				
	<b>POS</b>	<b>5.3</b>		





Land Use	Land Use	Acres	Units	Target Density
<b>Public Park P-1</b>	<b>P</b>	<b>8.1</b>		
<b>School</b>	<b>S</b>	<b>8.3</b>		
<b>Industrial</b>				
I-1a	I	6.3		
I-1b	I	6.4		
I-2	I	4.6		
I-3a	I	4.2		
I-3b/c	I	7.8		
<b>Total Industrial</b>		<b>29.3</b>		
<b>Open Space</b>				
Open Space @ Village 3 North (OS 1, 2, 4-8, 17)	OS	19.8		
Open Space @ R-6/R-20 (OS 2-8)	OS	8.5		
Preserve @ Village 3 North (OS-12)	OS	157.2		
Preserve @ R-20 (OS-1)	OS	29.8		
<b>Total Open Space</b>		<b>215.3</b>		
<b>Circulation</b>				
External Circulation		21.0		
Internal Circulation		16.2		
<b>Total Circulation</b>		<b>37.2</b>		
<b>Subtotal Village 3</b>		<b>454.8</b>	<b>1,638</b>	
<b>VILLAGE 4 (por)</b>				
<b>Public Park P-2</b>	<b>P</b>	<b>17.8</b>		
<b>Open Space (OS 9-11)</b>	<b>OS</b>	<b>11.9</b>		
<b>Subtotal Village 4 (por)</b>		<b>29.7</b>		
<b>TOTAL</b>		<b>484.6</b>	<b>1,638</b>	



#### **D. MAPPING REFINEMENTS, DENSITY TRANSFERS AND UNALLOCATED UNITS**

The SPA Plan provides guidance for future development at the subdivision and improvement plan levels and is the basic reference for determining permitted land uses, densities, total units and required public facilities. The SPA Plan is not intended to be used in a manner that predetermines the development solution for each and every parcel. It is intended to reflect the City's intent for determining the intensity, design and desired character of use for the property. The development parcels and interior circulation indicated on the Site Utilization Plans is conceptual. Minor modifications to these configurations may occur as a part of the tentative tract map approval process. Modifications to the SPA Plan exhibits and text, to reflect adjustments based on an approved tentative tract map, may be accomplished without a formal SPA amendment, through the substantial conformance procedure established in the PC District Regulations.

Further, the SPA Plan is not a guarantee that a certain dwelling unit yield will be achieved at the subdivision level. The maximum density as specified for individual parcels shall not be exceeded; however, actual dwelling unit yields for projects will be determined by field conditions, site plan and architectural review, and a number of external factors that influence the design and density of individual projects. Transfers in density from one parcel to another and minor lot size modifications may be permitted subject to the following and Section X. Legislative Procedures, Otay Ranch Village 3 Planned Community District Regulations.

##### **I. Density Transfers between Villages**

Villages 3 and a Portion of Village 4, 8 East and 10 are separate SPA Plans originally approved by the Chula Vista Council in December 2014 (Resolution No. 2014-234). Pursuant to the LOA between the City of Chula Vista and SSBT LCRE V, LLC (Applicant) dated July 8, 2014, 6,897 units are allocated amongst the three SPA Plan Areas. Because these villages will be built out over approximately 15 years, it is impossible to determine the market demand in each village throughout build-out. Therefore, to accommodate future fluctuations in market demand, the LOA permits density transfers between villages of up to 15% of the total units authorized for each village. The criteria below must be met for the density transfer to be approved without a SPA Plan Amendment.

Pursuant to the LOA, the Applicant may transfer, at its discretion, up to fifteen percent (15%) of the units allocated to a village within the Project to another village within the same Project. The Development Services Director may approve, in his or her discretion, any transfer of units more than fifteen percent (15%) or any transfer of units to another village within Otay Ranch but not within the Project if all of the following requirements are satisfied.

- The transfer of units between villages is consistent with the village design policies and the Entitlements for the village into which the units are being transferred;



- The total number of units approved in 2014 within Villages 3, 8 East and 10 (6,897) is not exceeded;
- Public facilities and infrastructure including schools and parks are provided based on the final number of units within each village or Planning area;
- The planned identity of the villages is preserved including the creation of pedestrian friendly and transit-oriented development;
- Preserve conveyance obligations will continue to be based on the final map development area; and
- The Applicant provides proof to the City of Chula Vista that all affected property owners (owner of any parcel subject to the transfer) consent to the Density Transfer.

## **2. Secondary Designation for Elementary School Site**

The elementary school site has been designated on the Village 3 Site Utilization Plan for planning purposes, however, if a school district determines that a site will not be used for school purposes, the school site will revert to the RM-1/RM-2 Zone with densities of over 11 dwelling units per acre. Transfers of intensity to unused school sites are subject to the Village 3 PC District Regulations Chapter X, Implementation & Administration.



### ***III. Circulation***

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### **III. CIRCULATION**

#### **A. INTRODUCTION**

The Circulation Plan provides for a system that extends existing transportation routes and constructs planned facilities. The Circulation Plan incorporates vehicular and non-vehicular modes of transportation with public transportation as required by the Otay Ranch GDP. The Chula Vista General Plan Land Use and Transportation Element encourages “A sustainable circulation/mobility system that provides transportation choices and is well-integrated with the City’s land uses.” In addition, the CVGP includes policies that emphasize improved linkages between land development and pedestrian networks, including:

- Promote and encourage development (mixed-use, commercial and residential) that is organized around compact, walkable, mixed use neighborhoods and districts that are in close proximity to a wide variety of employment, goods and service, so as to reduce reliance on the automobile.
- Encourage inviting, well-planned, pedestrian-friendly street environments in all new development with good site design, adequate walkway widths, and amenities.
- Encourage and promote pedestrian-friendly elements for transit including enhancements to roadways, interchanges and bridge crossings.
- Promote the use of non-polluting and renewable alternatives for mobility through a system of bicycle and pedestrian paths and trails that are safe, attractive and convenient forms of transportation.
- Support healthy lifestyles among residents through increasing opportunities for regular physical activity by encouraging the development of a network of pedestrian walkways in all neighborhoods.

The Circulation Plan establishes a network that provides access to the community as established by the Otay Ranch GDP and in accordance with the City of Chula Vista General Plan. The plan arranges roads into a hierarchy, organized by function, to facilitate access within and around the village. These facilities are designed to create an integrated system of roads, bike lanes, transit routes, trails and pedestrian walkways. In Village 3, a grid street system is planned to support the pedestrian-oriented village design concept.

The plan also considers non-vehicular transportation systems by making provisions to connect to local and regional trails systems that provide access between the village core, neighborhood park, school, open space areas and residential areas. Street classifications within the SPA Plan area are consistent with the Chula Vista Construction Standard Drawings 2017 and have been refined to reflect the specific opportunities and constraints of the SPA Plan area. Specific street design standards are established at the Tentative Map level.



The SPA Plan Public Facilities Finance Plan (PFFP) establishes a circulation phasing plan which identifies the timing of specific improvements necessary to maintain the levels of service established in the City's Threshold Standards in the Growth Management Element of the Chula Vista General Plan. The PFFP also describes the obligations for the construction, or contributions toward construction, for specific street segments that provide access to the village.

The Circulation Plan, including specific project access points, and internal circulation, bicycle, pedestrian, and road crossings will be determined by the City Engineer and Development Services Director during the Tentative Tract Map process. The Village 3 project also provides connections between the internal pedestrian trail network and the Chula Vista Greenbelt Trail and Regional Trail. Two segments (565') of the Chula Vista Greenbelt Trail is within the SPA boundary. Variations to these concepts may occur where safety or efficiency can be enhanced. The following sections describe the regional circulation network, project circulation network, street standards, phasing of street improvements, transit planning and bicycle and pedestrian trails for the SPA Plan area.

#### **B. REGIONAL CIRCULATION NETWORK**

I-805, located approximately 2 miles to the west, provides primary regional access to the site. In addition, access to the SPA Plan area is provided by State Route 125, which is located approximately 2 miles east of the project site and I-5, along the Chula Vista Bayfront, approximately 5 miles west of the SPA Plan area. State Route 54 provides regional east-west circulation approximately 4.5 miles northwest of the project. SR-905 provides additional east-west circulation south of the SPA Plan area.

##### **Village 3:**

North-south access will be provided via Heritage Road, a 6-lane Prime Arterial. Main Street, a 6-lane Prime Arterial, provides east-west access to the SPA Plan area and connects to I-805 to the west and SR-125 to the east. Additional east-west access is provided along Olympic Parkway that connects to SR-125, I-805 and I-5.

##### **Village 4 (Portion):**

North-south access will be provided via La Media Road, a 6-Lane Prime Arterial. The extension of Santa Luna Road, a signalized intersection of Santa Luna and La Media Road provides direct access to the park.

The Otay Ranch GDP provides for the expansion of the regional transit-way system into Otay Ranch. An east-west Bus Rapid Bus route is planned along Main Street. A north-south Local Bus route may be provided along Heritage Road.

#### **C. PROJECT CIRCULATION NETWORK**

The primary entry from the north into Village 3 will be from Heritage Road. Three Village 3 entries will be signalized and allow full turning movements. Primary access to Village 4 will be via the extension of Santa Luna Road from La Media Road.





The internal circulation concept provides adequate vehicular access throughout the village, with alternate routes to disperse traffic throughout the village. The internal circulation streets include Modified Class II Collector, Secondary Village Entry, a Modified Core Promenade Street, Residential Streets (Promenade) and Parkway Residential Streets, with specifically-designed streets to enhance the Village 3 Core and Mixed Use area. Traffic calming features, such as curb extensions, raised intersections, narrowed intersections and landscaped pop-outs may also be located in the internal circulation network at appropriate locations. An Industrial Street provides a connection between Energy Way (off-site) and Heritage Road.

The Circulation Plan encourages pedestrian activity and bicycle access through the provision of the Village Pathway, an off-street paved path for bicycles and pedestrians. The design of all village streets includes sidewalks and landscaping to promote pedestrian circulation throughout the SPA Plan area. All public and private streets (excluding alleyways) are subject to City of Chula Vista Council Policy Number 576-19. The Village 3 project also provides connections between the internal pedestrian trail network and the Chula Vista Greenbelt Trail and Regional Trail. Two segments (565') of the Chula Vista Greenbelt Trail is within the SPA Plan boundary.

The phasing of development concurrent with the provision of adequate road capacity and access improvements is fully described in the PFFP. These improvements have been phased and designed to maintain an adequate level of service in the circulation system serving the SPA Plan Area and on internal roadways throughout build-out.

The circulation network is conceptually shown in Exhibit 6.

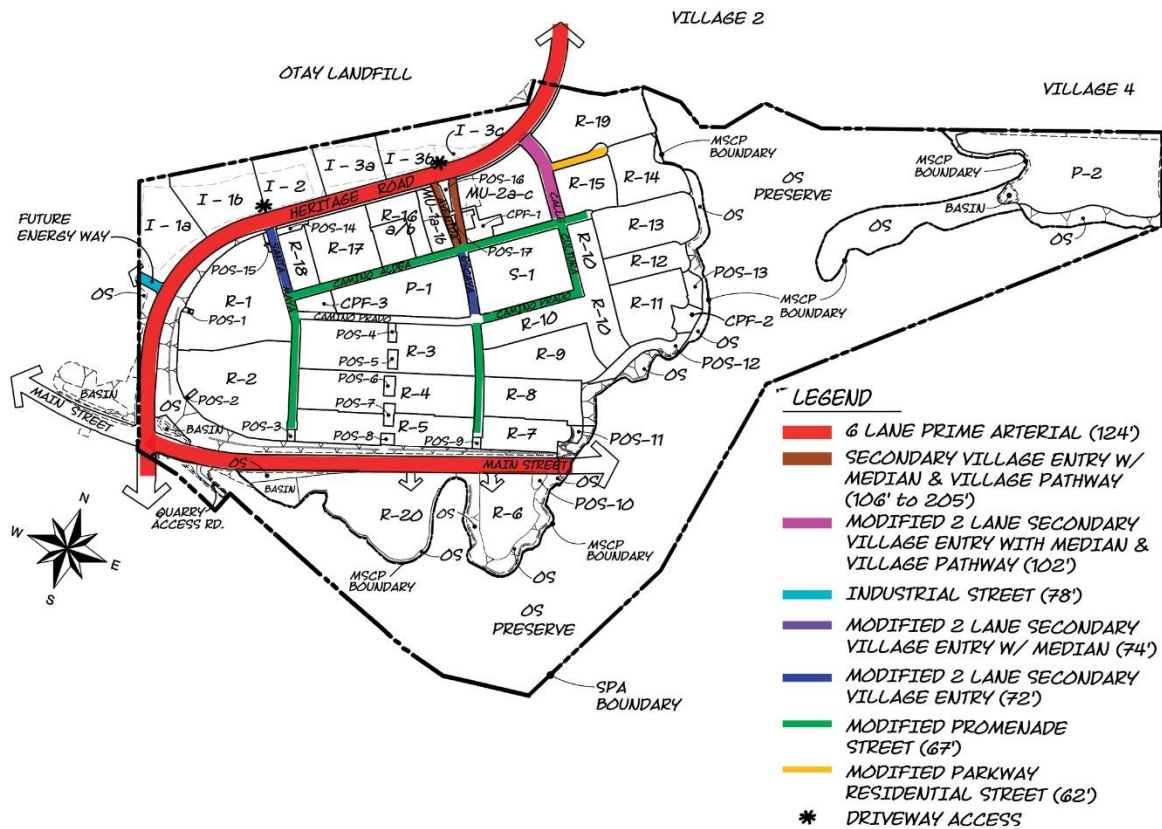


Exhibit 6  
 Circulation Plan



#### **D. STREET STANDARDS**

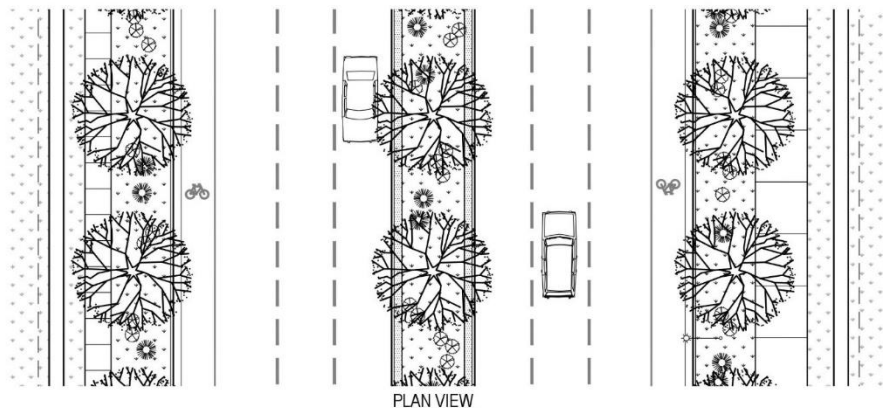
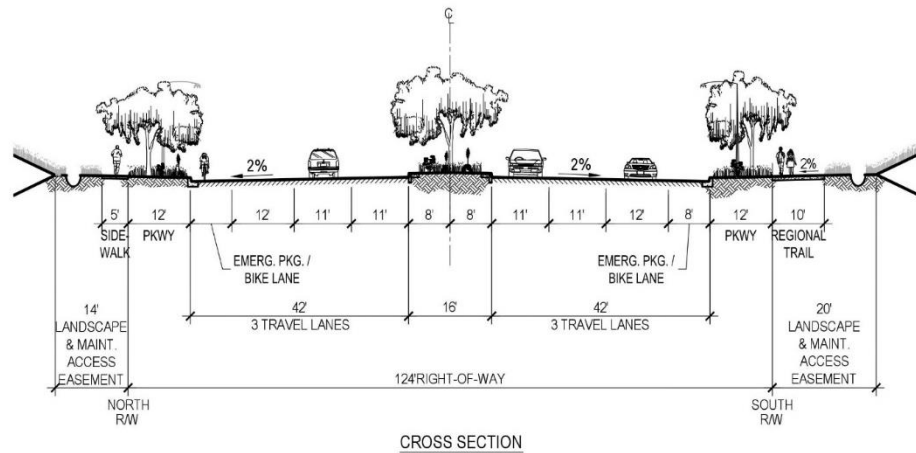
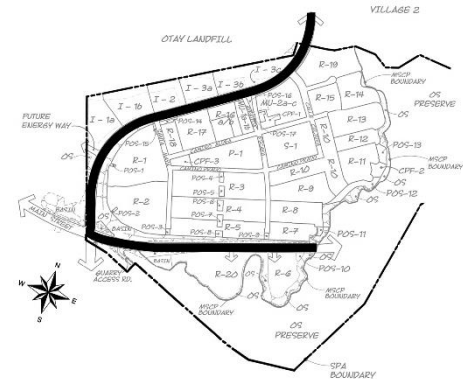
Street standards for the arterial roads at the periphery of the SPA Plan area have been established in the Mobility Chapter of the GDP and previous project development approvals. Internal streets, based on the City of Chula Vista 2002 Design Standards, will be constructed to meet City engineering standards and to conform to the policies of the GDP. The Mobility chapter of the GDP also allows modifications to standard street designs specific to each village. Final improvement designs will be determined as part of the subdivision approval process.

The GDP describes the automobile oriented improvements as only one component of an integrated mobility system, which includes bicycles, low speed electric vehicles, pedestrian trails and public transit systems. For this reason, all circulation streets in and around the SPA Plan area have been designed to minimize steep gradients wherever possible. All circulation street right-of-way designs provide sidewalks or trails appropriate to the street classification.



## I. Prime Arterials

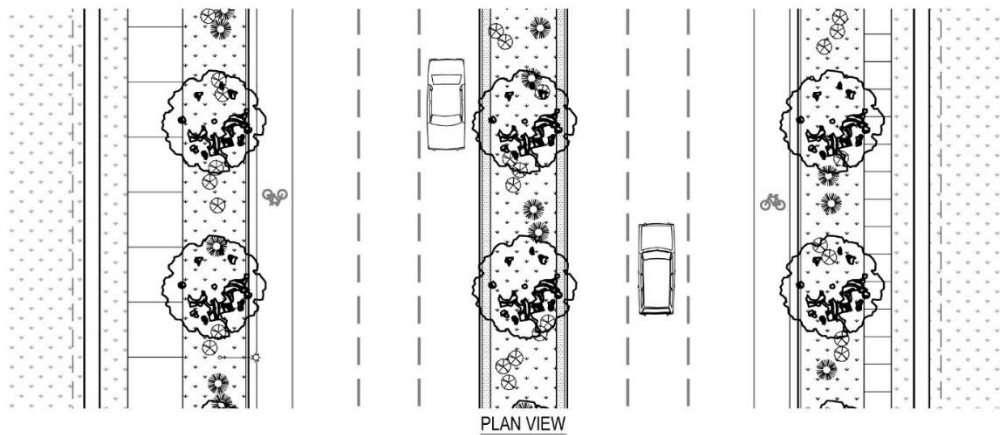
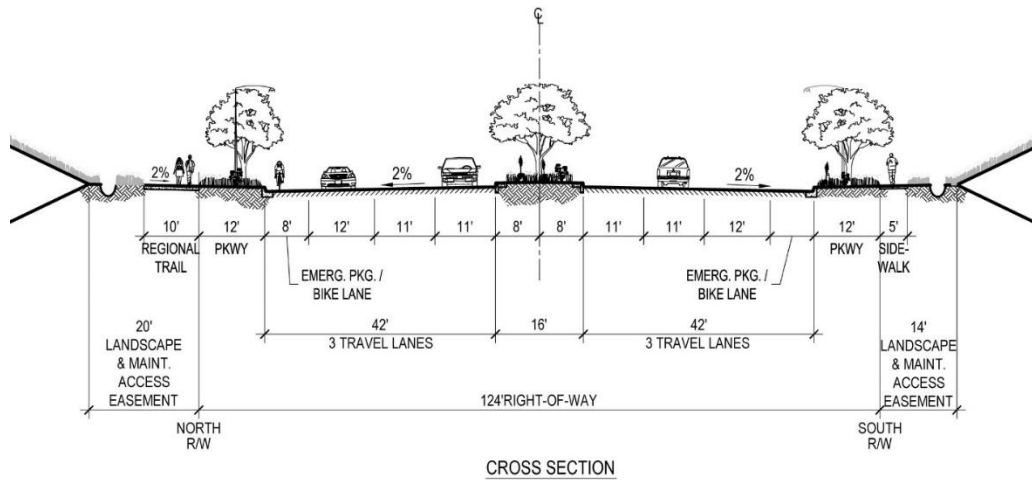
Prime Arterials provide for the completion of the regional circulation system. They are designed to operate at maximum efficiency and provide for automobile and bus access to regional destinations including freeways. Prime Arterials cross each other at intervals of three-quarter miles or greater. Main Street is an off-site 6-Lane Prime Arterial. Heritage Road is a 6-Lane Prime Arterial. Class 2 Bikeway Lanes are planned along Main Street and Heritage Road. Regional trails are located on the north side of Main Street and the east/south side of Heritage Road. These regional trails provide connections to the city-wide regional trail system and the City's Greenbelt trail system and the Otay Valley Regional Park trail(s).



Heritage Road

Exhibit 7  
 Six Lane Prime Arterials

Not to Scale



## Main Street

Note: Main Street improvements may be phased as depicted on the R-6/R-20 Tentative Map No. 20-0005

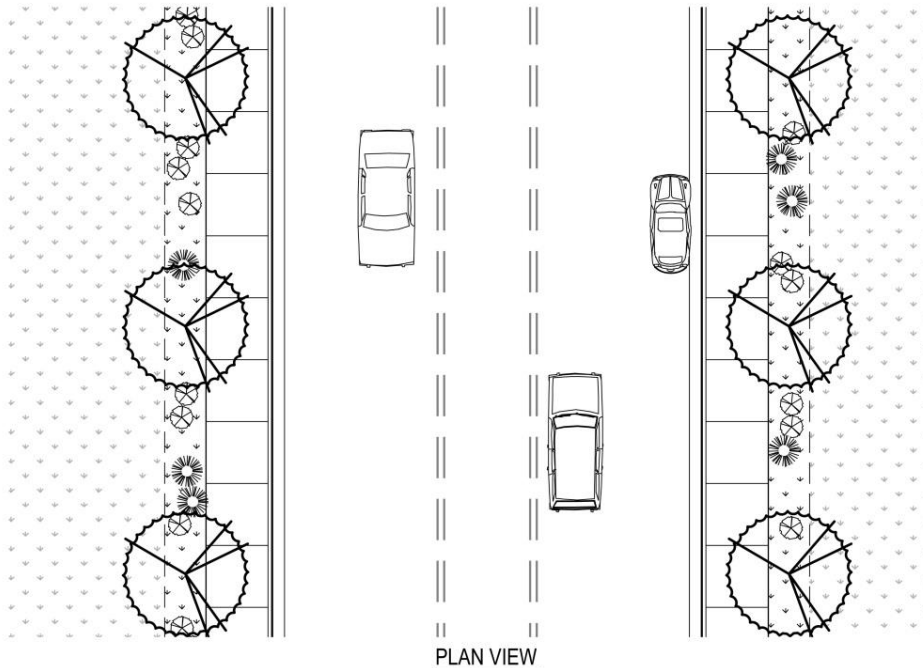
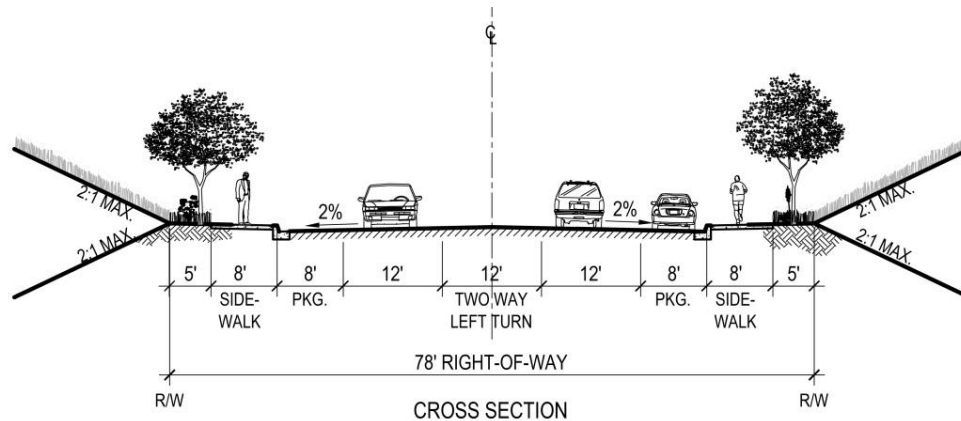
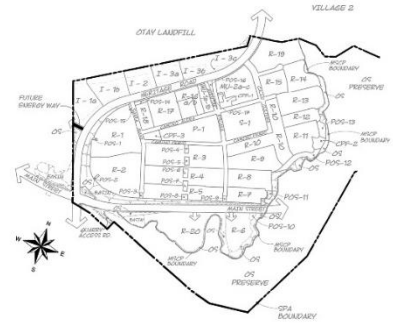
## Exhibit 7 Six Lane Prime Arterials (cont'd)

Not to Scale



## 2. Industrial Street

Future Energy Way is an Industrial Street designed to provide access for large vehicles traveling through the area. The street is composed of travel lanes, turn lanes, on-street parallel parking and wide sidewalks on both sides of the street.



Future Energy Way (by others)

Exhibit 8  
**Industrial Street**

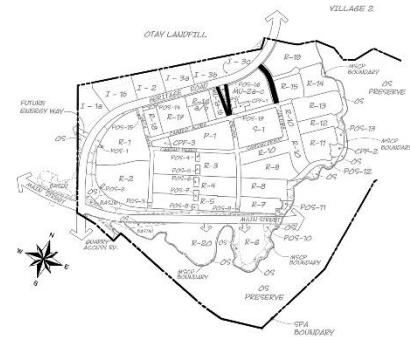
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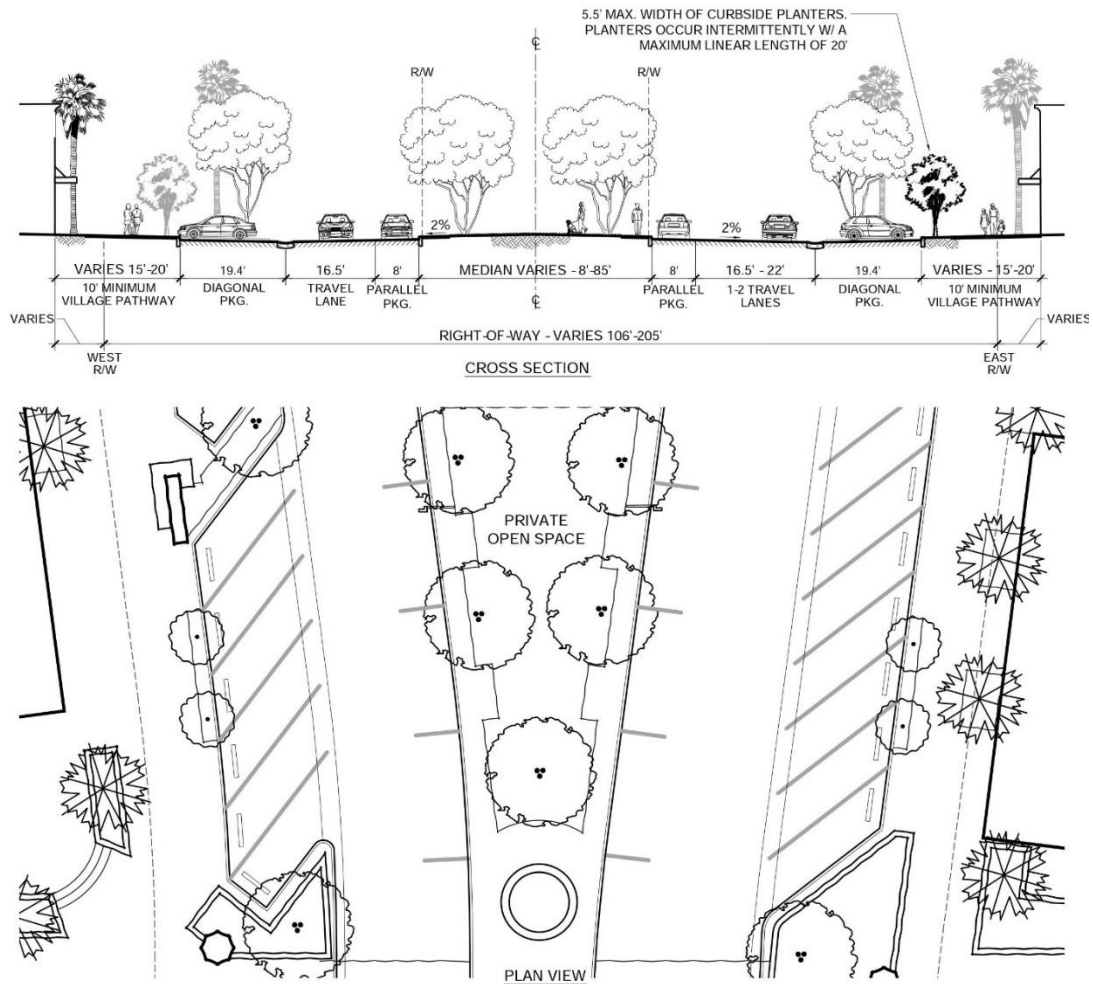


### 3. Modified Two-Lane Secondary Village Entry with Median & Village Pathway

Primary access to the Village 3 core area is provided from Heritage Road via Avenida Escaya and Paseo Cultura. Avenida Escaya, the central access point to the village provides 10' Village Pathways with enhanced pedestrian-scaled lighting on both sides of the street through the Mixed Use area of the village core and is comprised of 2-travel lanes, Class 3 bike lanes, diagonal and parallel parking and landscaped parkways and medians. Avenida Escaya also features a wide, landscaped median that functions as a "Village Green," accommodating social and business activities within the Village Core. "Sharrows" painted on the travel lanes will allow bicycles to share the travel way with vehicles.



Paseo Cultura is the eastern access to Village 3 and provides two lanes, a center landscaped median. The 10' Village Pathway, landscaping and diagonal parking are planned along the Mixed Use frontage, with an enhanced 8' Promenade Trail, a landscaped parkway and parallel parking planned along the multi-family frontage. Additional design details are provided in the Village Design Plan.

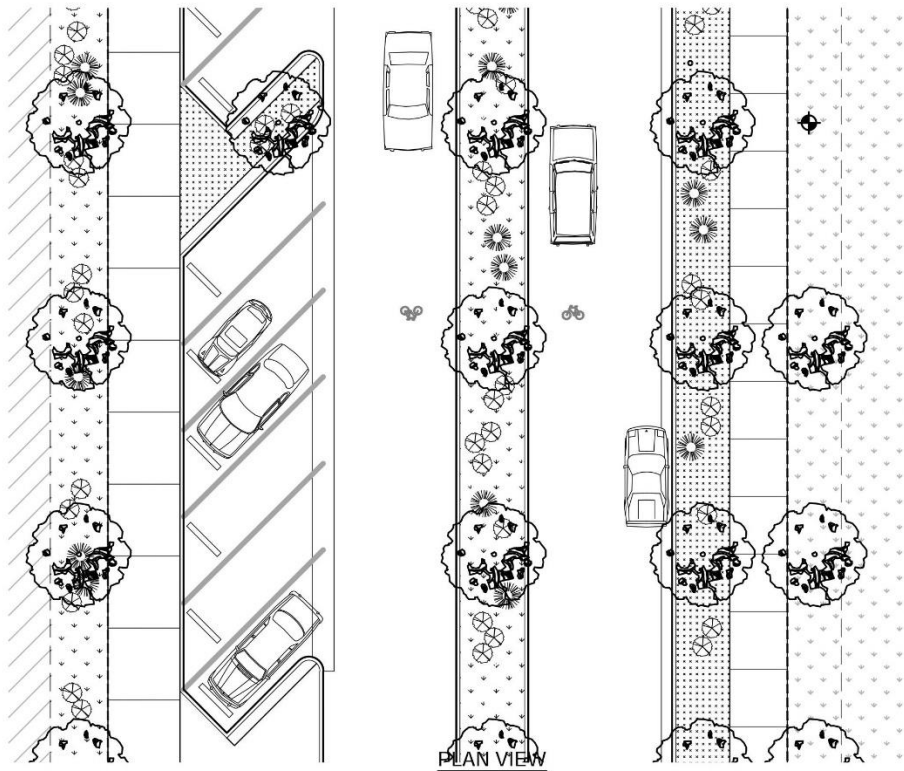
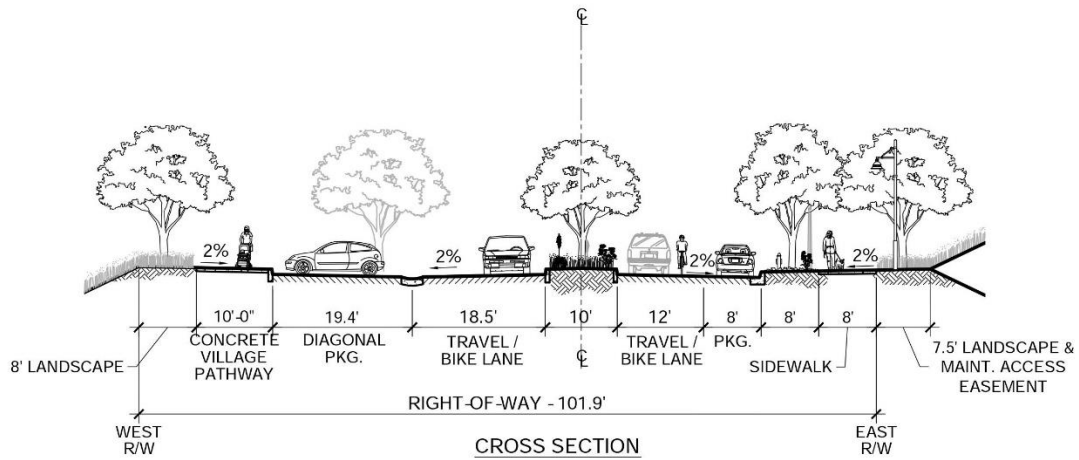


Portion of Avenida Escaya

Exhibit 9  
**Modified 2-Lane Secondary Village Entry with Median and Village Pathway**

Not to Scale





Portion of Calle Cultura

Exhibit 9 (Continued)

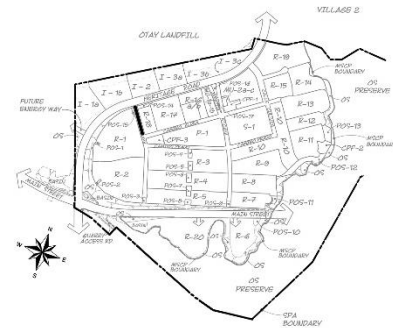
**Modified 2-Lane Secondary Village Entry with Median and Village Pathway**

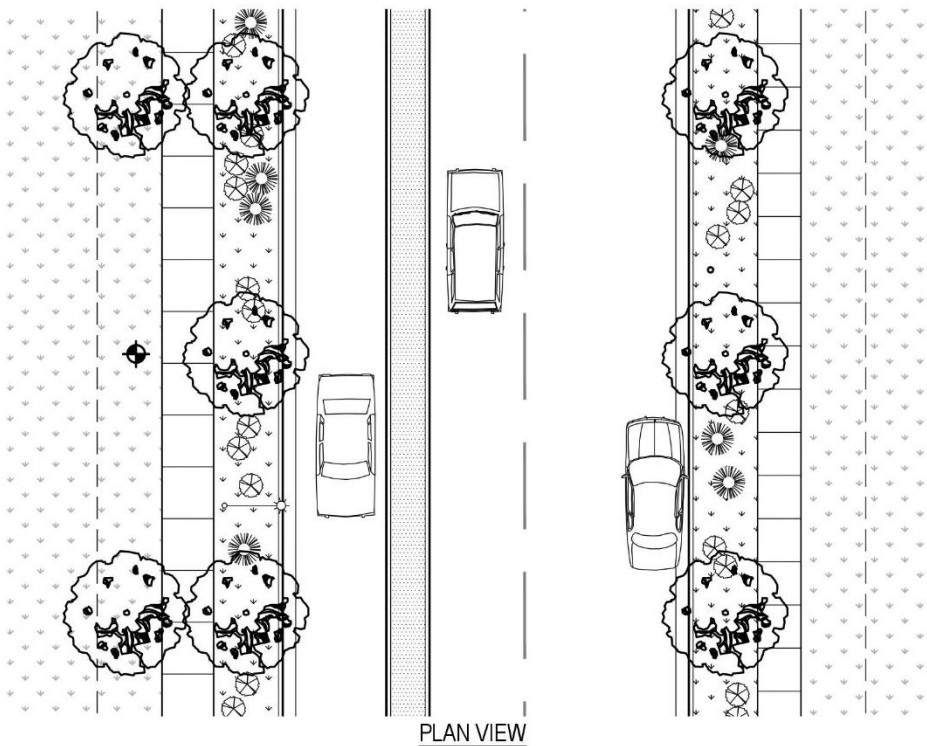
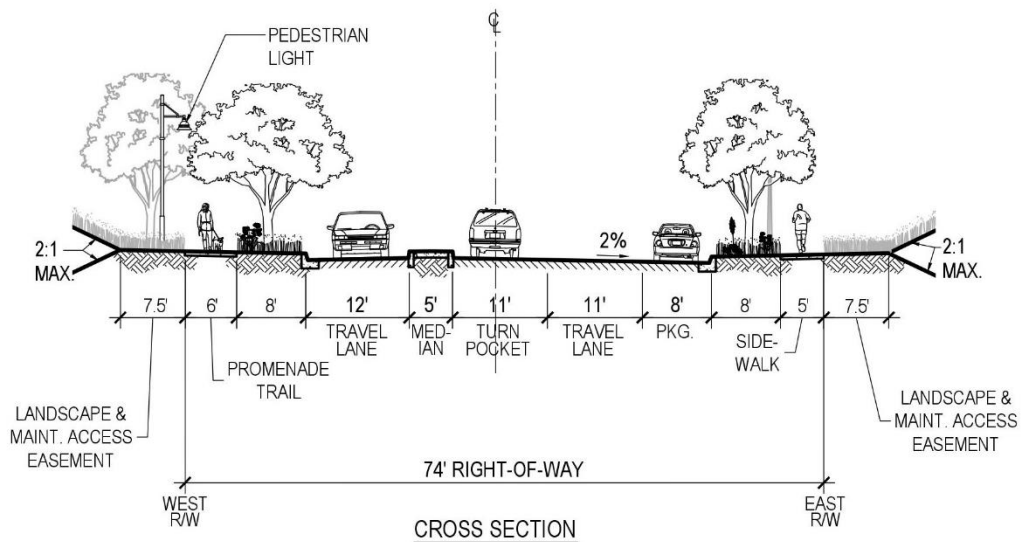
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#### 4. Modified Two Lane Secondary Village Entry with Median

Santa Maya is a Secondary Village Entry Street, providing an additional point of access from Heritage Road into Village 3. The street design includes two travel lanes, a landscaped median, Class 3 bike lanes and landscaped parkways. The Promenade Trail and parallel parking are planned along the western edge. “Sharrows” painted on the travel lanes will allow bicycles to share the travel way with vehicles.





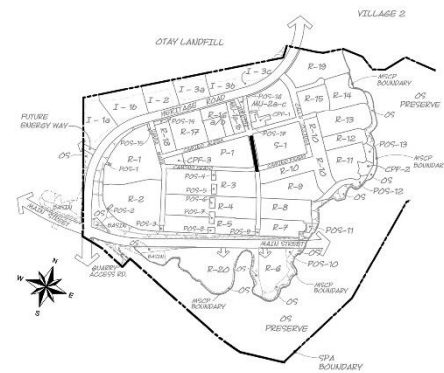
Santa Maya (Portion)

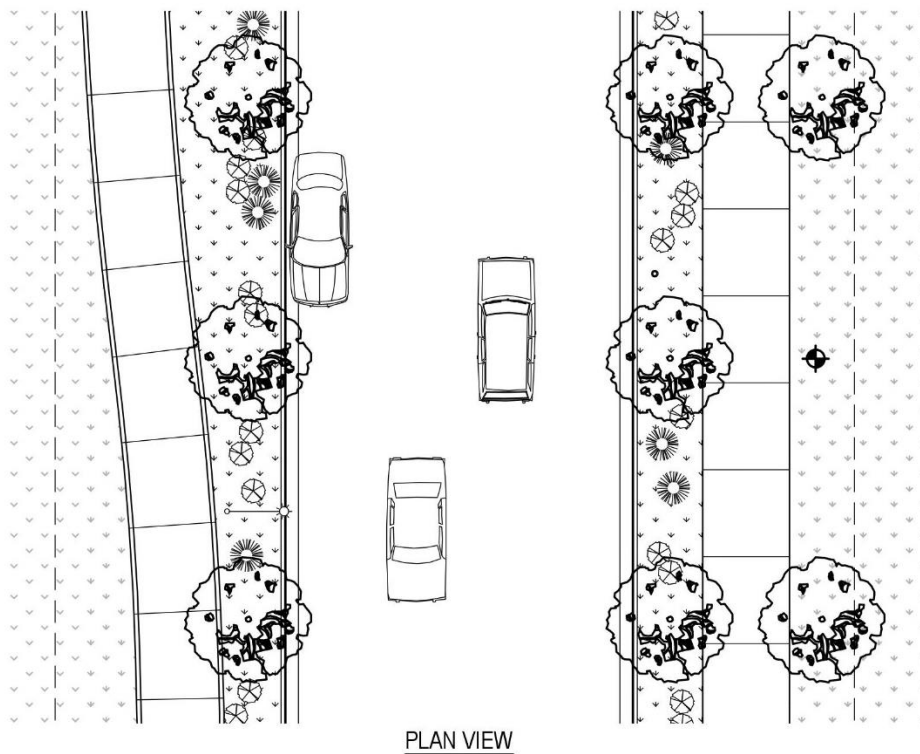
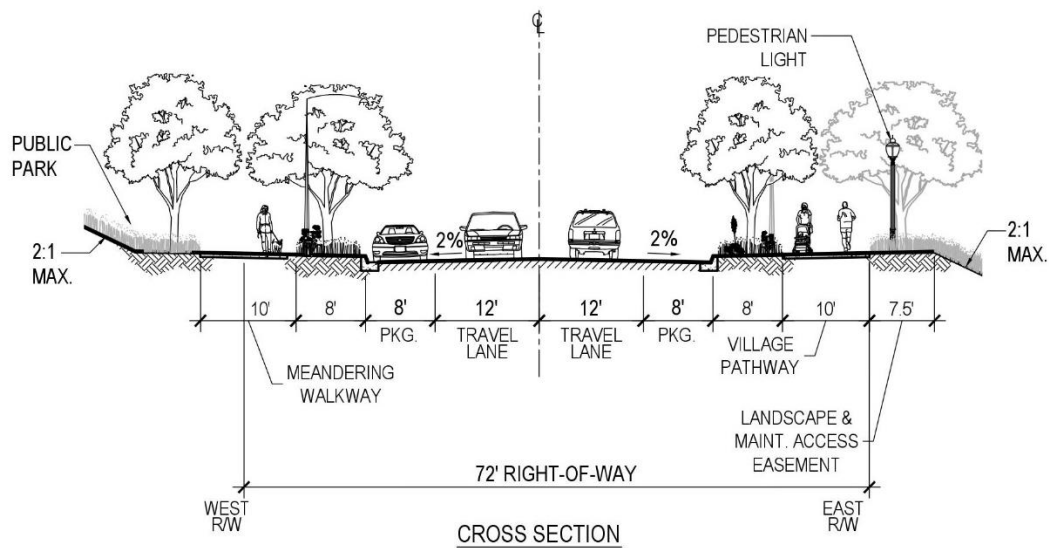
Exhibit 10  
 Modified Two Lane Secondary Village Entry with Median

Not to Scale



Avenida Escaya continues south of Camino Aldea as a Modified Two-Lane Secondary Village Entry Street. Parallel parking is planned on both sides, serving the school and neighborhood park. In addition, the 10' Village Pathway continues along the edge of the school site and the Promenade Trail meanders along the eastern edge of the P-1 Park.





Avenida Escaya  
 Portion between Camino Aldea and Camino Prado

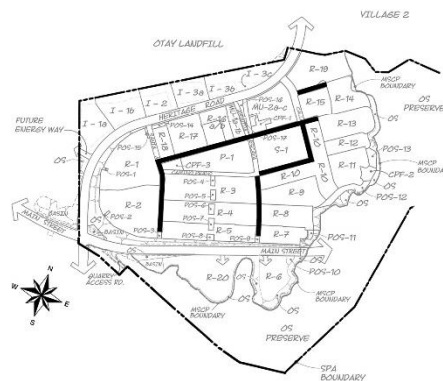
Exhibit 10 (Continued)  
**Modified Two Lane Secondary Village Entry**

Not to Scale

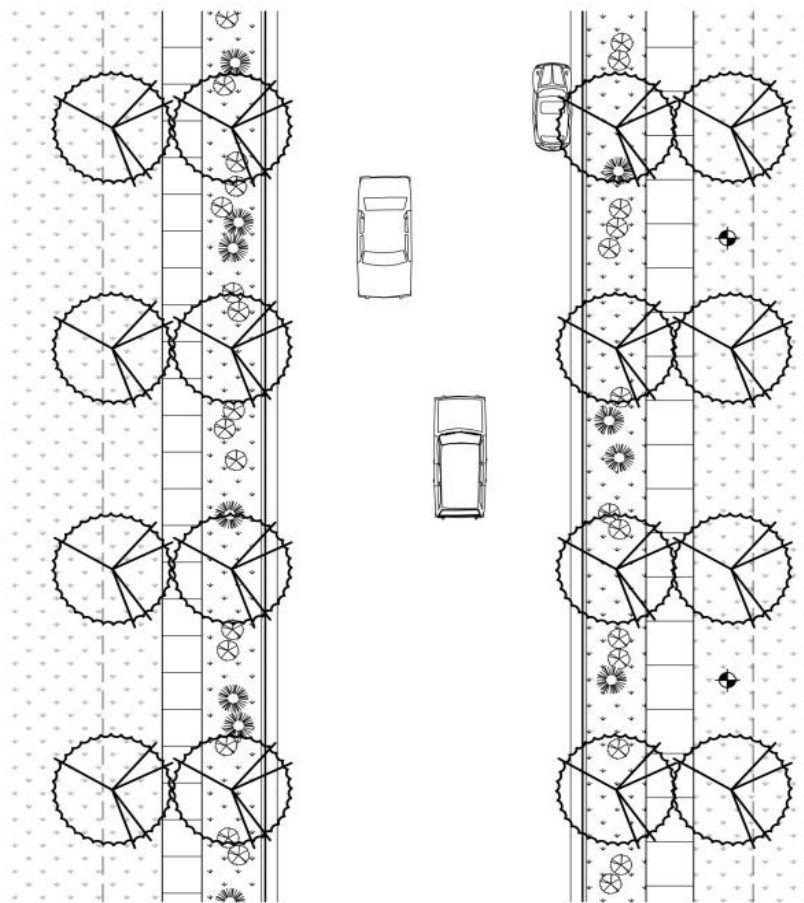
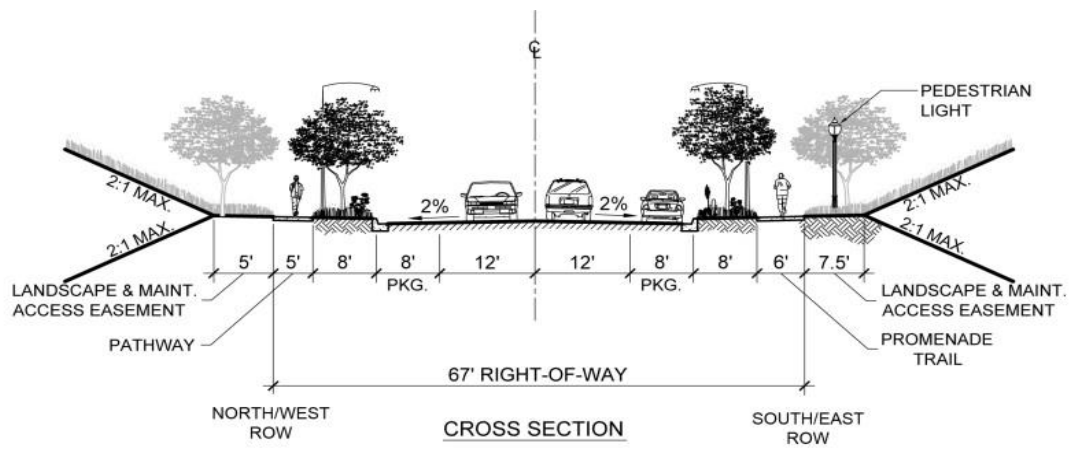


### 5. Modified Promenade Street

Modified Promenade Streets are the primary circulation streets through residential neighborhoods. The street design is intended to promote the pedestrian-oriented urban village design by providing a wide, tree-shaded walkway (Promenade Trail with pedestrian-scaled lighting) on one side of the street and a standard sidewalk on the other side. The street design provides travel lanes, on-street parallel parking on both sides of the street and enhanced pedestrian-scaled lighting. Where adjacent to the P-1 Park, the walkway is expanded to a 10' walkway meandering along the perimeter of the park. "Sharrows" painted on the travel lane will allow bicycles to share the travel way with vehicles.



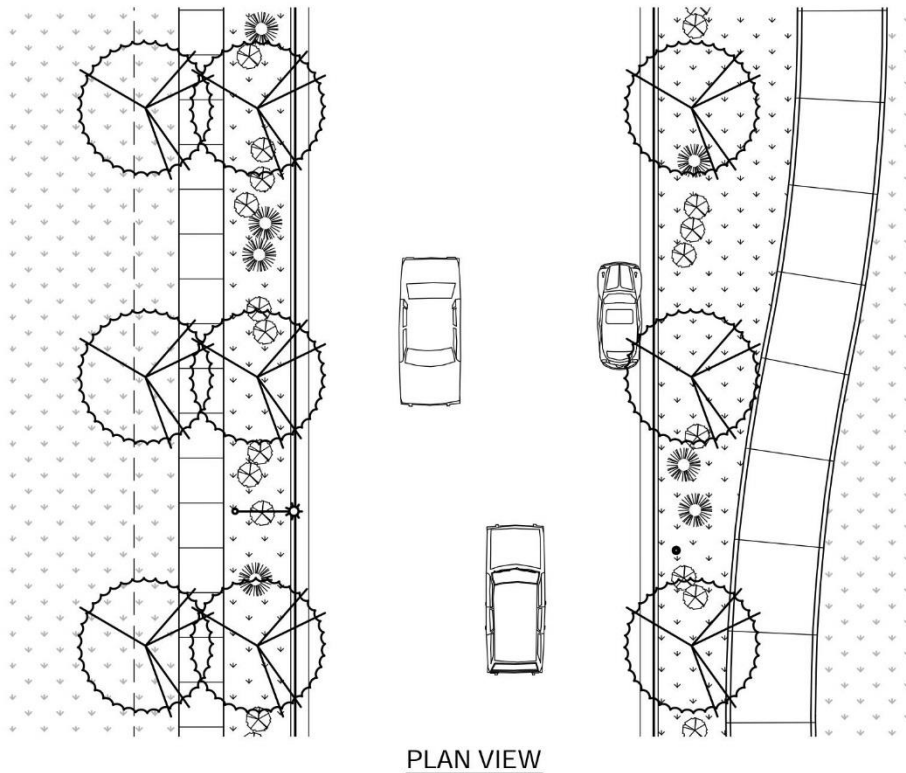
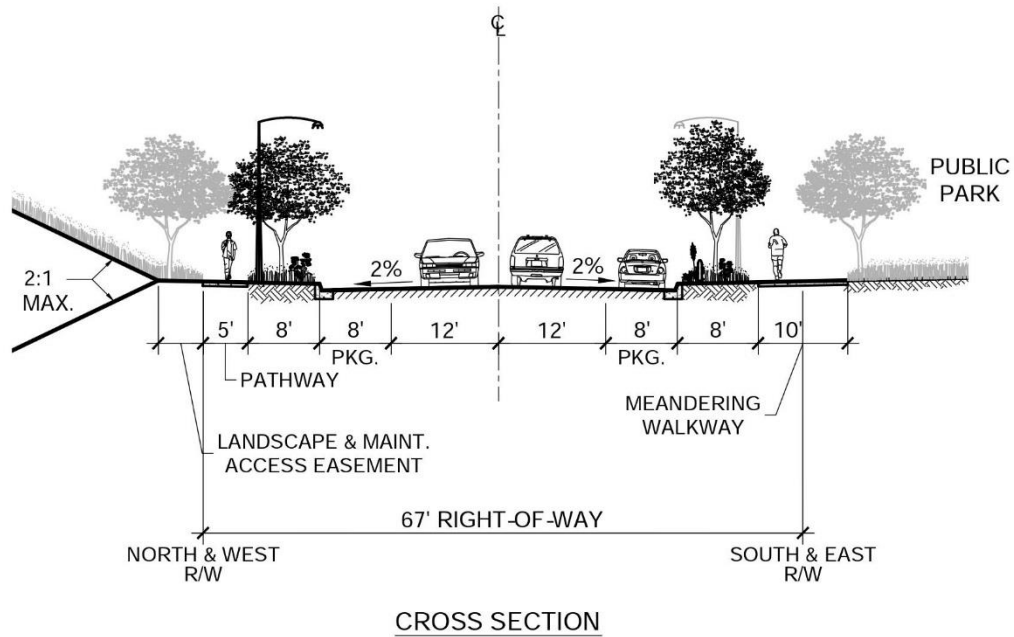




Corte Nueva and portion of Camino Aldea and Santa Maya

Exhibit 11  
**Modified Promenade Streets**

Not to Scale

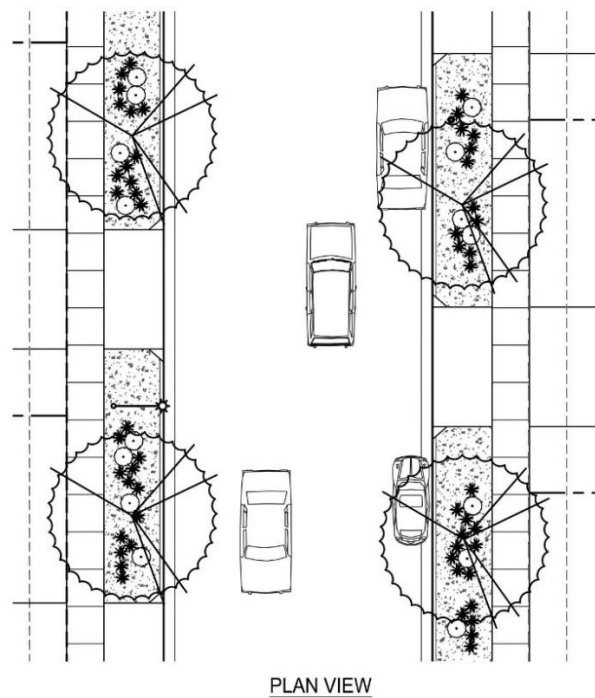
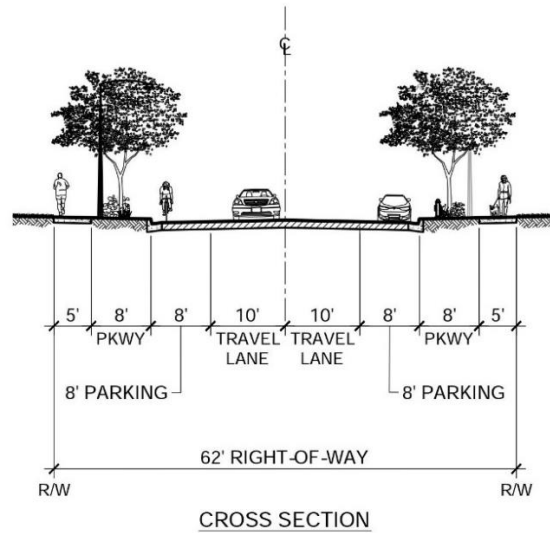


Portion of Camino Aldea @ P-1 Park

Exhibit 11 (Continued)  
**Modified Promenade Streets**

Not to Scale





Corte Nueva

Exhibit 11 (Continued)  
**Modified Promenade Streets**

Not to Scale



## 6. Parkway Residential Streets

Parkway Residential Streets are streets designed to emphasize the pedestrian-orientation of the village with narrow travel lanes and sidewalks separated from the road with landscaped parkways. Where adjacent to the P-1 Park, the walkway is widened to 10' and meanders along the perimeter of the park. Parkway Residential Streets are located throughout the neighborhoods of Village 3. The street design provides for two travel lanes, on-street parallel parking and landscaped parkways.

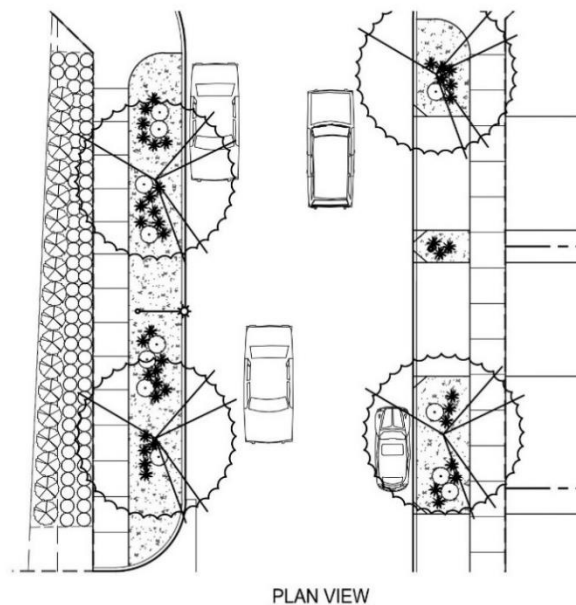
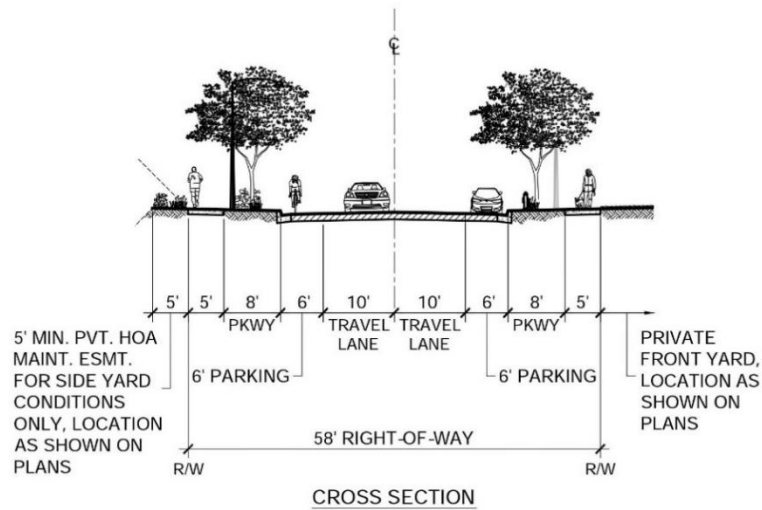
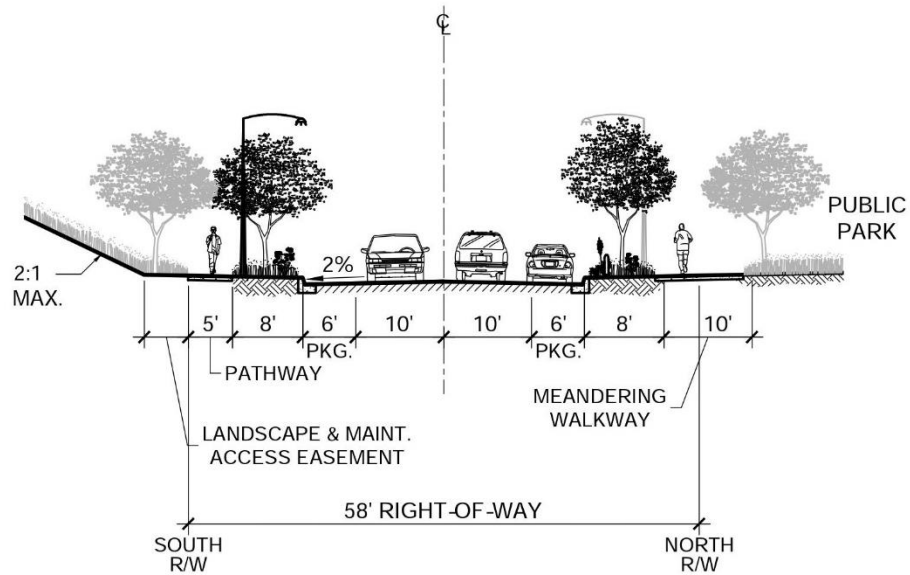


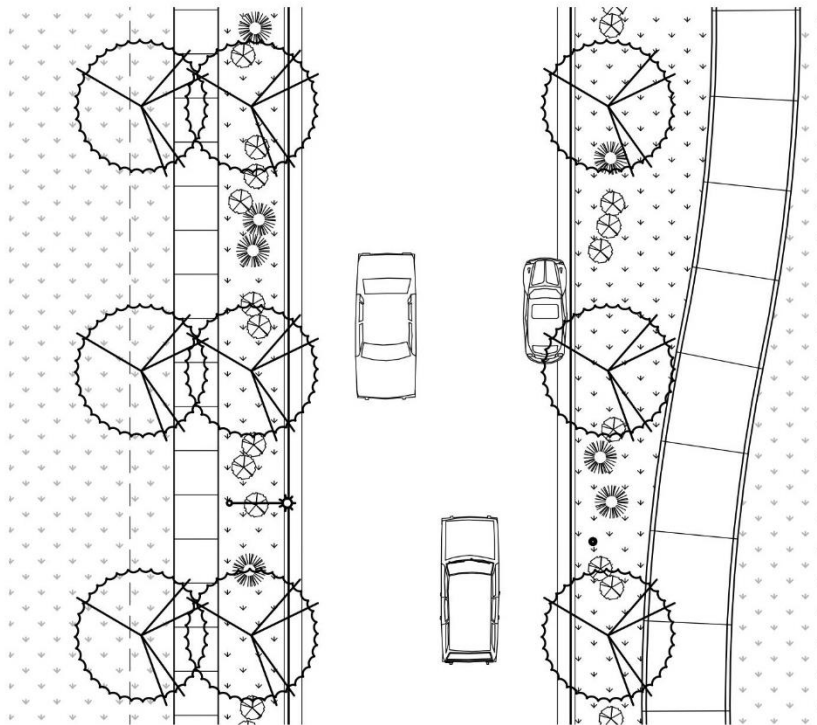
Exhibit 12  
 Parkway Residential Street

Not to Scale

Numerous Streets



CROSS SECTION



PLAN VIEW

Portion of Camino Prado @ P-1 Park

Exhibit 12 (continued)  
**Parkway Residential Street**

Not to Scale

Numerous Streets



## 7. Private Alleys

In small lot single family and mixed-use areas, alleys may be appropriate. Alleys provide rear entrances for vehicles, decrease traffic on residential streets, minimize the utilitarian appearance of street-facing garages and enable homes to be more open and inviting to the street, creating a pedestrian-friendly environment. Alleys may also provide an alternative location for utilities. Typical alley pavement width is 20 feet.

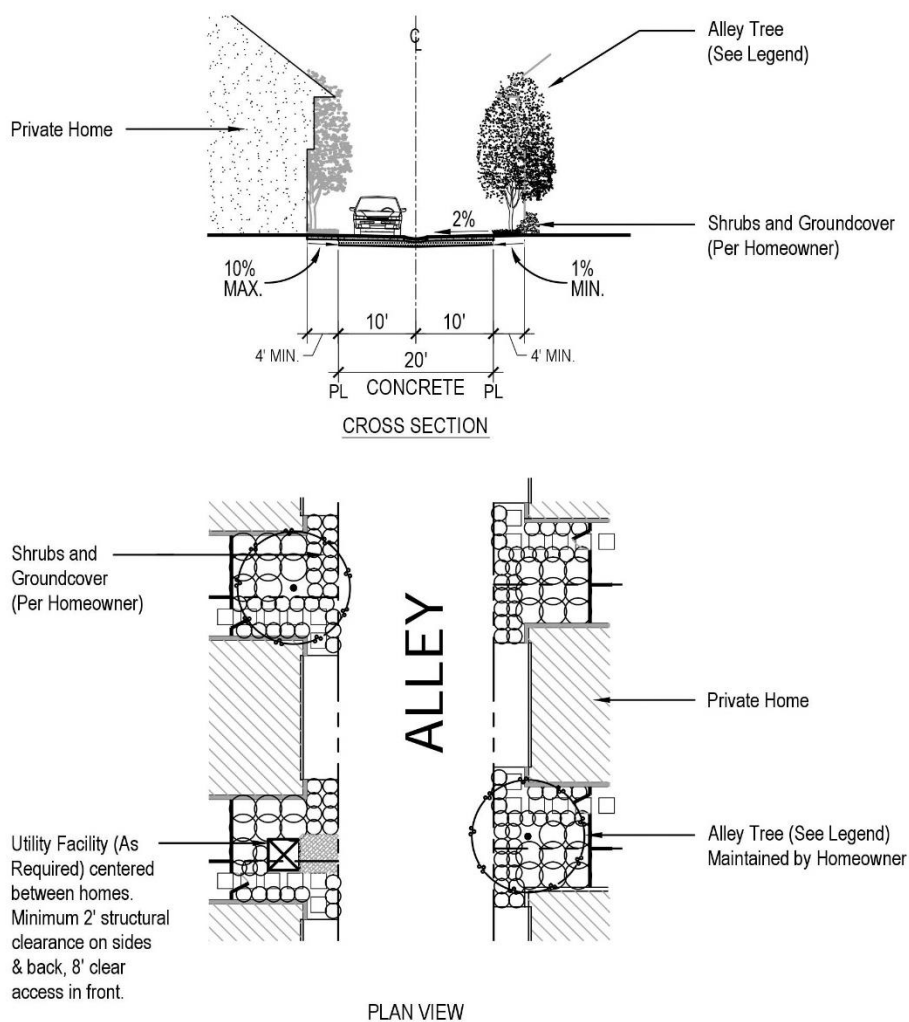


Exhibit 13  
**Private Alley**

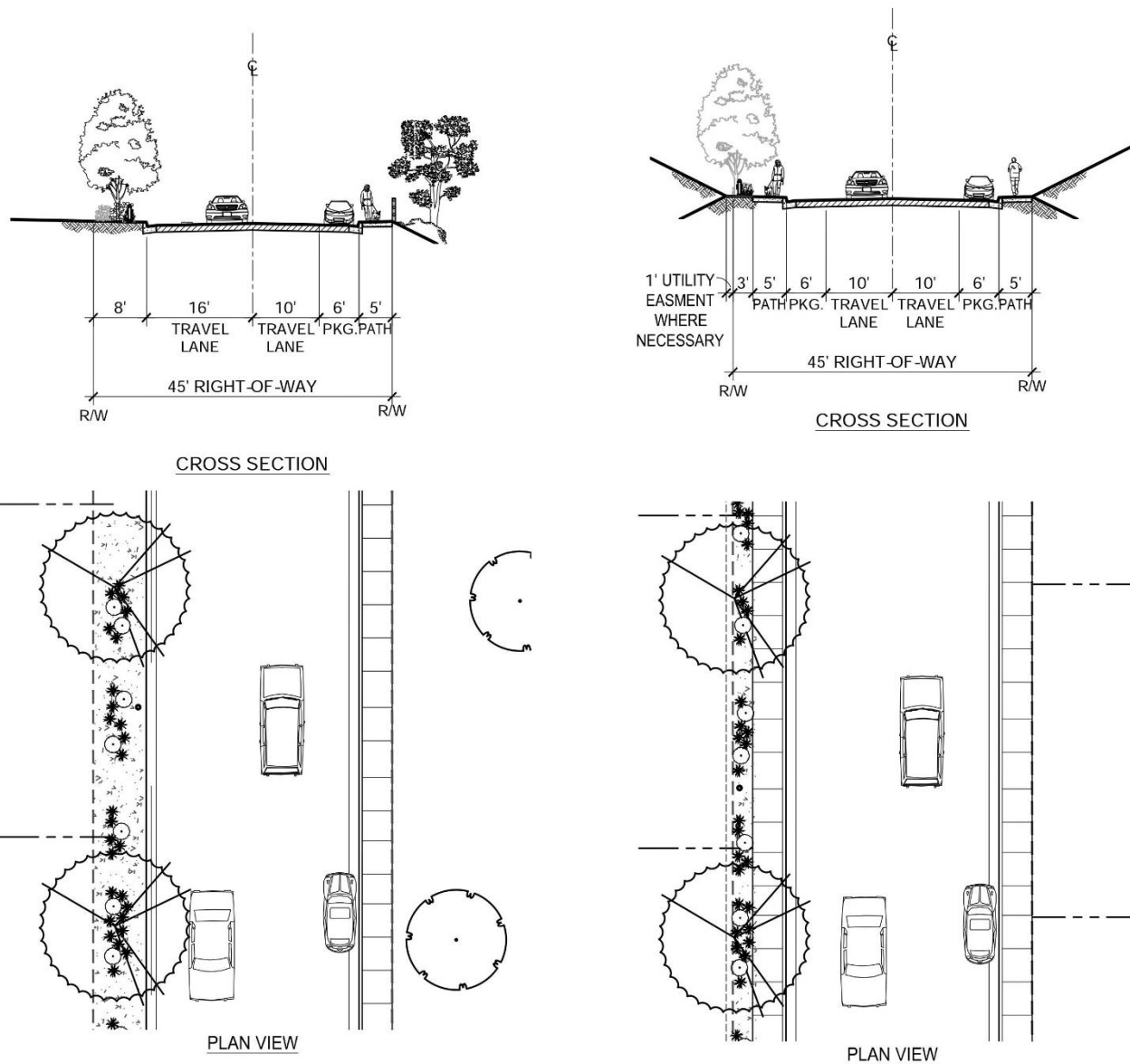
Not to Scale

Typical Alley Cross Section



## 8. Private Residential Streets

In small lot single family and mixed-use areas, Private Residential Streets may be appropriate. Typical private residential streets provide two travel lanes, parallel parking, landscaped parkways and sidewalks on one or both sides of the street. Parkway Residential Streets are the preferred residential street throughout Village 3. Implementation of this street section is subject to Design Review approval.



Portion of Camino Carmelo

Camino Marcela and Portion of Camino Carmelo

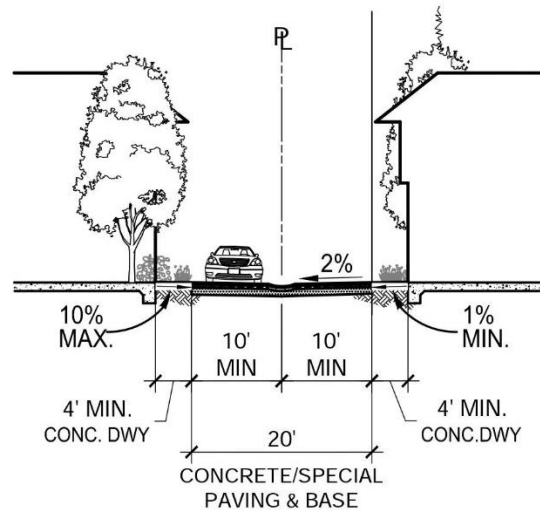
Exhibit 14  
 Private Residential Street Section

Not to Scale.

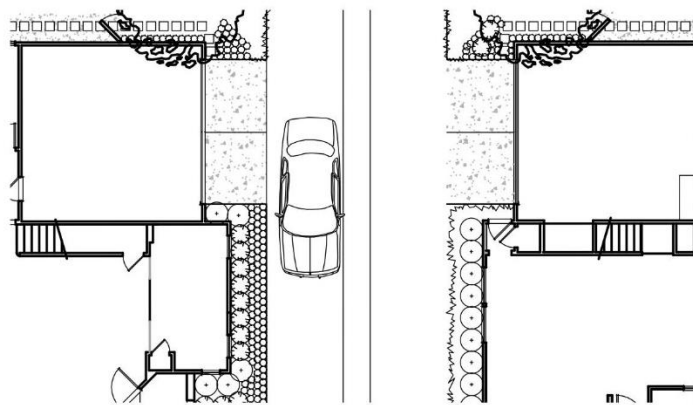


## 9. Private Courtyard

Small lot single family cluster neighborhoods with up to six homes are served by a courtyard driveway. Typical courtyards provide direct access to garages, creating pedestrian oriented streetscape along the public street frontage.



CROSS SECTION



PLAN VIEW

Exhibit 15  
**Private Courtyard (Typical)**

Note: Access through courtyard must be 20' clear of building obstructions.

Not to Scale





## E. TRAFFIC CALMING

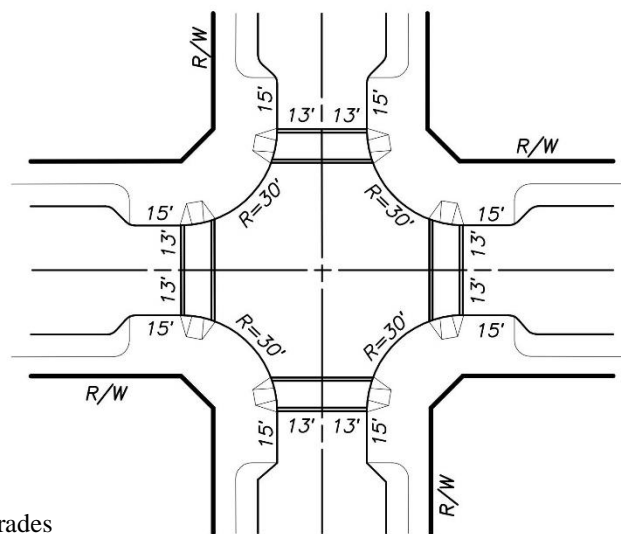
Traffic calming measures promote the pedestrian-orientation of the village. These elements require thoughtful design to provide adequate sight distances and other features to promote safety. The design and location of traffic calming features require the approval of the City Engineer and the Development Services Director concurrent with the approval of the tentative map.

### I. Grid Street Design

The street circulation system in Village 3 is designed in a grid pattern that helps to calm traffic. The grid pattern creates numerous intersections, requiring vehicles to travel slowly and make frequent stops. The grid pattern also disperses traffic throughout the village by providing numerous travel route options. Dispersed traffic reduces congestion and conflicts, allowing drivers to travel "calmly" through the village.

### 2. Curb Extensions

Curb extensions extend the line of the curb into the travel lane, reducing the width of the street. Curb extensions typically occur at intersections and can reduce pedestrian crossing distance and exposure to traffic, improve driver and pedestrian sight distance visibility and visually and physically narrow the travel lane, resulting in a traffic calming effect. Curb extension locations and feasibility to be determined during final engineering.



Note: Not to Scale.

May be implemented where grades through the entire intersection are 2% or less.

Exhibit 16  
Typical Curb Extensions







for the east-west express bus route and the north-south regional transit system. Rapid Bus service (Route 635) is planned along Main Street, just south of Village 3. Local Bus service may be provided through Village 3 on Heritage Road with a potential bus stop along Heritage Road in a location that services both the Industrial / Business Park, mixed use sites and the Village 3 village core. The Village 4 residential neighborhood may be served by a Rapid Bus station located in Village 8 West, just east of the neighborhood. Transit stop locations and design are based on the following principles:

- Locate transit stops where there are a number of major pedestrian generators.
- Locate transit stops and pedestrian walkways to provide access while respecting the privacy of residential areas.
- At the intersection of two or more transit routes, locate bus stops to minimize walking distance between transfer stations.
- Locate bus turn-outs on the far side of the intersections to avoid conflicts between transit vehicles and automobile traffic, permitting right-turning vehicles to continue turning movements.
- Transit stops should be provided with adequate walkway lighting and well designated shelters.
- Walkway ramps should be provided at transit stops to ensure accessibility.

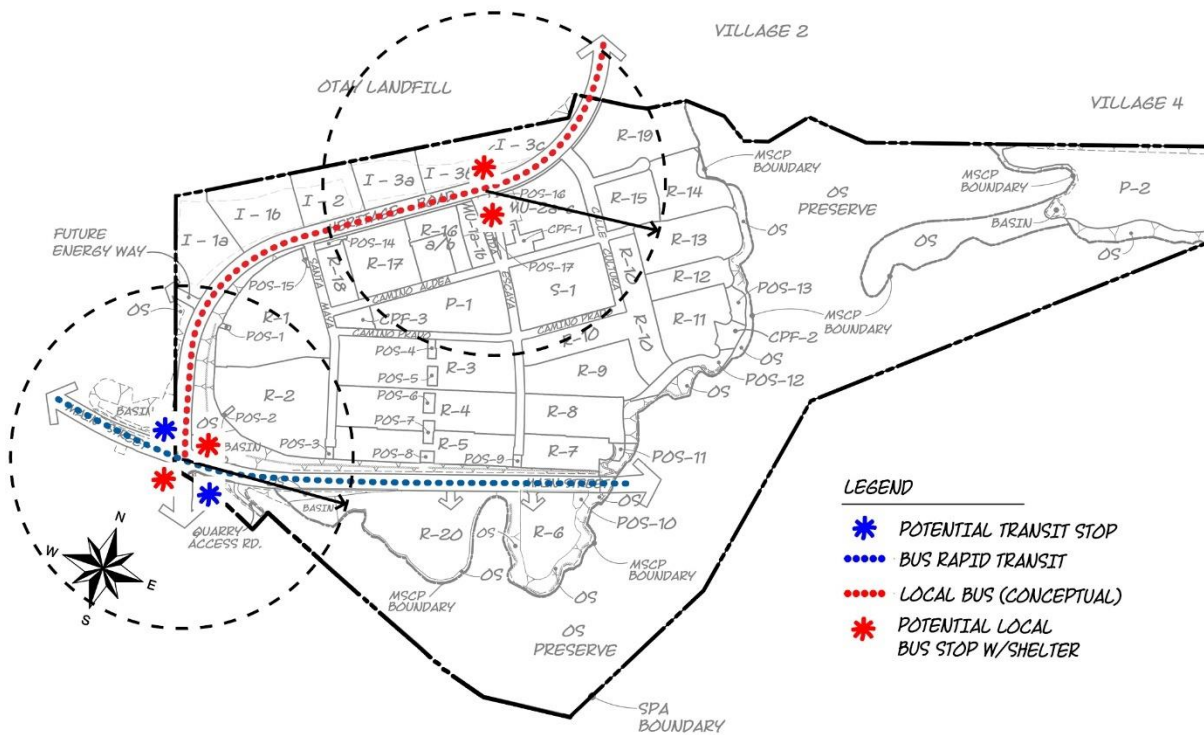
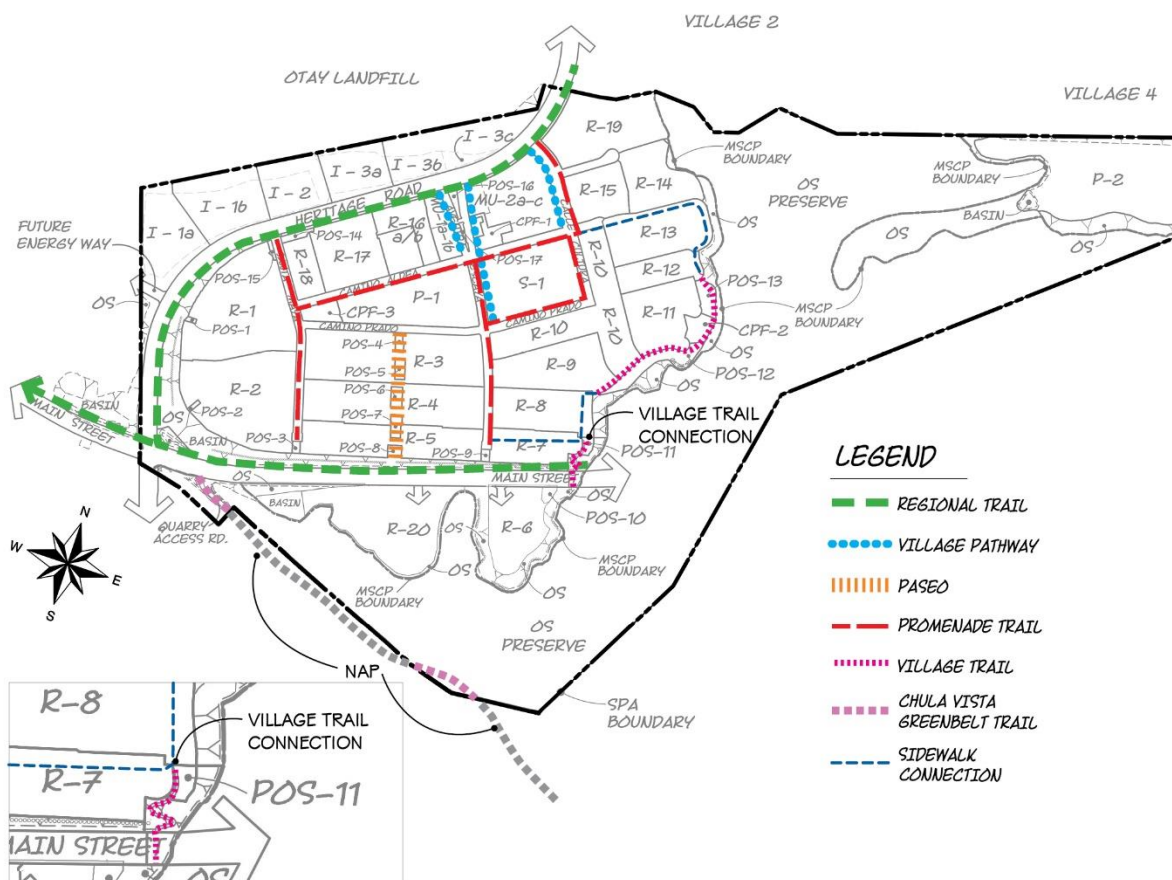


Exhibit 19  
 Conceptual Public Transportation Plan

## G. PEDESTRIAN TRAILS

The SPA Plan has been designed to accommodate the trails program described by the Otay Ranch GDP, Overall Design Plan and the City of Chula Vista Greenbelt Master Plan and Otay Valley Regional Park (OVRP) Concept Plan. The plan recognizes that the provision of bicycle and pedestrian circulation is fundamental to creating urban villages. All village streets and sidewalks have been designed at gradients of 10 percent or less to facilitate pedestrian circulation.

The trails program is described below, and the Trails Plan is depicted on Exhibit 20. The street cross-sections (Exhibits 7 – 12) illustrate regional and village trails, a paseo and pathways. Separate trail cross-sections are also provided on the following pages on Exhibits 21-25. Additional details regarding the trail system are provided in the Parks, Recreation, Open Space and Trails Master Plan and the Village Design Plan.



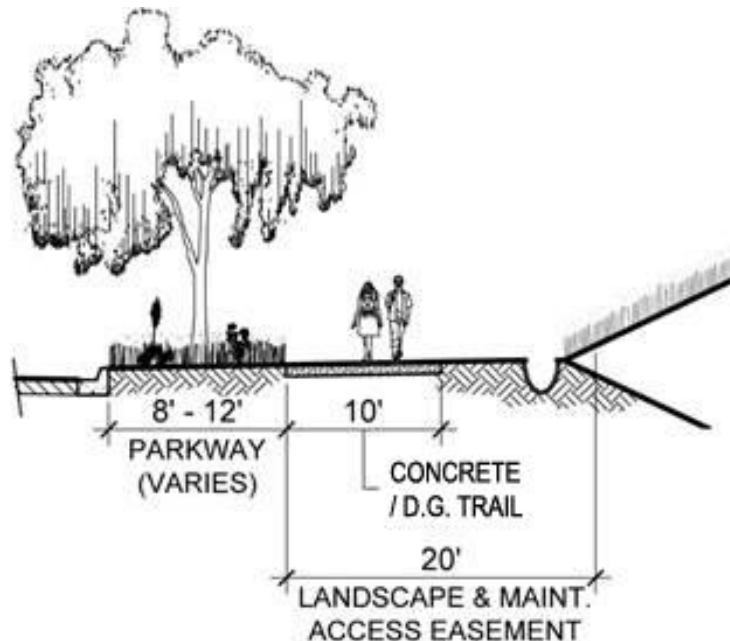
## Exhibit 20

### Trails Plan



### I. Regional Trails

Chula Vista Regional Trails are located on the north side of Main Street and the east side of Heritage Road. The Heritage Road Regional Trail connects north to Village 2 and south to the Otay Valley Regional Park and Chula Vista Greenbelt trail system. The Main Street Regional Trail is planned to connect east in the future to the Village 8 West Town Center and future EUC and University. These trails are located adjacent to the roadways within landscape buffers. The trail surface may be concrete or decomposed granite trails, depending on the gradient, and is 10 feet wide to accommodate both pedestrians and bicycles.



Note: Trail surfacing will be concrete where gradient exceeds 5%. D.G. surfacing will be utilized where gradient is less than 5%.

Exhibit 21  
Chula Vista Regional Trail

### 2. Chula Vista Greenbelt and OVRP Trails

As described in the Chula Vista Greenbelt Master Plan, planned multi-use trails, including equestrian uses, will be implemented within the existing Salt Creek sewer access/maintenance road through the Otay Valley on the north side of the river. Two segments of the Greenbelt Trail (approximately 565 feet) are within the SPA boundary south of Village 3. The Village 3 village core will be connected



to the Greenbelt via the Regional Trails along Heritage Road and Main Street, ultimately connecting to the east and west Greenbelt segments within the Otay Valley Regional Park.

The OVRP Concept Plan identifies a multi-use trail system, including equestrian, through the Otay River Valley. The portion of the Greenbelt Trail described above coincides with the OVRP trail. Consistent with the MSCP, this trail is co-located within the existing Salt Creek Sewer maintenance road to avoid impacts to sensitive habitat in the river valley and control access along the Otay Ranch Preserve edge. The Chula Vista Greenbelt Trail will be implemented according to the Greenbelt Master Plan and OVRP Design Standards and Guidelines. All trail signage shall conform to the Greenbelt Master plan.

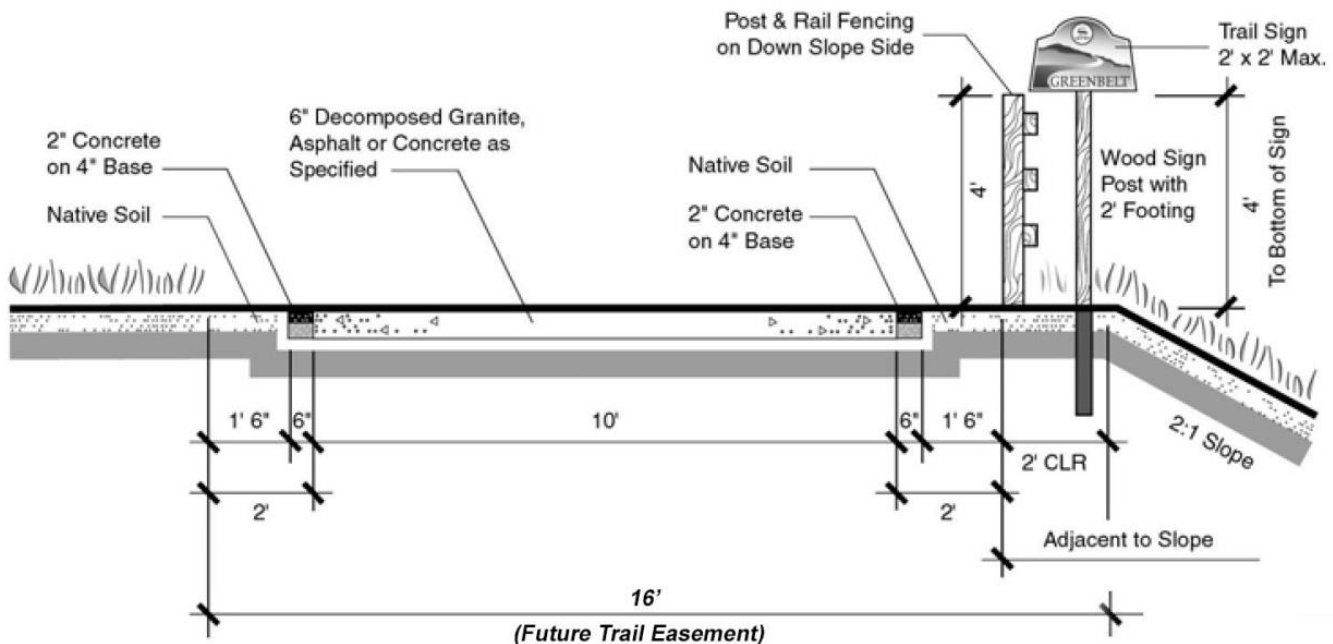


Exhibit 22  
 Chula Vista Greenbelt Trail Section



### 3. Village Trail

A Village Trail segment located in the southeast portion of Village 3 provides a pedestrian connection from the northern portion of Village 3 to the Chula Vista Greenbelt/OVRP trail located in the Otay River Valley via the Main Street Regional Trail. This Village Trail segment also provides a pedestrian connection between the R-6 and R-20 neighborhoods in the southern portion of Village 3 and the Village 3 core area where the elementary school, public park and other community amenities are located. An additional Village Trail segment is planned along the northwestern perimeter of Village 3, within private open space areas and the CPF-2 site, providing links between passive and active recreation areas. Trail improvements include concrete or D.G. trail surfacing, Post & Rail fencing and signage, where appropriate.

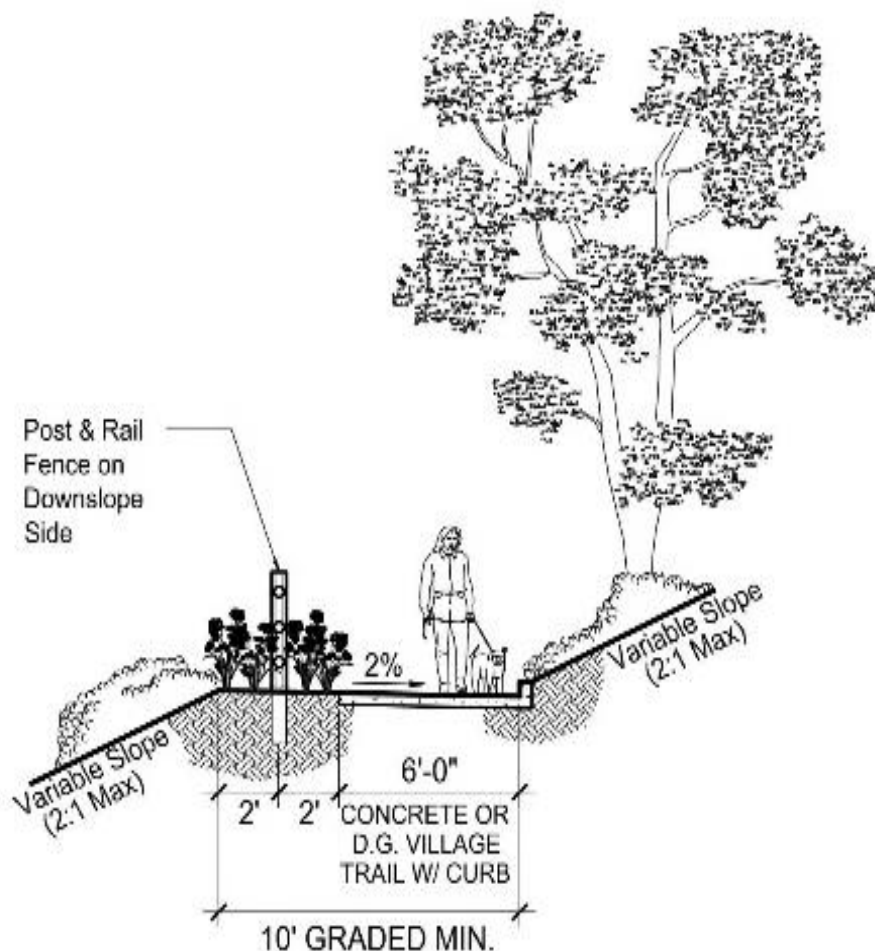


Exhibit 23  
Village Trail

Not to Scale





#### 4. Paseo

A 55' to 78' paseo is planned to provide a pedestrian connection between the residential neighborhoods and the park, the school and the village core. The paseo features a 10' meandering concrete path, with adjacent landscape areas comprised of benches, recreational lawn areas, trees and shrub plantings.

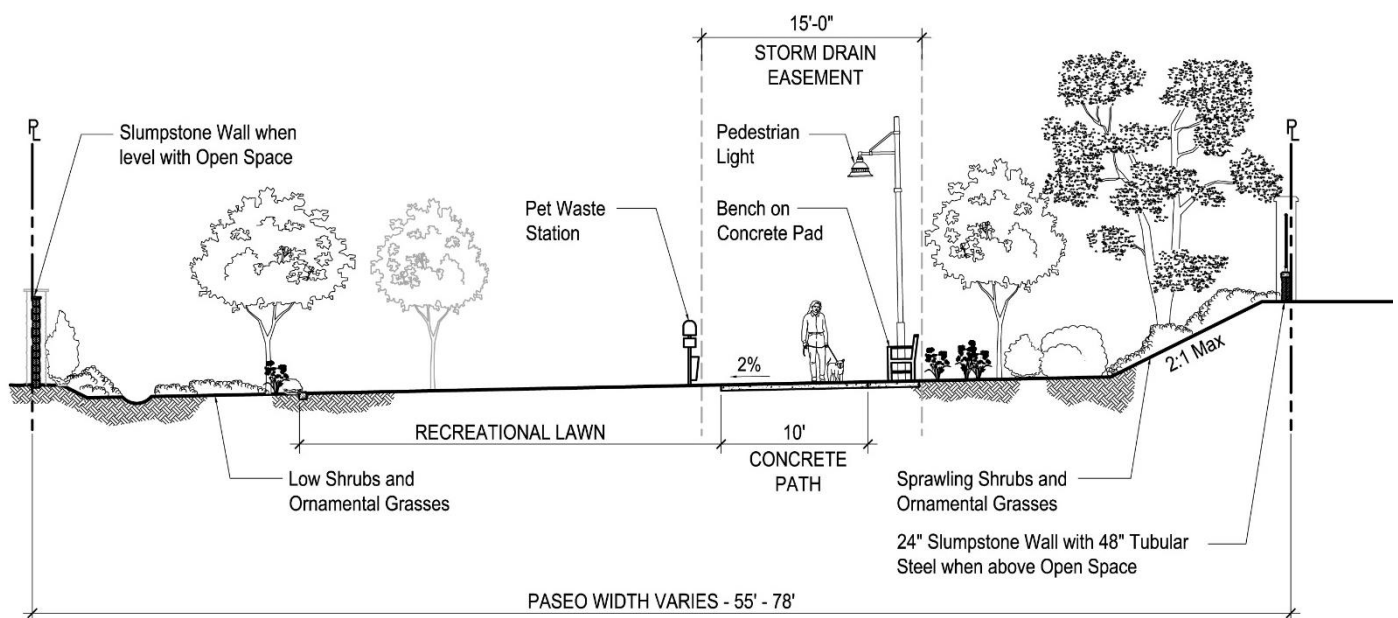


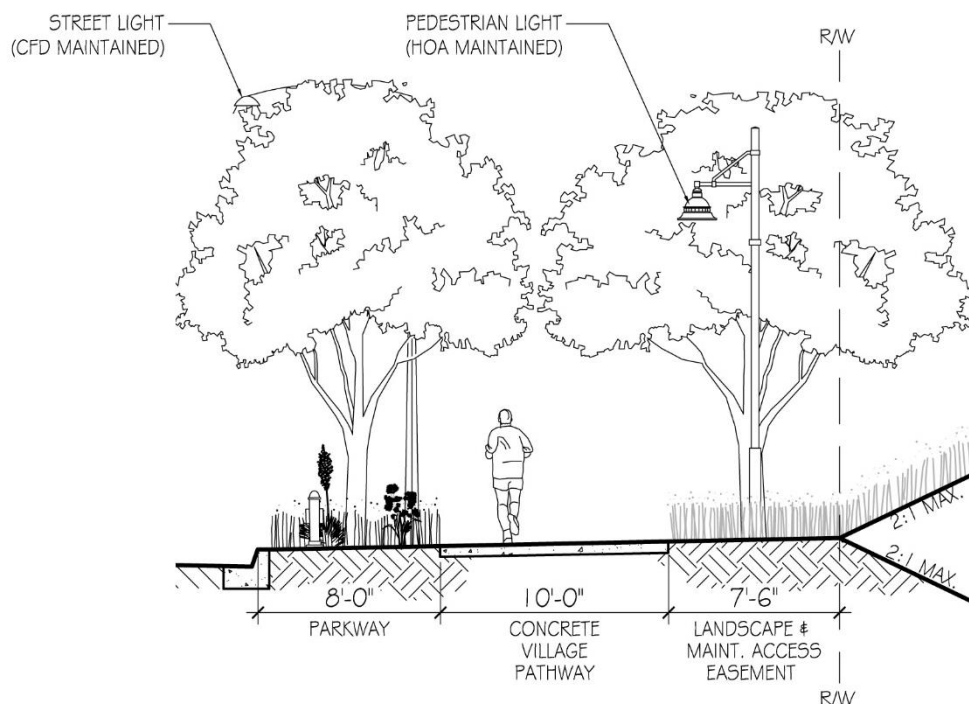
Exhibit 24a  
**Paseo**

Not to Scale



## 5. Village Pathway

Village Pathways are inter-village multi-purpose paths that link all of the Otay Valley Parcel villages. In Village 3, a Village Pathway is proposed to extend south from the Heritage Road Regional Trail, through the mixed use commercial area and to the neighborhood park and school. The Village Pathway is a 10' colored concrete (Adobe Tan) pathway, separated from the street by a landscaped, tree-lined parkway and pedestrian scaled lighting.



Note: The Pedestrian Light fixture is for illustrative purposes/

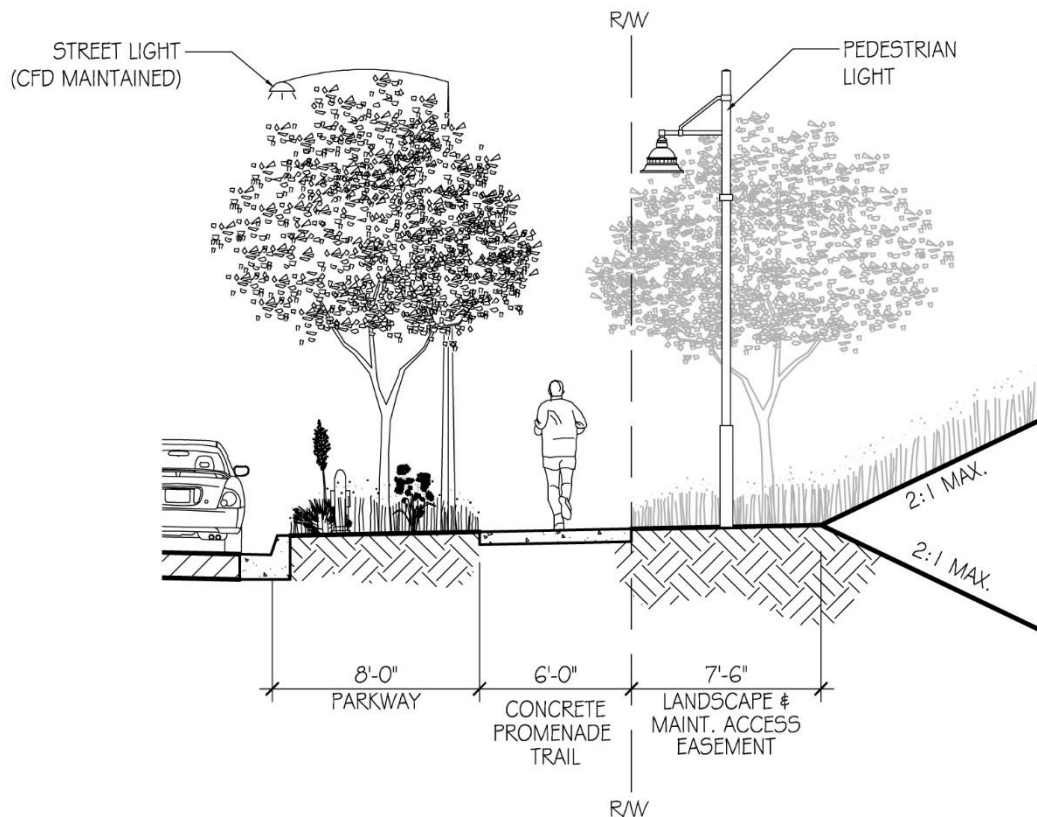
Exhibit 24b  
**Village Pathway**





## 6. Promenade Trail

Promenade Trails are tree shaded walkways located along the featured side of the Modified Two Lane Secondary Village Entry Street and Modified Promenade Residential Street. In Village 3, the Promenade Trail provides a pedestrian friendly connection between the Village Core Mixed Use area and the school, neighborhood park and residential neighborhoods. Promenade Trails are six foot wide concrete trails separated from the street by a landscaped parkway.



Note: The Pedestrian Light fixture is for illustrative purposes/



## **7. Village Streets**

The village streets are designed to promote pedestrian and bicycle circulation. Sidewalks are provided on all public village streets. The preferred design for all village streets is the Parkway Residential Street, which provides a minimum five-foot wide sidewalk separated from the roadway by landscaped parkways. The Village Design Plan provides additional design details.

## **H. BICYCLE CIRCULATION**

The SPA Plan has been designed to accommodate the bicycle circulation program described by the Chula Vista General Plan, Otay Ranch GDP, Overall Design Plan, Greenbelt Master Plan, OVRP Concept Plan and Chula Vista Bikeway Master Plan. The Village 3 Bicycle Circulation Plan is depicted on Exhibit 26. The following bike elements are planned within and surrounding the Village 3 SPA Plan Area

### **1. Bike Lanes/Routes**

Class 2 Bike Lanes are planned along Main Street, Heritage Road. These signed and stripped lanes within the street right-of-way connect to a larger bike circulation network within the City of Chula Vista. Class 3 Bike Routes are planned on internal backbone streets. Sharrows” painted on the travel lane would allow bicycles to share the travel way with vehicles. See Exhibit 26, Bicycle Circulation Plan.

### **2. Greenbelt and OVRP Trails**

The Greenbelt and OVRP trails are proposed as multi-use trails which can accommodate bicyclists. As described above, the portion of the Greenbelt Trail coincides with the OVRP trail and is located on the existing Salt Creek sewer maintenance road located south of Village 3 within the Otay Valley on the north side of the river.

### **3. Regional Trails**

Regional Trails are also intended as multi-use trails to accommodate a variety of users including bicyclists who may choose not to travel on bike lanes on major roadways. The trails are located on the south side of Main Street and the east side of Heritage Road

### **4. Additional Bicycle Routes**

Additional Bike Routes are planned in the village connecting residential neighborhoods to the village core along the three entry streets. These “enhanced Class 3 routes” will provide “Sharrows” painted on the travel lane to indicate shared lanes with vehicles.

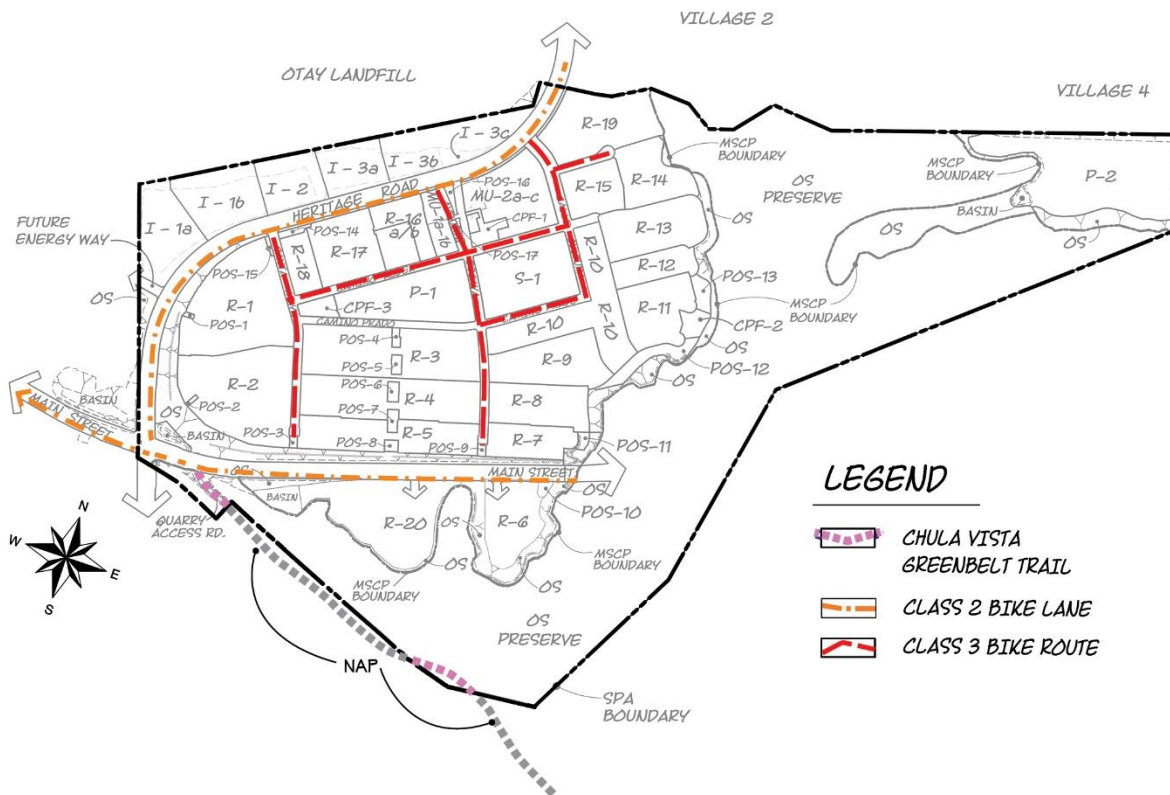


Exhibit 26  
 Bicycle Circulation Plan



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#### ***IV. Grading***

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## **IV. GRADING**

### **A. INTRODUCTION**

The Land Use and Transportation Element of the Chula Vista General Plan states the mesas, hilltops, and gently rolling topography in Chula Vista offer the best conditions for development. Steeply sloped hills and valleys can serve as resources, linking developed regions and important natural features. The goal of the Otay Ranch GDP is to concentrate urban development on flatter areas and retain sensitive natural topographic features. The SPA Plan area is located primarily on mesa tops sloping south to the Otay River Valley and Wolf Canyon Preserve areas. Slopes surrounding the village will be undulating with variable horizontal and vertical gradients, to blend into the surrounding terrain and create an aesthetically pleasing setting. This chapter describes the guiding policies and requirements for grading and their application to the topographic characteristics of the SPA Plan area.

### **B. GRADING REQUIREMENTS**

To ensure subsequent grading plans implement the City's policies regarding landform grading and hillside development, final grading design to implement the SPA Plan shall be consistent with the grading design concepts of the SPA Conceptual Grading Plan and shall adhere to the grading standards and policies described below.

#### **1. City of Chula Vista General Plan**

Chula Vista Municipal Code Section 15.04 – Grading Ordinance contains specific criteria to guide grading within the City:

- Create artificial slopes with curves and varying slope ratios designed to simulate the appearance of surrounding natural terrain.
- Incorporate created ravine and ridge shapes with protective drainage control systems and integrated landscaping design.
- Conventional grading shall mean the standard 2-to-1 slope and other uniform slope faces.
- Conventional grading should be restricted to those cases where adherence to landform grading principles would not produce any significant contribution to the high quality site planning goals established overall by the General Plan.
- Conventional grading is only appropriate where landform grading is demonstrated to be impractical or the location of the slope is in a very low visibility situation.
- The fact that landform grading may not produce the maximum size of building pad or development area is not sufficient justification for determining that landform grading is impractical.

#### **2. Otay Ranch General Development Plan**

The Otay Ranch General Development Plan also contains specific criteria to guide grading in the overall ranch area. Final grading designs implementing the SPA grading concept are required to incorporate the following:



- Grading within the SPA Plan Area shall be subject to Chapter 15.04 - Excavation, Grading and Fills of the Municipal Code.
- Ranch-wide, there shall be preservation of 83 percent of the existing steep slopes (property with gradients of 25 percent or greater).
- Geotechnical investigations shall be provided with each SPA plan.
- Grading within each village is intended to minimize earthmoving distances and to facilitate phased grading.
- Naturalized buffering shall be provided as a transition between development and significant existing landforms.
- Manufactured slope faces over 25 feet shall be varied to avoid excessive “flat planed” surfaces.
- Variable slope ratios not exceeding 2:1 should be utilized when developing grading plans.
- To complement landform grading, landform planting techniques will be utilized. As in a natural setting, major elements of the landscape are concentrated largely in the concave “drainages,” while convex portions are planted primarily with ground cover and minor materials.

### **3. Otay Ranch Overall Design Plan**

The Otay Ranch Overall Design Plan provides additional guidelines for grading within the project area:

- When grading in any of the defined scenic corridors, contours shall be carefully modulated and softened to blend with existing natural slopes to create a more natural and irregular appearance.
- Excessively long, uniform slopes shall be avoided.
- Contours should be rounded and blended without sharp or unnatural corners where cut or fill slopes intersect a natural canyon or slope.
- Transitions between new cut and fill slopes and natural slopes should be made by rolling the top or bottom of the new slope to integrate the two conditions.
- When grading for development or where roadways intersect a natural slope without cut or fill slopes (daylight condition), a rounded top or bottom of the slope should be retained to blend the natural slope with the building or road pad.
- Create road alignments to meet the natural contours with minimal grading and blending of cut/fill slopes with natural topography is required.
- When feasible, divided roads may be split vertically to soften the impact of grading and to maximize potential scenic views.





- Landscape graded slopes with native and indigenous plant materials to blend with existing planting when adjacent to new landscaping.

The GDP and RMP establish a ranch-wide standard for landform modification that 83% of steep slopes (natural slopes with gradients of 25% or greater) shall be preserved within the Otay Ranch. Based on current data collection and updated modeling results, Otay Ranch contains 9,821 acres of land with gradients of 25% or greater. Applying the GDP/RMP requirement for 83% Ranch-wide steep slope preservation equates to 1,670 acres of steep slopes Ranch-wide that could be impacted.

Development of Village 3 and a portion of Village 4 will impact 36.8 acres of on and off-site natural steep slopes as depicted on Exhibit 27 and included in Table 2. Natural steep slope impacts within Village 3 and a portion of Village 4 include the following:

1. 32.5 acres onsite and 0.5 acres off-site (33.0 acres total) within the Otay Valley Parcel of Otay Ranch.
2. 3.8 acres of additional off-site steep slope impacts outside of the Otay Ranch (Exhibit 27) not subject to the GDP/RMP preservation requirement.

Future buildout projections for remaining SPA Plan areas in the Otay Valley, Proctor Valley, and San Ysidro Parcels estimate that 1,069 acres of steep slopes will be impacted Ranch-wide including the 33.0 acres on and off site of Village 3 and a portion of Village 4. Combined with set steep slope impacts (approximately 335.6 acres from approved plans), Ranch-wide impacts are estimated at 1,404.6 acres. The 1,404.6 acres of impact equates to approximately 86% preservation which is above the 83% preservation standard in the RMP. Table 2 provides a summary of the projected Ranch-wide impacts to steep slopes at build out.



**Table 2 - Otay Ranch Steep Slopes**

	Existing Steep Slopes (Slope Gradient $\geq 25\%$ )	Steep Slope Impacts (City of Chula Vista)	Projected Steep Slope Impacts (County of San Diego)
<b>Otay Valley Parcel</b>			
<u>Approved SPA Plans:</u> Villages 1 and 1 West, 2, 4 (Park Portion), 5, 6, 7, 8 West, 9, 11, and Planning Area 12 (Eastern Urban Center and Freeway Commercial)			
Sub-totals	439	335.6	-
<u>Remaining SPA Plans:</u> Village 3, 4 (Remainder), 8 East, 10, University, and Planning Area 18			
Sub-totals	287.4	202.7 <sup>(1)</sup>	-
<b>Proctor Valley</b>			
<u>Remaining SPA Plans:</u> Village 13, 14, 16, and 19			
Sub-totals	486.3	-	378.3 <sup>(2a,3)</sup>
<b>San Ysidro Mountains</b>			
<u>Remaining SPA Plans:</u> Villages 15 and 17			
Sub-totals	560.1	-	488.0 <sup>(2b,3)</sup>
<b>Outside Development Areas</b>			
Sub-totals	8,048.5	0	0
Ranch-wide Sub-totals	9,821.3	538.3	866.3
<b>Ranch-wide Totals</b>	<b>9,821.3</b>	<b>1,404.6</b>	

Notes:

- Slope impacts are based on best available data including currently proposed projects (SPA Plans/Tentative Maps) and current GDP/SRP development areas.
- Excludes acreages associated with Wildlife Agency conservation acquisitions that would no longer be developable:
  - 108 acres within Proctor Valley
  - 72.1 acres within San Ysidro Mountains
- Assumes development will impact 100% of steep slopes (slope gradient  $\geq 25\%$ ) within current GDP/SRP development areas.

Manufactured internal slopes within the SPA Plan area are typically 2:1 maximum gradient. If at the tentative map stage, slopes of 25 feet in height or greater in highly visible locations are proposed, landform grading techniques may be considered on a case-by-case basis as/and approved by the Development Services Director. In the SPA Plan area, the most visible slope locations are along prime arterial streets and adjacent to the Otay River Valley and Wolf Canyon open space Preserve areas. As such, landform grading techniques will be used for slopes 25 feet in height or greater where they occur along prime arterial streets and natural open spaces.



### **C. GRADING CONCEPT**

The SPA level grading plan provides a preliminary grading concept identifying major slope locations. The preliminary grading design is as indicated on the Conceptual Grading Plan (Exhibit 28). The grading concept is based on the following objectives:

- Create efficient man-made landforms that visually respond to natural terrain characteristics where practical.
- Create and maintain on- and off-site views.
- When significant land forms are modified for project implementation, round the land form as much as possible to blend into the natural grade.
- With approval of the City Engineer, round the tops and toes of slopes. When slopes cannot be rounded, utilize vegetation to alleviate sharp angular appearances.
- Balance earthwork, utilizing an equal amount of cut for an equal amount of fill.
- Create, where possible, barriers or physical separation from traffic noise sources.
- Utilize elevation changes to separate potential land use conflicts.
- Wherever possible, create a fairly level area for a village core that will accommodate mixed-use, community purpose facility, elementary school, neighborhood park and multi-family residential development.
- Create useable areas that provide for a variety of residential housing types.
- Minimize, where feasible, impacts to sensitive areas including the Otay River Valley and Wolf Canyon.
- Undulate slopes surrounding the village with variable horizontal and vertical gradients, to blend into the surrounding terrain and create an aesthetically pleasing setting.
- Design retaining walls to avoid conflicts with utilities.

Preliminary soils and geotechnical reports have been prepared for the SPA Plan area and have identified the site as being suitable for development. The proposed raw grading quantities for the Plan area are approximately 5.4 million cubic yards of balanced cut and fill material. This raw quantity is exclusive of remedial measures that may be required by the soils engineer. Actual quantities will be based on more detailed engineering at the tentative map, grading plan and final map stages. Grading limits extend beyond the boundary of the SPA Plan for the construction of roads and infrastructure. Exhibit 29 illustrates the locations of cut and fill.

Based on actual field conditions, the erosion potential of slopes will be reduced with control measures such as berms at the tops of all slopes, paved interceptor ditches, and vegetation. Erosion control will be consistent with best management practices.



Project grading permits will provide assurances acceptable to the City Engineer that landscaped slopes will have adequate maintenance to ensure continued viability of landscaping. Generally, except for private lots, slopes which exceed ten feet in height will be maintained by a homeowners' or property owners' association or a landscape maintenance Community Facilities District (CFD).

#### D. GRADING REVIEW

Tentative Maps and grading plans must conform to the grading concepts and requirements contained in this SPA, and to all applicable City policies and ordinances.

Prior to grading plan approval by the City Engineer, all grading will be subject to the requirements of the Chula Vista Municipal Code, Title 15.04, Storm Water Manual, the City of Chula Vista Subdivision Manual, Design and Construction Standards of the City of Chula Vista, San Diego Area Regional Standard Drawings, and Standard Specifications for Public Works Construction.

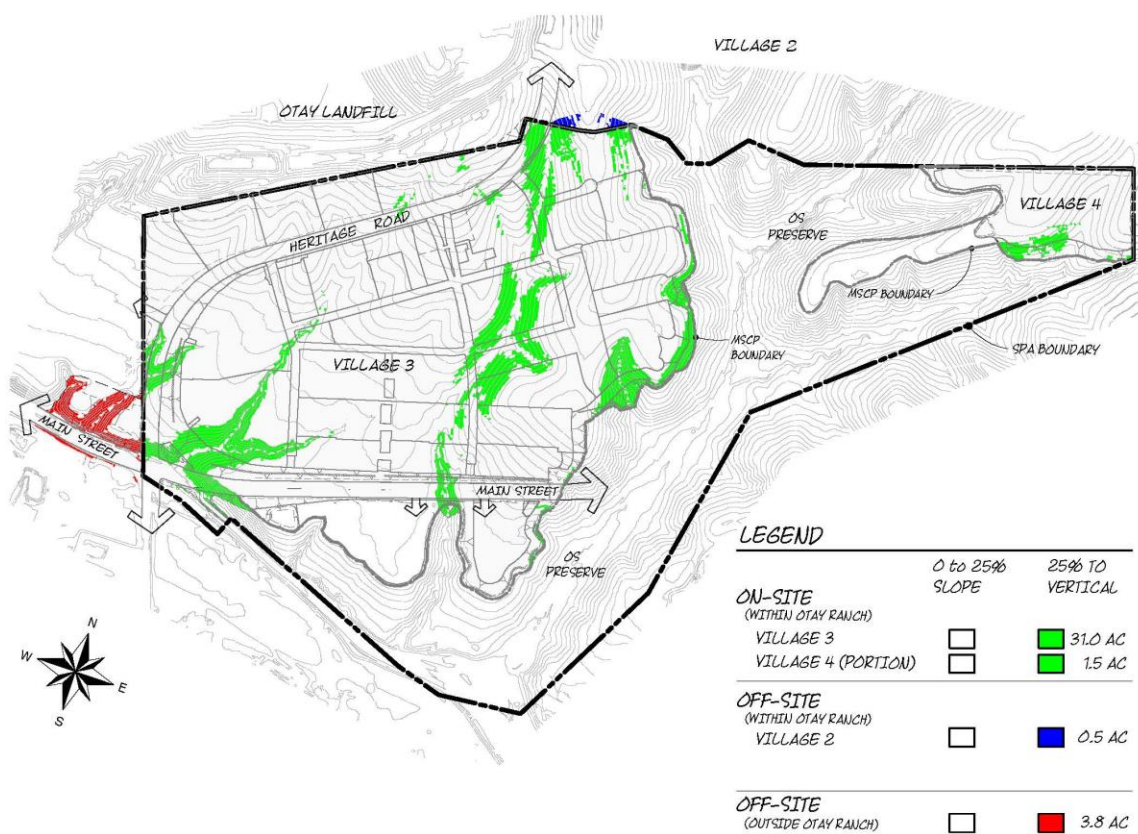


Exhibit 27  
 Steep Slopes

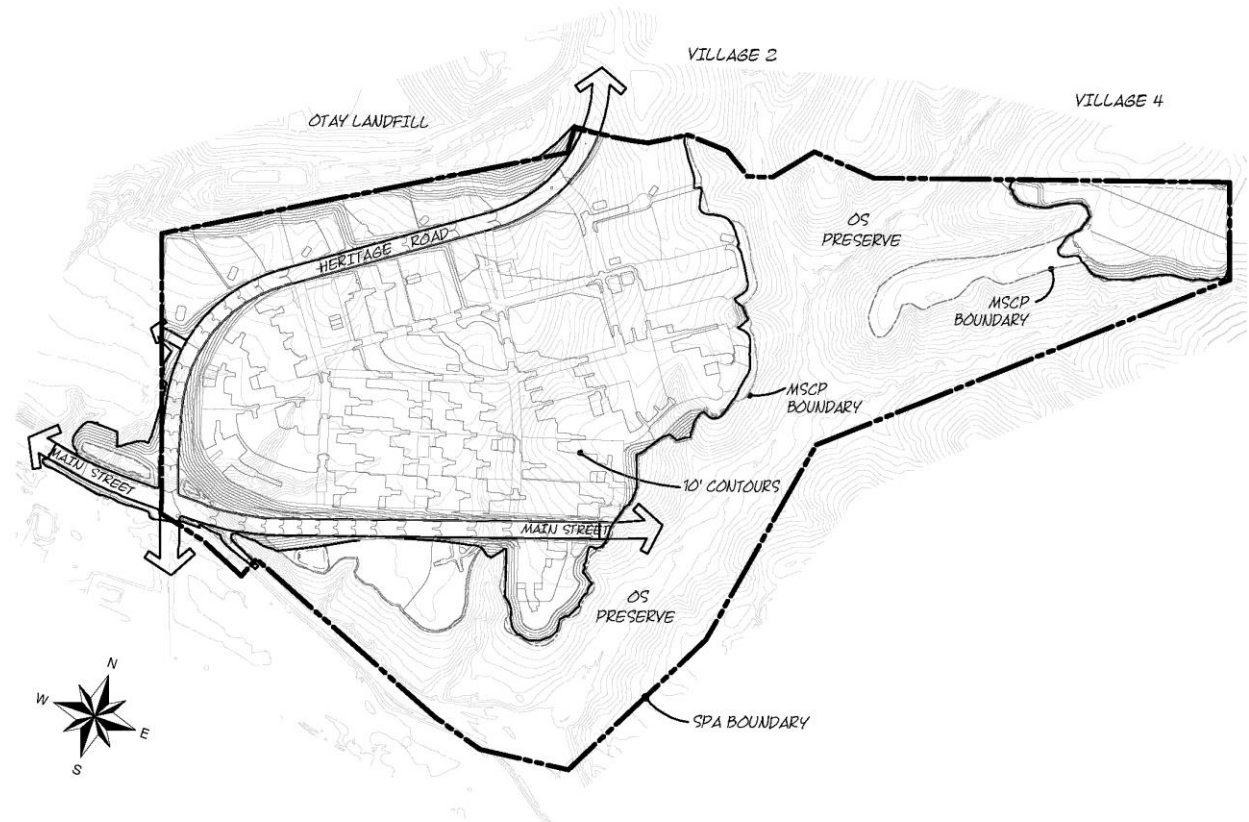


Exhibit 28  
Conceptual Grading Plan



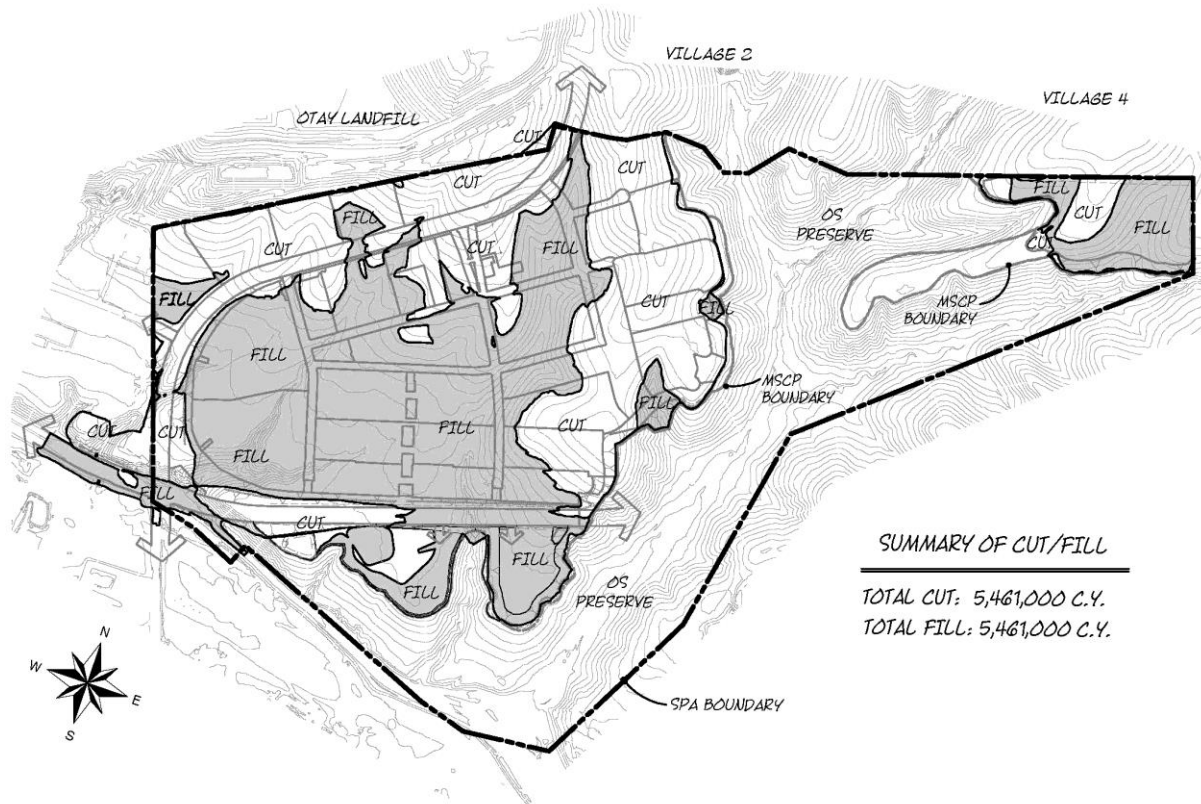


Exhibit 29  
Cut and Fill Plan

***V. Parks, Recreation, Open Space  
& Trails Master Plan***



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## **V. PARKS, RECREATION, OPEN SPACE & TRAILS MASTER PLAN**

### **A. INTRODUCTION**

#### **I. Purpose**

This Parks, Recreation, Open Space and Trails Master Plan ("SPA Park Master Plan") identifies and describes park, recreation, open space, and trail facilities for the SPA Plan Area. This SPA Park Master Plan meets the Otay Ranch Parks, Recreation and Open Space goals, objectives, policies, and implementation measures identified in the Otay Ranch GDP to provide parks, recreation and open space amenities. The primary goal is to enhance the quality of life for residents and visitors by providing a variety of active and passive recreational opportunities.

This SPA Park Master Plan also meets the goals, policies and requirements of the City of Chula Vista Parks and Recreation Master Plan, the City of Chula Vista Greenbelt Master Plan and Otay Valley Regional Park Concept Plan. This Plan incorporates both SPA and Tentative Map-level requirements for planning parks, recreation facilities, open space and trails associated with the development of the SPA Plan area.

#### **2. Regulatory Framework**

The provision and implementation of parks and open space in the SPA Plan area is regulated by the following:

##### **Chula Vista Municipal Code – SPA Plans**

Section 19.48.090 (P-C-Planned Community Zone) of the Chula Vista Municipal Code establishes Sectional Planning Area Plans, Requirements and Content. Subsection C.1. requires the following information to be contained in a SPA site utilization plan:

- Land Uses
- Parks
- Open Space

##### **Chula Vista Municipal Code – Park Lands and Public Facilities**

Chapter 17.10 (Park Lands and Public Facilities) of the Chula Vista Municipal Codes establishes the requirements for dedication of land, development of improvements, parkland criteria, in-lieu fees for land dedication and development improvements, commencement of park development, and collections and distribution of park fees.



### **Otay Ranch GDP**

The GDP requires specific identification of park, recreation and open space provisions at the Sectional Plan Area (SPA) Plan level. The SPA requirements are:

- Provide a Parks Master Plan
- Identify and reserve specific sites.
- Identify equipment needs.
- Identify alternative financing methods.
- Identify alternative maintenance entities and funding.
- Identify phasing.
- Identify plans for the use of reclaimed water, as appropriate.
- Review need for special purpose parks.

The Otay Ranch parks and recreation goals, objectives and policies provide for a variety of parks and recreation amenities. Otay Ranch provides the opportunity for a full range of passive and active recreational opportunities both locally and on a regional basis. Otay Ranch GDP goals, objectives and policies related to park and recreation facilities include the following:

*Goal:* Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural and aesthetic needs of project residents of all ages and physical abilities.

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

*Policy:* Encourage joint use of utility easements with appropriate and compatible uses, including, but not limited to, open space, agriculture, parking and trails.

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

*Policy:* Commercial recreation opportunities may be permitted within Town Square, community and regional parks to generate revenue to defray park operational expenses.

*Policy:* Utilize conservation measures including reclaimed water, efficient irrigation systems and drought tolerant plant material in the development of public and private parks where allowed.

*Policy:* Minimize park operation and maintenance costs and identify funding sources for continued operation and maintenance of all Otay Ranch park and open space land.



*Objective:* Provide neighborhood and Community Park and recreational facilities to serve the recreational needs of local residents.

*Policy:* Provide a minimum of 3 acres of neighborhood and Community Parkland (as governed by the Quimby Act) and 12 acres per 1,000 Otay Ranch residents of other active or passive recreation and open space area.

*Policy:* Encourage the design of park sites adjacent to public schools and other public lands where co-location of facilities is feasible. Joint use agreements with school districts are encouraged.

### **Chula Vista Parks and Recreation Master Plan**

The Chula Vista Parks and Recreation Master Plan contains goals and policies that serve as the blueprint for creating a quality park system. The document establishes goals for the creation of a comprehensive parks and recreation system that meets the needs of the public by effectively distributing park types and associated recreation facilities and programs throughout the City. The park sites identified on the Site Utilization Plan are consistent with the requirements of the Chula Vista Parks and Recreation Master Plan. Conceptual Park designs comply with the park descriptions in the Parks and Recreation Master Plan.

### **Chula Vista Greenbelt Master Plan**

The Chula Vista Greenbelt Master Plan implements an open space and trails concept which consists of connected open space ringing the City of Chula Vista that includes the Sweetwater Valley and Otay Valley, connected by the Otay Lakes on the east and the San Diego Bay on the west. A primary trail system within the Greenbelt will consist of multi-use and rural paths which will total approximately 28-miles surrounding the City. The Greenbelt Master Plan addresses existing and potential trail locations, trail and staging area development standards, and maintenance responsibilities. Portions of the Greenbelt include open space conservation areas established through the MSCP and the San Diego National Wildlife Refuge.

### **Otay Valley Regional Park Concept Plan**

The Otay Valley Regional Park (OVRP) is a multi-jurisdictional planning effort by the City of Chula Vista, County of San Diego and the City of San Diego. The OVRP will provide residents and visitors recreational opportunities ranging from playing fields and picnic areas to hiking, biking, and horse trails while protecting open space, wildlife, historic, agricultural, and archaeological resources. The OVRP links south San Diego Bay with Upper and Lower Otay Lakes.

The OVRP Concept Plan was adopted in 2001 and provides policy direction for the jurisdictions for coordinated land acquisition and development of the regional park within this framework of private property rights. The OVRP Concept Plan does not change existing zoning, land use plans or add new development regulations. It also does not preclude private development. The



OVRP Concept Plan does not call for specific types of recreational development or give detailed design plans for specific areas. These development decisions will be made as master plans and site specific development plans such as SPA Plans are prepared.

**SPA Plan Public Facilities Finance Plan**

The Municipal Code requires, as a condition of SPA approval, the preparation of a Public Facilities Finance Plan (PFFP). The PFFP must show how and when facilities and services necessary to accommodate the development will be installed and financed, including a phasing schedule to ensure that facilities are provided in a timely manner and that one area will not utilize more than the area's fair share of facility or service capacity.

**Entitlement Documents**

Park, recreation and open space provisions are further defined as development entitlements are processed as follows:

Tentative Map requirements:

- Include local park sites in Conditions of Approval
- Identify funding for local parks and determine a schedule for the payment of pad fees
- Review existing or proposed trails on adjacent properties to ensure linkages

Subdivision Landscape Master Plan requirements:

- Include all principal landscape design concepts (same size/scale as Tentative Map)
- Include all park, recreation, open space and trails
- Identify ownership and maintenance responsibilities

Final Map requirements:

- Dedicate local park sites
- Assure funding for local parks
- Implement design guidelines

Building Permit Requirements:

- Pay impact fee (if established)



### 3. Park Requirements

#### **Chula Vista Municipal Code**

The Chula Vista Municipal Code (CVMC), Chapter 17.10, Parklands and Public Facilities, establishes the method by which actual required park acreage is to be calculated, based on the number and type of residential units determined at the Final Map level. The City's 2002 Park Acquisition and Development Fee Update determined that each single family detached dwelling unit generates a need for 460 square feet of developed parkland and each attached multi-family unit generates a need for 341 square feet of developed parkland. A total of 1,638 units (769 and 869 MF) units are authorized per the Village 3 and a Portion of Village 4 Site Utilization Plan (Table 1. As depicted below in Table 3, pursuant to CVMC, Chapter 17.10, the 1,638 units within Village 3 generate a parkland obligation of 14.92 net acres. The Village 3 parkland obligation will be calculated at the final map level consistent with CVMC, Chapter 17.10 based on the actual number and type of units allocated within Village 3.

**Table 3 - Estimated Required Park Land Dedication**

Unit Type	Units	Park SF / Unit	Total Park SF	Total Park Acres (Net)
Single Family	769	460	353,740	8.12
Multi-Family	597	341	203,577	4.67
Mixed Use	272	341	92,752	2.13
<b>TOTAL</b>	<b>1,638</b>	<b>-</b>	<b>650,069</b>	<b>14.92</b>

The industrial land uses in the Otay Ranch Business Park do not create a demand for or obligation to provide parkland.

#### **City of Chula Vista Landscape Manual**

Part Three of the Chula Vista Landscape Manual addresses the requirements and criteria of public projects, including parks, open space and streetscapes (whether a City Public Works project or a private “turnkey” project). The Landscape Manual provides the requirements for submittals, graphics and standards, design standards and criteria, landscaping, irrigation and trails.

#### **SPA Plan**

The GDP requires that SPA-level planning establish the location, acreage and boundaries of neighborhood and Community Parks and open space. A component of the SPA Plan includes a Public Facilities Finance Plan (PFFP) which further analyzes and determines park requirements and phasing.

The SPA Land Use Plan provides a 7.5-acre (net) Neighborhood Park (P-1) within the Village 3 core and 15.6 acres (net) of a portion of the Otay Ranch Community Park (P-2) within Village 4. The total parkland in the SPA Plan area is 23.1 (net) acres. In addition, the University Villages Project includes the 38.0 acre (net) Village 8 East P-2 Otay Ranch South Community Park.



The Applicant provided the City with an Irrevocable Offer of Dedication (IOD) on Village 3 Final Map No. 16160 for the Village 3 7.5-acre (net) P-1 neighborhood park (Lot A). The Applicant also provided the City an IOD for a total of 4.7 acres of the Otay Ranch Community Park to satisfy the Village 3 PLDO obligation per the 2016 SPA Plan. The remaining Village 3 obligation of approximately 2.21 net park land acres, may be satisfied within either the Village 4 P-2 Otay Ranch North Community Park or Village 8 East P-2 Otay Ranch South Community Park, or a combination of both. The actual park acreage requirements will be based on the number and type of residential units approved on a subsequent Final Map(s) for Village 3 as further discussed in the PFFP.

## **B. VILLAGE PARK AND RECREATION PROGRAM**

The Otay Ranch Parks and Recreation Facility Implementation Plan (adopted by the City Council on October 28, 1993) identifies the parks facility improvement standards for Otay Ranch. The City of Chula Vista Recreation Department and the Parks Division of the Public Works Department conducted subsequent facilities needs assessments and proposed some modifications to the adopted Otay Ranch Plan.

This SPA Park Master Plan strives for consistency with the Otay Ranch Plan and the current proposed plans and policies of the Parks and Recreation Department. This SPA Park Master Plan identifies the proposed types, quantities and location of the facilities provided at each park site in the SPA Plan area. In addition to identifying specific facility needs and requirements, the goal of the SPA Park Master Plan is to describe the elements necessary to ensure a rich variety of recreational opportunities, while satisfying identified recreation needs. The variety of recreational elements proposed, and the recreational opportunities envisioned are discussed below.

### **I. Recreation**

The village concept organizes land uses to create a cohesive, pedestrian friendly community, encourage non-vehicular trips and foster interaction between residents. The SPA Park Master Plan provides a variety of recreational opportunities to support the village concept. The recreational plan is based on the following principles:



- Recreation standards such as total parks and recreation acreage, minimum park size, and facility design shall conform to the City of Chula Vista requirements.
- Progressive parks and recreation concepts shall be employed with programs tailored to people rather than people to programs.
- Standards for size and design of activity areas and facilities shall be reviewed periodically and adapted to the changing needs of the population served.
- Logical site selection criteria to distinguish between “Community” and “Neighborhood” Parks. Recreational considerations such as active versus passive, big-muscle versus small motor muscle, family-oriented versus adult-oriented shall be considered in the context of overall land planning.
- Ownership and maintenance responsibilities for parks and recreation facilities within the villages shall be analyzed to appropriately reflect areas of benefit, public funding limitations and fiscal impact.
- Major parks and recreation facilities shall be linked by a trail system for pedestrians and bicycles.
- To the extent practical, Community and Neighborhood Parks shall be located near school sites to increase the potential for shared use of facilities. Joint planning and design of adjacent school/park facilities is encouraged.

**Parks and Recreational Activity Categories and Accommodations**

A variety of recreation opportunities contribute to the quality of life of residents of Village 3 and the Otay Ranch community. The following is a list of recreational activity categories that will be provided through recreational programming in the village and the Otay Ranch parks and recreation system:

- Big muscle (playground equipment, sports fields, aquatic facilities, tennis, wheeled sports)
- Nature learning (hiking, bird watching, environmental education)
- Hand-intellect (art/crafts and scientific activities, vocational/special interest classes)
- Informal play (open space play areas)
- Creative play (adventure playgrounds, specially equipped parks)
- Informal social activities (conversation areas, informal seating arrangements)
- Relaxation (hobby-oriented such as fishing, gardening and picnicking)
- Rhythm and music (indoor and outdoor facilities for live music and



dancing/classes)

- Drama (performance facilities/classes)
- Social activities (neighborhood group, social dance, club meeting facilities)
- Service (volunteer program, club, and committee meeting facilities)

Accommodations for recreational activity for Village 3 residents will be provided through the following parks and recreational facilities:

### **Regional Park**

Regional parks may include recreational activities such as riding and hiking trails, picnic areas, golf course, active and informal play areas and natural open areas. The Otay Valley Regional Park is planned to include a trails system, including Greenbelt Master Plan trails, and active recreation areas.

### **Community Park**

Recreational facilities in Community Parks include lighted ball fields and courts, recreation complexes (buildings and swimming pools), security lighting and areas for children's play, informal play and picnicking. The Village 3 and Portion of Village 4 SPA Plan includes 15.6 acres of Community Parkland.

### **Neighborhood Park**

Recreational facilities may include ball fields and lighted sport courts, security lighting children's play equipment/tot lots, informal play and picnic areas.

### **Private Recreation Facilities**

Private recreation facilities emphasize informal social and recreational activities. Facilities may include informal play areas, tot lots and seating areas. The Private Recreation Facilities may be credited as Community Purpose Facilities, and as such, are described in the Community Purpose Facility Master Plan, Chapter VI and the Land Offer Agreement.

### **Town Squares**

Town squares are the focal points of the neighborhood Village Cores and provide the opportunity to create social centers in the villages. Facilities may include plazas or open areas for village events and performances, seating areas, tot lots and play areas.

### **Public Schools**

Public school buildings and outdoor play areas provide an opportunity for recreational activities within a village. The location of schools adjacent to parks, enhance both uses and may allow for shared use of facilities.





### **Commercial Centers**

Commercial areas within a village can provide recreational opportunities in the form of outdoor seating and eating areas. Businesses such as cafes, bookstores and bike shops promote leisure and recreational activities.

### **Private Open Space**

Private Open Space (POS) areas are intended to serve residents in neighborhoods where individual lots may not achieve the minimum Private Usable Open Space requirements identified in the PC District Regulations. Facilities may include, but are not limited to, open lawn areas, ball fields and courts, tot lots/play areas, picnic areas, and swimming pools. See Village Design Plan Page 81 for POS conceptual design plans.

### **Paseos**

Paseos are intended to provide pedestrian and/or bicycle linkages through residential neighborhoods to the Village Trail network. Paseos typically include a wide, meandering walkway with landscaping on both sides.

### **Common Usable Open Space (CUOS)**

CUOS sites, as defined in PC District Regulations (Page 26), may be sited within multi-family and single-family neighborhoods. These sites will be designed with recreational uses, including both passive (landscaping) and active amenities (tot lots, picnic areas, etc.).

### **Village Pathway and Trails**

Special pedestrian and bicycle routes provide an opportunity for expanded recreation and for conveniently traveling to parks or other recreational sites within a village.

## **2. Parks**

### **Park Development Standards**

The SPA Park Master Plan will adhere to the standards and requirements set forth in the City of Chula Vista Landscape Manual and the City of Chula Vista Parks and Recreation Master Plan, Chapter 3. General standards include the following for determining net useable park acreage:



- Park sites shall be graded to a 2% slope to accommodate the facility requirements of the specific park site.
- Slopes steeper than 4:1 are not eligible for park credit.
- Graded slopes are to be constructed in conformance with the City's landform grading policies.
- All park areas shall be accessible per the American Disabilities Act (ADA) requirements.

### Parks Descriptions

The SPA Park Master Plan area parks include one Neighborhood Park and a Community Park. Exhibit 30, Parks, Recreation, Open Space and Trails Plan illustrates the locations of the village parks. The conceptual designs and descriptions of park facilities are provided on Pages 92-95.

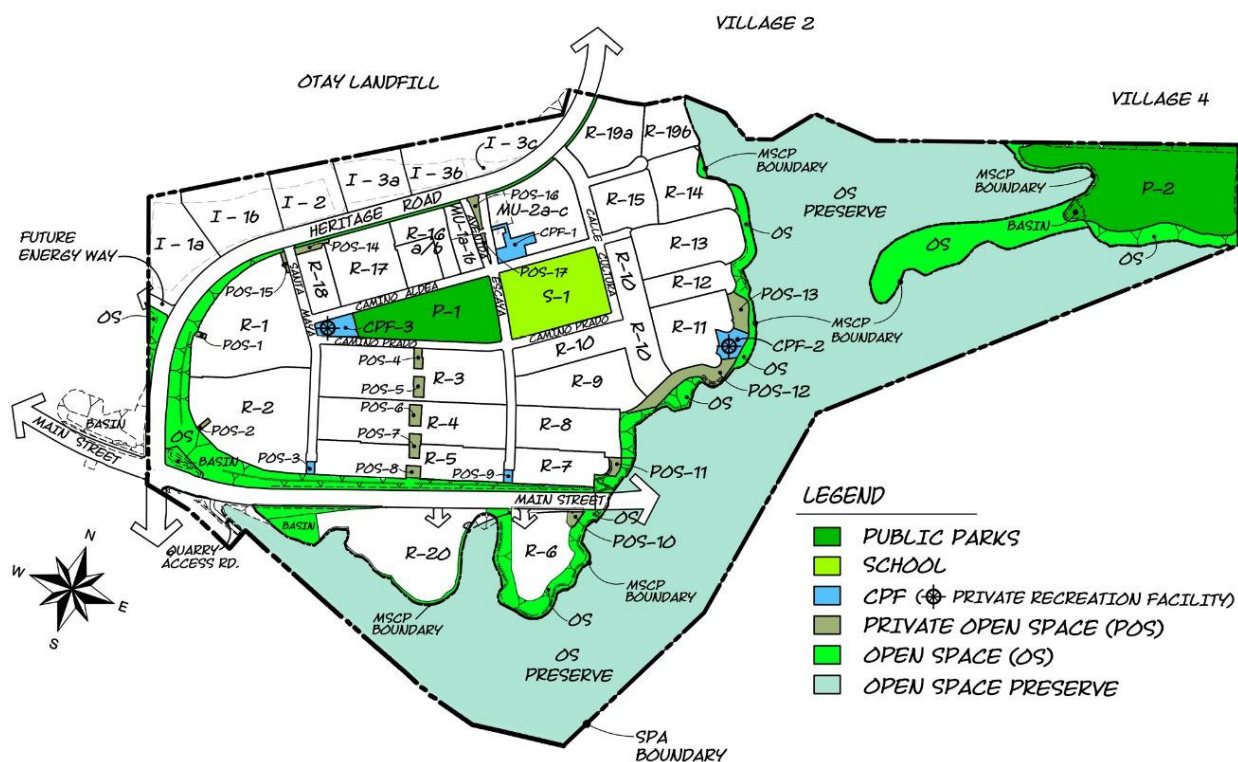


Exhibit 30  
 Parks, Recreation, and Open Space Plan



**Neighborhood Park P-1 (Village 3)**

A 7.5-acre (net) Neighborhood Park (P-1) is located in the Village 3 Core along the Village Pathway and adjacent to the elementary school site. This location is within walking distance of the most densely populated portion of the village and its proximity to the elementary school provides opportunities for shared facilities and programs.

***Park Facilities***

Park amenities will be in conformance with the City of Chula Vista Parks and Recreation Master Plan requirements. Exhibit 31 illustrates a conceptual design. The Chula Vista Parks and Recreation Master Plan recommends the following facilities be included in the Village 3 neighborhood park:

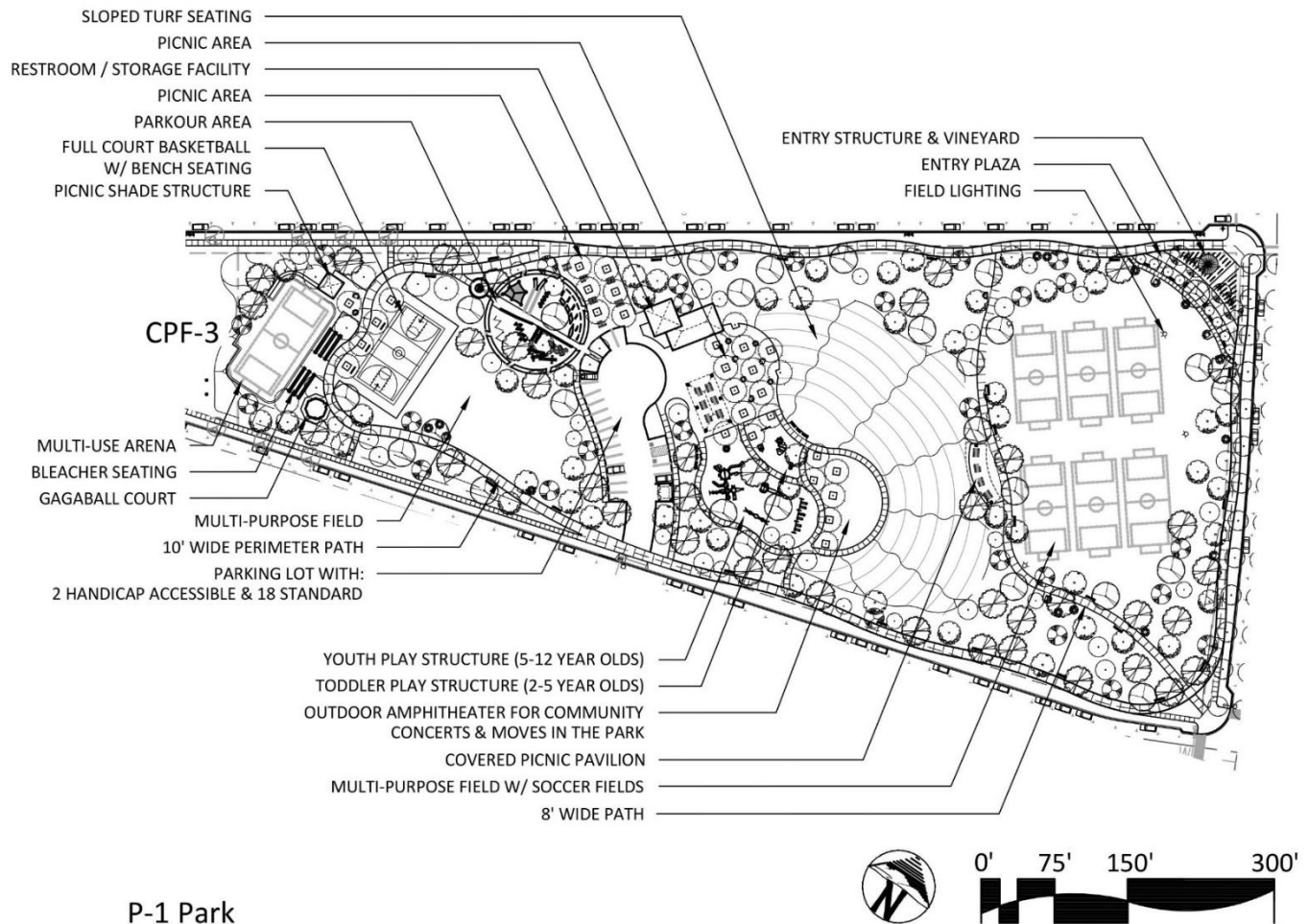
**Primary Facilities:**

- 1 Multi-purpose Field
- 1 Softball Field
- 1 Basketball Court with Lighting
- 1 Tennis Court with Lighting
- 8 Picnic Tables (Quantity of shade structures to be determined through the individual park design process)
- 1 Play Area with Play Equipment (age appropriate equipment to be determined through the individual park design process)
- Restrooms/Maintenance Building
- Open Lawn Areas

**Support Facilities:**

- Paved Walkways with Lighting
- Parking lot with lighting (the need for parking to be determined through the individual park design process)

The facilities within the P-1 Park may vary from the recommendations listed above and as depicted in Exhibit 31, subject to Development Services Director, and City Council approval. The Applicant will work with the City to determine the design and appropriate facilities for the P-1 Park as part of the Park Master Plan process.



P-1 Park

Exhibit 31  
**Village 3 Neighborhood Park (P-1) Concept Plan**

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



**Otay Ranch North Community Park P-2 (Village 4)**

The Chula Vista Parks and Recreation Master Plan identifies a portion of the Otay Ranch North Community Park within Village 4. Approximately 15.6 acres (net) of the community park are included within the SPA boundary. Access to the 15.6 acres identified by the Village 3 and Portion of Village 4 SPA Plan is provided via the signalized intersection at Santa Luna and La Media Parkway.

**Park Facilities**

Park amenities will be in conformance with the City of Chula Vista Parks and Recreation Master Plan. Amenities listed below are planned for the entire community park. Exhibit 32 illustrates the conceptual design of the 15.6 acre park area. The Chula Vista Parks and Recreation Master Plan recommends the following facilities be included in the Village 4 Community Park:

**Primary Facilities:**

- 8 Softball Fields with Lighting
- 4 Soccer Fields with Lighting
- 4 Tennis Courts with Lighting
- 1 Basketball Court (indoors)
- 30 Picnic Tables (quantity of shade structures to be determined through the individual park design process)
- 3 Play Areas with Play Equipment (age appropriate equipment to be determined through the individual park design process)
- Restrooms/Maintenance Building (to accommodate maintenance crews, supervisor and yard)
- Community Center w/Annex (20,000 sf)
- Aquatic Complex (63,710 sf)
- Open Lawn Areas

**Support Facilities:**

- Paved Walkways with Lighting
- Parking Lot with Lighting (quantity of parking spaces to be determined through the individual park design process)

**Additional Facilities:**

- Plaza



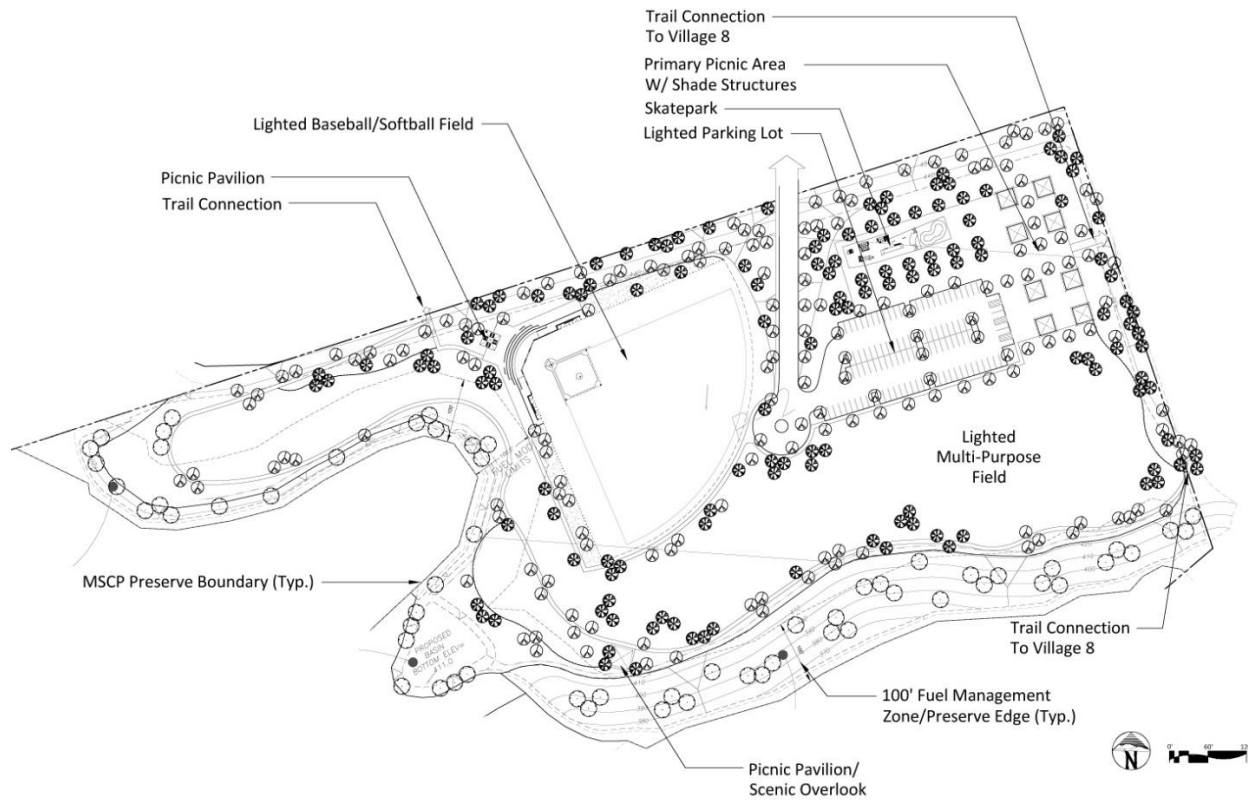


Exhibit 32

### Village 4 Otay Ranch North Community Park (P-2) Concept Plan (Portion)

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

### 3. Trails and Bicycle Routes

The SPA Plan area has been designed to accommodate the trails program described in the Otay Ranch Overall Design Plan, the City's Greenbelt Master Plan and the Otay Valley Regional Park Concept Plan. The plan recognizes that provision of bicycle and pedestrian circulation is fundamental to creating an urban village. All circulation elements within the SPA Plan area have been located and designed to be as accessible as possible, however, the off-street trails contain steep topography that may limit bicycle travel.

The Trails Plan is illustrated in Chapter III, Circulation, of this SPA Plan. The landscape treatment and design elements of village trails are also illustrated and described in the Village 3 Design Plan.



#### 4. Community Gardens

The Chula Vista General Plan includes objectives and policies related to planning for healthy communities. Highlighting the growing awareness of the need for Healthy Communities the national “Healthy Community” Initiative stresses healthy choices at all levels from appropriate placement of land uses to



ensure that citizens are not adversely affected by uses that may present health risks, to opportunities for exercise and to have healthy diets in part through better access to recreation facilities and healthy food choices. Another important facet of Healthy Communities is increasing availability and access to healthy food choices. In 2010, the City of Chula Vista adopted a community garden policy that

provides a framework for community groups wishing to establish gardens. The adopted Community Gardens Policy describes the community participation process for establishing a community garden, outlines the process for community garden planning and provides community garden establishment and maintenance guidelines. A standard “Community Garden User Agreement” is also a component of the Community Garden Policy.

Community gardens in the SPA Plan area are envisioned primarily as ornamental gardens, funded and maintained by a village garden club or the Home Owners Association (HOA). Potential site locations include the Private Recreation Facilities, open space areas and cul-de-sac openings.

#### 5. SPA Open Space

The Otay Ranch GDP requires the provision of open space in addition to local parks at a ratio of 12 acres for every 1,000 residents. Based on an estimated population of 5,323 residents, approximately 63.7<sup>1</sup> acres of open space are required. This requirement is met through the provision of 215.3 acres of open space in the form of preserve open space, non-preserve open space, manufactured slopes and other interior open spaces within the SPA Plan area.

Natural open space within the SPA Plan area is comprised of Otay River Valley and Wolf Canyon open space (part of the Otay Ranch Preserve) to the south, graded slopes within and surrounding the village, a Neighborhood Park, a Community Park, and the landscape buffer adjacent to surrounding major streets. These open spaces provide pedestrian connections within the SPA Plan area, passive recreational opportunities, and view opportunities.

Open space lands indicated on the Site Utilization Plan (Exhibit 5) will be preserved through the dedication of open space easements and/or lots to the City

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<sup>1</sup> This obligation is based on build-out of 1,638 units within Village 3. If fewer units are constructed, the demand for open space would be reduced proportionately.



or other appropriate agency, or to a Homeowners' Association. Uses will be strictly controlled through the PC District Regulations.

#### **Otay Ranch Preserve Conveyance**

The largest component of open space in the Otay Ranch is the Otay Ranch Preserve, described in the Resource Management Plan (RMP). As prescribed by the RMP, the development of each Otay Ranch Village requires a contribution to the Otay Ranch preserve. The Otay Ranch Preserve Conveyance requirement will be met through dedication of land within the Preserve to the Preserve Owner Manager (POM) comprised of the City of Chula Vista and County of San Diego.

The required contribution is 1.188 acres of open space conveyance per one acre of development less the acreage of "common use lands," (local parks, schools, arterial roads and other land designated as public use areas). The open space conveyance requirement is based on the actual development area determined at the Final Map(s) level. The estimated Village 3 and a Portion of Village 4 Preserve conveyance requirement calculation is as follows:

**Table 4 - Estimated Conveyance Requirements – Village 3 and a Portion of Village 4**

	<b>Land Use</b>	<b>Acres (gross)</b>
Total Acres		484.6
Common Use Lands		
	P-1	8.1
	P-2	17.8
	S-1	8.3
	Preserve/Open Space <sup>2</sup>	195.6
	Arterials	21.0
Total Common Use Lands		250.8
Development Area		233.8
<b>Village 3 and a portion of Village 4 Conveyance Obligation<sup>3</sup></b>		<b>277.9</b>

Note: Prior to approval of the Otay Ranch Village 3 North Final Map No. 16160, the Preserve conveyance obligation was determined to be 257.974 acres, which included the R-6 and R-19 parcels which are included in the 2021 SPA Amendment as well as the off-site water quality basin located within the FlatRock Parcel. The Applicant provided the City with a deed for 275.286 acres of Preserve land to satisfy the 2016 Final Map and off-site water quality basin conveyance obligations, leaving approximately 17.312 acres of surplus conveyance land available to meet additional conveyance obligations in the future. In addition, the conveyance land provided for the off-site water quality basin (2.091 acres) shall be applied to the Applicant's future conveyance obligations.

<sup>2</sup> Includes 8.6 acre non-preserve open space within Village 4 (undisturbed open space west of P-2 Park).

<sup>3</sup> Actual Conveyance Acreage to be determined at Final Map by City Engineer.





### **Manufactured Slopes**

Manufactured slopes within the village are located between residences in neighborhoods, along the surrounding major streets and adjacent to natural open spaces.

All manufactured slopes will be constructed and landscaped to City standards and guidelines provided in the Village Design Plan. All slopes over 25 feet in height will be permanently irrigated, with the exception of the temporary slopes and native transition slopes adjacent to Preserve open space which may be temporarily irrigated for establishment of the landscape. The design and maintenance of the slopes adjacent to the Preserve are described in the Preserve Edge Plan.

### **Ownership, Funding and Maintenance**

All slopes outside of the public right-of-way and the Otay Ranch Preserve will be owned and maintained through a Community Facilities District (CFD) or HOA.

## **C. CONTRIBUTIONS TO OTAY RANCH OPEN SPACE**

Natural open space areas adjacent to the Otay River Valley and Wolf Canyon identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Natural open space character shall be based upon the concepts developed in the Overall Ranch Design Plan and revised in the Village Design Plan for this village.

Contour grading shall be required adjacent to the Otay River Valley. Landform grading guidelines shall be developed as part of the Overall Ranch Design Plan and will be further refined in the Village Design Plan at the SPA level.

## **D. OWNERSHIP AND MAINTENANCE OPTIONS**

The following are options for ownership and maintenance of park, open space and trail facilities in the SPA Plan area.

### **1. Community Facilities District and Homeowners Association**

Facilities not maintained by private property owners will be maintained through Community Facilities Districts (CFD) and/or Homeowners Associations (HOA), unless the City Engineer determines that maintenance of certain facilities may be funded through the City's General Fund. Such areas may include common areas, common slope areas, common open space, private parks, entry landscaping, walls facing the public right-of-way, trails, paseos, and storm water pollution prevention facilities. Certain public facility areas may also be included, as determined by the City Engineer, such as detention basins and enhanced median and parkway landscaping in the public right-of-way.

### **2. Chula Vista General Services Department**

Public streets, walks, parkways, and trails which are located on public land and drainage structures other than those designed as swales or brow ditches will be the



maintenance responsibility of the Chula Vista Public Works Department (unless maintained by an HOA or CFD).

## **E. PHASING**

### **1. Parks**

The construction of Parks is coordinated with residential development phasing to ensure that parks are provided to serve the resident population. Park obligations are described in the Public Facilities Finance Plan and Park Agreement.

### **2. Open Space**

Open spaces adjacent to the major surrounding streets will be phased with street construction. All slopes and other open spaces will be implemented in conjunction with adjacent development. Conveyance of the Resource Management Preserve land will comply with the Phase 2 RMP policies requiring conveyance of 1.188 acres of preserve land for every acre of development area. This conveyance will occur on a phased basis prior to approval of Final Maps.

### **3. Trails**

Trails will be phased in conjunction with adjacent development, including street and slope construction. Public access to trails that connect to the Chula Vista Greenbelt multi-use trail located within the Otay Ranch Preserve will be restricted until Greenbelt Trail improvements are complete to the satisfaction of the Chula Vista Development Services Director.

## ***VI. Community Purpose Facility Master Plan***

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## VI. COMMUNITY PURPOSE FACILITY MASTER PLAN

### A. INTRODUCTION

The City of Chula Vista Municipal Code Chapter 19.48.025 (P-C – Planned Community Zone)<sup>4</sup>, requires 1.39 acres of Community Purpose Facilities land per 1,000 persons be provided. Pursuant to the Code, Community Purpose Facilities (CPF) means "a land use designation in a planned community intended for non-profit and certain for-profit land uses..."

The following uses are permitted within the CPF zone, and may be subject to approval of a conditional use permit:

- Boy Scouts, Girl Scouts, and other similar organizations;
- Social and human services activities, such as Alcoholics Anonymous;
- Services for homeless;
- Services for military personnel during the holidays;
- Senior care and recreation;
- Worship, spiritual growth and development, and teaching of traditional family values;
- Non-profit or for-profit day care facilities that are ancillary to any of the above or as a primary use. For-profit facilities as a primary use are subject to further requirements and additional criteria as outlined in Section F of the Code;
- Private schools that are ancillary to any of the above;
- Interim uses, subject to the findings in Section E of the Code;
- Recreational facilities, such as ball fields, for non-profit organizations (including home owners associations) serving the local community, subject to the requirements outlined in Section 19.48.040(B)(6) of the CVMC (P-C-Planned Community Zone: Application – General Development Plan Required – Contents Required) and subject to the findings outlined in Section 19.48.025(H) of the CVMC (P-C-Planned Community Zone: Community Purpose Facilities – Minimum Acreage Required – Permitted Uses).

Pursuant to Section 19.48.040(B)(6) (P-C-Planned Community Zone: Application – General Development Plan Required – Contents Required) of the CVMC, a CPF Master Plan is required and "shall show the specific boundaries of said plan which may be the SPA, GDP, or Planned Community Boundaries (or more than one GDP as deemed appropriate by the Director of Planning and Building); the distribution of existing and proposed CPF designated parcels within the Master Plan area; and the

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<sup>4</sup> The project must comply with the CPF Zone requirements as they may be amended.



tabulation of individual sites acreages which shall be prepared and incorporated into the Planned Community's Sectional Planning Area (SPA) Plan....The incorporation of the CPF Master Plan into the SPA or GDP shall be done through a SPA or GDP amendment/adoption pursuant to Sections 19.48.080 and 19.48.130 of the CVMC (P-C-Planned Community Zone: .080 = General Development Plan – Modification Requests and Procedures and .130 = Sectional Area Plans – Modification Requests and Procedures)."

## **B. COMMUNITY PURPOSE FACILITY REQUIREMENT**

The proposed 1,638 units in the SPA Plan area generate a population of 5,323 persons (based on 3.25 persons per residential unit), requiring approximately 7.4 acres of CPF land in the Plan area. However, per the approved LOAs, Village 3 is obligated to provide a total of 4.0 acres of CPF designated sites. 2.7 acres of the CPF obligation has been satisfied through the development of a 0.9 acre site designated CPF-1 and the construction of a facility for a CPF-qualified user pursuant to CVMC Sec. 19.48.025(B)(3), Alternative Compliance<sup>5</sup>. The remaining 1.3-acre CPF obligation is provided within two Private Recreation Facilities (PFR) designated CPF sites, totaling 1.8 acres. The CPF obligation associated with the 41 units transferred from Village 9 to Village 3 (approximately 0.18 acres) is to be satisfied within Village 9 per the approved LOA.

In addition to the Village 3 demand for CPF land described above, the Villages 2, 3 and a Portion of Village 4 SPA designated a 7.2 acre floating site within the Otay Ranch Business Park. This CPF obligation is satisfied through implementation of the approved LOA.

## **C. COMMUNITY PURPOSE FACILITY IMPLEMENTATION**

The SPA Land Use Plan distributes CPF sites throughout the Plan area as shown in Exhibit 33. Conceptual plans for private recreation facilities are provided in Exhibits 34 – 35. The conceptual design for each Private Recreation Facility is provided in the Village Design Plan.

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<sup>5</sup> Pursuant to Community Purpose Facilities Agreement dated December 6, 2016 (DOC# 2016-0701435)

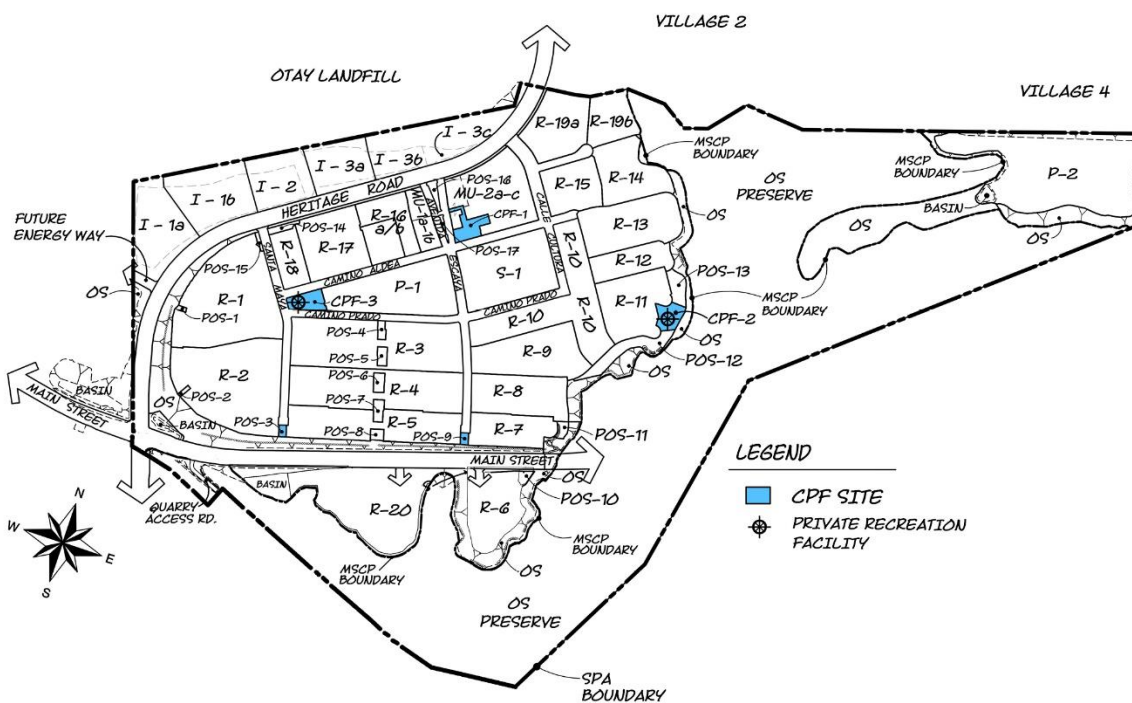
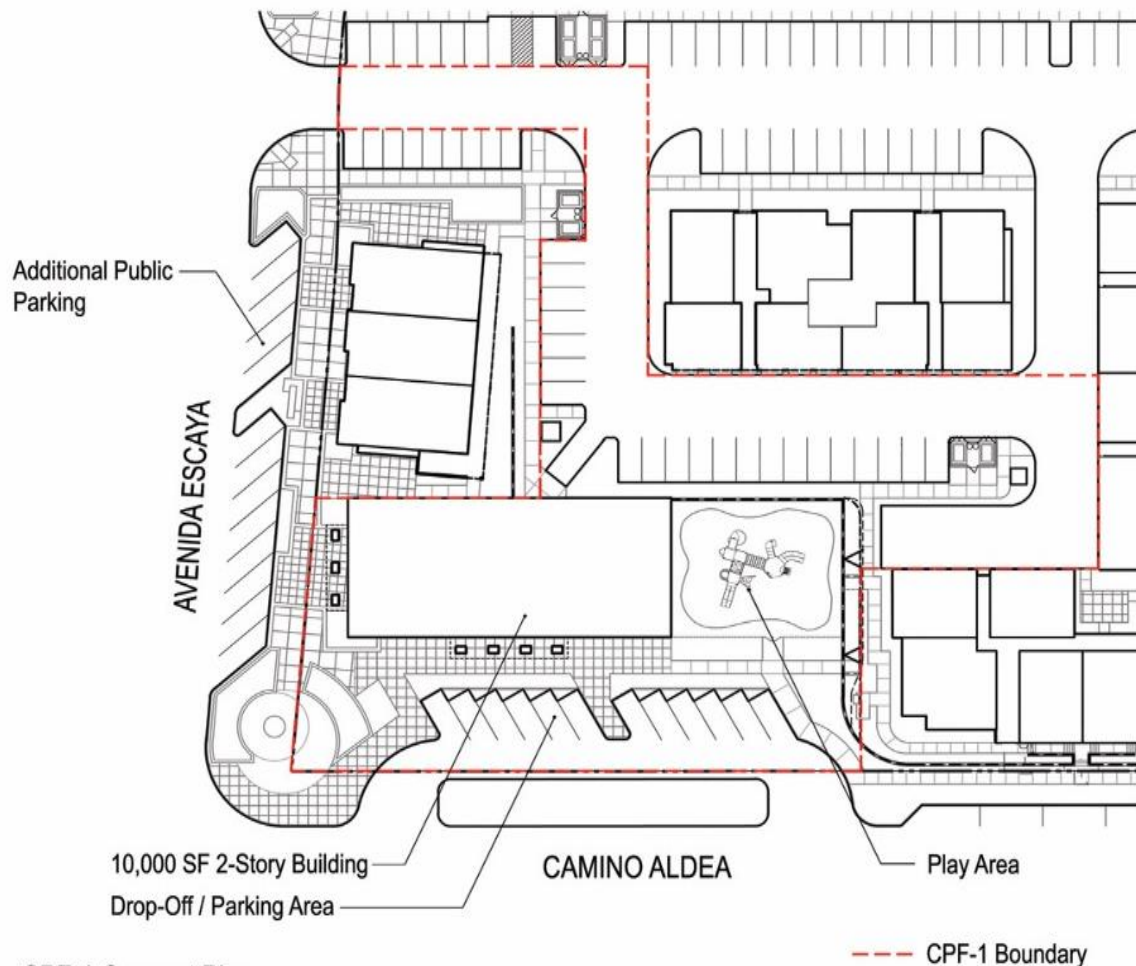


Exhibit 33  
Community Purpose Facility Master Plan



### I. CPF-I

CPF-1 is a 0.9 acre site designated for community purpose facilities uses per CVMC Chapter 19.48.025, located within the MU-2 site within the village core. The 0.9 acre site, 6,500 SF building, 3,500 SF play area and site, access and common area improvements satisfy the 2.7 acre obligation through Alternative Compliance per the CVMC Section 19.48.025(B)(3). This site is located adjacent to the Village Core MU-2 site, within walking distance of a majority of Village 3 residents.



CPF-1 Concept Plan

Exhibit 34a  
CPF-1 Concept Plan





## 2. CPF-2

CPF-2 is a 0.9 acre Private Recreation Facility located along the eastern perimeter of Village 3. This facility is located within walking distance of multiple residential neighborhoods and provides a focal point for the village. Amenities may include a play structure, open and covered picnic areas, open turf areas and a perimeter trail.

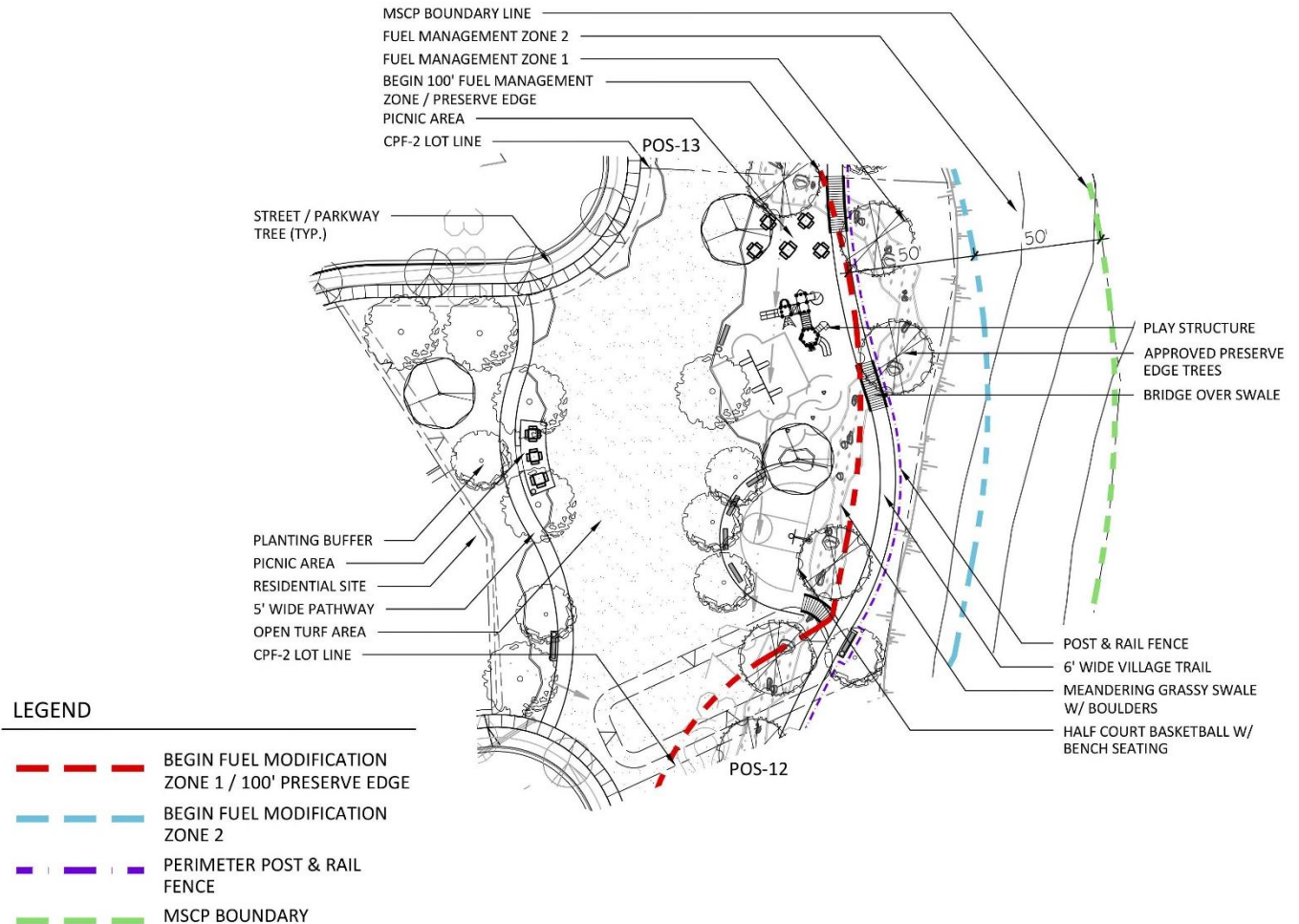


Exhibit 34b  
**CPF-2 Concept Plan**

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



### 3. CPF-3

CPF-3 is a 0.9 acre private swim club located west of the P-1 neighborhood park. This location is within walking distance of the multiple neighborhoods. Amenities may include a recreation building, swimming pool with a beach entry, 25-yard lap swimming area and shallow children's area, cabanas, barbeque, terraced lounge seating and picnic tables.

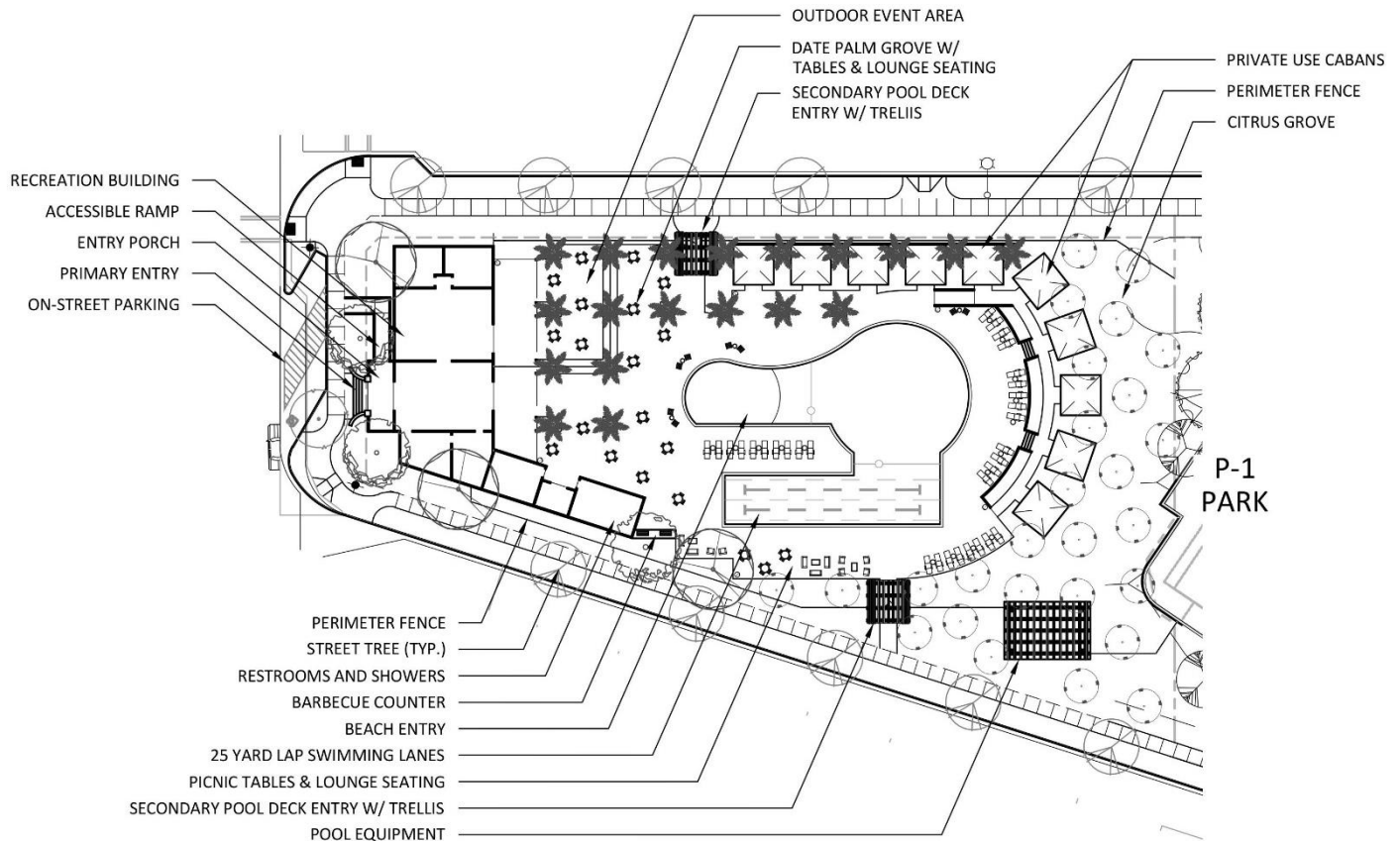


Exhibit 35  
**CPF-3 Concept Plan**

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



#### **4. Private Open Space**

Private Open Space (POS) areas are intended to serve residents in single family neighborhoods where individual lots may not achieve the minimum Private Usable Open Space requirements identified in the PC District Regulations. Eight Private Open Space areas are distributed throughout Village 3. These open space area are comprised of both passive and active recreation uses and may include trails, a paseo, trail head, vista points, open turf, bench seating and exercise stations. See Village Design Plan, beginning on Page 81, for POS concept plans. Refer to Parks, Recreation and Open Space Plan (Exhibit 30) for location of POS sites.



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## ***VII. Development Phasing***

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## **VII. DEVELOPMENT PHASING**

### **A. INTRODUCTION**

Development of the SPA Plan area will be completed in phases to ensure construction of necessary infrastructure and amenities for each phase as the project progresses. The Conceptual Phasing Table (Table 5) and the Conceptual Phasing Plan (Exhibit 36) reflect anticipated market demand for a variety of housing types, commercial and business park development. It also reflects the anticipated ownership patterns within the SPA Plan area.

The Phasing Plan is non-sequential because sequential phasing is frequently inaccurate due to unforeseen market changes or regulatory constraints. Therefore, this SPA Plan and PFFP permits non-sequential phasing by imposing specific facilities requirements for each phase to ensure the SPA Plan areas are adequately served and City threshold standards are met. Public parks and schools shall be phased as needed. The Phasing Plan is consistent with the SPA Plan Public Facilities Finance Plan (PFFP). The proposed phasing and actual construction timing of the SPA Plan area may be modified subject to compliance with provisions of the PFFP.

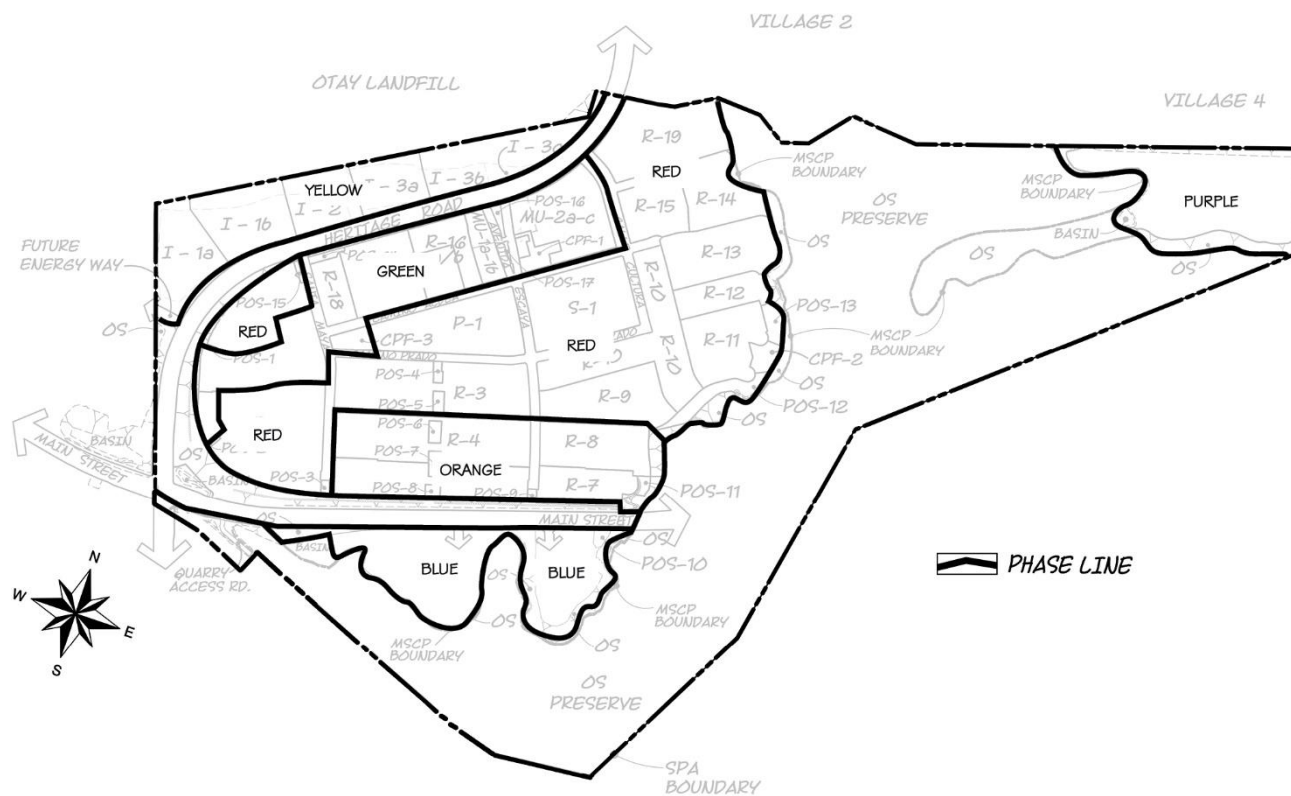


Exhibit 36

Conceptual Phasing Plan





**Table 5 - Village 3 Conceptual Phasing**

	Land Use	Yellow		Green		Red		Orange		Blue		Purple		Total	Total
		ac	du	ac	du	ac	du	ac	du	ac	du	ac	du	ac	du
<b>RESIDENTIAL</b>															
R-1	SF			1.8	12	4.0	21	6.6	47					12.4	80
R-2	SF			3.6	19	8.7	46							12.3	65
R-3	SF					9.7	81	1.7	23					11.5	104
R-4	SF							9.5	75					9.5	75
R-5	SF					7.5	46							7.5	46
R-7	SF					3.8	22							3.8	22
R-8	SF					4.0	31	1.5	12					5.5	43
R-9	SF			3.5	22			3.2	18					6.7	40
R-10	SF			3.7	44			5.8	54					9.5	98
R-11	SF							5.7	37					5.7	37
R-12	SF							3.1	24					3.1	24
R-13	SF							6.6	58					6.6	58
R-17	SF			5.7	53									5.7	53
R-18	SF			0.3	3			2.0	21					2.3	24
<b>Subtotal</b>				<b>18.6</b>	<b>153</b>	<b>37.7</b>	<b>247</b>	<b>45.7</b>	<b>369</b>					<b>102.1</b>	<b>769</b>
R-6	MF					5.6	78							5.6	78
R-14	MF							5.0	71					5.0	71
R-15	MF							3.9	54					3.9	54
R-16a/b	MF			4.6	54									4.6	54
R-19	MF									8.3	224			8.3	224
R-20	MF									10.1	116			10.1	116
<b>Subtotal</b>				<b>4.6</b>	<b>54</b>	<b>5.6</b>	<b>78</b>	<b>8.9</b>	<b>125</b>	<b>18.4</b>	<b>340</b>			<b>37.5</b>	<b>597</b>
MU-1a-b	MU			1.8	30									1.8	30
MU-2a-c	MU			7.2	242									7.2	242
<b>Subtotal</b>				<b>9.0</b>	<b>272</b>									<b>9.0</b>	<b>272</b>
<b>NON-RESIDENTIAL</b>															
CPF-1	CPF			0.9										0.9	
CPF-2	CPF							0.9						0.9	
CPF-3	CPF							0.9						0.9	
P-1	Park							8.1						8.1	



**Table 5 - Village 3 Conceptual Phasing (continued)**

	Land Use	Yellow		Green		Red		Orange		Blue		Purple		Total	Total
		ac	du	Ac	du	Ac	du	Ac	Du	ac	du	ac	du	ac	du
P-2	Park											17.8		17.8	
POS-1- 3, 7- 9, 11	POS					1.2								1.2	
POS-4- 6, 14	POS			1.0										1.0	
POS-12, 13, 15	POS							2.5						2.5	
POS-16, 17	POS			0.4										0.4	
POS-10	POS									0.2				0.2	
S-1	School							8.3						8.3	
I-1a	Ind	6.3												6.3	
I-1b	Ind	6.4												6.4	
I-2	Ind	4.6												4.6	
I-3a	Ind	4.2												4.2	
I-3b/c	Ind	7.8												7.8	
<b>Subtotal</b>		<b>29.3</b>		<b>2.3</b>		<b>1.2</b>		<b>20.7</b>		<b>0.2</b>		<b>17.8</b>		<b>71.5</b>	
<b>OVERALL TOTAL</b>		<b>29.3</b>		<b>34.5</b>	<b>479</b>	<b>44.4</b>	<b>398</b>	<b>75.3</b>	<b>494</b>	<b>18.6</b>	<b>486</b>	<b>17.8</b>		<b>220.1</b>	<b>1,638</b>

## ***VIII. Public Facilities***

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## **VIII. PUBLIC FACILITIES**

### **A. INTRODUCTION**

This section provides a brief summary of the public facilities required for the SPA Plan area in compliance with the City's goals that new developments provide all necessary support services. The PFFP prepared in conjunction with this SPA Plan describes the backbone facilities in more detail and assigns the responsibility for construction, maintenance, and financing of all required facilities.

The public facilities outlined in this section have been determined based upon projected land uses and their distribution as shown on the Site Utilization Plan (Exhibit 5). Facilities will be sized in accordance with the projected demands and necessary distribution for these land uses. Facilities needs and delivery schedule may be modified, subject to City approval, during the Tentative Map review and approval process. Electric/gas distribution facilities will be constructed primarily in public streets and will be provided by SDG&E.

### **B. WATER SUPPLY AND MASTER PLAN**

Water service and facilities for the SPA Plan area are addressed in the *Overview of Water Service* ("Water Plan") Overview of Water Service Update (2020) prepared by Dexter Wilson Engineering, Inc. In conformance with the GDP and SPA requirements, the Water Plan demonstrates compliance with state and local agency requirements and the ability to serve the SPA Plan Area. A summary of key points from the Water Plan are outlined below.

#### **I. Water Supply**

Senate Bill 610 principally applies to the California Water Code and requires the California Environmental Quality Act process for a project to be amended to include documentation to definitively establish water availability.

California Senate Bill 221 and Senate Bill 610 were approved on October 9, 2001 and became effective January 1, 2002. Senate Bill 221 primarily applies to the Subdivision Map Act and requires the lead agency (City of Chula Vista), in considering a tentative map, to verify that the public water supplier (Otay Water District) has sufficient water supply available to serve the project.

To meet the requirements of Senate Bills 221 and 610, the City of Chula Vista formally requested that the Otay Water District prepare a water supply assessment report for the project. The Otay Water District Board of Directors formally approved the Water Supply Assessment and Verification Report, Otay Ranch Villages Three, Eight East and 10 Sectional Planning Area Plans on November 6, 2013.

The SPA Plan area is located within the boundaries of the Otay Water District (OWD), which is responsible for providing local water service. OWD is a member of the San Diego County Water Authority and the Metropolitan Water District of Southern California. The SPA area will be annexed into Improvement Districts 22 and 27 of the Otay Water District.



The project is within the Central Service Area of the Otay Water District. Potable water for Village 3 will be supplied from the 624 pressure zone. The portion of Village 4 will be supplied from the 711 Zone.

The Otay Water District has three existing reservoirs in the 624 Zone. These reservoirs are filled by OWD Connections 10 and 12 to the San Diego County Water Authority aqueduct.

## **2. Potable Water Demand**

The Overview of Water Service Update prepared by Dexter Wilson Engineering (2020) estimated water demand for the SPA Plan area at 533,404 gpd. Domestic water demand for the SPA Plan area will be further refined in the Subarea Water Master Plan amendment to be approved by the OWD. An analysis of available water supply will also be completed to assure that sufficient supplies are planned to be available as demand is generated by the project.

The SPA Plan area is within the Otay Water District 624 and 711 Pressure Zones. Water facilities required for the project area consist of those needed to expand the existing 624 Zone system. The 624 Zone will be expanded by connecting to a proposed 16-inch line in Heritage Road extending it south to serve the project. 16 12-inch 624 Zone line will also be extended and connected to the Village 2 system to provide the necessary looping. The portion of Village 4 will be served by extending 12-inch 711 Zone lines from La Media to the site. Exhibit 38 depicts the recommended distribution system required for the project area.

## **3. Recycled Water Supply and Master Plan**

Current Otay Water District (OWD) policies regarding new subdivision development require the use of recycled water where available. Consistent with the Otay Ranch GDP, it is anticipated that recycled water will be used to irrigate street parkway landscaping, parks, manufactured slopes along open space areas and landscaped areas of commercial, industrial and multi-family sites.

The project is located in the 680 Zone for recycled water service. Currently, the primary source of recycled water for the SPA Plan area will be the South Bay Water Reclamation Plant. From this plant, the ultimate recycled water system will consist of a series of pump stations, transmission piping and storage reservoirs that will provide recycled water to portions of Otay Ranch, including the SPA Plan project area.

In the SPA Plan Project area, the existing recycled water distribution system serves Village 2 to the north. The recycled water system is also proposed to be extended south to Heritage Road to serve the project. The portion of Village 4 will be served from the existing recycled waterline in La Media Road. A plan to distribute recycled water within the project is depicted on the Recycled Water Plan (Exhibit 39).



Recycled water requirements for the project will be coordinated by the Water District and the City. Phased construction of recycled water facilities, based on the District approved master plan, will be incorporated into the PFFP and/or subdivision map conditions to assure timely provision of required facilities.

#### **4. Water Conservation**

Water Service and Water Conservation Plans have been prepared as components of this SPA Plan in conformance with the requirements of the Otay Ranch GDP and the Chula Vista Growth Management.

As described in the Overview of Water Service ("Water Plan") and update prepared by Dexter Wilson Engineering, certain landscaped areas are required to utilize recycled water where available based on current Otay Water District (OWD) policies regarding new subdivision development. Consistent with the Otay Ranch GDP, it is anticipated that recycled water will irrigate landscape areas identified in the Water Plan.

The potential sources and availability for recycled water use are described in more detail in the Water Plan. Potential demand within the SPA Plan area will be estimated in a subsequent Subarea Water Master Plan to be approved by the OWD. Recycled water requirements for the project will be coordinated by OWD and the City. Phased construction of recycled water facilities, based on an OWD-approved master plan, will be incorporated into the PFFP and/or subdivision map conditions to assure timely provision of required facilities.

Water conservation measures for the SPA Plan Area include the following:

- **Hot Water Pipe Insulation.** This measure involves the insulation of hot water pipes with 1-inch walled pipe insulation and separation of hot and cold water piping. This measure is estimated to cost an additional \$50 during initial construction and result in annual savings of 2,400 gallons per residential unit.
- **Pressure Reducing Valves.** Setting the maximum service pressure to 60 psi reduces any leakage present and prevents excessive flow of water from all appliances and fixtures. This measure is estimated to cost \$100 during initial construction and result in annual water savings of 1,800 gallons per residential unit.
- **Water Efficient Dishwashers.** There are a number of water efficient dishwashers available that carry the Energy Star label. These units cost an additional \$500 on average and result in an estimated yearly water savings of 650 gallons per residential unit.

Other potential water saving features of the project include:

- **Dual Flush Toilets.** The developer will install dual flush toilets within the project. This measure is estimated to cost \$200 per household and result in annual water savings of 4,000 gallons per year per residential unit.



- **Water Efficient Landscaping.** The developer will comply with the City's Landscape Water Conservation Ordinance to reduce outdoor water use. This will include a more drought tolerant plant selection including less turf area as well as installation of water efficient irrigation systems. While the estimated savings from this measure is difficult to quantify at this stage of planning, it is estimated that outdoor water usage at single family residences will be reduced by a minimum of 10 percent, or approximately 25 gpd per home.

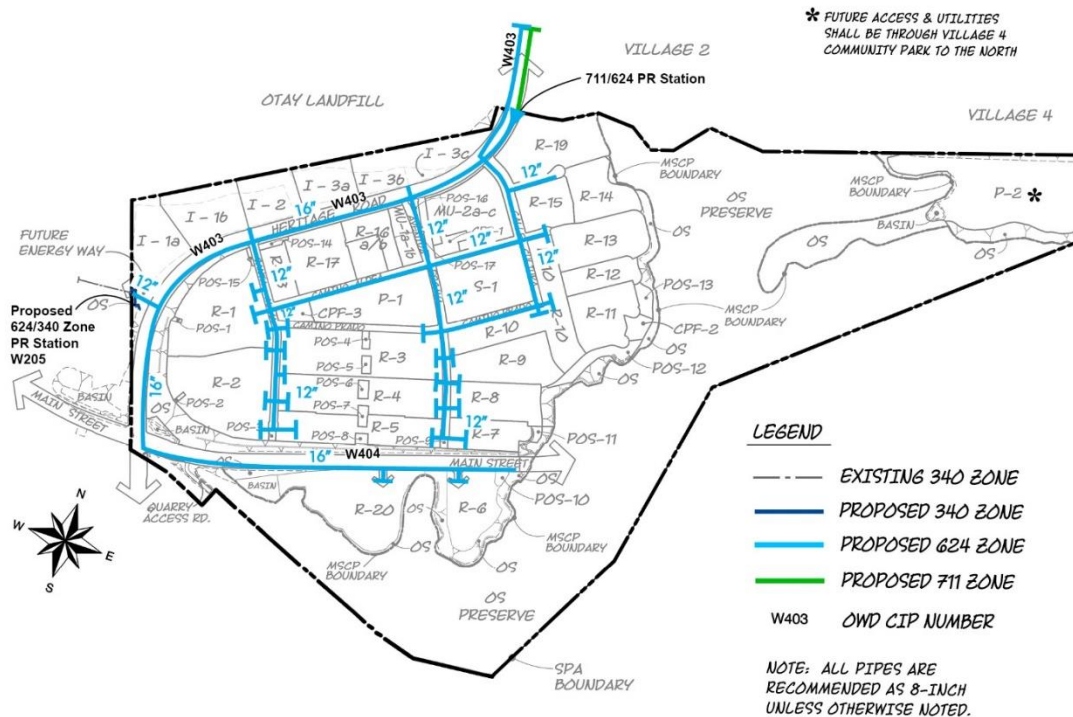


Exhibit 37  
 Potable Water Plan



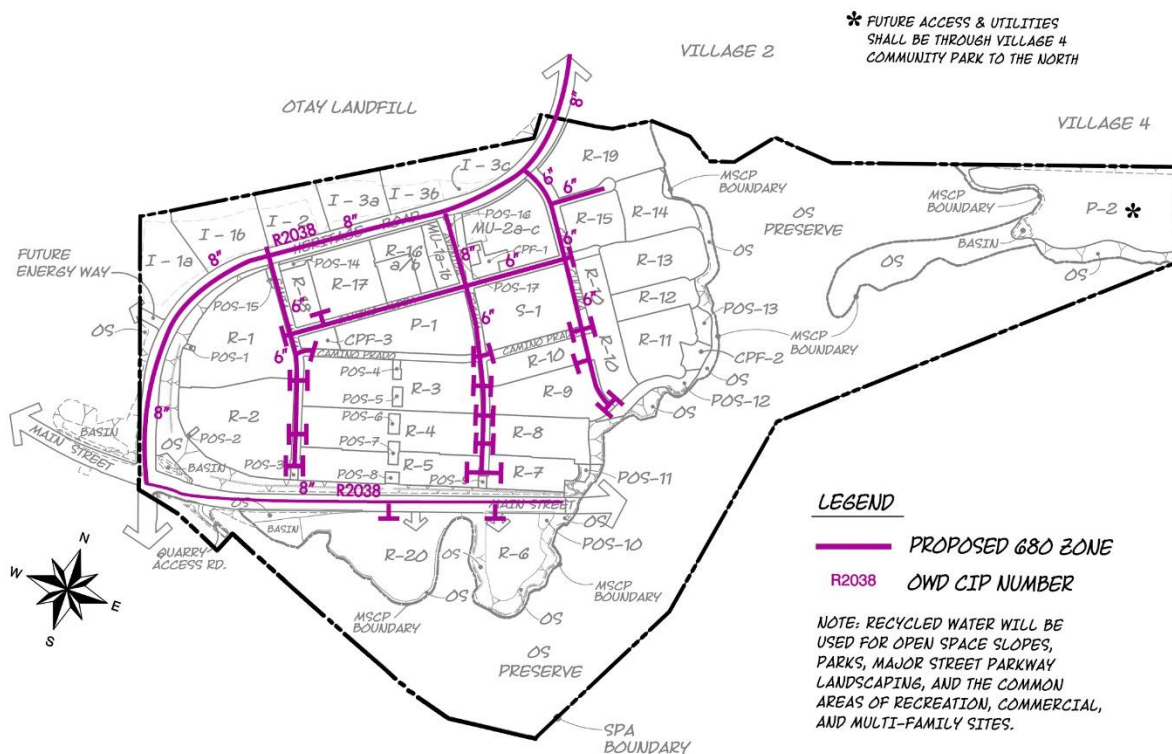


Exhibit 38  
Recycled Water Plan

### C. SEWER SERVICE

Sewerage service and facilities are addressed in the *Overview of Sewer Service*, prepared by Dexter Wilson Engineering. Sewer service to the project site is provided by the City of Chula Vista. Chula Vista operates and maintains its own sanitary sewer collection system that connects to the City of San Diego's Metropolitan Sewer System.

The City of Chula Vista's Subdivision Manual establishes sewage generation factors based on population multipliers used to project sewage flows. The average daily flow into the Salt Creek basin from the SPA Plan area is estimated at 389,823 gpd. This flow will be conveyed to the existing Salt Creek Interceptor just to the south of the project. On-site sewer lines will need to be oversized to accommodate flows from Village 2 to the north of the Village 3 project. Sewer facility improvements required to serve the SPA Plan project include 8-inch to 12-inch gravity sewer lines onsite and fees to fund future improvements to the Salt Creek Interceptors. The portion of Village 4 will require small on-site pump stations to serve restroom facilities only.

Sewer facilities required to serve the SPA Plan area will be constructed in phases. The phasing and financing requirements are addressed in the PFFP and/or subdivision map





## **D. STORM DRAIN & WATER QUALITY**

The *Master Drainage Study* (“Drainage Plan”) and *Storm Water Quality Management Plan (SWQMP)* prepared for the 2016 SPA and the *Drainage Study for Otay Ranch Village 3, R-6 and R-20 Tentative Map* (2020), *Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) for Otay Ranch Village 3, R-6 and R-20 Tentative Map* (2020) and the *Drainage & Storm Water Quality Management Plan Compliance Memo for Otay Ranch Village 3, R-19 Tentative Map* (2020), prepared for the Proposed Project by Hunsaker & Associates access the existing and developed drainage and water quality conditions in the SPA Plan area. In conformance with the GDP and SPA requirements, the Drainage Plan provides the necessary hydrological studies, analysis and design solutions to provide appropriate urban runoff and water quality for the SPA Plan Area. Key elements of the Drainage Plan and SWQMP are provided below.

### **I. Drainage**

#### Village 3:

- All pre development and post development runoff from Village 3 is within the Otay River Valley watershed.
- Portions of the pre development runoff from Village 3 flow directly to Wolf Canyon (which in turn is tributary to the Otay River Valley) and portions of the pre development runoff flow directly to the Otay River Valley.
- Due to the impact of the Savage Dam at the Otay Reservoir, studies have determined that the development of the Village 3 site will not increase the 100 year frequency peak flows in the Otay River. Therefore, no detention basins are required to mitigate 100 year peak flows.

#### Village 4 (Portion):

- All pre development and post development runoff from Village 4 is within the Otay River Valley watershed.
- All pre development runoff from Village 4 flows directly to Wolf Canyon (which in turn is tributary to the Otay River Valley).
- Village 4 is proposed to be developed as a park. The park development is not expected to significantly impact the peak flows to Wolf Canyon. Any peak flow mitigation required will be constructed on site through LID and/or detention basins.



## 2. Water Quality

### Village 3:

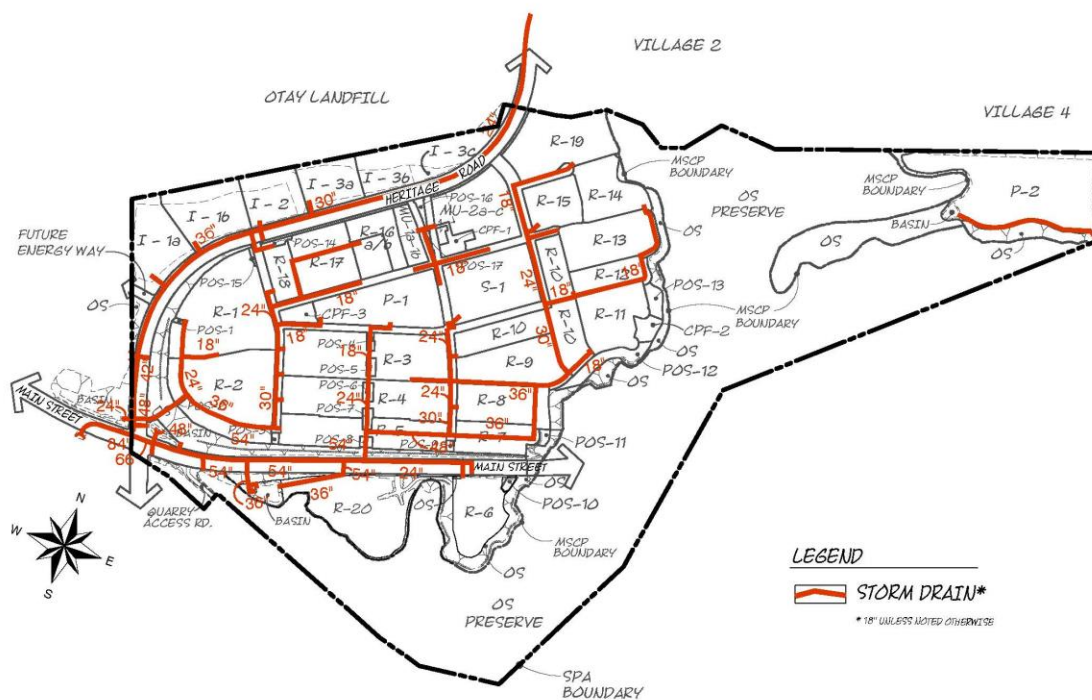
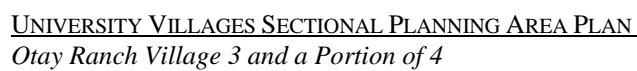
- The development of the SPA Plan area will implement all necessary requirements for water quality as specified by the State and local agencies.
- The development will meet the requirements of the City's Standard BMP Design Manual), the Jurisdictional Urban Runoff Management Plan and the Storm Water Management and Discharge Ordinance (as specified in the City of Chula Vista Development and Redevelopment Storm Water Management Standards/Requirements Manual).
- The Otay River and Wolf Canyon are a USGS blue line streams, which classifies them as waterways of the United States under the Clean Water Act (CWA). All development in excess of five acres must incorporate urban runoff planning, which will be detailed at the Tentative Tract Map level. The conceptual grading and storm water control plan for the SPA Plan area provides for water quality control facilities to ensure protection for the Otay River.
- The Otay River was listed in the County of San Diego *Hydromodification Management Plan* as an exempt facility. Therefore, hydromodification basins are required for this development. However, per the current (2016) BMP Design Manual, this exemption was removed for the upper reach of the Otay River, which includes the reach relative to the Village 3 SPA area.
- A SWQMP has been prepared for Village 3 and 4 in conjunction with the Village 3 and a Portion of 4 SPA. The BMP locations are shown on the Drainage Management Area Exhibit within Attachment 1a of the SWQMP.
- Runoff from the developed portions of Village 3 is treated within three biofiltration basins located at the downstream portion of the site in the vicinity of the Main Street/Heritage Road intersection. Flows from the Biofiltration Basin will outlet directly to the Otay River.
- No runoff from developed or impervious portions of Village 3 outlet to Wolf Canyon. Some graded slopes along the southerly edge are tributary to Wolf Canyon and will be self-treating.
- A small portion of the roadway on the south side of Main Street and east of Heritage Road will be treated by proprietary means at the proposed inlet location.

### Village 4 (Portion):

- The development of the SPA Plan area will implement all necessary requirements for water quality as specified by the State and local agencies.



- The development will meet the requirements of the City's BMP Design Manual, the Jurisdictional Urban Runoff Management Plan and the Storm Water Management and Discharge Ordinance (as specified in the City of Chula Vista Development and Redevelopment Storm Water Management Standards/Requirements Manual).
- The Otay River and Wolf Canyon are USGS blue line streams, which classifies them as waterways of the United States under the Clean Water Act (CWA). All development in excess of five acres must incorporate urban runoff planning, which will be detailed at the Tentative Tract Map level. The conceptual grading and storm water control plan for the SPA Plan area provides for water quality control facilities to ensure protection for Wolf Canyon.
- The proposed development in Village 4 is tributary to Wolf Canyon. Since Wolf Canyon is not listed as an exempt facility, Village 4 will be subject to hydromodification requirements as specified in the County of San Diego *Hydromodification Management Plan*. Hydromodification requirements will be met through the use of a hydromodification basin in conjunction with Low Impact Development measures.
- Village 4 is proposed to be developed as a park and will be developed with very little impervious area. The developed areas of Village 4 will either be self-treating or treated through the use of LID and Biofiltration basins for water quality and hydromodification.
- Graded slopes along the southerly and westerly edge of the Village 4 graded area are tributary to Wolf Canyon and will be self-treating.



## Exhibit 40 Drainage Plan





## **E. ROADS**

Roads included in this SPA proposal are addressed in Chapter III, Circulation, of this SPA plan. The PFFP details their phasing and financing.

## **F. SCHOOLS**

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

The construction of up to 769 single family dwelling units and 869 multi-family dwelling units is planned for the SPA Plan area. Based on Chula Vista Elementary School District and Sweetwater Union High School District student generation factors (students/dwelling unit), there is a need to accommodate approximately 610 elementary students, 139 middle school students, and 268 high school students, for a total of 1,017 students.

### **1. Elementary Schools**

To meet the elementary school requirements necessary to serve the 619 students generated within Village 3, the Otay Ranch General Development Plan (GDP) provides for the siting of one elementary school in Village 3. This SPA Plan reserves an 8.3-acre elementary school site, Parcel S-1, in the village core adjacent to the neighborhood park to facilitate joint use opportunities.

The site will be reserved for acquisition by the Chula Vista Elementary School District, as provided in the PFFP. The construction schedule for the school will be determined by the school district. At the discretion of the Chula Vista Elementary School District, Students in Village 3 will be accommodated in neighboring village elementary schools until the Village 3 school is constructed.

### **2. Middle Schools & High Schools**

Middle school and high school requirements are met by the existing EastLake Middle School, Otay Ranch High School and Olympian High School. In addition to these public schools, two private schools are located proximate to the SPA Plan area - High Tech High School and Mater Dei High School.

### **3. Adult Schools**

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



## **G. CHILD CARE FACILITIES**

The Otay Ranch GDP establishes the following goal and threshold for child care facilities:

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

The Otay Ranch GDP establishes the following threshold for child care facilities:

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

The City of Chula Vista adopted the Chula Vista General Plan policy direction for the provision of adequate child care facilities necessary to serve existing and future developed areas in the City.

Child care uses may be allowed as a primary or an accessory use. Facility-based (not in a home) child care may be conducted by non-profit, quasi-public organizations or commercial providers. In addition, day nurseries, daycare schools or nursery schools are permitted uses in the Village 8 East Land Use Districts (see PC District Regulations, specifically permitted within all non-residential dominant districts, which would make them available to both residents and employees in Village 8 East.

The State of California has adopted regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements and physical environment for child day care and day care centers. All child care facilities within the SPA will comply with state and local regulations.

The SPA Plan and the Otay Ranch Planned Community may have a mix of child care providers, such as school, church, non-profit or commercial facilities. Childcare facilities may be located within private homes, commercial centers, offices, government and industrial complexes and/or adjacent to public and private schools where appropriate. The SPA Land Use Plan provides opportunities to locate and phase facilities to meet the needs of the community.

### **I. Family Day Care Homes**

Home-based child care includes small family day care homes (SFDCH) that serve up to 6 children and large family day care homes (LFDCH) that serve 7-12 children. A conditional use permit may be required for all family day care homes within the SF4 zone. Consistent with Chula Vista zoning, SFDCHs could potentially be located within all residential zones in Village 3.

The California Code of Regulations, Title 22, Division 12, Chapter 3, Section 102417 includes regulations related to the operation of family day care homes and all family day care homes within Village 3 would be required to comply with both state and local regulations.





## **2. Facility-Based Child Care**

Facility-based childcare may be non-profit or commercial facilities located in non-residential land use areas of the village. The SPA Plan includes CPF and MU/commercial land uses. These land use designations can accommodate facility-based childcare. Non-profit childcare facilities are considered an accessory land use to CPF uses and are permitted within the commercial area. Commercial childcare facilities are also permitted within the commercial areas.

Facility-based childcare could be sited on mixed-use parcels. Elsewhere in the Otay Ranch community, such as the Eastern Urban Center, day care facilities could easily be sited. Having child care facilities located near other compatible services and activities is consistent with efficient land use planning. Locating childcare facilities near many other services is consistent with the neo-traditional principles established for Otay Ranch.

## **H. POLICE, FIRE AND EMERGENCY SERVICES**

### **1. Police Protection**

The Chula Vista Police Department (CVPD) currently provides police services within the City of Chula Vista. The demand for police services and facilities necessary to serve the SPA Plan area is described and analyzed in the Village 3 and a Portion of Village 4 PFFP.

### **2. Fire Protection**

Fire protection services are provided by the City of Chula Vista Fire Department (CVFD). The SPA Plan Area would be served by existing Chula Vista Fire Stations #7 and #3. Pursuant to the Draft Chula Vista Fire Master Plan, additional fire stations are planned within the Eastern Urban Center and Village 8 West Town Center. The demand for fire protection equipment and facilities to serve the SPA Plan area is described in the PFFP. Village 3 and a Portion of Village 4 must comply with the updated City's adopted Fire Facilities Master Plan (2014).

The Otay Ranch GDP requires as a condition of SPA plan approval, the Fire Department review fuel modification plans. The Preserve Edge Plan and Fire Protection Plan have been developed with direction from the Fire Department. The Preserve Edge Plan provides for fuel modification zones adjacent to natural open spaces. Fire Department-approved architectural measures, such as boxed eaves, exterior sprinkler systems and solid block wall fencing may also be used for fire protection in certain circumstances. The fuel modification and fire protection strategies are more fully described in the University Villages Master Fire Protection Plan; Otay Ranch Villages 3 and Portion of Village 4, 8 East and 10.

### **Brush Management**

Pursuant to the University Villages Master Fire Protection Plan (FPP), the Village 3 and a Portion of Village 4 FPP Addendum (2020) and the Chula Vista MSCP Subarea Plan; fuel modification zones have been incorporated into the proposed development areas adjacent to natural open space. These fuel modification zones are consistent with the requirements of the Chula Vista MSCP Subarea Plan, Otay



Ranch Phase 2 RMP and Preserve Edge Plan. No fuel modification activities will occur within Otay Ranch Preserve/MSCP areas. Graded landscaped slope areas will be maintained pursuant to FPP requirements and will be outside of the Preserve. Streets (hard surface and irrigated landscaped areas) and passive recreation areas may be included in the Brush Management Zone, in accordance with specific requirements of the FPP.

### **Emergency Medical Services**

American Medical Response provides contract emergency medical services for the City of Chula Vista, National City, and Imperial Beach. There are five American Medical Response South County paramedic units. Two are located in Chula Vista, two in National City, and one in Imperial Beach. The SPA Plan area will be served through a contract arrangement by the City of Chula Vista.

### **3. Emergency Disaster Plan**

The following serves as the GDP-required "Emergency Disaster Plan" required at the SPA level:

The San Diego Region is exposed to a number of hazards that have the potential for disrupting communities, causing damage and creating casualties. Possible natural disasters include earthquakes, floods, fires, landslides and tropical storms. There is also the threat of man-made incidents such as war, nuclear disasters, hazardous materials spills, major transportation accidents, crime, fuel shortages, terrorism or civil disorder.

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

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

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



County is in Mutual Aide Region 6 of the State system. In April 2011, the Chula Vista City Council approved Resolution 2011-067 which adopted the 2010 San Diego County Multi-Jurisdictional Hazard Mitigation Plan as the official Multi-Jurisdictional Hazard Mitigation Plan of the City of Chula Vista.

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

#### **I. LIBRARY SERVICES**

Library services are provided by the City of Chula Vista as described by the City Library Master Plan. The demand for library facilities generated by the build-out of the SPA Plan area will be satisfied through participation in the City's Public Facilities Development Impact Fee Program as identified in the PFFP.

#### **J. PARKS, RECREATION, OPEN SPACE AND TRAILS FACILITIES**

Parks, recreation, open space and trails are addressed in Chapter V, Parks, Recreation, Open Space and Trails Master Plan and the PFFP

#### **K. CIVIC FACILITIES**

The City of Chula Vista is currently served by the Chula Vista Civic Center. The City's master plan for the expansion of the Civic Center provides for the needs of the Village 3 residents. The SPA Plan area is subject to the City's Development Impact Fee (DIF) Program, which generates revenue that can be used for civic facilities.

#### **L. ANIMAL CONTROL FACILITIES**

The City of Chula Vista provides animal health and regulatory services. Currently, no impact fees are imposed to fund expansion of animal control facilities.

#### **M. REGIONAL FACILITIES**

A Regional Facilities Report was completed as part of the SPA One planning process. Generally, the Otay Ranch GDP requires that the demand generated for regional facilities be satisfied through participation in a regional impact fee program (if such a program is implemented) and/or, reserve land or facilities for regional service programs in the Eastern Urban Center. The Regional Facilities Report is updated with SPA Plan applications to ensure adequate provision for regional facilities. The following is a review of the updated Otay Ranch regional facility needs.

##### **I. Integrated Solid Waste Management**

The City of Chula Vista contracts with Allied Waste Management to provide recycling and disposal services. Per Chula Vista Municipal Code Sections 8.24 and 8.25 and State of California Public Resources Code Chapter 12.8, 42649, it is



mandatory for all generators to recycle. The City provides residences (as Small Quantity Generators) with automated, weekly collection services for trash, recyclable materials and yard waste. The PC District Regulations include regulatory requirements for waste management and recycling.

## **2. Arts and Cultural**

The Otay Ranch GDP provides for a multi-use cultural complex in the EUC. Within villages, arts and cultural facilities may be provided in public and civic space. The SPA Land Use Plan provides public spaces that may accommodate art and performances including plazas within the mixed-use village core and neighborhood park. The community purpose facilities, private pedestrian parks/community buildings and the MU/commercial area also provide opportunities for art display and performance.

## **3. Health and Medical**

Health and medical facilities that serve the SPA Plan area include Scripps Chula Vista Memorial Hospital, Sharp Chula Vista Medical Center, and Paradise Valley Hospital. A 66,000 square foot medical office building is located in the Village of Heritage (Otay Ranch Village 1), which houses the Sharp Rees-Stealy Medical Group. The mixed use commercial and community purpose facility sites within the Otay Ranch villages provide opportunities for both public and private nursing, health education, screening research and medical offices.

## **4. Community and Regional Purpose Facilities**

A Community Purpose Facility (CPF) Master Plan is provided in Chapter VI of this SPA Plan. The CPF Master Plan describes the provision of facilities within the SPA Plan area. The Otay Ranch GDP does not locate a Regional Purpose Facility in this SPA Plan area.

## **5. Social and Senior Services**

The County of San Diego has the primary responsibility to provide social services to County residents. There are numerous non-profit health and social service organizations located in Chula Vista. The City of Chula Vista provides an adult literacy program, a Youth Action Program and the Police Activities League program. The County's Area Agency on Aging provides social and nutrition programs, legal services, ombudsman programs and services to prevent or postpone institutionalization. The City of Chula Vista provides senior services and the Parks and Recreation Department coordinates activities and programs at the Norman Park Senior Center. The CPF, public Community and Neighborhood parks, and Private Recreation Facilities provide opportunities for social and senior services within Village 3 and Village 4.

## **6. Correctional**

The increased population in the SPA Plan area will contribute to the potential need for correctional facilities in the region. Should a regional impact fees program be enacted to assist in funding such facilities, development would be obligated to equitably participate.



## **7. Transit**

Transit facilities are intended to reduce the public's dependence upon the automobile to help alleviate traffic congestion. The provision of transit facilities is also an action measure of the City's CO<sub>2</sub> Reduction Plan. Currently, two percent of trips are conducted on public transit in the region. An increase in transit use can be fostered through the location of higher-density housing near transit, site design with transit orientation and enhanced pedestrian access to transit. The land use and circulation plan for the SPA Plan area incorporates transit-oriented design. A Rapid Bus route is planned on Main Street. A Local Bus Route service may be provided along Heritage Road, with a potential station located within the Otay Ranch Business Park, proximate to the Village Core



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## ***IX. GDP Compliance***

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## **IX. GDP COMPLIANCE**

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

### **A. LAND USE**

This SPA Plan is designed in conformance with the Otay Ranch GDP Land Use Plan and the GDP Village 3 and a Portion of Village 4 SPA Plan, as amended, is illustrated in Exhibit 41. A brief description of the SPA Plan major land use components consistency with the GDP and PC Zone District is provided in this section.

This SPA Plan contains all the requisite land uses comprising an urban village for Village 3 as described by the GDP. Village 3 includes a variety of small lot single family detached and multi-family residential housing densities, mixed-use (Commercial/Retail/Residential) development, land designated for community purpose facilities, an elementary school, parks and open space and industrial. Table 6 provides the proposed, amended GDP for Village 3 land uses including allocated acreages for each land use and the number and type of residential units.

This SPA Plan also contains a portion of Village 4. The SPA Plan implements the park and recreation land use established in the GDP/CVGP for the portion of the “70-acre park” within Village 4.



Exhibit 41

**Otay Ranch GDP Village 3 Land Use Plan (Proposed)**

**Note:** There are no changes proposed within the Village 4 portion of the SPA Plan area.



**Table 6 – Proposed GDP Exhibit 42 - Village 3 Land Use Table**

Village Three															
Use	Dwelling Units				Acreage										Approx. Pop.
	SF	MF	Total	Dens	Res.	Park*	CPF	Sch.	C'ml.	Office	Ind.	Open Sp.	Art.	Total	
<b>M</b>	769		769	7.5	122.2		1.8							124.0	2,492
<b>MH</b>		373	373	12.4	30.0									30.0	1,209
<b>H</b>		224	224	27.0	8.3									8.3	726
<b>MU</b>		272	22	30.2	9.0	8.1	0.9	8.3	+					26.3	881
<b>I</b>											29.3			29.3	
<b>OTHER</b>												129.5	21.0	150.5	
<b>TOTAL</b>	<b>769</b>	<b>869</b>	<b>1,638</b>	<b>10.7</b>	<b>165.6</b>	<b>8.1</b>	<b>2.7</b>	<b>8.3</b>	<b>+</b>		<b>29.3</b>	<b>129.5</b>	<b>21.0</b>	<b>368.4</b>	<b>5,307</b>
+ 20,000 Square feet of commercial may occur vertically or horizontally; therefore, actual acreage may vary.															
*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.															

#### A. II.2.8.1 LAND USE

*Goal:* Develop comprehensive, well integrated and balanced land uses which are compatible with the surroundings.

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

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

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

#### *Implementation:*

The SPA Land Use Plan supports these GDP goals and objectives by providing a range of housing and employment opportunities. The plan adheres to the GDP specific directives for Village 3 that create a business park and village core (composed of mixed use residential/commercial, school, neighborhood park and higher density residential land uses) and residential neighborhoods that offer a



variety of housing styles and densities. Village 3 also includes two medium-high density residential neighborhoods south of Main Street proximate to a future BRT route along Main Street. The Village 4 land uses implement the existing Park and Recreation land use designation per the GDP/CVGP providing additional recreational opportunities to Village 4 and surrounding communities.

The organization of the land uses within the SPA Plan area meets the objectives of integration and compatibility of land uses within villages and with adjacent communities. Adjacent land uses include the Otay Landfill and future Village 2 to the north, open space preserve to the south and east and existing industrial uses to the west. The land uses within Village 3 transition from the village core mixed use and higher density residential uses to lower density residential uses at the village perimeters and adjacent to the open space preserve areas. The Village 3 SPA Plan also includes medium-high density residential land uses south of Main Street, proximate to the future BRT route in Main Street. Land uses adjacent to Village 4 include the future Village 4 community park to the north, natural open space areas to the west and south and future public park and town center uses to the east.

The SPA Plan supports the objective of enhancing the unique environmental and visual qualities of Otay Ranch. The village conforms to the natural topography of the site and maintains views towards open spaces and distant mountains. Vista points are created at the perimeter of Village 3 and from the Village 4 Community Park.

*Goal:* Environmentally sensitive development should preserve and protect significant resources and large open space areas.

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

*Implementation:*

These goals and objectives will be met through the conveyance of approximately 281.9 acres of land to the Otay Ranch Preserve in accordance with the requirements of the RMP. The SPA Plan area is within land area designated for development and the Plan provides for protection of the adjacent environmentally sensitive as described in the Preserve Edge Plan.

*Goal:* Reduce reliance on the automobile and promote alternative modes of transportation.

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

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



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

*Implementation:*

Land uses within the SPA Plan area, including industrial, mixed use residential/commercial, community purpose facility, park and school uses, are designed to provide for the daily needs of the residents. The provision of land uses that minimize the need for automobile travel coupled with the multi-modal transportation design of the village are two ways the plan meets the GDP goals and objectives. The Village 3 core is located within walking distance of most village residents. Throughout the village, a system of trails and landscaped streets link residential neighborhoods, the village core, park and school to encourage walking, rather than driving. These paths are designed with landscaped parkways between the walkways and streets, landscaping, lighting and furnishings to make the pedestrian experience pleasant and promote safety. The Village Pathway provides an off-street multi-purpose pathway for pedestrian and bicycle travel. Convenient support features, such as bus stops and bicycle racks may be provided within the core area and/or business park. Bus routes can be accommodated adjacent to and through the village with strategically located stops. The village trail system also connects to the surrounding Chula Vista regional trail, Otay Valley Regional Park Trail and Chula Vista Greenbelt Trail networks. The Village 4 Community Park includes a connection to the City's Regional Trail network along La Media Road via Santa Luna Drive.

*Goal:* Promote village land uses which offer a sense of place to residents and promotes social interaction.

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

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

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

*Implementation:*

Village 3 meets these goals and objectives by providing a village core arranged along a main street. Land uses within the village core include residential/commercial/mixed use, neighborhood park, school, CPF, neighborhood park and a variety of residential housing types. The organization of land uses, coupled with a village design theme, create the village identity and sense of place. The village incorporates Ranch-wide design elements such as signage and landscaping to connect it with the other villages of Otay Ranch. The Village 4 Community Park is located adjacent to existing and future park uses.

*Goal:* Diversify the economic base within Otay Ranch.



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

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

*Implementation:*

The Otay Ranch Business Park and the Village 3 core mixed use development contribute to the economic base with neighborhood and regional-serving businesses.

*Goal:* Promote synergistic uses between the villages of the Otay Ranch to provide a balance of activities, services and facilities.

*Objective:* Develop individual villages to complement surrounding villages.

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

*Implementation:*

Village 3 provides mixed use commercial uses that serve neighboring villages as well as Village 3. In addition, the Village 3 Business Park provides both jobs and services to Village 3 residents and surrounding communities.

*Goal:* Organize land uses based upon a village concept to produce a cohesive, pedestrian friendly community, encourage non-vehicular trips, and foster interaction amongst residents.

*Implementation:*

Village 3 neighborhoods are connected by an extensive trail and pathway system. These trails and pathways reinforce a pedestrian friendly concept as well as promote the use of alternative modes of transportation. In addition, a paseo provides an alternative connection between the single family homes and the neighborhood park, school and village core. By reducing the need for an automobile, residents will have opportunities to interact with their neighbors and other residents of the village as they walk or bike to their destinations.

#### **B. II.2.8.2 MOBILITY**

*Goal:* Provide a safe and efficient transportation system within Otay Ranch with convenient linkages to regional transportation elements abutting the Otay Ranch.

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

*Objective:* Plan and implement a circulation system such that the operational goal of Level of Service “C” for circulation element arterial and major roads and intersections can be achieved and





maintained. Internal village streets/roads are not expected to meet this standard.

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

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

*Implementation:*

Streets surrounding and internal to the SPA Plan area are designed in compliance with the goals and objectives of the GDP. Street design and phasing strive to provide efficient and appropriate levels of service. The village circulation system accommodates public transportation on the arterial network. Internal streets are designed to accommodate bicycles and a series of pedestrian paths are provided throughout the village to provide alternatives to automobile travel.

*Goal:* Achieve a balanced transportation system which emphasizes alternatives to automobile use and is responsive to the needs of residents.

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

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

*Implementation:*

A wide variety of alternative forms of transportation, including transit routes, bicycle lanes and routes, and pedestrian trails and paths are provided within the SPA Plan area. This alternative transportation network addresses the needs of residents by offering different routes within and outside of the villages, including connections to public transportation, the Chula Vista trail network, and the Chula Vista Bikeway network.

### **C. II.2.8.3 HOUSING**

*Goal:* Create a balanced community exemplified by the provision of a diverse range of housing styles, tenancy types and prices.

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

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

*Implementation:*



The SPA plan meets these goals and objectives by providing a wide variety of housing types, including affordable housing. Proposed housing includes apartments, townhouses, condominiums, attached housing (duplexes and/or triplexes), and small lot and traditional single-family residential. The Affordable Housing Plan and the PFFP describe in detail how the housing goals are met. Based on the target residential units proposed for the development, 80 low-income and 80 moderate-income residential units will be provided.

*Goal:* The provision of sufficient housing opportunities for persons of all economic, ethnic, religious and age groups, as well as those with special needs such as the handicapped, elderly, single parent families and the homeless.

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

*Implementation:*

Village 3 will provide a wide variety of housing types ranging in density from medium to mixed-use/high. The variety of housing types will accommodate families, singles and those with special housing needs, including the handicapped and the elderly. Fair housing practices will be employed in the sale, rental and advertising of all units.

#### **D. II.2.8.4 PARKS, RECREATION, OPEN SPACE**

*Goal:* Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural and aesthetic needs of project residents of all ages and physical abilities.

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

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

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

*Implementation:*

Chapter V, Parks, Recreation, Open Space and Trails Plan and the PFFP describe in detail the location, funding and maintenance of required facilities.

#### **E. II.2.8.5 CAPITAL FACILITIES**

*Goal:* Assure the efficient and timely provision of public services and facilities of developable areas of Otay Ranch concurrent with need.





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

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

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

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

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

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

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

*Implementation:*

The PFFP provides an analysis and detailed description of how these goals and objectives will be met. The SPA Plan will phase development with infrastructure improvements and the developer will participate in fair-share funding of facilities as described in the PFFP.

**Drainage Facilities**

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

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



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

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

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

*Implementation:*

The project will meet the goals and objectives for drainage facilities through planning, permitting and implementation of facilities as required by the City and regulatory agencies. The Drainage Studies, prepared by Hunsaker & Associates, and tentative map address these goals. Subsequent grading and drainage plans will provide additional, site-specific measures.

**Sewerage Facilities**

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

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

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

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

*Implementation:*

The sewer reports prepared by Wilson Engineering describe the planning, management, and sewer facilities necessary to serve the development. The tentative map and subsequent improvement plans provide additional site-specific design for implementation of the project sewer system.

**Integrated Solid Waste Management Facilities**

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

*Objective:* Reduce the volume of waste to be land-filled by 30% by 1995 and by 50% by 2000.

*Implementation:*

During construction, solid waste disposal and recycling of materials will adhere to best management practices and City standards outlined in Chula Vista Municipal Code Section 8.25.095 – Construction and Demolition Debris Recycling. Planning



for occupancy will include considerations listed in the City's "Recycling and Solid Waste Planning Guide." A recycling/drop-off center may be located within the mixed-use area of the village core or the Otay Ranch Business Park. This location will provide alternative methods for residents and businesses to participate in recycling California Redemption Value bottles and cans.

#### **Urban Runoff Facilities**

- Goal:* Ensure that water quality within the Otay Ranch project area is not compromised.
- Goal:* Ensure that the City of San Diego's water rights within the Otay River watershed shall not diminish.

#### **Implementation:**

The *drainage studies* prepared for the SPA Plan area by Hunsaker & Associates describe how these goals will be met through management and containment in conformance with City and regional environmental protection standards.

#### **Water Facilities**

- Goal:* Ensure an adequate supply of water for build-out of the entire Otay Ranch project area; design the Otay Ranch project area to maximize water conservation.
- Objective:* Ensure an adequate supply of water on a long-term basis prior to the development of each phase of the Otay Ranch Project Area.
- Objective:* Ensure infrastructure is constructed concurrently with planned growth, including adequate storage, treatment, and transmission facilities, which are consistent with development phasing goals, objectives and policies, and the Service/Revenue Plan.
- Objective:* Ensure that water quality within the Otay Ranch Project Area is not compromised, consistent with NPDES Best Management Practices, and the RWQCB Basin Plans.
- Objective:* Promote water conservation through increased efficiency in essential uses and use of low water demand landscaping.
- Objective:* Encourage suppliers to adopt a graduated rate structure designed to encourage water conservation.

#### **Implementation:**

The water service reports prepared for the SPA Plan area by Dexter Wilson Engineering describe how these goals and objectives will be met.

#### **Water Reclamation Facilities**

- Goal:* Design a sewerage system which will produce reclaimed water.  
Ensure a water distribution system will be designed and



constructed to use reclaimed water. Construction of a “dual system” of water supply will be required for all development where reclaimed water is used.

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

*Implementation:*

The water studies prepared by Wilson Engineering describe the implementation of reclaimed water systems in the development. A SAMP for the project includes recycled water facilities.

**Arts and Cultural Facilities**

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

*Implementation:*

The SPA Plan provides indoor and outdoor facilities including a neighborhood park, private facilities, elementary school, community purpose facility, and mixed use commercial center which could accommodate arts and cultural facilities.

**Cemetery Facilities**

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

*Implementation:*

A cemetery site is not proposed in the SPA Plan area.

**Child Care Facilities**

*Goal:* Provide adequate child care facilities and services to serve the Otay Ranch project area.

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

*Implementation:*

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



**Health and Medical Facilities**

*Goal:* Ensure provision of and access to facilities which meet the health care needs of Otay Ranch residents.

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



*Implementation:*

Senior congregate care and health care offices and clinics are allowable uses within the mixed use commercial area of Village 3. The community purpose facility land use also allows health care uses.

**Community and Regional Purpose Facilities**

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

*Implementation:*

A Community Purpose Facility Master Plan, included in Chapter VI of this SPA Plan, describes the facilities provided by the development that will meet this goal and the specific requirements of the City of Chula Vista Municipal Code and the Land Offer Agreement.

**Social and Senior Services Facilities**

*Goal:* Ensure that Otay Ranch project area residents have adequate access to sources of governmental and private social and senior service programs.

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

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

*Implementation:*

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

**Animal Control Facilities**

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

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

*Implementation:*

The SPA Plan area will participate in City programs for provision of animal control.



### **Civic Facilities**

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

*Implementation:*

This goal will be met through implementation of requirements identified by the PFFP.

### **Correctional Facilities**

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

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

*Implementation:*

The SPA Plan area does not contain correctional facilities.

### **Fire Protection and Emergency Services Facilities**

*Goals:* Provide protection to the Otay Ranch project area and surrounding communities from the loss of life and property due to fires and medical emergencies.

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

*Implementation:*

This goal will be met through implementation of the requirements identified by the PFFP. The SPA Plan area will be served by Chula Vista Fire Stations # 3 and #7. Pursuant to the Draft Chula Vista Fire Master Plan additional fire stations are planned within the EUC and Village 8. Additionally, the circulation design of the SPA Plan area facilitates emergency vehicle access to all areas of the villages and the Fire Protection Plan includes fuel management requirements. Village 3 and a Portion of Village 4 must comply with the City's 2014 Fire Facilities Master Plan.

### **Justice Facilities**

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

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



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

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

*Implementation:*

The SPA Plan area does not contain justice facilities. The design of the SPA Plan area fosters community interaction and awareness that deters criminal activity. Design techniques include “eyes on the street” orientation of commercial and residential uses toward the street and placement of parks and paths as focal points in the community. These techniques minimize hidden locations where criminal activity might occur.

**Law Enforcement Facilities**

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

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

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

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

*Implementation:*

The SPA Plan area will not contain law enforcement facilities. The project utilizes design techniques to deter criminal activity and promote law enforcement. The goal can be met through implementation measures identified in the PFFP.

**Library Facilities**

*Goal:* Sufficient libraries to meet the information and education needs of Otay Ranch residents.

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

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

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





*Implementation:*

The SPA Plan area will contribute its fair share to City of Chula Vista library facilities through payment of the PFDIF as identified in the PFFP.

**School Facilities**

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

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

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

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

*Implementation:*

A school site is planned within Village 3.

**F. II.2.8.6 AIR QUALITY**

*Goal:* Minimize the adverse impacts of development on air quality.

*Implementation:*

The Air Quality Improvement Plan provides measures to meet this goal. The Plan addresses improvement measures including job/housing balance, transit access, alternative travel modes, building construction methods and educational programs. The SPA Plan area has been designed to offer numerous alternative methods of transportation, including public transit, bicycle lanes/routes and pedestrian trails.

**Commuter Trip Management**

*Goal:* Create a safe and efficient multi-modal transportation network which minimizes the number and length of single passenger vehicle trips.

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



*Implementation:*

The SPA Plan area is served by Bus Rapid Transit and a potential local bus route and stops, provides an extensive pedestrian path system and has been designed to accommodate bicycles. Employment and commercial centers are located within and adjacent to the Plan area.

**Capacity Improvements**

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

*Implementation:*

The SPA Plan area will contribute to highway and transit improvements as identified in the Public Facilities Finance Plan.

**Bicycle System Design**

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

*Implementation:*

The SPA Plan circulation design provides for bicycle access. The Plan includes bike lanes along major perimeter roads and internal bike routes that offer routes to destinations outside of the villages.

**Road Design**

*Objective:* Design arterial and major roads and their traffic signals to minimize travel time, stops and delays.

*Implementation:*

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

**Planning and Land Development**

*Goal:* Land development patterns which minimize the adverse impacts of development on air quality.

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

*Implementation:*

Village 3 has been designed with mixed-use development and in accordance with village concepts that promote alternatives to automobile use. The convenient village pedestrian path system and internal streets are designed to accommodate pedestrians and bicycles and will encourage alternate modes of travel.

**Transit Route and Facility Design**

*Objective:* Facilitate access to public transit.





*Implementation:*

Pedestrian and bicycle paths provide links to public transit lines. Rapid Bus service is planned along Main Street and Local Bus service may be provided along Heritage Road and La Media Road. A Local Bus stop located within the Otay Ranch Business Park may be sited to serve both the business park and the village core, offering residents and employees access to an alternative mode of transportation.

**Pedestrian Design**

*Objective:* Encourage pedestrian traffic as an alternative to single vehicle passenger travel.

*Implementation:*

The extensive system of trails and pathways throughout the SPA Plan area to destinations such as the business park, village core, CPF, schools and parks, the neighboring land uses (including the Village 8 West Town Center), will encourage residents to walk rather than drive.

**Building Design**

*Objective:* Locate and design buildings within village cores to facilitate transit and pedestrian access.

*Implementation:*

Buildings within the Village 3 core are clustered to minimize walking distances and oriented to the street to encourage pedestrian access. Paths within the core link to public transit stops/stations.

**Parking Management**

*Objective:* Manage parking facilities to facilitate transit, ridesharing and pedestrian access.

*Objective:* Manage parking facilities to encourage a reduction in the number of single vehicle trips.

*Implementation:*

Parking areas are located at the rear and sides of buildings to maintain a pedestrian-oriented village streetscape. Joint parking use is encouraged within the Village Core and business park.

**Street Configuration**

*Objective:* Configure internal village streets to give pedestrian traffic a priority.

*Implementation:*

Village streets are designed for pedestrian comfort with sidewalks, landscaping and furnishings. Streets are narrow to slow traffic. Traffic calming features such as intersection neckdowns may be implemented throughout the village core to create a positive pedestrian experience and encourage pedestrian activity in the village.



### **Particulate Emissions**

*Objective:* Minimize particulate emissions, which are the result of the construction process.

*Implementation:*

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

### **Energy Conservation**

*Objective:* Minimize fossil fuel emission by conserving energy. [See Energy Chapter 10. Section E.]

*Implementation:*

The SPA Plan circulation plan is designed to provide alternate modes of travel and reduce vehicle trips to reduce fossil fuel emissions.

## **G. II.2.8.7 NOISE**

*Goal:* Promote a quiet community where residents live without noise which is detrimental to health and enjoyment of property.

*Goal:* Ensure residents are not adversely affected by noise.

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

*Implementation:*

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

## **H. II.2.8.8 SAFETY**

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

Preserve Life, Health and Property;

Continue Government Functions and Public Order;

Maintain Municipal Services; and

Rapidly Resolve Emergencies and Return the Community Normalcy and Public Tranquility.

### **General Public Safety**

*Objective:* Provide for the continuity of government and public order.



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

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

*Implementation:*

The SPA Land Use Plan has utilized the recommendations of technical studies, City codes and ordinances, and other policies and regulations to plan for development that will promote the protection of life and property. Crime Prevention Through Environmental Design (CPTED) Principles have been incorporated into the Village Design Plan

**Seismic Disturbances**

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

*Implementation:*

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

**Floods**

*Objective:* Prevent property damage and loss of life due to seiches, dam failure and heavy rains.

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

*Implementation:*

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

**Geologic Phenomena**

*Objective:* Prevent property damage and loss of life due to landslides, rock falls, and erosion.

*Implementation:*

The SPA Plan area development shall utilize grading practices that are consistent with this objective.

**Fire, Crime, Health Emergency, and Hazardous Substances**

*Objective:* Prevent property damage and loss of life due to fire, crime or hazardous substances.

*Implementation:*

The SPA Plan area is planned to reduce potential effects of fire through adequate water supply, street design that facilitates emergency vehicle access, and fuel-



modification landscape techniques as outlined in the Village 3 and a Portion of Village 4 FPP and FPP Addendum. Crime prevention is addressed through optimization of community interaction and street activity and a minimization of secluded areas that could foster crime. City codes and policies will be implemented and enforced to minimize potential effects of hazardous substances.

#### **I. II.2.8.9 GROWTH MANAGEMENT**

*Goal:* Develop Otay Ranch villages to balance regional and local public needs, respond to market forces, and assure the efficient and timely provision of public services and facilities concurrent with need.

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

*Implementation:*

The SPA Plan will be developed in phases that balance market forces with the provision of the facilities, as identified by the Public Facilities Finance Plan.

#### **J. II.2.8.10 RESOURCE PROTECTION, CONSERVATION & MANAGEMENT**

*Goal:* Establishment of an open space system that will become a permanent preserve dedicated to the protection and enhancement of the biological, paleontological, cultural resources (archaeological and historical resources), flood plain, and scenic resources of Otay Ranch, the maintenance of long-term biological diversity, and the assurance of the survival and recovery of native species and habitats within the preserve, and to serve as the functional equivalent of the County of San Diego Resource Protection Ordinance (RPO).

*Objective:* Identify sensitive and significant biological, cultural, paleontological, agricultural, and scenic resources within Otay Ranch that require protection and/or management.

*Objective:* Preserve sensitive and significant biological, cultural, paleontological, flood plain, visual, and agricultural resources.

*Implementation:*

These goals and objectives will be met through compliance with the Otay Ranch RMP and Phase 2 RMP, by conveyance of property within the preserve to the Preserve Owner Manager at a ratio of 1.188 acres of preserve land for every acre of non-common development land and participation in the established CFD 97-2 to fund perpetual maintenance, management and monitoring of Preserve areas.



### **Enhance and Restore Sensitive Resources**

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

*Implementation:*

Disturbed areas within the Otay Ranch Preserve may be enhanced and restored as determined by the Otay Ranch Preserve Owner/Manager (POM). In addition, impacts to MSS will be mitigated through implementation of mitigation measures requiring MSS enhancement/restoration.

### **Wildlife Corridors**

*Objective:* Establish functional connections for onsite resources and integrate the Preserve into a larger regional system.

*Implementation:*

The SPA Plan maintains functional connections for onsite resources within the Otay River Valley and integrates the Preserve into the larger regional system through the conveyance of approximately 269 acres of land into the Preserve.

### **Preserve Management and Maintenance**

*Objective:* Effectively manage the Preserve to protect, maintain, and enhance resources in perpetuity.

*Implementation:*

The SPA Plan will participate in CFD 97-2 to fund the perpetual maintenance, management and monitoring of Preserve areas.

### **Resource Preserve Land Uses**

*Objective:* Identify permitted land uses within the Preserve.

*Implementation:*

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

### **Resource Preserve - Adjacent Land Uses**

*Objective:* Identify allowable uses within appropriate land use designations for areas adjacent to the Preserve.

*Implementation:*

Residential uses are proposed in areas adjacent to the Preserve. Residential uses will be separated from the Preserve by a 100-foot wide Preserve Edge. As required by the Resource Management Plan, a Village 3 and Village 4 Preserve Edge Plan has been prepared.

### **Regulatory Framework for Future Uses**

*Objective:* Provide a regulatory framework for future permitting by resource agencies and amendments to the RMP.





*Implementation:*

The SPA Plan will adhere to the regulatory framework established in the RMP and MSCP Subarea Plan.

**Mineral Resources**

*Goal:* Encourage the completion of the extraction of mineral resources before conflicts with planned development could occur.

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

*Implementation:*

Mineral extraction does not occur in the SPA Plan area. Mineral extraction is not planned in the SPA Plan area.

**Soils**

*Goal:* Minimize soil loss due to development.

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

*Implementation:*

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

**Steep Slopes**

*Goal:* Reduce impacts to environmentally sensitive and potential geologically hazardous areas associated with steep slopes.

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

*Implementation:*

The SPA grading plan is based on a geotechnical study. The site grading creates terraces for development that follow the natural grade elevation change. Manufactured slope heights and forms are in conformance with City ordinances and policies.

**Floodways**

*Goal:* Preserve floodways and undisturbed flood plain fringe areas.

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

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



*Implementation:*

The Otay River and Wolf Canyon floodplain and floodways will be preserved and enhanced if needed.

**Visual Resources**

*Goal:* Prevent degradation of the visual resources.

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

*Implementation:*

The manufactured slopes will be contoured and vegetated to minimize visual impacts. The landscape plan for the SPA Plan area provides a transition between the natural landscape and the development area, subject to the MSCP. Preserve Edge Plan and Fire Protection Plan requirements.

**Energy Conservation**

*Goal:* Establish Otay Ranch as a “showcase” for the efficient utilization of energy resources and the use of renewable energy resources.

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

*Implementation:*

The design of the SPA Plan area encourages walking, bicycling and public transit use to lower energy consumption. Air Quality and Water Conservation Plans for the SPA Plan area contribute to efficient use of resources.

**Land Use**

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

*Implementation:*

The land use pattern and relationship to surrounding land uses promote walking and cycling as alternatives to more energy consumptive automobile use. The Water Conservation Plan and landscape design promote efficient water use.

**Water Conservation**

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

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

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

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



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

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

*Implementation:*

The SPA Plan development will adhere to the provisions of the Water Conservation Plan prepared for the project.

**Astronomical Dark Skies**

*Goal:* Preserve dark-night skies to allow for continued astronomical research and exploration to be carried out at the County's two observatories, Palomar Mountain and Mount Laguna.

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

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

*Implementation:*

Lighting within the SPA Plan area will adhere to City and County ordinances and standards and requirements of the Preserve Edge Plan, as well as MSCP Adjacency Guidelines

**Agriculture**

*Goal:* Recognize the presence of important agricultural soils both in areas subject to development and within the preserve.

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

*Implementation:*

Agricultural practices have ceased in the SPA Plan area. Erosion control measures will be implemented to protect soil erosion.