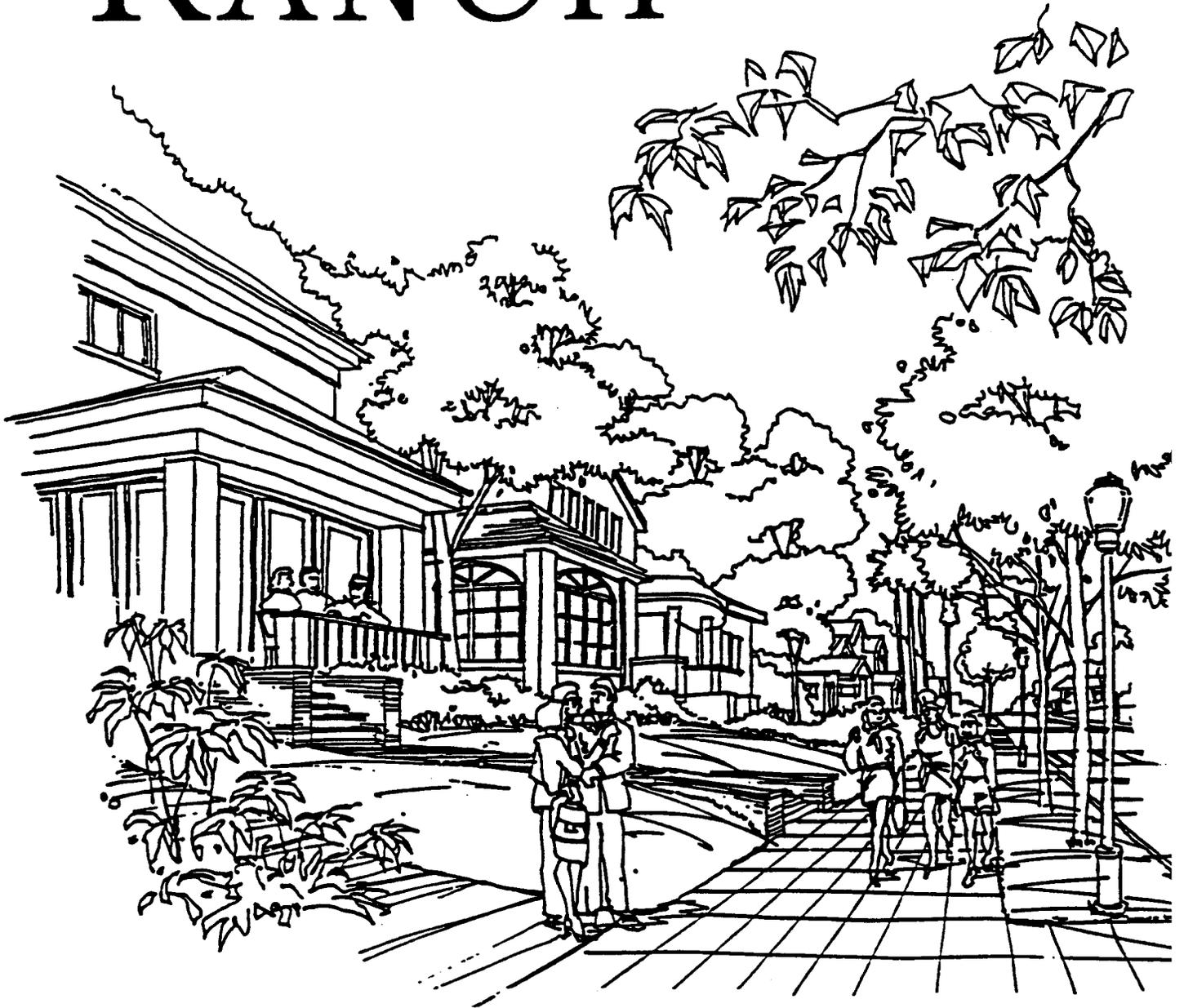


OTAY RANCH



CITY OF CHULA VISTA
COUNTY OF SAN DIEGO

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

OF THE

CITY OF CHULA VISTA'S

GENERAL DEVELOPMENT PLAN

AND

COUNTY OF SAN DIEGO'S

SUBREGIONAL PLAN

FOR THE

OTAY RANCH

Prepared by:

**City Otay Ranch Project Team
and
County Department of Planning and Land Use**

April, 1994

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I. INTRODUCTION

This Executive Summary is an informational document which is based on the General Development Plan/Subregional Plan for the Otay Ranch as approved by the City of Chula Vista and County of San Diego on October 28, 1993. The Summary is not an adopted document. Its purpose is to summarize the detailed information contained in the Plan. For more information please consult the GDP/SRP document.

A. HISTORY

In 1984, United Enterprises, the previous owner of Otay Ranch, initiated a planning process for the property with the County of San Diego. Baldwin Vista purchased the Otay Ranch property from United Enterprises in 1988. In October 1989, Baldwin Vista submitted a detailed description of its proposed development of Otay Ranch, "The New Town Plan" to the City of Chula Vista and the County of San Diego. The City and County have entered into a Memorandum of Understanding (MOU) and have established a joint project planning team to process the required General Plan Amendments and General Development Plan/Subregional Plan and to prepare the Program EIR for development of Otay Ranch.

Planning for Otay Ranch has been a cooperative and iterative effort between Baldwin Vista, the City of Chula Vista and the County of San Diego. In 1988, the County of San Diego appointed an Otay Ranch Interjurisdictional Task Force consisting of leaders from the City of Chula Vista, the County of San Diego, the City of San Diego and community representatives to provide a coordinated planning approach and to better enable the public to be involved in the process of creating the Otay Ranch Plan. The initial purpose of the task force was to implement the Board of Supervisors Policy I-109 for the United Enterprises land holdings, which mandated the establishment of the planning guidelines and procedures to accomplish the staged planning and development of the Otay Ranch project. The Interjurisdictional Task Force's role has been to select project alternatives based on discussions of the planning issues and local concerns, and to review and make policy recommendations. The Chula Vista City Council and County of San Diego Board of Supervisors are the ultimate decision-making authorities with respect to project approvals.

In December, 1989, the Interjurisdictional Task Force accepted a comprehensive series of goals, objectives and policies establishing General Plan level guidelines for development of the Otay Ranch project area.

The purpose of those goals, objectives and policies was to:

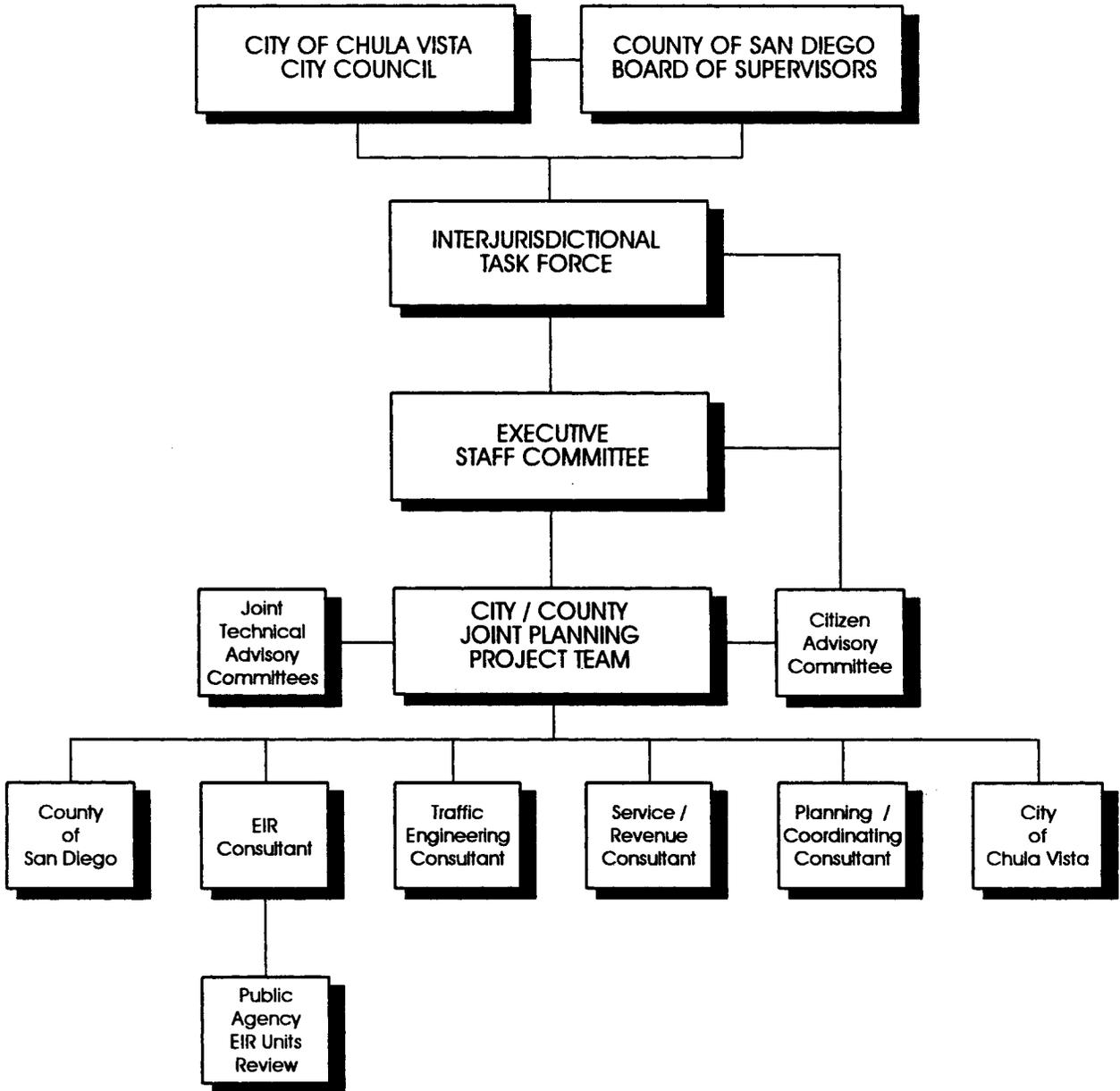
- Provide a "vision" for development of the Otay Ranch Project Area over a 50 year period.
- Ensure a unified City/County position with respect to development of the property.
- Provide the foundation for adoption of a more specific set of policies regarding development of the property.
- Give direction for review of the applicant's plan.

Implementing policy direction from the Interjurisdictional Task Force was the responsibility of the Executive Staff Committee and Joint Planning Team composed of City and County professional administrators, planners and analysts specially assembled to review and process the Otay Ranch Plan. The team was supplemented by a group of specialized consultants. This level of coordination between adjacent jurisdictions is depicted in Exhibit A. This cooperation between agencies is unparalleled in the history of San Diego County, and reflects an elevated commitment to regional planning and cooperation. With the adoption of the GDP/SRP, the MOU was concluded.

B. RELATIONSHIP OF THE PROJECT TO THE REGION

Otay Ranch is located in southwestern San Diego County approximately 3.5 miles east of downtown Chula Vista and 13 miles southeast of downtown San Diego as indicated in Exhibit B. The properties are located between the eastern edge of the City of Chula Vista and the western edge of the unincorporated community of Dulzura. The rural community of Jamul lies directly northeast of the project area, and the United States-Mexico International border is 2 miles south of the southernmost boundary of Otay Ranch. The combined properties span a distance of approximately 12 miles from east to west and 8.5 miles from north to south. A majority (22,509 acres) of the Otay Ranch is located within the unincorporated area of San Diego County; the remaining 390 acres are situated in the Otay Mesa area of the City of San Diego. The 2,900-acre area surrounding and including the Otay Lakes is owned by the City of San Diego.

Joint City / County Organization Chart for the Otay Ranch



Otay Ranch is grouped geographically to form three distinct parcels (see Exhibit C):

Otay Valley Parcel
Proctor Valley Parcel
San Ysidro Mountains Parcel

Otay Valley Parcel: The Otay Valley Parcel is the largest parcel of Otay Ranch, comprising 9,449 acres. This area of land is bounded by Telegraph Canyon Road on the north, Heritage Road and the Otay Landfill Site on the west, Brown Field on the south, and Lower Otay Lake on the east. The Otay River Valley bisects the southern portion of this parcel east to west. Years of dry farming have smoothed much of the terrain of the Otay Valley Parcel, which is predominantly characterized by gently undulating ridges and eroded terraces. The Otay River Valley, which traverses the southern portion of the parcel and topographically separates most of the parcel from Otay Mesa.

Proctor Valley Parcel: The Proctor Valley Parcel comprises 7,895 acres. The Proctor Valley area is the northernmost portion of the Otay Ranch and is generally bounded by Otay Lakes Road and Lower Otay Lake to the south, the Upper Otay Lake and San Miguel Mountains to the west, the community of Jamul to the north, and vacant agricultural land to the east. The Proctor Valley Parcel also includes the Mary Birch-Patrick Estate and the "upside-down L" areas.

San Ysidro Mountains Parcel: The San Ysidro Mountains Parcel is comprised of 5,555 acres located in the southeastern portion of the project area, along the fringes of the northern foothills of the San Ysidro Mountains and Otay Mountain. The parcel is generally bounded by the eastern end of Lower Otay Lake and land just west of the community of Dulzura. Major landforms contained within this region include Little and Big Cedar Canyons and Hubbard Springs.

C. LAND USES ONSITE

The project site is generally undeveloped, and much of the land is used for agriculture and cattle grazing. Most of the agricultural use is for dry farming. The property also includes a complex of buildings, including six houses and a stable, that is associated with the former Birch residence (the Otay Ranch House) on 130 acres located southwest of Upper Otay Lake.

Other land uses on the Otay Valley Parcel are indicated on Exhibit D and include a Federal Aviation Administration VORTAC tower, a City of San Diego water reservoir, an Otay Water District water reservoir, and the Nelson and Sloan quarry (all of the preceding being in the Otay Valley Parcel). The Nelson and Sloan Mining Operation is an active rock quarrying and crushing operation occupying approximately 150 acres of the Otay Valley Parcel at the southwest base of Rock Mountain. The quarry is composed of an 82-acre borrow pit which has approval to extract gravel and soils over the next 15 years. Sand and asphalt extractive operations have been approved on 25 acres within the center of the borrow pit. The Target Tossers Gun Club is also located in the southwest corner of the Otay Valley Parcel.

D. LAND USES OFFSITE

The area surrounding the project site includes Otay Mesa, eastern Chula Vista, the San Ysidro Mountains, the Jamul Mountains, and the Otay Lakes. The City of Chula Vista abuts the Otay Valley Parcel's westernmost and northernmost property line, while City of San Diego lands in Otay Mesa abut its southernmost boundary. The United States/Mexico international border lies 2 miles to the south of the Otay Valley Parcel's southernmost property line. Areas to the south, west, and north of the project site (i.e., Otay Mesa and eastern Chula Vista) are areas that are rapidly developing as parts of the City of Chula Vista or San Diego. Several large public projects have also been located in these areas in the past 5 to 10 years. These projects are depicted on Exhibit E.

Otay Mesa

Major land uses near the project site in Otay Mesa include the Brown Field Municipal Airport, the George F. Baily County Detention Facility, the Richard J. Donovan Correctional Facility, a variety of industrial developments, and agricultural land.

Eastern Chula Vista

The area directly west and north of the Otay Valley Parcel lies primarily within the city limits of Chula Vista, or is within the city's Sphere of Influence and has been proposed for eventual annexation by the city. West of

OTAY RANCH PARCELS

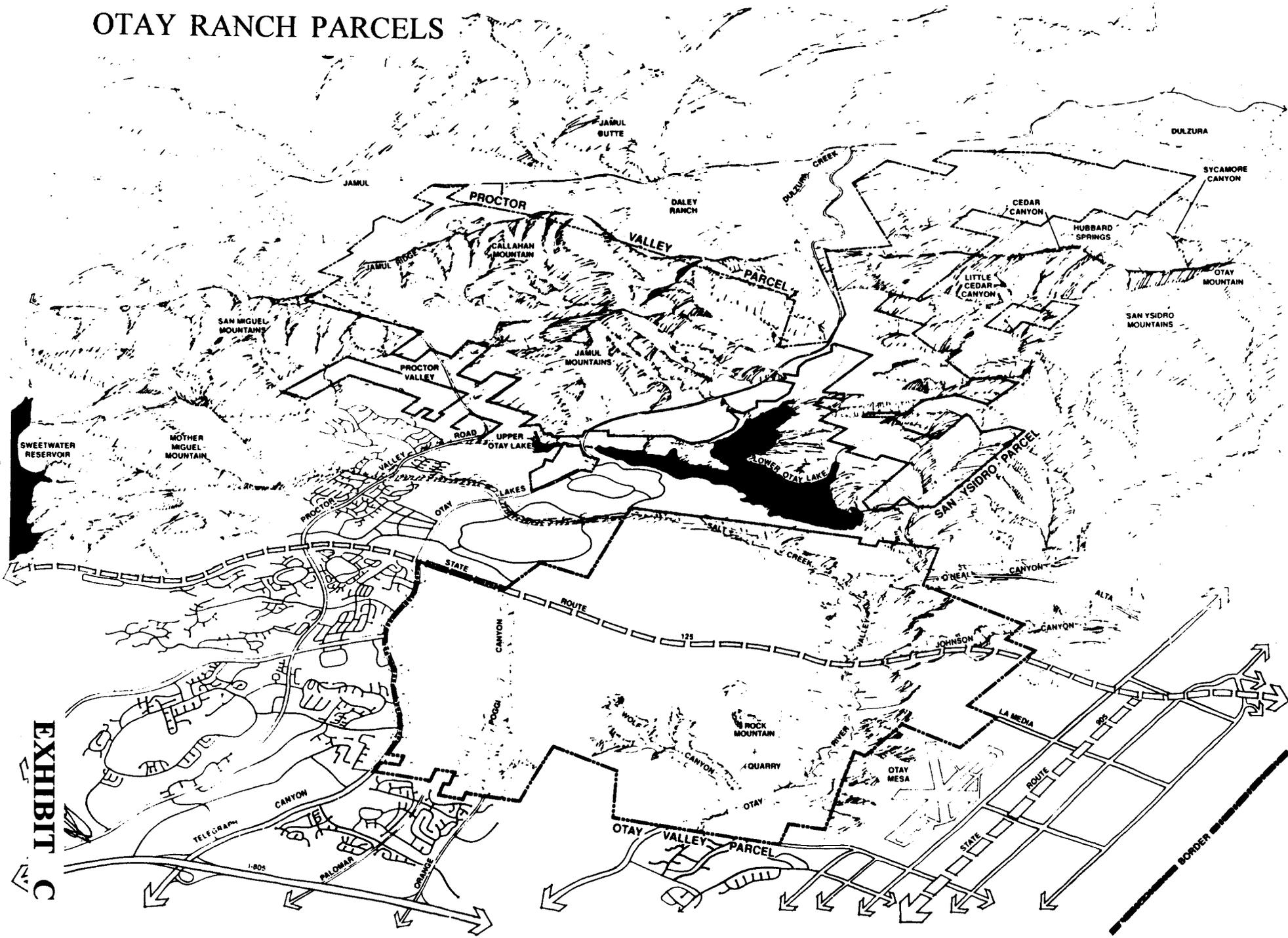
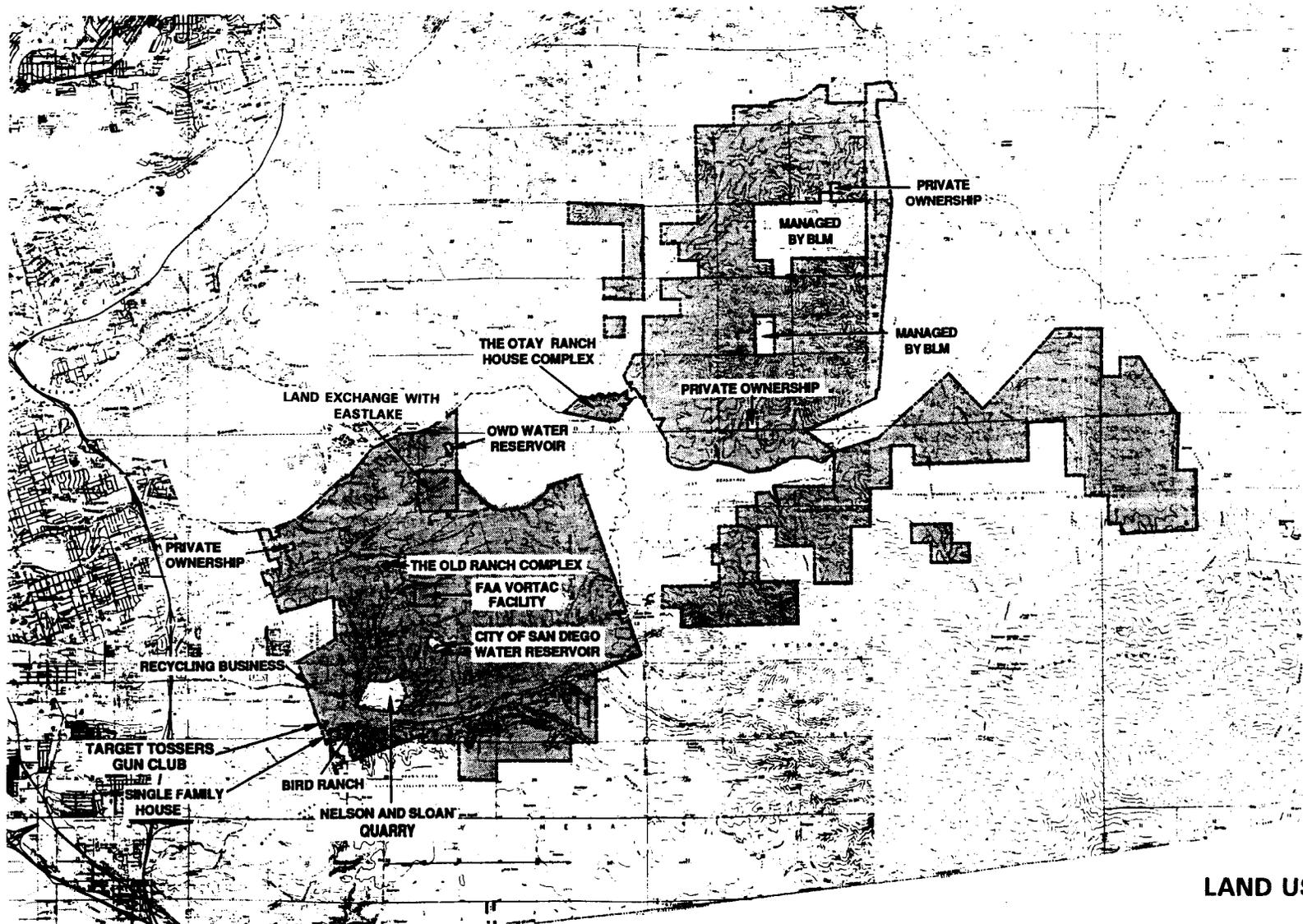
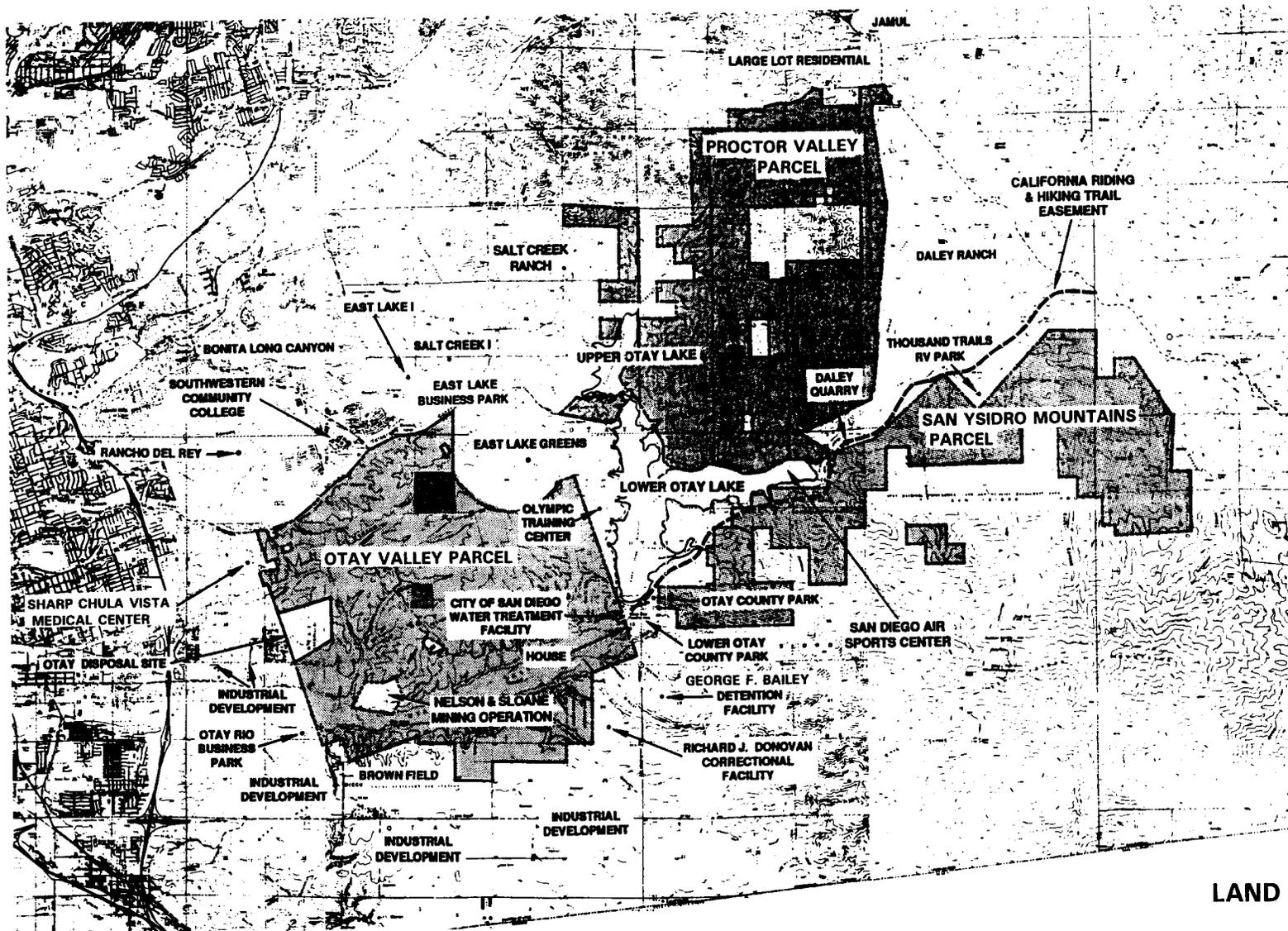


EXHIBIT C



LAND USES ONSITE

EXHIBIT D



LAND USES OFFSITE

EXHIBIT E

the site is residential and industrial development including the County's Otay Disposal Site and several industrial parks. Eastern Chula Vista to the north of the site is characterized by residential development with supporting commercial/industrial and public land uses. Much of the area is currently or has recently been master planned to phase the residential development appropriately with the other types of supporting land uses. Developments approved or already under construction in the vicinity of the project site that exemplify this approach include Sunbow, Rancho del Rey, Bonita Long Canyon, Salt Creek Ranch, Salt Creek I, and EastLake. Other major land uses in the vicinity of the project site include Southwestern Community College, and the Sharp Chula Vista Medical Center. The Otay Disposal Site, which includes the Otay Landfill, is located adjacent to the western boundary of the Otay Valley Parcel. The Olympic Training Center is located immediately west of Lower Otay Lake. The OTC occupies a 150-acre site and will eventually include 200 high density residential units, 167,750 square feet of administrative offices, a conference center, a visitor center and gift store, dining facilities, sports medicine and sports science space, a 50,000-square-foot multi-sport field house. Outdoor facilities will include a 50-lane archery range, a 400-meter track, a field for throwing, two field hockey fields, six soccer fields, twelve tennis courts, a 50-meter outdoor aquatics center, a multiple-bay boathouse, a closed loop course, and a push-start facility for bobsled and luge.

Jamul

To the north of the Proctor Valley Parcel lie the communities of Jamul and Rancho San Diego. Most of the land in the vicinity of the project site to the west and east is vacant. South, north and northwest of the Jamul Mountains, the land consists of broad gentle mesas used for agriculture and grazing while terrain in the central and eastern part of the Proctor Valley Parcel consists of more rugged, steep open space. Development is concentrated primarily around Rancho San Diego to the north and the rural community of Jamul to the northeast. Jamul is one of the largest existing communities in this area and comprises large-lot estates, horse farms, and agriculture. Other specific land uses in the general vicinity include the Las Montanas Golf Course and Daley Ranch.

San Ysidro Mountains Parcel

The area surrounding the San Ysidro Mountains Parcel is primarily open space. Recreational land uses are located to the west of the San Ysidro Mountain Parcel. The San Diego Air Sports Center is located on the eastern side of Lower Otay Lake. Approximately 2 miles east of the San Ysidro Mountains Parcel is the rural community of Dulzura. Dulzura is a rural community with residential development occurring on large-lot estates; horse farms and agriculture are the primary industries. Land located directly south of Otay Ranch in the San Ysidro area is primarily open federal land.

E. PROJECT ACCESS

Regional Access

Existing regional access to the Otay Ranch project site is provided primarily by Interstate 805 (I-805), a north-south freeway located two miles west of the Otay Valley Parcel. Additional north-south access will be provided by the proposed State Route 125 (SR-125) Highway. SR-125 will be located about four miles east of I-805 crossing the Otay Valley Parcel. State Route 94 is an east-west highway which provides access to the northern portions of the Otay Ranch.

Local Access

Local access to the Otay Ranch site is provided by Telegraph Canyon\Otay Lakes Road. East H Street/Proctor Valley Road provides access to northern portions of the Proctor Valley Parcel as it continues northeasterly and connects to SR-94 and Jamul. Local access to the site in the east-west direction is primarily provided by Otay Valley Road, and Orange Avenue.

Transit

Chula Vista Transit(CVT), a contracted service sponsored by the City of Chula Vista has public transit routes which serve major areas and activity centers, including Southwestern College, H Street, Otay Lakes Road and Telegraph Canyon Road. CVT, through the Metropolitan Transit Development Board coordinates its service with other regional agencies such as the San Diego Trolley, San Diego Transit Corporation, National City Transit, and Route 932 operated by Southwest Coaches. Trolley service exists six miles west of Otay Ranch and CVT provides public transit connections to that existing service.

II. PUBLIC PARTICIPATION

A. PUBLIC MEETINGS

In conjunction with the public planning and review process, the public was encouraged to attend a series of workshops and hearings sponsored by the Interjurisdictional Task Force. These forums provided the public an opportunity to learn about the Otay Ranch Project and to provide their input and ideas. In addition to these meetings, the applicant, formed a number of citizen task groups to provide input to the company on all aspects of the Otay Ranch New Town Plan.

B. INTERJURISDICTIONAL TASK FORCE ISSUE PAPERS

Thirteen issue papers were developed during the period from September 1990 to February 1992. These papers were developed to address and resolve specific issues which were key elements in the development of a comprehensive plan for the Otay Ranch. These issue papers were accepted by the Interjurisdictional Task Force with review and comments by Technical and Citizen committees.

- North/South Transit Corridor
- East/West Transit Corridor
- South Dam Road Alignment
- Millar Ranch Road
- Proctor Valley Road
- Road Interchanges on SR-125
- Roads Crossing Otay River Valley
- Eastern Urban Center Location
- Eastern Urban Center Land Use Intensity
- Character of Village Commercial Centers
- Village Character
- Development Around Lower Otay Lake Reservoir
- Central Proctor Valley

C. PUBLIC HEARINGS AND WORKSHOPS

Public hearings in the form of joint workshops and field trips were also held throughout 1992-1993, by both the County and City Planning Commissions to provide the public an opportunity to familiarize themselves with the project and its issues, and to provide input into the resolution of these issues. Between April 29, 1992 and May 13, 1993, a total of 32 Joint Planning Commission Public hearings, study sessions and field trips were held. The City of Chula Vista Planning Commission approved the Plan as modified by them on October 13, 1993. On October 15, 1993 the San Diego County Planning Commission voted to approve the Plan with their modifications. On October 28, 1993, in joint sessions, the Chula Vista City Council and the San Diego County Board of Supervisors, voted to approve the project as modified.

Topics discussed at the public hearings included environmental resources, including regional habitat preservation (MSCP and NCCP planning), light rail transit studies, regional parks, facility implementation plans, Service/Revenue fiscal impacts, development around the lakes, transportation planning (regional and local), water availability, project design alternatives, village concept, and wildlife corridors.

III. GOALS, OBJECTIVES, AND PRINCIPLES

A. THE VISION

It is envisioned that Otay Ranch will provide stature to the South County area in the national and international communities. This stature will be accomplished by developing a community that is sensitive to the terrain, preserves unique habitats and natural resources, addresses the needs of its residents, and provides unique amenities and opportunities for living. A wide array of community amenities such as open space networks, trails, bicycle paths and recreational activities will also be provided that is unsurpassed in Southern California.

A new urban center is envisioned that will provide a unique functional and symbolic center for the Otay Ranch. It will consist of diverse urban land uses intended to provide regional services, while providing housing and neighborhood services for those who choose to live in the urban center. The urban center will be close to the new university site and Olympic training sites, thus providing unique focal points for the urban center setting. Residential areas will be grouped into "villages," around a "village core". This village concept will provide a sense of community and social cohesion in a "small town" way, and reduce dependence on the automobile for local trips. The Otay Ranch will be a diverse yet integrated community facilitated by a circulation system that will provide not only for the efficient movement of the automobile but give everyone the ability to use bicycles, buses and trolleys as viable alternatives to the automobile. While development within this new community will set an unprecedented new standard, this development will not detract from existing communities in the area.

B. THE GOALS AND OBJECTIVES

As embodied by the plan, the project incorporates the most recent planning principles. In particular, the villages will employ new approaches in building and community design to create a friendly, small town atmosphere and to reduce reliance on the automobile for local trips. New technologies will be considered for public transit, water conservation, water reclamation, energy conservation and recycling. The Otay Ranch will be a demonstration project in these areas as well as through the implementation of innovative strategies to protect, preserve and enhance the environment.

The goals of the Otay Ranch Project are to:

- Use the "village concept" to segment the Otay Ranch into villages, each having its own character and sense of place.
- Provide a focused residential land use pattern for the "village and resort areas" of the Proctor Valley and San Ysidro Mountain Parcels.
- Provide for large open space areas in Otay River Valley, Jamul Mountain and in the San Ysidro Mountain area.
- Provide for wildlife corridors between open space areas.
- Plan for light-rail transit service on the Oaty Valley Parcel.
- Design a regional circulation system that will have the capacity to carry the forecasted regional demand volumes through the area.

C. PLANNING PRINCIPLES

Through Interjurisdictional cooperation, the Otay Ranch will complement, integrate and implement regional plans by:

- planning for a complete and balanced community with housing, shops, work places, schools, parks, civic facilities and open spaces.
- planning for the big picture, melding regional plans for transit, open space and wildlife, water reclamation and reuse, and air quality.
- planning to balance a broad range of considerations - physical, social, environmental and economic.
- planning to reduce urban sprawl and ensures compatibility with adjacent communities.

D. VILLAGE CONCEPT

Otay Ranch will cluster the majority of development in villages that:

- conveniently locate homes, jobs, schools, parks and other daily needs.
- provide well defined edges such as the Chula Vista Greenbelt, open spaces or wildlife corridors.
- focus mixed-use cores on shops, plazas, parks, and homes arranged to encourage people to meet and greet one another throughout the day and into the night.
- encourage walking and biking on streets linked to interesting destinations.
- provide a wide variety of housing types, responding to the needs of families, singles, students and seniors.
- locate activity hubs next to transit stations.
- are designed for people, with inviting pedestrian-accessible public spaces.
- are planned to reduce reliance on the automobile.
- offer residents the choice to live, work, play, learn or shop within Otay Ranch.

E. OPEN SPACE AND ENVIRONMENTAL PROTECTION

Environmental stewardship will be implemented in the Otay Ranch through a open space system that:

- restores and preserves nature's resources including sensitive habitats, special landforms and wildlife corridors.
- links village centers and parks to natural areas through a series of pathways.
- educates the public through programs that increase interest in and awareness of nature.
- includes regional, community and local parks system.

F. FACILITIES CONCURRENT WITH NEED

Public services and facilities will be:

- conveniently located and efficiently managed.
- financed without undermining the tax base of surrounding communities.
- provided to Otay Ranch residents as needed.

G. CONSERVE RESOURCES AND MINIMIZE WASTE

Otay Ranch will wisely use and manage limited resources by:

- conserving and reusing water.
- reducing and recycling trash.
- conserving energy.
- reducing Otay Ranch's reliance on the automobile to produce cleaner air.

IV. GENERAL DEVELOPMENT PLAN

A. THE PLAN

The General Development Plan/Subregional Plan is an integrated policy document which combines the planning requirements of the City of Chula Vista and the County of San Diego into one document.

The General Development Plan/Subregional Plan will:

- Identify public facility, environmental, economic and social goals, objectives and policies;
- Identify Otay Ranch land uses;
- Inform citizens, the land owner, decision-makers and local jurisdictions of the policies which will guide development within the Otay Ranch;
- Guide the coordinated development of Otay Ranch consistent with the goals of the City of Chula Vista, County of San Diego and the region; and
- Provide a foundation for the subsequent consideration and approval of Sectional Planning Area/Specific Plans, Subdivision Maps and other City approvals.

The General Development Plan was adopted after five years of planning, research, public participation and public hearings. The Plan identifies the location of major roadways, open space, residential, commercial, and industrial land uses. The Otay Ranch is divided into specific land uses in a series of villages and planning areas. These areas are assigned a specific number of dwelling units with a specific acreage. The conceptual location of parks, schools, and the transit reservations are also identified. The arrangement of the dwelling units permitted within planning areas may change due to environmental or site planning reasons; however, the total number of dwelling units within each village will not increase.

The Otay Ranch Land Use Plan provides for a balance of residential, commercial, and industrial development as well as significant amounts of open space/recreational land uses that are sensitive to environmental conditions, regional influences and adjacent communities. The Otay Ranch Land Use Plan relates well to the established urban community of Chula Vista. The property is linked to the City through a circulation network including the SR-125, a proposed light rail transit route connecting with the regional system, and a roadway network tied to surrounding communities. A regional urban center creates the functional and symbolic center for the Otay Ranch. It contains diverse urban land uses, providing regional services, housing, and neighborhood services. The urban center is close to a university site and the ARCO/United States Olympic Training Center.

B. ALTERNATIVE PLANS

Prior to the development and adoption of the General Development Plan, a series of alternative plans were studied. In addition to the New Town Plan, eight alternatives were analyzed in the EIR. The alternatives were developed to provide a range of land use and planning options and to evaluate the range of environmental impacts associated with each development plan. These alternatives represent a range of development scenarios in terms of the density of development and the area of disturbance.

In order to quantify the impacts associated with the full range of the alternatives, an in-depth environmental impact assessment was conducted for the New Town Plan, the Phase I Progress Plan Alternative, and the Environmental Alternative. These three scenarios represent the high, middle, and low end of development with respect to the number of units and area of disturbance. A more qualitative environmental impact assessment was conducted on the remaining alternatives for those issues which had the impacts different from the three principal alternatives.

In compliance with CEQA, four offsite alternatives were also selected for analysis in the EIR. These alternatives were identified and analyzed to assess their potential to eliminate or minimize significant impacts in comparison to the proposed project. The alternative locations assessed were: Greater Dulzura, West Ramona, East Ramona, and Rancho Guejito. Descriptions and general environmental impacts of the offsite alternatives are presented in the EIR.

C. OTAY RANCH LAND USE

The Otay Ranch is envisioned as an integrated community, made up of three parcels, each one of which will have a separate and unique identity. The total number of dwelling units approved for each parcel is as follows:

Overall Project Summary

Parcel	SF Units	MF Units	Total Units	Res Acres	Op Sp Acres	Other Acres	Total Acres	Est Pop
Otay Valley (City)	8716	9394	18110	2788.8	4228.3	2432.0	9449	51846
Otay Valley (County)	9329	9522	18851	2937.5	4228.3	2283.2	9449	54134
Proctor Valley	3003	1558	4561	2023.2	5517.2	354.6	7895	13582
San Ysidro Mountain	812	0	812	1589.8	3946.2	19.0	5555	2599
TOTALS (CITY)	12531	10952	23483	6401.8	13691.7	2805.6	22899	68027
TOTALS (COUNTY)	13144	11080	24224	6550.8	13691.7	2656.8	22899	70315

If Villages 9 and 10 develop residentially add 2835 total dwelling units (1554 SF and 1281 MF) and 429.2 acres of residential, 98.2 acres of open space and 170.1 acres of Other land uses. Differences in totals between City and County are due to industrial use of village 3 approved by City.

Otay Valley Parcel

The Otay Valley Parcel is the most urban of the three Otay Ranch Parcels. The land use plan provides continuity to adjacent developed areas, while creating a unique character. At build-out, this parcel will provide a maximum of 18,110 dwelling units, accommodating approximately 51,846 residents (City build-out), or 18,851 dwelling units and 54,134 residents (County build-out).

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

- Eleven urban villages (see Exhibit F), with village cores which include mixed use areas, neighborhood parks and elementary schools.
- A circulation system which includes a planned ten-lane highway (SR-125), a light-rail transit route, and a system of regional arterials.
- The Eastern Urban Center with regional services and activities, and the highest residential intensities.
- Highest intensity along SR-125, including the EUC, more intense urban villages, and freeway commercial areas.
- Industrial uses on the western edge adjacent to existing business park uses and at the southern edge adjacent to planned industrial uses on the Otay Mesa (applicable to City only).
- A potential university site located on the eastern portion of the parcel.
- The Otay Valley Regional Park.

Proctor Valley Parcel

The Proctor Valley Parcel is less intense than the Otay Valley Parcel, due to its environmental constraints and transitional location between the urban areas to the west and the rural community of Jamul to the northeast. Its southern edge is the Lower Otay Lake. At build-out, this parcel provides a maximum of 4,561 dwelling units and will serve approximately 13,582 residents.

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

- A specialty village in lower and central Proctor Valley, containing a golf course and medium, low-medium and low density residential uses. This village also includes a mixed use area, which contains a residential component, an elementary school, and neighborhood park. The village serves as a transitional area between urban densities to the west and Jamul to the east.
- A resort village is located on the relatively flat plateau north of Lower Otay Lake. This village consists of two areas: a resort center to the south; and low and low-medium residential areas in the foothills to the north. The resort village includes medium-high density resort residential, hotel, recreational, visitor-serving commercial, and neighborhood park uses. Public access to the lake is preserved with a lakefront trail, staging areas and access through the resort.

- A rural estate residential area is located adjacent to the community of Jamul. Limited Development Areas have been designated to protect steep slopes and/or natural resources within residential lots. The very low density and large lot size will provide a transitional edge for the adjacent rural areas of Jamul.
- The majority of acreage (70%) is proposed as open space. Significant wildlife corridors traverse the parcel.

San Ysidro Mountain Parcel

The San Ysidro Mountain Parcel has widely varied terrain. Protection of the steep slopes and biological resources result in a high proportion of the parcel being designated open space. At build-out, this parcel is designed to provide a maximum of 812 dwelling units and will serve approximately 2599 residents.

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

- An estate village located to the east of Lower Otay Lake. The village core includes a mixed use area, elementary school, and surrounding medium density residential uses. The area surrounding this village core consists of low density residential.
- A rural estate residential area is located on the eastern property edge. Limited Development Areas are designated to protect steep slopes and/or natural resources within residential lots. The very low density and large lot size will provide an interface with the rural areas to the east of the property boundaries.
- The western portions of the parcel are retained as open space, providing a visual amenity for the entire Otay Ranch community. In other areas, links will be provided to the adjacent regional open space system.
- A majority of the acreage (79%) is proposed as open space.
- Significant wildlife corridors traverse the parcel.

D. IMPLEMENTATION

During the 30- to 50-year build-out of the Plan, development phasing will be based on completion of the 14 individual villages and 5 planning areas. Because the villages will not be independent entities or be repetitive in terms of community services, housing types, and facilities, the phasing will not be a simple progression of villages. Initially, the Plan proposes the sequential development of the two residential villages west of Otay Lakes, although the development scenario may entail the simultaneous construction of several villages, rather than a one-at-a-time approach. Implementation of the southern and eastern estate areas would likely proceed outward from the center of the community. Likewise, development of the Eastern Urban Center would likely occur in the latter phases of the project to lessen the economic effect on downtown Chula Vista. However, the actual order of village development may vary as the needs of the community and region evolve.

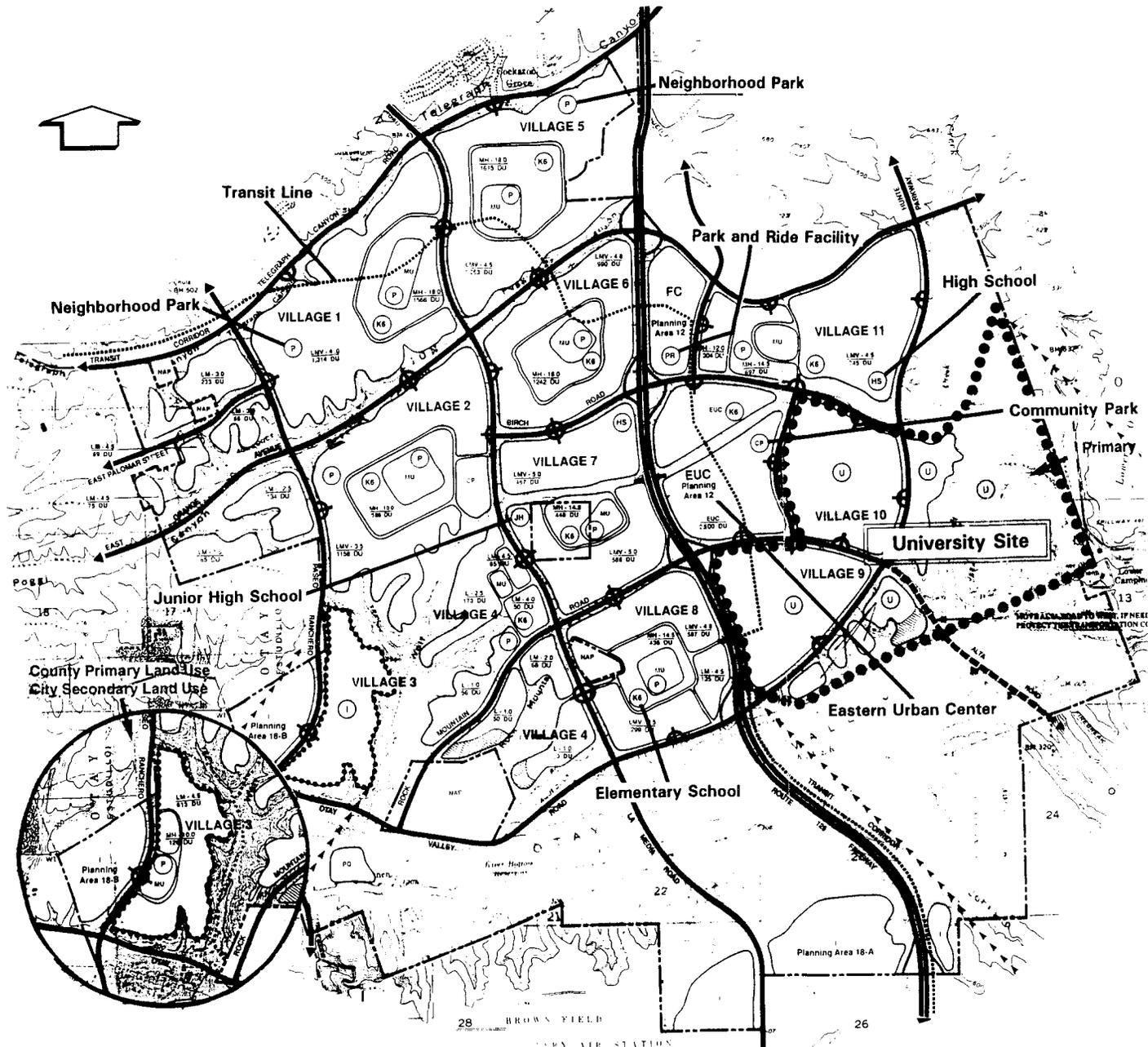
This GDP/SRP will be implemented through the Planned Community zoning in the City of Chula Vista. A Sectional Planning Area (SPA) Plan will provide detailed design and development criteria for areas to be developed within the City of Chula Vista. Any SPA subsequently adopted for Otay Ranch must be consistent with the adopted GDP, and the General Plan of the applicable jurisdiction. Each village is designated as a separate Specific Plan Area (SPA) by the County's Subregional Plan, requiring specific plan approvals for those portions of the project processed within the County.

A SPA plan is required for each village or group of villages or planning areas. Each specific plan or SPA will be reviewed in accordance with City or County environmental review guidelines. Submittal of tentative subdivision maps and final subdivision and parcel maps will also be completed prior to development of each village or project. If the Village is not annexed to the City, a County Specific Plan must be approved.

E. RESOURCE MANAGEMENT PLAN

The Resource Management Plan (RMP) for Otay Ranch is designed to provide for the long-term protection and management of the diverse and sensitive natural, cultural, and scenic resources located on the entire Otay Ranch property. The RMP has been submitted to respond to City of Chula Vista and County of San Diego open space, resource protection, and regional recreation goals. The RMP has phases. At the time of the GDP Program EIR, Phase I of the RMP was prepared. The goals and policies of the Phase I RMP focus on the creation of a management preserve that will provide for the protection, enhancement, and management of natural resources within a permanent open space system. In addition to the establishment of the preserve, the RMP policies create research opportunities and provide educational benefits to the local Otay Ranch community and the South County region. For development in natural areas located outside the designated management preserve, each biological habitat will be reviewed with respect to the provisions of the RMP. Preservation, enhancement, and restoration of existing habitats and the re-establishment of wetlands and riparian habitat

OTAY VALLEY PARCEL land use plan



- RESIDENTIAL**
- VL Very Low Density
 - L Low Density
 - LM Low Medium Density
 - LMV Low Medium Village
 - M Medium Density
 - MH Medium High Density
 - MU Mixed Use

- COMMERCIAL**
- FC Freeway Commercial

- INDUSTRIAL**
- I Industrial

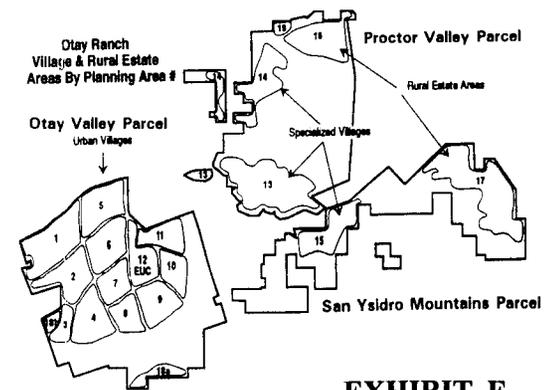
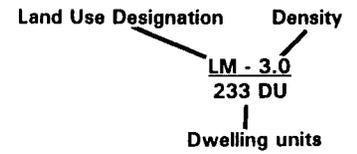


EXHIBIT F

in the Otay River Valley will provide the principal mitigation for the loss of natural areas on Otay Ranch. In addition to resource protection, the RMP will serve as the functional equivalent of the County's Resource Protection Ordinance (RPO) for Otay Ranch. In that capacity, the RMP will augment the RPO by including a long-term resource protection and management program and the necessary implementation tools. Beyond the County RPO, the resource protection program addresses state and federal regulatory requirements in light of the resources present onsite.

Phase II of the RMP will involve continued resource studies, selection of a preserve owner/manager, and formulation of programs for the phasing, funding, and monitoring the effectiveness of the RMP. Phase II will also involve the continued implementation of the resource protection and management measures, integration of the ongoing studies and research findings into the SPA Plans, and monitoring the success of previous RMP implementation. The preserve will be conveyed to the owner/manager in phases during the buildout of Otay Ranch.

The RMP is designed to provide an overall framework for the protection of sensitive resources within Otay Ranch. Resources addressed in the RMP that are analyzed in the Program EIR include: biological resources, cultural resources, paleontological resources, floodplains, agriculture, and steep slopes. In many cases, the objectives, policies and standards presented in the RMP form the basis for mitigation measures presented in the Program EIR. While the RMP presents policies and programs for the protection and enhancement of sensitive resources, the Program EIR with its associated statutory requirements, provides the vehicle for ensuring that the policies and programs included in the RMP are implemented.

The Otay Ranch Plan creates a Management Preserve incorporating three key elements: 1) A Resource Protection and Management that provided large, connected natural areas with varied habitats that offer refuge, food and shelter to multiple species of native plants and animals; protects scenic, paleontological, and cultural resources; and provides management tools to assure that Preserve resources are not adversely affected by urban development located adjacent to the Preserve. 2) A unique and multi-faceted living laboratory for research related to: habitat, paleontological, and cultural resource protection and management; experimental approaches to enhancing and restoring degraded habitats; understanding species and habitat needs and conditions that adversely affect sensitive plant and animal species. 3) Provide the public the opportunity to learn about and appreciate the natural and cultural diversity of the area, including: its biological diversity and cultural heritage; the inter-relationships between sensitive species and natural habitats; the opportunity to observe biological and cultural resources in their natural setting; the importance of preservation of natural areas and understanding challenges to the survival of remaining natural ecosystems.

The Resource Management Plan has been formulated to work in concert with the State and Federal regulatory programs. Comments from State and Federal agencies were obtained early in the planning process before local approvals. The Resource Management Plan will assist in the coordination of resource agency permitting throughout the implementation phases of the Otay Ranch.

F. ASSOCIATED PLANNING DOCUMENTS

Several ancillary documents have been developed to guide the implementation of the Plan. The purpose of these documents is to provide policies for specific components of the Otay Ranch project that require particular attention from decision-makers. The following is a summary of those documents and their role in the implementation of the Plan.

Public Facility Implementation Plans

The implementation plans set forth the master plans of public facilities, which include the goals, objectives, policies, implementation and financing measures and the distribution, location, size, management, and maintenance of public facilities.

Village Phasing Plan

The Village Phasing Plan provides phasing policies and objectives to assure that development progresses in a logical manner, and is coordinated with the provision of required facilities.

Service/Revenue Plan

The Service/Revenue Plan summarizes the fiscal impact of the project on public agencies, and provides that a Fiscal Impact of New Development (FIND) model be periodically updated to assure that the project meets its obligations for provision of required public services.

V. THE VILLAGE CONCEPT

A. VILLAGE DESIGN PLANS

The village concept is the heart of the Otay Ranch community vision. In order to fully implement the villages of the Otay Ranch community throughout the 30+ years of project implementation, special design consideration will be required in the form of Village Design Plans. The Village Design Plan will be a stand-alone document adopted concurrent with SPA approval. Should more than one village be included within a SPA, the design plan will be site specific to each village. For each village, a Village Design Plan will be developed to delineate the intended identity of the village. This design plan will include the components to demonstrate the character, sense of place, pedestrian orientation, and transit-orientation of each village core.

B. VILLAGE DEFINITION AND ORGANIZATION

The primary village feature is the village core. The village core creates the land use relationships necessary to achieve the goal of a small town environment. Organization of land uses is the key to the village concept. Village cores contain Mixed Use and Medium-high land use categories. Village cores serve as the focal point and commercial hub of the village.

Urban village cores are centered around a main street or plaza and include the following land uses:

- Civic Presence and Community Purpose Facilities
- Village Square or Green
- Elementary School
- Commercial and Office Uses
- Transit Stop or Station
- Parking Areas or Facilities

Village cores will be centrally located, within approximately one-quarter mile of the majority of a village's population. The location and form of the village core will reflect the physical constraints of the village and the village's relationship to surrounding land uses and the circulation system. The village core will be precisely sited at the SPA level and may shift from the conceptual location depicted in the GDP/SRP Land Use Map as a result of more precise analysis of the following: circulation and access, visual access from arterial roads, transit service, market and service area considerations and the type of uses proposed within the village core. Residential neighborhoods surround the village core and provide a range of housing opportunities. Otay Ranch is planned to emphasize and enhance each village's characteristics to create neighborhoods and communities with unique identities. While the following policies apply to each village, policies will be flexibly applied to reflect the character and intensity of each village.

C. VILLAGE LAND USE POLICIES

Each village will be master planned consistent with the GDP/SRP goals, objectives, policies, and standards. A variety of uses and housing types within each village to meet the needs of village residents will be included. A unique character and sense of place within each village will also be created by providing:

- A pedestrian-friendly village environment through the use of amenities such as shaded streets, street furniture, on-street parking and buildings fronting the streets.
- A connection of open spaces, schools, parks, and neighborhoods with convenient and safe pedestrian walkways and bikeways.
- The provision of pedestrian and bicycle routes to connect the more distant portions of a village to the village core
- The extension of promenade streets from secondary areas into the village core to accommodate pedestrian and bike access.
- The provision of non-auto circulation systems, such as pedestrian walkways and bikeways between villages.
- Where appropriate and feasible, a grade separated arterial crossings will be provided to encourage pedestrian activity between villages.
- Land uses, roads and buildings will be designed and located to encourage walking between uses and foster a pedestrian scale.

- Landscaped buffers will be provided adjacent to arterial highways.
- Village core buildings will not exceed four stories. Buildings constructed at lower heights may be converted to four-story buildings.
- Locate taller buildings near the center of the village core, with building heights and sizes gradually decreasing outward from the center.
- Buildings will have front access and orientation to streets and sidewalks. Access to parking lots will be secondary to the street.
- Building facades will be varied and articulated to provide visual interest.
- Encourage street level windows, numerous building entries, arcades, porches, bays, and balconies.

D. VILLAGE CORE - MIXED USE POLICIES

The basic element of the village core is the mixed use area. This designation is intended to concentrate activities, enhance pedestrian access, promote social interaction, discourage multiple auto trips and increase use of alternative modes of transportation. Land uses permitted within the mixed use category may vary from village to village as the needs warrant.

The mixed use area is a contiguous pedestrian area which includes the following activities: retail/office uses, elementary schools, and civic presence facilities.

The design and location of residential areas will complement the pedestrian friendly environment. Commercial uses will be sized to meet the day-to-day needs of surrounding villages. Uses which rely extensively upon regional markets, heavy autos or truck access are not appropriate in the village core. Retail uses will be concentrated near the transit stops in mixed use areas. Mixed use area activities which generate higher volumes of trips will be oriented toward the transit facilities, rather than toward parking areas. Mixed use areas will be landscaped to create an urban feeling through the use of hardscape, tree wells, pots, street furniture, thematic light fixtures, benches, bollards, and enriched paving patterns. Village Entry Streets and Promenade Streets will be tree-lined with a formal landscape pattern.

E. VILLAGE CORE - RESIDENTIAL POLICIES

The residential character in the village core is of a sufficient and variable density to create a village core area. The residential land uses within the village core are generally located in areas designated for Medium-high land uses. Some small lot, zero lot line and patio home type, single-family uses may be intermingled with the more intense uses. Medium-high residential uses will be located in the village core, on two or more sides of mixed-use areas and will be characterized by higher density townhouses, duplexes and stacked flats with heights ranging from two to four stories, and some single family uses. Limited single-family uses will be permitted within the Medium-high category when interwoven with the other uses. These single-family uses will utilize small-lot concepts consistent with the higher intensity character of the village core.

F. VILLAGE TRANSIT POLICIES

Certain villages are planned to facilitate alternate methods of transportation. The land use and circulation patterns of urban villages are organized around transit service and facilities. A significant alternate means of transportation is the light rail transit system. The following policies are intended to ensure that village cores and surrounding areas are readily accessible to facilitate a variety of modes of transportation including walking, automobiles, bus, rail, specialized transit and bicycles.

G. VILLAGE STREET SYSTEM POLICIES

The goal of the village street system is to promote pedestrian access and to direct through-village trips around the village. This goal is achieved by creating a network of interconnected streets within each village. Such networks have the benefit of providing alternative routes to destinations and increasing the number of intersections on those routes. The village street system includes the following streets: village entry streets, promenade streets, secondary loop and collector streets, residential streets, and alleys.

H. PARKING

Parking facilities will allow for easy pedestrian access to the villages. These facilities will be segmented into reasonably sized areas to prevent vast expanses of asphalt and will be located and designed for visual accessibility to the driving public.

On-street parallel or diagonal parking adjacent to sidewalks is encouraged, however, on-street parking is not allowed on the same side of the street as village greens and/or parks.

I. VILLAGE PARKS

Each village contains a neighborhood park, within or near the village core. The design and character of neighborhood parks will be consistent with the character of the village. Where feasible, the park will be located near civic presence facilities such as community purpose facilities or schools to encourage joint-use of recreation and parking facilities. In addition to the village core park, other neighborhood parks will be located in the village as warranted by population. Park sites are shown symbolically on the GDP/SRP Land Use Map and the precise location of these parks will be identified at the SPA level.

J. INDUSTRIAL

The majority of the Otay Ranch industrial uses are located on the mesas to the south of the Otay Valley, adjacent to industrial areas of Otay Mesa. In the City's adopted plan, industrial uses are also located in Village 3 along Paseo Rancho at the western edge of the Otay Valley Parcel, adjacent to existing industrial development.

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. Heavy industrial areas are not included within Otay Ranch because the Otay Mesa contains an adequate subregional supply of such intense uses. This category authorizes uses such as research and development, light manufacturing, warehouse and distribution facilities, office/showrooms and supporting uses.

VI. SECTIONAL PLANNING AREA / SPECIFIC PLAN AREA (SPA) PROGRAM

A. SPA REQUIREMENTS

While the GDP/SRP established plan goals, objectives and policies for the land use, open space, circulation, recreation, and other components of the community, the SPA level of planning will provide:

- Detailed development/site utilization plans
- Specific land uses and acreages
- Identification of physical features and easements
- Standards for planned public and private streets
- Development standards and design guidelines
- Demonstrated conformance with the guidelines and policies of the GDP/SRP
- A public facility financing and phasing plan
- Environmental Impact Reports

B. CONSISTENCY WITH GDP/SRP

SPA Plans will be consistent with the adopted GDP/SRP. Consistency of village core location, total number of units, and balance of density, etc., will be evaluated by the following criteria:

- Total land use acres for each individual village may not vary by greater than fifteen percent of the designated acres.
- Acres of mixed-use and medium-high or high density residential uses for a village may not exceed the GDP/SRP specified acres.
- The total number of units within a village will not exceed the total number of units approved for that village.
- If the residential development area is reduced at the SPA level, priority will be given to preserving the amount of land devoted to higher densities supporting transit and pedestrian orientation.
- Design Plans will be prepared for Industrial, Freeway Commercial areas and the Eastern Urban Center components.

C. DENSITY CALCULATIONS

Densities within each land use category are expressed as a maximum number of dwelling units by planning area. The densities are calculated to create villages which foster a lifestyle conducive to pedestrian friendly design principles.

D. DENSITY TRANSFER

At future planning levels, the transfer of dwelling units within each village may be permitted only between neighborhoods and land uses if community purpose facility land uses are moved from one village to another. The following criteria will be used in evaluating the transfers:

- Densities may not be transferred between villages.
- The total number of units allocated for a particular village is not exceeded, except as provided for below.
- The maximum density for the particular land use category is not exceeded, except as provided for below.
- The planned identity of the village is preserved, including the creation of the pedestrian friendly and transit oriented environment.
- Density may not be transferred from regional open space, such as the Otay Valley Regional Park or the San Ysidro Mountain Regional Park
- Density from neighborhood park sites will be permitted in the calculation of the overall number of dwelling units in a village, provided the total number of units does not increase.
- If community purpose facility land uses are moved from one village to another, the land not utilized may revert to the underlying land use established for the core area, so long as the amount of land is not greater than 50% of the total designated.

Where development areas must be moved due to sensitive environmental factors, the transfer must meet the following criteria:

- Units must remain in the same land use category.
- Park land may only be converted to open space uses, and a new park site must be designated in an area without environmental constraints.
- Mixed use areas may move to a residential area and units may be transferred, so long as the balance of housing types remains the same.
- If the development area is diminished due to the identification of environmental factors located between villages, the number of units assigned to that area may be transferred to other areas of that village.

VII. THE FIRST SPA

It is anticipated that Villages One and Five will be the first villages submitted to the City of Chula Vista for Specific Plan approval. The design character of the village has been studied at a preliminary level. Therefore, the village core identity and form is based upon a traditional "main street" character, with multi-village retail serving at one end as an anchor, and a community purpose facility or public use anchoring the other. The main street theme will organize commercial, office and public/quasi-public uses in a linear fashion along a small scaled, tree-lined street with parking on both sides. While some parking may be visible from the street, it would be predominantly located to the rear of the buildings. Arcades, alleys, patios and similar spaces will provide pedestrian access from rear parking areas to the front entrances. Right-of-way for transit and a trolley/transit stop will be reserved at the SPA level and irrevocably offered for dedication at the Tentative Map level.

A. VILLAGE ONE - DESCRIPTIONS AND POLICIES

Setting

Village One is comprised of approximately 904 acres located in the northwest corner of the Otay Valley Parcel, south of Telegraph Canyon Road between the western property edge and the proposed extension of La Media Road.

Open Space and Habitat

The southern edge of the village consists of the undulating slopes of Poggi Canyon. Due to farming on the Otay Valley Parcel, the natural habitat of the canyon contains varying levels of sensitivity, with areas of significant coastal sage scrub habitat on the western edges of the village.

Land Use

Village One contains a 10 acre parcel not included within the Otay Ranch ownership and borders on three sides a 5-10 acre parcel south of Telegraph Canyon Road. A portion of Village One is located immediately adjacent to the community of Sunbow, and is separated from the core of Village One by Paseo Ranchero. This relationship presents an opportunity to create a positive and compatible relationship between Sunbow and Village One.

Visual

Scenic values extend along Telegraph Canyon Road and East Orange Avenue, identified in the GDP/SRP as open space scenic corridors. The village contains views to the surrounding mountains to the northeast and east.

Character

The village character will be guided by the following qualities:

- Location between two scenic canyons/corridors with undulating edge conditions and areas of sensitive habitat.
- Linkage and compatibility with Village Five.
- Views of the surrounding mountains to the northeast and east,
- Location along a proposed light rail transit line.
- The area west of Paseo Ranchero Road will be compatible with the adjacent Sunbow development. The identity of this area will reflect the proximity to Sunbow, and may differ from the identity of the remainder of the village.

Description:

Village One is an Urban Village. Urban Villages are adjacent to existing urban development and are planned for transit oriented development with higher densities and mixed uses in the village cores. Village One is located west of Village Five and across La Media Road. This close relationship presents an opportunity to create a positive synergism between the two villages as indicated in Exhibit G. Village One is planned to contain:

- A maximum of 1,757 single family residential units
- A maximum of 1,566 multi-family residential units
- Build-out population of approximately 9,615
- A village core area including:
 - 10 acre elementary school
 - Transit stop and shelter, parking, bus turnout
 - Future rail right-of-way
 - Mixed Use area
 - Public and community purpose facilities 13.4 acres in size
 - Multi-family residential
 - A 10 acre neighborhood park
 - Affordable Housing

Parks and Open Spaces

To satisfy the GDP park requirement of 3 acres of park per 1,000 residents or 26.5 acres, 19.7 acres of neighborhood park/town square are planned. The remaining obligation is satisfied through the provision of community parks in Villages 2, 10 and the EUC. Natural open space areas adjacent to Poggi Canyon identified on the GDP/SRP Land Use Map will be preserved outside of individual private lots.

B. VILLAGE FIVE—DESCRIPTIONS AND POLICIES**Setting**

Village Five is comprised of approximately 493 acres located in the northern portion of the Otay Valley Parcel, southwest of the proposed interchange of SR-125 and Telegraph Canyon Road. The village is bounded on the north by Telegraph Canyon and to the south by Poggi Canyon. The site is characterized by a broad mesa between the canyons.

Open Space and Habitat

The entire Otay Valley Parcel has been farmed or grazed, leaving isolated areas of habitat. The southern edge of the village consists of the undulating slopes of eastern Poggi Canyon. The natural habitat of the canyon at this location has been farmed. The northern edge of the village is Telegraph Canyon.

Land Use

Village Five is located south of the existing neighborhoods of eastern Chula Vista. Surrounding land uses include Southwestern College, existing residential neighborhoods to the north, Villages One and Six to the west and south, and the EastLake Greens development to the east of Village Five.

Visual

Scenic values extend along Telegraph Canyon Road and East Orange Avenue. The village contains views to the surrounding mountains to the northeast and east, and to the Pacific Ocean to the west.

Description

Village Five is an urban village with a transit/rail line. Village Five is located across La Media Road from Village One, creating an opportunity for positive synergism between the two villages. Urban Villages are adjacent to existing urban development and are planned for transit oriented development with higher densities and mixed uses in the village cores. As indicated in Exhibit H, Village Five contains:

- A maximum of 1,263 single family residential units
- A maximum of 1,615 multi-family residential units
- Build-out population of approximately 8,160 residents
- A village core area including:
 - Mixed Uses
 - Public and community purpose facilities
 - A 10 acre elementary school
 - Multi-family residential
 - A Town Square/Village Green/Main Street
 - Affordable Housing
 - Neighborhood Park(s)

Character

The village core identity and form are based upon a traditional "Village Square" character, with village-serving retail, higher density residential office and public facilities around a town square or village green. The Village Five core will be designed to accommodate a Transit line/transit stop. The number of homes identified for the village core is a minimum and may not be reduced.

The village character will be guided by the following qualities:

- Location between two scenic canyons/corridors with undulating edge conditions.
- Linkage and compatibility with Village One.
- Relationship with existing adjacent development, including EastLake.
- Views to the surrounding mountains to the northeast and east, and to the ocean in the west.
- Location along a proposed light rail transit line.

Parks and Open Spaces

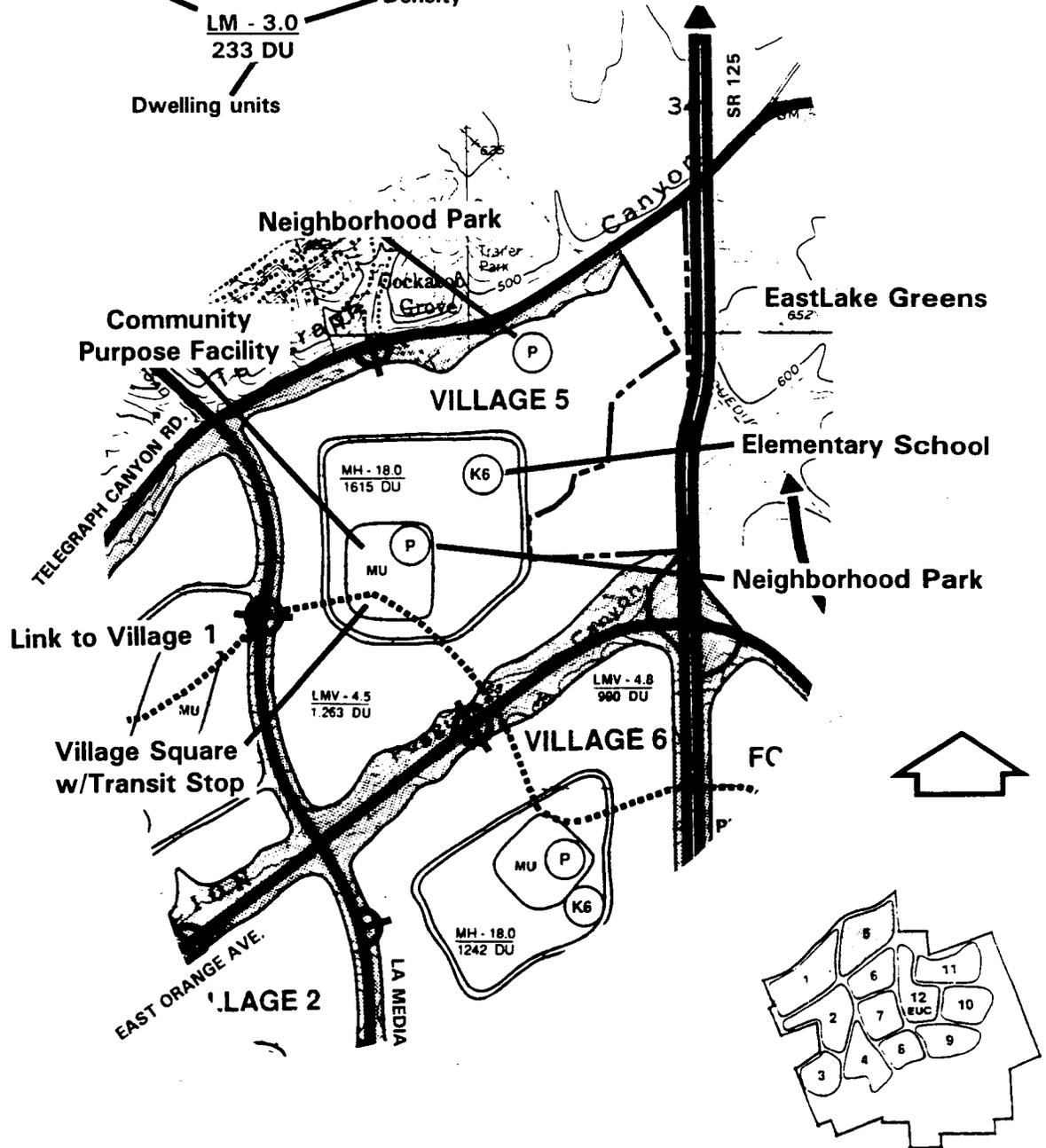
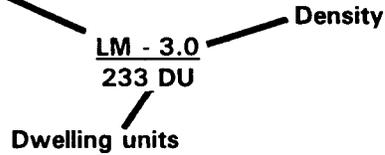
To satisfy the GDP parkland requirement of 24.5 acres, 14.5 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of community parks in Villages 2, 10 and the EUC.

VILLAGE FIVE

land use plan

- LMV Low Medium Village
- MH Medium High Residential
- MU Mixed Use

Land Use Designation



VIII. ECONOMICS

A. ECONOMIC FUTURE

A study conducted for the Baldwin Company indicated that there would be a sufficient market for the residential, and commercial development. This study was completed by Kenneth Leventhal & Company entitled "Preliminary Market Overview of the Otay Ranch Project in San Diego County, California, July 21, 1989". The report states: "Strong future growth in San Diego County will produce high levels of aggregate demand for new housing and non-residential building space. The Otay Ranch will be competing with other County subregions and developments to capture a significant portion of that demand. The Ranch will have a strong competitive position due to a number of significant competitive advantages.

B. SERVICE REVENUE SHARING PROGRAM PLAN

A Service and Revenue Plan was completed to evaluate the economic impact of Otay Ranch's development on the respective jurisdictions and to establish the framework for a revenue sharing agreement between the City of Chula Vista and County of San Diego. That analysis looked at the policy issues, fiscal impacts and financing capital facilities.

1. Statement of Policy Issues

The policy issues are related to the economic impact of the project. These policy issues have been incorporated into the GDP/SRP and are summarized below:

- The distribution of property tax and other revenues will provide that City and County local and regional service costs are covered by project revenues.
- Regional capital facilities serving Otay Ranch will be funded by an equitable finance plan according to nexus.
- The City of Chula Vista and County of San Diego will enter into a Master Property Tax Agreement.
- An annual fiscal review will be conducted to monitor the City\County fiscal performance.
- As a general guideline, efforts will be made to keep the total effective tax rate, to 2 percent of the assessed value.
- Enhanced services in excess of the standard service levels may be provided and those benefiting properties would pay the added service costs through an ongoing benefit assessment district.

2. Fiscal Impact Analysis

Ralph Andersen & Associates was retained by the City of Chula Vista and County of San Diego to project the net fiscal impact of the Otay Ranch Project. Ralph Andersen & Associates developed the Otay Ranch FIND (Fiscal Impact of New Development) Model which can be utilized on an ongoing basis. The FIND Model has been applied to the Plan.

The data indicates the following findings:

- **Overall (City and County) Impact:**
The cumulative City and County general fund net impact is \$221 million positive, including County capital and rents/leases (\$24 million - City and \$197 million - County), and \$240 million positive, excluding County capital and rents/leases (\$24 million - City and \$215 million County). Cumulative general fund revenues total \$770 million. Therefore, the fiscal surplus represents a gross margin of approximately 30 percent.
- **City Impact:**
A negative fiscal impact for the City's General fund from negative (\$63,000) in year 1996 to negative (\$778,000) in year 2009. Negatives are anticipated to be eliminated through a revenue sharing agreement with the County and/or Reserve Fund payments by the developer as described in the policy section of this report. The City's general fund incurs a positive net fiscal impact in 1994 and 1995 and from the year 2010 through 2023 ranging from \$33,000 in 1995 to \$3,264,000 in 2019.

3. Preliminary Capital Facilities Cost Estimates, Phasing and Finance Plan

Facilities, standards and criteria are established by the Otay Ranch Facility Implementation Plans, regardless of jurisdictional boundaries. The results indicate that the overall capital costs total roughly \$1.5 billion. Estimates to deliver backbone roads, SR125, sewer and water (including reclaimed) systems, utilities, urban runoff, storm drainage, solid waste recycling and mass transit right-of-way are in the magnitude of \$870 million. Cost estimates to provide public facilities such as schools, parks, fire, police, animal control, library, civic facilities and fees are approximately \$570 million. The capital facilities have been phased according to development phases. These cost estimates for capital facilities do not necessarily represent Otay Ranch's fair share. Until surrounding land uses are determined and benefit areas are established, fair share cannot be determined.

There are various public and private financing mechanisms which can be utilized to fund the acquisition, construction and maintenance of public facilities. To maintain flexibility in today's evolving financial markets, recommended financing alternatives will be established at the SPA level. The Service/Revenue Plan outlines various funding mechanisms and provides a list of potential funding sources for each capital facility. A preliminary estimate of public debt bonding capacity is estimated at \$600 million, which can be utilized to fund a portion of the \$1.5 billion estimated costs.

IX. ENVIRONMENTAL IMPACTS

A. PURPOSE AND SCOPE

The California Environmental Quality Act (CEQA) of 1970 requires the preparation of Environmental Impact Reports for discretionary projects that may result in adverse effects on the environment. The City of Chula Vista (lead agency) and County of San Diego prepared the Otay Ranch Program EIR to inform the public, decision makers, and regulatory agencies about the nature of the project being considered and the potential environmental impacts of the proposed project. The environmental review process has been established to enable public agencies to evaluate a project in terms of its environmental consequences, examine and implement methods of eliminating or reducing any adverse impacts, and consider alternatives to the proposed project. CEQA requires that major consideration be given to avoiding significant environmental impacts. Responsible public agencies remain obligated to balance possible adverse effects against other public objectives, including economic and social goals, in determining whether or not, and in what manner, a project should be approved. The EIR for the Otay Ranch Project has been prepared in accordance with all of the criteria, standards, and procedures of CEQA, the State CEQA Guidelines, and the environmental review procedures of the City of Chula Vista and County of San Diego.

Program EIR

A Program EIR was prepared for the Otay Ranch Project because it enabled the City and County to examine the overall effects of the proposed course of action and take steps to avoid unnecessary adverse environmental effects. The EIR analyzed two General Plan Amendments and a General Development Plan/Subregional Plan, which according to CEQA require comprehensive analysis focused on plan adoption. More detailed environmental analysis will be provided in the project specific EIRs which will be prepared later in the Otay Ranch program. CEQA distinguishes between the type of EIR required for a policy document and an actual construction proposal by creating a program, versus project, EIR. Program EIRs, such as the Otay Ranch EIR, are intended to examine the environmental impacts of a series of related actions including broad policy programs. The advantages of a program EIR for Otay Ranch are that it provides an opportunity to evaluate a more complete range of project alternatives than would be practical in a project EIR, ensures a thorough analysis of cumulative project effects, avoids duplication of basic policy considerations, and allows the lead agency to consider broad policy alternatives and program-wide mitigation measures early in the planning process.

The comprehensive database developed for the Otay Ranch Program EIR will facilitate the "tiering" of future project EIRs on specific development proposals. Subsequent actions under the Otay Ranch General Development Plan/Subregional Plan will rely on the program EIR to determine whether or not projects are consistent with previously approved policy or ordinances and allow project EIRs to concentrate on the actual environmental effects of specific development proposals. Future project specific EIRs will enable the City to determine whether the proposed project is consistent with the program EIR.

Lead Agency and Task Force

In an effort to coordinate the evaluation of the Otay Ranch General Plan Amendments and General Development Plan/Subregional Plan, joint planning and concurrent processing of the project was conducted by the City of Chula Vista and the County of San Diego. Both jurisdictions entered into a Memorandum of Understanding (MOU) and established a joint project planning team to process the required plans and documentation. For the purposes of the Program EIR, the City of Chula Vista has been designated as Lead Agency responsible for the preparation of the environmental documentation and for coordination with the County of San Diego and with the Interjurisdictional Task Force. The County of San Diego, including the Departments of Planning and Land Use, Public Works, and Parks and Recreation, as a responsible agency, has provided direction in the preparation of the EIR. Additional agencies involved in the environmental review process include the City of San Diego, County of San Diego Air Pollution Control District, and the San Diego Local Agency Formation Commission (LAFCO).

B. CITIZEN AND TECHNICAL COMMITTEES

Throughout the environmental review process for the Otay Ranch project, citizen and technical committees and subcommittees provided input to issues associated with the proposed project in the following areas:

- **Governing**
- **Human resources**
- **Infrastructure**
- **Natural resources**

Technical committees, composed of professional representatives, included:

- **Biology (subcommittee of the Parks, Recreation, and Open Space Committee)**
- **Land use**
- **Parks and recreation**
- **Public safety**
- **Regional services**
- **Schools**
- **Service/revenue**
- **Sewer/water**
- **Transportation and Transit**
- **Libraries, arts, and culture**

C. SIGNIFICANT EFFECTS, MITIGATION MEASURES AND STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA requires the decision-making body to balance the benefits of a proposed project against its unavoidable environmental impacts in determining whether or not to approve the project. If the benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable." The significant, but mitigatable environmental effects associated with the projects are as follows:

- | | |
|---------------------------------|---|
| • Land Use | • Transportation |
| • Air Quality | • Landform Alteration/Aesthetics |
| • Biological Resources | • Cultural Resources |
| • Agricultural Resources | • Mineral Resources |
| • Cumulative Effects | • Growth Induction |
| • Acoustics (Noise) | |

When a public agency approves a project with significant but unmitigatable effects that are identified in the final EIR the agency must make a Statement of Overriding Considerations which sets forth its specific reasons for balancing competing policies and factors. Although these impacts are significant and unmitigatable, some of the impacts are less extensive and broad-reaching than others. The following areas are where both the City of Chula Vista and County of San Diego adopted a statement of overriding considerations:

- **Unique Interjurisdictional Planning**
- **Unique Village Concept Project**
- **Open Space Preserve/Resource Management Plan**
- **Location/Regional Context**
- **Housing/Employment Opportunities**
- **Housing Needs**
- **Fiscal Benefit**
- **Advantages of a Master Planned Community**
- **Water Quality Protection**
- **Socio-Economic Diversity**
- **Mobility Opportunities**

D. MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

The City of Chula Vista is committed to the implementation of the mitigation measures by the adoption of a mitigation monitoring and reporting program. The MMRP program is designed to ensure that during project implementation the project mmp and any other responsible parties implement the adopted mitigation measures that will reduce or avoid significant effects on the environment,as identified in the Findings and the MMRP.

The Mitigation Monitoring Program details a Mitigation Compliance Coordinator (MCC) in the Planning Department to oversee the entire monitoring program and to ensure that all adopted mitigation measures are carried out. The applicant is required to enter into an agreement to finalize a detailed mitigation monitoring and reporting program that identifies specific actions to be taken to avoid environmental effects.

In the County of San Diego, all mitigation measures found feasible for implementation were adopted as part of the General Plan, thereby requiring their implementation during subsequent phases of the project. In addition, a Mitigation Monitoring Program (MMP) for the project was adopted on October 28, 1993 as part of Board of Supervisors Policy I-109.

X. THE FUTURE

A. JUST THE BEGINNING

The Otay Ranch planning process is just the beginning. The Plan requires the preparation of many additional plans, regulations, and processes such as, but not limited to, the following:

- Overall Design Concept for the three parcels.
- Regional Facility Master Plans
- Phase II Resource Management Plan
- Specific SPA Plans
- Public Facilities Financing and Phasing Plan
- Resource Plans
- Housing Plans
- Environmental Impact Reports
- Annexation Programs
- Annual Review Monitoring Programs
- Public Meeting and Public Hearings

B. REQUIRED DISCRETIONARY ACTIONS

The Plan required several joint discretionary actions by the City of Chula Vista and County of San Diego. The major approvals were the General Plan Amendments (GPA) for both the City of Chula Vista and County of San Diego General Plans and Zone Reclassifications. These approvals determined the maximum number of units to be developed on Otay Ranch.

In the City of Chula Vista, the GPA amended the Land Use Element and the land use plan for the City General Plan. Additional land use amendments included the incorporation of new land use categories and villages, reconfiguration of the Chula Vista Greenbelt/Open Space Network, and necessary text changes associated with the new land use plan. Revised alignments for Otay Lakes Road and Orange Avenue and changes to roadway classifications of various segments in the Circulation Element were also included in the GPA. All maps in the Public Facilities Element were amended to incorporate planned Otay Ranch facilities. The Growth Management Element would also be amended to reflect Otay Ranch's contribution of population and infrastructure to the City. The entire map, plan and text of the Eastern Territories Area Plan would be updated and revised to reflect the Otay Ranch project. The amended City of Chula Vista General Plan will establish the Otay Ranch Planned Community zoning district.

The City of Chula Vista has developed thresholds or standards for the following services: drainage, traffic, air quality, water, sewer, police, emergency medical, schools, libraries, and parks and recreation. The City has reviewed the proposed implementation plans for these services to ensure adequate service levels for Otay Ranch.

The GPA processed through the County amended the Otay Subregional Plan, the Jamul-Dulzura Subregional Plan and the Regional Land Use Element. The County GPA of the Regional Land Use Element included a shift of the Urban Limit Line to expand the Current Urban Development Area Regional Category to include all of Otay Ranch. The entire property was also placed in Specific Plan Area 21 of the Otay and Jamul-Dulzura Subregional Plans. Zoning is S-88.

In conjunction with the land use changes, amendments to the County Circulation Element included revisions to the proposed alignments of Proctor Valley Road, Otay Lakes Road, and various roadway classifications. Amendments to the transportation section of the Public Facility Element was also necessary to bring the project into consistency with adopted road standards and to ensure transportation mitigation is implemented to maintain roadway level of service. The Water Provision Systems section of the Public Facility Element was amended to ensure development approval is tied to the provision of water.

C. SUBSEQUENT APPROVALS AND ENVIRONMENTAL REVIEW PROCESS

The following federal, state, and local permits or approvals will be required following approval of the program EIR and prior to site development.

Federal Approvals

- Section 404 Permit (US. Army Corps of Engineers)
- Section 7 Consultation (US. Fish and Wildlife Service)

State Approvals

- Streambed Alteration Agreement (California Department of Fish & Game)
- Freeway Access Agreement (California Department of Transportation)
- Border Zone Determination (California Department of Health Services)

Local Approvals

- Air Quality Permits for Industrial Facilities (Air Pollution Control District)
- National Pollutant Discharge Elimination System Permit (Regional Water Quality Control Board)
- Tentative Subdivision Map
- Major Use Permit(s)
- Specific Plan or SPA Plan
- Road openings, closings, and extensions (Offsite)
- Site Plan Review/Design Review
- Development Regulations
- Design Guidelines
- Condemnation
- Assessment Districts
- Special District(s)
- LAFCO Special Study Area
- Roadway and Utility Easements
- Annexations and Detachments

As is evident from the above list of containing approvals in this process, each citizen's participation in the planning process for the Otay Ranch properties is necessary to insure that the Plan is a success for all the citizens of Chula Vista and the County of San Diego.

For additional information, please contact the Chula Vista Otay Ranch Project office at (619) 422-7157 or the County of San Diego Department of Planning and Land Use at (619) 694-2960.