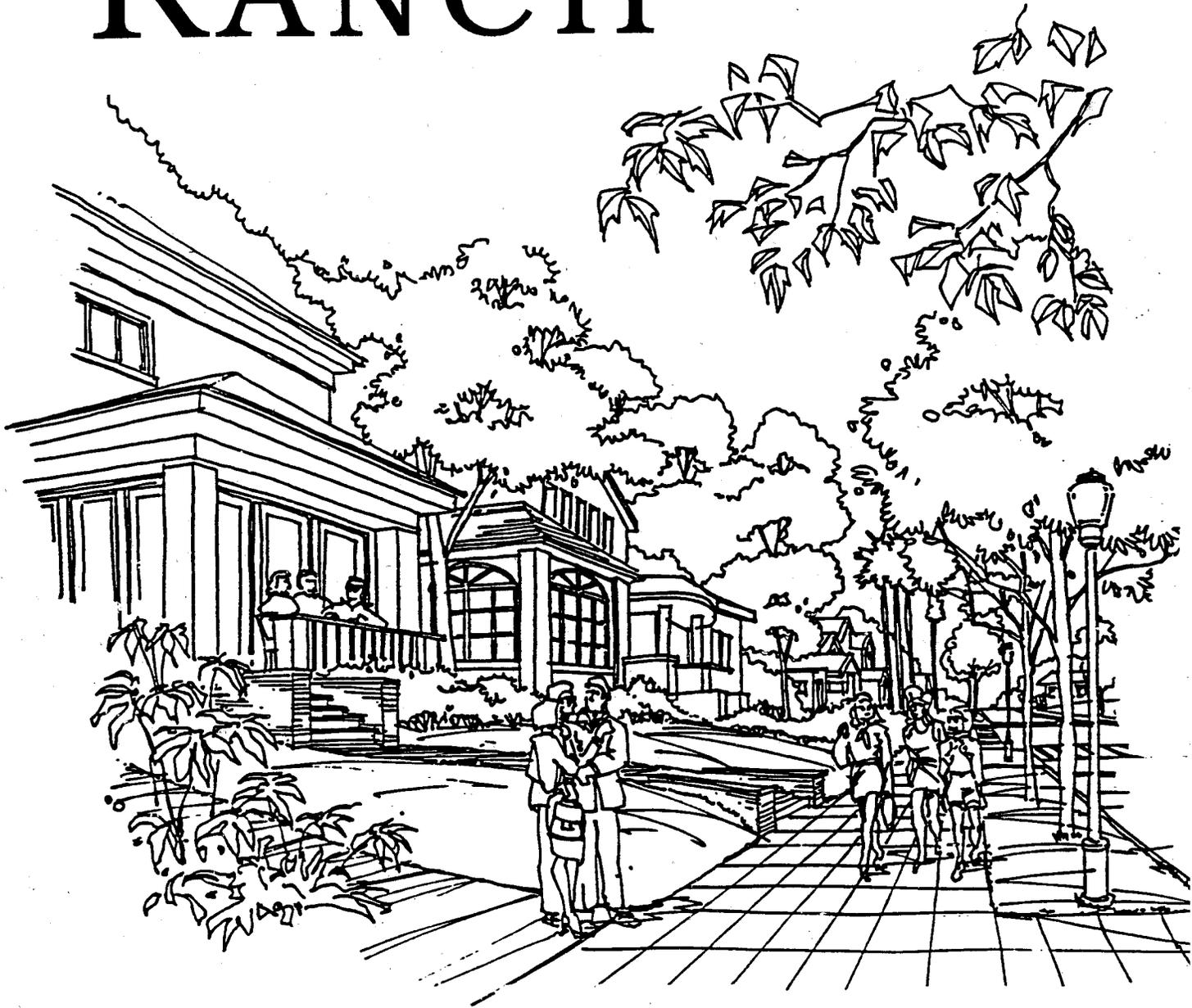


OTAY RANCH



CITY OF CHULA VISTA
COUNTY OF SAN DIEGO

VILLAGE PHASING PLAN

OTAY RANCH VILLAGE PHASING PLAN

October 28, 1993

INTRODUCTION	2
A. Phasing Policies	3
B. Village Phasing Plan Concept	5
C. Western Phases	6
D. Eastern Phases	9
E. Relationship Between Eastern and Western Phases	11

DOCUMENT CERTIFICATION

I hereby certify that this document incorporates and represents the final version of the Village Phasing Plan, which constitutes a Support Document to and a part of the approved General Development Plan for the Otay Ranch Project (GDP-90-03) as duly passed, approved and adopted by the City Council of the City of Chula Vista on October 28, 1993.

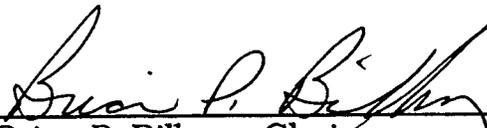
A handwritten signature in cursive script, appearing to read "Robert A. Leiter", is written above a horizontal line.

Robert A. Leiter, Director of Planning

**COUNTY OF SAN DIEGO
Certificate of Adoption**

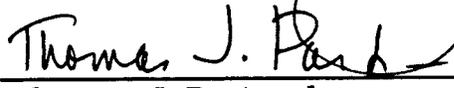
I hereby certify that this is a true and correct copy of the Otay Ranch Village Phasing Plan adopted by the San Diego County Board of Supervisors on the 28th day of October, 1993.

This document was adopted as part of Board Policy I-109, which is intended to implement various policies of the Otay Subregional Plan, Volume 2 (GPA 92-04).



Brian P. Bilbray, Chairman

Attest:



Thomas J. Pastuszka,
Clerk of the Board

OTAY RANCH VILLAGE PHASING PLAN

INTRODUCTION

This document contains the Village Phasing Plan for Otay Ranch. The Otay Ranch Village Phasing Plan is an "Implementation Program Document," a requirement of the Otay Ranch GDP/SRP. Accordingly, the plan is consistent with and implements the Otay Ranch GDP/SRP Phasing Policies. As an Implementation Program Document, the Village Phasing Plan¹:

Shall be adopted by resolution concurrent with the adoption of the Otay Ranch GDP/SRP.

Shall guide public jurisdictions in the implementation of the Otay Ranch GDP/SRP through the review and approval of SPA plans and related required planning studies.

Shall guide the preparation and evaluation of the annual review and monitoring report required in the GDP/SRP Growth Management Chapter.

May be amended or updated in response to changing conditions. Amendments shall be approved by the appropriate land use jurisdiction, and be consistent with the Otay Ranch GDP/SRP.

¹ GDP/SRP Part I, Chapter 7, Otay Ranch Planning Documents.

A. Phasing Policies The Otay Ranch GDP/SRP contains the following Goals, Objectives, Policies and Implementation Measures relative to phasing²:

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.

Policy: Phase development to provide public facilities concurrent with need and in compliance with the facility thresholds.

Implementation Measure: Each SPA shall comply with the facility threshold standards contained in the Otay Ranch GDP/SRP Goals, Objectives and Policies.

Policy: Transportation facilities shall be a major determinant of overall public facility and development phasing.

Policy: Villages should be phased so as not to require the expansion of off-site roads beyond approved classifications.

Policy: Phase rural development areas of the Otay Ranch independent of urban development.

Policy: Phase the Otay Ranch villages to promote community identity and character, preserve and enhance the fiscal viability of existing and planned villages, and minimize the disruption of the lives of existing residents.

Policy: Phase Otay Ranch to ensure sufficient revenues are generated to efficiently finance the operation and maintenance of needed public facilities, consistent with the Service Revenue Plan.

Implementation Measure: Prepare and maintain the Otay Ranch Village Phasing Plan consistent with the Otay Ranch GDP/SRP Goals, Policies and Objectives.

Policy: The Specific Plan for Village 14 shall not be approved until a publicly or privately-initiated General Plan

² GDP/SRP Part II, Chapter 9, Growth Management.

Amendment (GPA) has been processed for the adjacent properties which identifies the ultimate land uses; the needed services, facilities and roads, a drainage plan for reservoir protection; and how sensitive resources will be preserved. As an alternative to an approved GPA for the adjacent properties, the Village 14 Specific Plan analysis shall include the long term land uses, residential densities, and facility/service requirements for those adjacent properties that relate to the Village 14 Proctor Valley Specific Planning Area.

Policy: The area indicated on the GDP/SRP Land Use Map as the University Site (Villages 9 and 10) has a primary land use designation as a university. The University Site may be developed as a university at any time. The University Site also has secondary land use designations. Villages 9 and 10 have secondary land use designations for village purposes, as described in GDP/SRP Part II, Chapter 1, Sections F9 and F10. The area west of Wueste Road and east of Otay Valley Road has a secondary designation as open space. The University Site may be developed for secondary uses only after development of Western Phases I, II, and III have been completed.³

Policy: No more than 15,000 dwelling units or 4,000,000 square feet of commercial use within the Eastern Urban Center shall be approved for the Otay Valley Parcel until such time as the funding is approved and construction is assured for the light rail transit system.⁴

³ GDP/SRP Part II, Chapter 2.
⁴ GDP/SRP Part II, Chapter 3.

B. Village Phasing Plan Concept The fundamental premise underlying the Village Phasing Plan is to phase villages in a logical order to respond to market forces, ensure the timely provision of public facilities and assure the efficient use of public fiscal resources. The provision of transportation facilities is one of the major phasing determinants. Due to differing market and facility opportunities and constraints, villages within the Otay Valley Parcel are phased independent of the villages within the Eastern Parcels⁵.

The Otay Valley Parcel will generally be phased from west to east and from north to south. This order of development ensures the systematic and rational expansion of major infrastructure, including roads, sewerage, drainage and schools. It also provides for the efficient provision of public services such as law enforcement, fire protection and emergency services and libraries. Finally, the Phasing Plan reflects market considerations concerning the likely absorption of residential product types and the demand for commercial development.

For many of the same reasons, the Eastern Parcels are phased from west to east. Of particular note in the Eastern Parcels is the need to generally sequence (as opposed to overlap) the three major large-lot residential areas due to market considerations. (Jamul Rural Estate Area [16], San Ysidro West Village [15], and San Ysidro East Rural Estate Area [17].)

⁵ The San Ysidro Mountains Parcel and the Proctor Valley Parcel.

C. Western Phases

Otay Ranch Villages within the Otay Valley Parcel should be phased as follows:

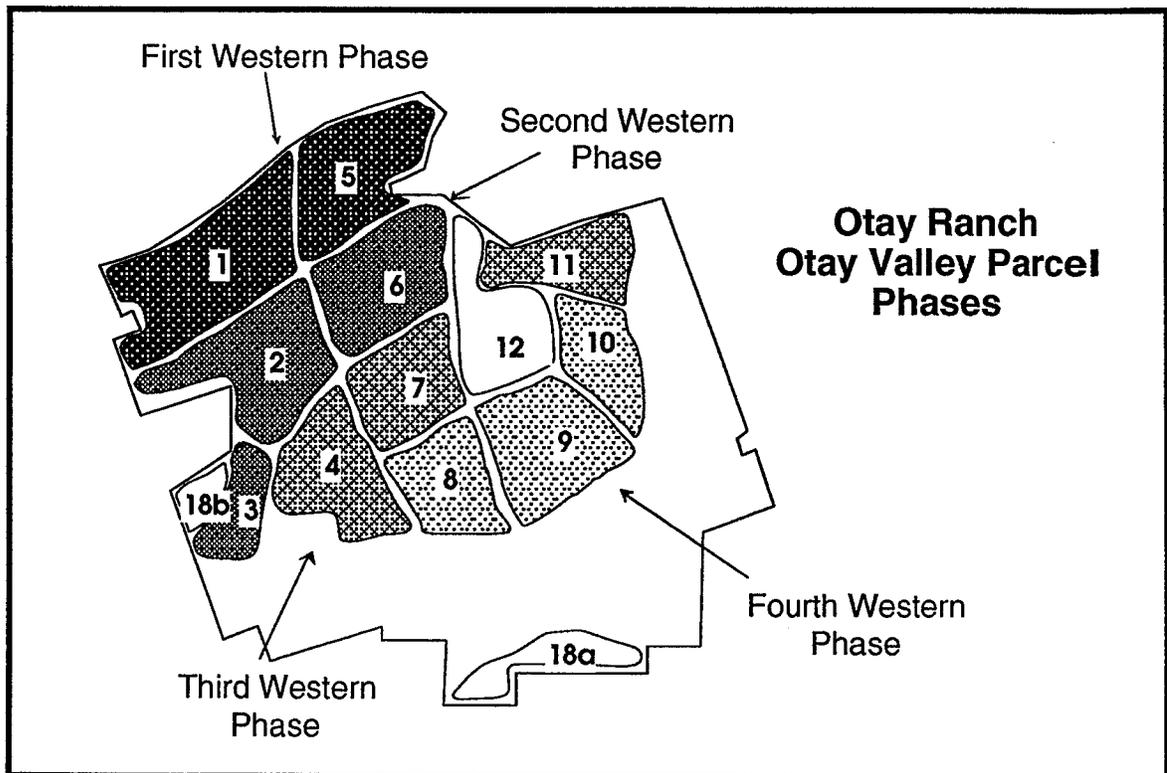
Otay Ranch Phasing Plan Otay Valley Parcel		
	Units	Pop
First Western Phase		
Village 1	3,323	9,616
Village 5	2,878	8,160
Phase Total	6,201	17,776
Second Western Phase		
Village 2	1,941	5,830
Village 6	2,232	6,335
Village 3	741	2,288
Phase Total	4,914	14,453
Third Western Phase		
Village 11	1,746	4,936
Village 4	532	1,703
Village 7	1,501	4,512
Phase Total	3,779	11,151
Fourth Western Phase⁶		
Village 10	1,090	3,311
Village 8	1,457	4,379
Village 9	1,745	4,928
EUC	2,500	6,375
Phase Total	6,792	18,993

First Western Phase: The First Western Phase includes Village 5 and Village 1. The First Western Phase contains 6,201 units, generating a build-out population of 17,776 persons. The phase is immediately adjacent to areas of existing urbanization on the northwest edge of Otay Ranch's Otay Valley Parcel. The development of these villages will result in the logical and efficient extension of facilities, particularly circulation element roads.

⁶ The Fourth Phase includes approximately 3,590 units, generating a total population of 9,686 persons if Village 9 and 10 are developed as a university. If Village 9 and 10 are developed as residential communities 6,792 units would be constructed, generating a total population of 18,993 persons at build-out.

Second Western Phase: The second Otay Ranch Western Phase includes Village 2, Village 6 and Village 3. These three villages are adjacent to the two villages contained within First Western Phase and represent a rational extension of facilities included in the First Otay Ranch phase. The Second Western Phase contains 4,914 units, generating a population of 14,453 persons.

Third Western Phase: Third Phase of the Otay Valley Parcel includes Villages 11, 4 and 7, and contains 3,779 units and a population of approximately 11,151 persons at build-out. The Third Western Phase logically extends facilities from the prior two phases. It should be noted that Eastern Urban Center residential development is not included in the third phase; however, Eastern Urban Center public facilities, commercial and office development will begin in this phase.



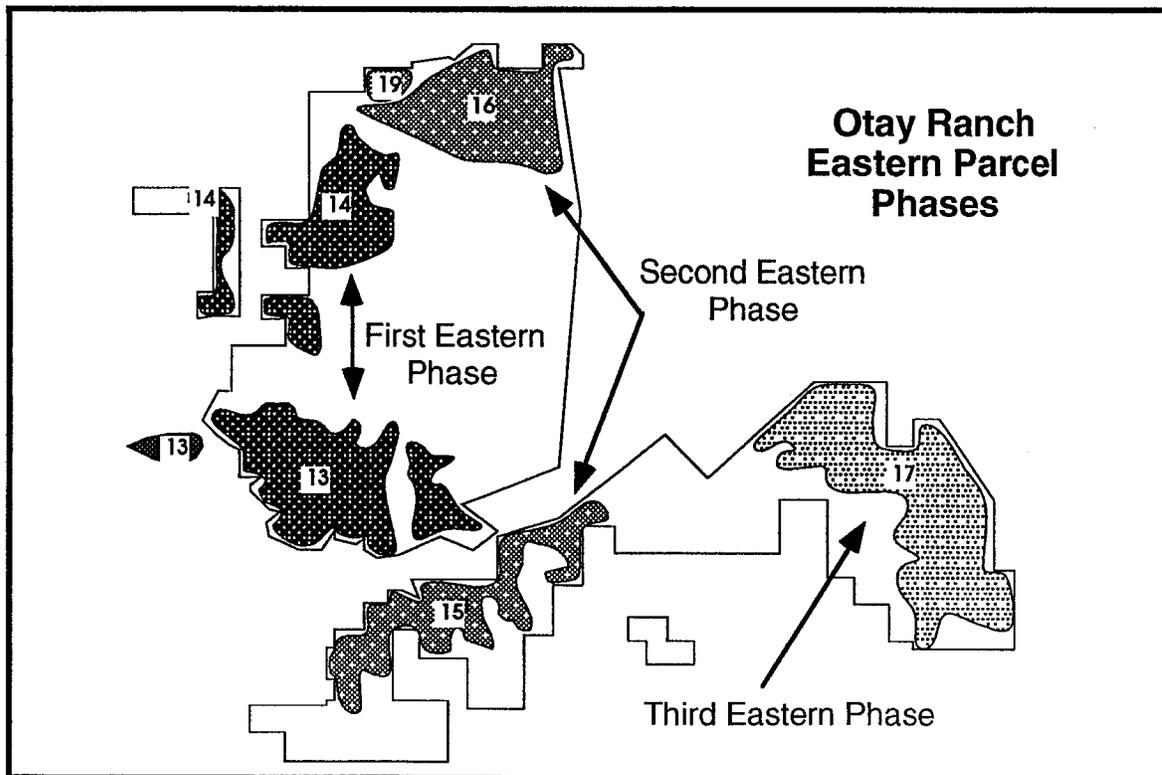
Fourth Western Phase: The fourth and final Western Phase includes Village 8, Village 9, Village 10 and the Eastern Urban Center. As previously discussed, some components of the Eastern Urban Center will be provided during the Third Western Phase, particularly major public facilities and some office/commercial uses. The EUC residential component will be developed within this phase, and associated public facilities will be completed. The Fourth Phase includes approximately

3,590 units, generating a total population of 9,686 persons if Village 9 and 10 are developed as a university. If Village 9 and 10 are developed as residential communities, 6,792 units would be constructed, generating a total population of 18,993 persons at build-out. The Fourth Phase is likely to have a long build-out period because of the large proportion of multi-family units at higher densities. It is anticipated that market demand for these higher densities will not occur until late in the build-out of the project.

D. Eastern Phases

Otay Ranch Villages within the Eastern Parcels should be phased as follows:

Otay Ranch Phasing Plan Eastern Parcels		
	Units	Pop
First Eastern Phase		
Central Proctor Valley (14)	1,713	5,384
Resort (13)	2,438	6,886
Phase Total	4,151	12,270
Second Eastern Phase		
Jamul (16/19)	410	1,312
San Ysidro West (15)	516	1,651
Phase Total	926	2,963
Third Eastern Phase		
San Ysidro East (17)	296	948
Phase Total	296	948



First Eastern Phase: The First Eastern Phase includes Proctor Valley and the Resort Village. These villages are the initial Eastern Parcel phase because they are the western-most villages, most readily and efficiently served by the logical extension of key infrastructure. The First Eastern Phase should include approximately 4,151 units, generating a total population of 12,270 persons at build-out.

Second Eastern Phase: The Second Eastern Phase includes San Ysidro West and the Jamul Rural Estate Area. This phase is consistent with the east-to-west phasing concept previously identified as a means to rationally extend public infrastructure. The Second Eastern Phase should include approximately 926 units, generating a total population of 2,963 persons at build-out.

Third Eastern Phase: The third and final Eastern Phase includes the San Ysidro East Area. This phase is the last Eastern Parcel phase since it is the most distant from existing urban area and attendant public facilities. The phase contains 296 units resulting in a build-out population 948 residents.

E. Relationship Between Eastern and Western Phases

While this Village Phasing Plan depicts the overall direction and order of development, within a phase more than a single village may be processed for approval and be under development at one time. Likewise, individual phases may not be exhausted before a village in a subsequent phase is processed for approval and under development. The diagram below conceptually illustrates how phases can overlap:

