

3.3 Land Use and Planning

The following analysis describes, at a project level, the existing land uses and policies associated with the Project site and within its vicinity; identifies guidelines for determining the significance of land-use-related impacts; and evaluates the proposed Project's potential significant land use impacts, including any significant cumulative land use impacts. The consistency of adopted plans has also been evaluated in other sections of this EIR, as applicable (e.g., traffic, air quality, noise, biology, water quality, and water supply). These evaluations are cross-referenced in this section where appropriate.

In 1993, the Otay Ranch PEIR was certified and provided a program-level analysis related to land use and planning for the entire Otay Ranch area, including the Project site. The Otay Ranch PEIR determined that land use impacts as a result of implementation of the Otay Ranch plan would be significant and unavoidable. This land use and planning analysis is different than the PEIR, as it specifically considers the proposed Project site. This section references and uses information provided in the PEIR; however, the analysis and conclusions are based specifically on the proposed Project's impacts with existing plans and policies.

3.3.1 Existing Conditions

3.3.1.1 *Regional Setting*

The proposed Project is located in unincorporated San Diego County, in the Proctor Valley Parcel of the Otay SRP. The Project site is ¼-mile east of the Chula Vista municipal boundary. Access to the Project site is provided via Otay Lakes Road, which forms the southern boundary of the Project site. SR-125 is located approximately 3 miles west of the Project site. Traveling west from the Project site, Otay Lakes Road transitions to Telegraph Canyon Road and provides access to Chula Vista and SR-125. Traveling east from the Project site, Otay Lakes Road provides access to SR-94 and the eastern County communities of Jamul, Dulzura, Tecate, Potrero, Campo, and Boulevard.

The Project site consists of approximately 1,869 acres and includes a broad mesa sloping to the south, with several steep canyons draining from north to south. Portions of the relatively flat mesa extend north into the Jamul Mountains. The proposed Project's development footprint ranges in elevation from approximately 500 feet AMSL at the southern end of the site to approximately 900 feet AMSL in the northern portions of the site. The areas designated for open space and Preserve include elevations up to approximately 1,600 feet AMSL. The Project site is currently undeveloped with vegetation consisting primarily of coastal sage scrub, chaparral, and grassland habitats.

The Project site is located at the interface of urban development and scenic open space. The Otay Valley Parcel of Otay Ranch, the Eastlake Vistas residential community, the Eastlake Woods residential community, and the U.S. Olympic Training Center comprise the edge of urban development to the west. Lower Otay Lake, a recreational reservoir and water supply owned by the City of San Diego, is located to the south. Upper Otay Lake is located to the northwest. A temporary ultra-light gliding and parachuting airport is located at the eastern end of the Lower

Otay Lake on City of San Diego property. An inactive quarry operation is located farther to the east. In addition, the MSCP Preserve is located north of the Project site and the City of San Diego's MSCP "Cornerstone properties" are located to the south and west.

3.3.1.2 *Regulatory Setting*

Applicable Land Use Plans and Policies

This subsection describes the adopted regulatory plans and policies applicable to the proposed Project. The applicable plans are: (a) the San Diego County General Plan, including the Otay SRP (implemented by the following Otay Ranch Associated Documents as defined in Board Policy I-109: the Village Phasing Plan, Facility Implementation Plan, Otay Ranch RMP [Phases 1 and 2], Service Revenue Plan, and Otay Ranch Overall Design Plan), and the County Zoning Map; (b) the San Diego County MSCP Subarea Plan South County Segment; (c) the City of San Diego MSCP Subarea Plan; (d) the City of Chula Vista MSCP Subarea Plan; (e) the Otay River Watershed Management Plan (ORWMP); (f) the Otay Valley Regional Park Concept Plan; (g) the Municipal Permit (San Diego County NPDES Municipal Storm Water Permit, Order No. R9-2007-1000); (h) the Basin Plan; (i) SANDAG's Regional Comprehensive Plan; and (j) applicable LAFCO policies. Other adopted plans are addressed in separate sections of this EIR.

The County RPO (effective October 10, 1991) contains regulations designed to provide protection to the County's wetlands, floodplains, steep slopes, sensitive habitat areas, and certain historic or prehistoric sites. However, the County Board of Supervisors approved the Otay Ranch RMP to be implemented in lieu of the County RPO. Thus, the County RPO is not applicable to the proposed Project.

San Diego County General Plan, Zoning, and Otay Subregional Plan

San Diego County General Plan

The County's updated General Plan was adopted on August 3, 2011, and contains six Elements: Land Use, Mobility, Conservation and Open Space, Housing, Safety, and Noise.

Land Use Element

The Land Use Element of the County General Plan applies the land use designations of Village, Rural, and Semi-Rural to the County's private lands. **Figure 3.3-1** shows that a portion of the Project site is designated as Semi-Rural, which is described as follows:

The Semi-Rural category identifies areas of the County that are appropriate for lower-density residential neighborhoods, recreation areas, agricultural operations, and related commercial uses that support rural communities. Semi-Rural areas often function as a transition between the Village and Rural Lands categories, providing opportunities for development, but without the intensity and level of public services expected in Villages and with design approaches that blend the development with the natural landscape. Semi-Rural residential densities are derived in consideration of the physical conditions, community character, and availability of

public services, roads, and other infrastructure. Higher densities within the allowable range should be located near Village areas, while lower densities should be located near Rural Land areas. Site design methods that reduce on-site infrastructure costs and preserve contiguous open space or agricultural operations are encouraged.

As depicted in **Figure 3.3-2**, the land use plan for the County General Plan, Otay Community Plan Area designates the Project site as Specific Plan Area and Open Space - Conservation. The Specific Plan Area designation is described in the General Plan as:

This designation is applied to areas where a Specific Plan was adopted by the County prior to the adoption of this General Plan. Specific Plans may contain residential, commercial, industrial, public, institutional, and/or open space uses; and detailed land use regulations are contained within each adopted specific plan document. Specific Plans... are useful planning tools allowed for by State law [which] may be developed for areas of the County to provide more precise guidance for land development, infrastructure, amenities, and resource conservation consistent with the use types and densities specified by the Land Use Designations and the goals and policies of the General Plan. The intention is to retain the underlying densities on the General Plan Land Use Plan to clearly show the area's relationship within the context where it is located.

The Open Space – Conservation designation is described in the General Plan as:

This designation is primarily applied to large tracts of land, undeveloped and usually dedicated to open space, that are owned by a jurisdiction, public agency, or conservancy group. Allowed uses include habitat preserves, passive recreation, and reservoirs. Grazing and other uses or structures ancillary to the primary open space use may be permitted if they do not substantially diminish protected resources or alter the character of the area. Such ancillary uses within this designation will typically be controlled by use-permit limitations.

Mobility Element

Otay Lakes Road is classified by the County General Plan Mobility Element as a four-lane Major Road with Intermittent Turn Lane (4.1B) between the County/City boundary and the second Project driveway; and a two-lane Community Collector with Improvement Options (2.1D) east of the second Project driveway.

County of San Diego Zoning Map

Current zoning for the Project site is S88 Specific Plan and S80 Open Space. **Figure 3.3-3** depicts existing County zoning for the Project site. The S88 designation “allows limited uses, and after adoption of a specific plan, any use allowed by the specific plan.” The S80 designation is “intended for recreation areas or areas with severe environmental constraints.”

Otay SRP

The Otay SRP establishes the land use pattern for the overall Otay Ranch area through a series of villages with specific goals and objectives for each village. The Otay SRP is part of the County General Plan and governs the land uses, circulation, and development intensities permitted under the County General Plan for the Otay Ranch community, including the Project site.

Land uses specified in the Otay SRP for the Project site (identified as Village 13 in the Otay SRP) include resort and residential components.¹ The Otay SRP specifies that permitted uses include a resort with hotel, including a maximum of 800 rooms, shops, restaurants, and conference facilities, on 134.1 acres in the central portion of the Project site. The residential component calls for a maximum of 2,066 homes (658 single-family residential homes and 1,408 multi-family residential homes), with a buildout population of approximately 5,269 residents. The specified land uses also identify two neighborhood parks and commercial areas. The Otay SRP allows for the possibility of a 27-hole golf course but does not require its inclusion. **Figure 3.3-4** depicts the existing Otay SRP Village 13 land use designations.

In the adopted Otay SRP, Village 13 includes the Birch Family Estate Parcel, located west of the Project site within the City of Chula Vista. This 135-acre parcel is identified as a specialty conference center/community center, with low-density residential uses and open space, consistent with the residential densities of the nearby areas. There are 128 single-family homes (of the 658 single-family homes mentioned above) allowed on this parcel. Because the Birch Family Estate Parcel is geographically separated from the Project site, lies within the City of Chula Vista, is owned by a different entity, and is not currently proposed for development, it is not included as a part of the proposed Project; thus, it is not analyzed in this EIR.

Four Otay Ranch Associated Documents were adopted by the County concurrent with the Otay SRP: (1) Village Phasing Plan, (2) Facility Implementation Plan, (3) Otay Ranch RMP, and (4) Service Revenue Plan. Another Associated Document, the Otay Ranch Overall Design Plan, was adopted by the County Board of Supervisors on March 6, 1996. These documents provide discussion, analysis, and background in support of the goals, objectives, and policies contained in the adopted Otay SRP. Each document is described further below.

Otay Ranch Implementation Documents

The Otay Ranch Village Phasing Plan is an implementation requirement of the Otay SRP Growth Management Chapter. The purpose of the Village Phasing Plan is to phase development of villages in a logical order to respond to market forces, ensure timely provision of public facilities, ensure the efficient use of public fiscal resources, and promote the viability of Otay Ranch villages. The Village Phasing Plan designates Village 13/Resort Village as part of the First Eastern Phase. The First Eastern Phase was conceptually expected to begin between the first and second Western Phase (i.e., after Villages 1 and 5, before Villages 2, 3, 6 and 11).

¹ The referenced land uses and dwelling units reflect the 2001 SRP amendment, the history of which is summarized in the County MSCP Subarea Plan South County Segment discussion of the Baldwin Letter Agreement.

The Otay Ranch Facility Implementation Plan provides a framework for the provision of public facilities and services to support the development of Otay Ranch. The Facility Implementation Plan addresses issues pertaining to development of public facilities and services within Otay Ranch, including service thresholds and processing requirements.

The Otay Ranch Phase 1 and Phase 2 RMP constitute a comprehensive plan for mitigation of overall impacts related to Otay Ranch, and for the conservation and management of sensitive biological and cultural resources within Otay Ranch, including creation of the 11,375-acre Otay Ranch Preserve system.

The Otay SRP and Otay Ranch RMP contemplate that implementation of the RMP would be a two-phase process. The Otay Ranch Phase 1 RMP was adopted by the County Board of Supervisors on October 28, 1993, concurrent with approval of the Otay SRP. In 1996, the Phase 2 RMP was prepared in conjunction with the first Otay Ranch Sectional Planning Area (SPA) Plan, which is within Chula Vista. The Chula Vista City Council approved the Otay Ranch Sectional Planning Area One Plan, including the Phase 2 RMP, on June 4, 1996. On March 6, 1996, the County Board of Supervisors approved the Preserve Conveyance Schedule and Preserve Financing Plan components of the Phase 2 RMP.

The Phase 1 RMP amplifies and supports various conservation policies contained in the Otay SRP and provides the policy framework for the conservation of natural resources and creation and management of the Otay Ranch Preserve. The Phase 2 RMP encompassed a series of studies, plans, and programs and other activities primarily related to implementation of the Otay Ranch Preserve system, including preserve management, conveyance, and funding.

To create the Otay Ranch Preserve, property owners are required to convey land and fund Preserve management. The Phase 2 RMP establishes a conveyance ratio of 1.188 acres of Preserve land for each 1 acre of development area. This calculation excludes common use lands as defined in the Phase 2 RMP, such as schools, major roads, and parks. These requirements have resulted in offers for the conveyance of Preserve land within Otay Ranch. Chula Vista and the County have been designated as the POM. The conveyance and management of the Otay Ranch Preserve are actively coordinated between the County and Chula Vista.

In February 1996, the Board of Supervisors amended the Otay SRP and Phase 1 RMP to eliminate parcel-wide cultural resource surveys on Otay Ranch's two eastern parcels. On December 5, 2007, the Board of Supervisors amended the Phase 1 and Phase 2 RMP to essentially eliminate the Conveyance Schedule and coastal sage scrub restoration requirements. The County Board of Supervisors has not yet considered and approved the entire Phase 2 RMP.

The Service Revenue Plan identifies the estimated costs and revenue characteristics associated with implementation of the Otay SRP.

The Otay Ranch Overall Design Plan identifies the major design influences that shape Otay Ranch and serves as a design context for more detailed design programs to be implemented as part of the Specific Plan process.

Final Multiple Species Conservation Program Plan

The Final MSCP Plan is a comprehensive HCP that addresses multiple species' habitat needs and the preservation of native vegetation communities for a 900-square-mile planning area in San Diego County. Completed in August 1998, the Final MSCP Plan examined 582,000 acres, with a goal of acquiring 171,917 acres of open space for conservation within the MSCP planning area, including more than half of all remaining natural habitat areas (167,667 acres) and 4,250 acres of other open spaces (such as disturbed and agricultural lands) that contribute to conservation objectives.

Local jurisdictions and special districts implement their respective portions of the Final MSCP Plan through subarea plans, which describe specific implementing mechanisms for the MSCP. The MSCP subarea plans collectively contribute to the conservation of vegetation communities and species in the MSCP planning area. The conservation measures specified in the MSCP provide for "coverage" of 85 plant and animal species (i.e., "covered species") identified in the federal and state Endangered Species Acts. The MSCP also provides for a preserve management program to actively maintain habitat quality and reduce threats to covered species, and a subregional biological monitoring program to gauge the progress of the program toward meeting its biological objectives. Additional information regarding the MSCP, as well as the HCP, NCCP, and the Otay Ranch RMP, is provided in Section 1.2.1.3 of this EIR.

County MSCP Subarea Plan South County Segment

The County MSCP Subarea Plan governing the proposed Project is the South County Segment. This Subarea Plan outlines conservation and management requirements for biological resources and provides regulatory "take" authorization for impacts to species under the federal and state Endangered Species Acts. On October 22, 1997, the County Board of Supervisors adopted the County MSCP South County Subarea Plan, and on March 17, 1998, the County entered into an Implementing Agreement with the appropriate wildlife agencies. This agreement implements the MSCP within specified areas of unincorporated San Diego County, including the Project site.

In the mid-1990s, the County and Chula Vista contemplated enacting MSCP subarea plans under the NCCP program of CDFG. In anticipation of the eventual enactment of MSCP subarea plans, the applicant's predecessor in interest (The Baldwin Company) worked with USFWS and CDFG (i.e., the Wildlife Agencies) to modify the Otay SRP to meld the Otay Ranch RMP and MSCP into a unified conservation strategy.

The parties met throughout 1995, leading to the November 10, 1995, "Baldwin Letter." The basic elements of this letter agreement were as follows: (1) elimination and reduction of development areas in the Proctor Valley and San Ysidro Mountains Parcels, including the eastern portion of Village 13; (2) increase in development footprints on the Otay Valley Parcel; (3) realignment of Otay Valley Road/Hunte Parkway; (4) apportionment of Preserve management responsibilities; (5) elimination of the special study area in Village 13; and (6) elimination of the requirements for restoration of coastal sage scrub. The Wildlife Agencies endorsed the basic elements of this letter agreement in a joint February 22, 1996, letter from USFWS and CDFG.

Although not a formal, binding agreement, the Baldwin Letter was incorporated into the County MSCP South County Subarea Plan. The City of Chula Vista's MSCP Subarea Plan's preserve design and mitigation and management requirements also reflect the elements of the Baldwin Letter Agreement.

On July 18, 2001, the County Board of Supervisors adopted an amendment to the Otay SRP reducing the development footprint in the eastern portion of Village 13 as agreed upon in the Baldwin Letter. Previously, Chula Vista had adopted amendments to the Otay Ranch General Development Plan (GDP) implementing the provisions of the Baldwin Letter as they applied to land within City jurisdiction. While the County's MSCP Plan was amended to reflect the reduced development footprint, the General Plan Land Use Map was mistakenly not updated to reflect the elimination of approximately 135 acres of development. As a result, the County General Plan and County MSCP show different development areas for Village 13.

The QCB was not included as a covered species in the MSCP. The QCB was listed as an endangered species on January 16, 1997. The species was thought to be extinct but was rediscovered in 1990. The QCB was historically distributed throughout the coastal slopes of southern California, including Los Angeles, Orange, Riverside, San Diego, and San Bernardino counties, and northern Baja California, Mexico. At the time the butterfly was listed, the MSCP planning process was nearing completion. It was deemed impractical and unnecessary to delay adoption of the MSCP to include coverage for the butterfly. It was impractical because the species was listed January 1997 while the San Diego City Council convened MSCP hearings in March 1997.

Subsequently, the County of San Diego received a grant from USFWS to prepare an amendment to the County MSCP Subarea Plan South County Segment that would result in coverage for this species. The County continues to work on the draft Quino Amendment. The Project applicants have worked with County staff and USFWS to ensure that the proposed Project development footprint is consistent with the draft Quino Amendment. The draft Plan depicts the Resort Village development footprint as a "0% Conservation Area," which is where conservation of QCB or its habitat will not be required, but conservation of viable occupied QCB habitat will be encouraged. Additionally, where impacts to occupied QCB habitat occur within "0% Conservation Area," mitigation will be required as outlined in Section 2.3, Biological Resources.

City of San Diego MSCP Subarea Plan

The City of San Diego MSCP Subarea Plan encompasses 206,124 acres within the County MSCP Subarea Plan. The City's Preserve area represents a "hardline" preserve, in which boundaries have been specifically determined. It is considered an urban preserve, which is constrained by existing or approved development, and is composed of linkages connecting several large areas of habitat.

The City of San Diego currently owns Preserve lands surrounding Upper and Lower Otay Lakes (managed by the City of San Diego Water Department). Upper and Lower Otay Lakes are included within the City's MSCP "Cornerstone" properties, which total 10,400 acres and are

considered essential building blocks for creating a viable habitat preserve system. Cornerstone properties have been largely maintained by the City of San Diego Water Department in an undisturbed natural condition to serve as watershed for Lake Hodges, San Vicente, and Upper and Lower Otay Lakes. Conservation of City of San Diego lands around Upper and Lower Otay Lakes will form a natural open space corridor in the South Bay area. The Upper and Lower Otay Lakes component of the Cornerstone properties comprises 1,800 acres. The proposed Project abuts Cornerstone properties on its western and southern edges along Otay Lakes Road.

The City of San Diego MSCP identifies compatible land uses within the Cornerstone properties, including passive recreation, utility lines and roads, limited water facilities and other essential public facilities, limited low-density residential uses, brush management, and limited agriculture. These land uses are considered compatible with the biological objectives of the City's MSCP. In addition, the City of San Diego MSCP includes general planning policies and design guidelines for road and utilities; construction and maintenance policies; fencing, lighting, and signage; materials storage; mining, extraction, and processing facilities; and flood control. These policies and guidelines are to be used in planning and design to avoid or limit impacts to the City's MSCP.

City of Chula Vista MSCP Subarea Plan

The City adopted the Chula Vista MSCP Subarea Plan in 2003. The Chula Vista MSCP Subarea Plan also incorporates the Otay Ranch RMP, including the Otay Ranch Preserve and, as discussed in this EIR, it reflects the components of the Baldwin Letter. The Chula Vista MSCP Subarea Plan planning area includes the entire Otay Ranch; however, the City does not have authority over the portions of Otay Ranch located within unincorporated San Diego County.

City of Chula Vista General Plan – Circulation Plan

The City of Chula Vista General Plan planning area includes the entire Otay Ranch; however, the City does not have land use authority over the portions of Otay Ranch located within unincorporated San Diego County. Otay Lakes Road is identified by the City's General Plan Circulation Plan – East as a six-lane Prime Arterial to the City/County municipal boundary.

Otay River Watershed Management Plan

The Project site is located within the Otay River watershed. The Otay River watershed is an approximately 145-square-mile watershed (92,920 acres) located in southern San Diego County near the international border with Mexico. This watershed includes unincorporated County land, and land within the jurisdictions of the cities of Chula Vista, San Diego, Imperial Beach, Coronado, and National City. To further evaluate and consider strategies for protecting, enhancing, restoring, and managing the watershed's natural resources, on March 24, 2004, the County, the cities of Chula Vista and Imperial Beach, and the San Diego Unified Port District entered into a Joint Exercise of Powers Agreement (JEPA) to develop and adopt the Otay River Watershed Management Plan. Subsequently, the City of San Diego entered into this agreement as well. The plan is intended to guide jurisdictional efforts to identify and protect, enhance,

restore, and manage the watershed's beneficial uses, such as water quality and wildlife habitat, while allowing for reasonable economic development and other uses, such as recreation.

The five JEPAs have adopted/approved the ORWMP and have recommended the designation of the ORWMP Policy Committee as the Interim Watershed Council. This recommendation has been approved. On May 10, 2006, the County Board of Supervisors adopted the ORWMP. On May 17, 2006, the Imperial Beach City Council approved the ORWMP, and on June 6, 2006, the San Diego Unified Port District Board of Commissioners adopted the ORWMP. Chula Vista's Resource Conservation Commission also unanimously recommended that the Chula Vista City Council adopt the ORWMP. City staff anticipates taking the ORWMP forward to the Chula Vista City Council by summer 2007. The City of San Diego adopted the ORWMP on September 2, 2008. The ORWMP is not regulatory, but rather an advisory document.

The ORWMP includes: (1) characterizing the Otay River watershed's various natural resources and land uses and threats to its resources; (2) identifying goals and objectives; (3) identifying implementation strategies for the protection, enhancement, restoration, and management of beneficial uses and natural resources; (4) developing adaptive management strategies and objectives to ensure implemented strategies are effective; (5) developing a water quality monitoring program to monitor, maintain, and enhance water quality; and (6) developing a plan that is consistent with the applicable local general plans, local resource plans and programs, the Otay River Watershed Special Area Management Plan, and Municipal Storm Water Permit (San Diego Region NPDES General Permit Order No. R9-2007-01). For further information regarding this topic, refer to this EIR, Section 3.2, Hydrology and Water Quality.

Otay Valley Regional Park Concept Plan

Within the Otay River watershed, the County and the cities of Chula Vista and San Diego have worked collaboratively on the OVRP, which is a 13-mile proposed park along the Otay River Valley from west of I-5 upstream to and around Upper and Lower Otay Lakes. Portions of the Resort Village are within the park plan area. Much of the planned regional park lies within the Otay Ranch Preserve. As such, it is anticipated that title to planned park land would be conveyed into public ownership as part of the Otay Ranch RMP conveyance program.

The park plan includes multi-use equestrian trails, hiking/biking trails, and several trailheads located throughout the corridor. Property acquisition, enhancement, and restoration planning are presently underway. On June 14, 2006, the San Diego County Board of Supervisors adopted the Western OVRP Trails Plan. The western portion of the OVRP Trails Plan was completed in 2008 and consists of an approximately 8.3-mile trail system between Saturn Boulevard west of I-5 to I-805 and includes hiking, biking, and horse trails, and fishing ponds. A connection to the Bayshore Bikeway at the south end of San Diego Bay has also been completed.

The OVRP Habitat Restoration Plan and Nonnative Plant Removal Guidelines were prepared in 2006 as guidelines for habitat restoration and/or enhancement activities within the OVRP boundaries. The goals of the OVRP Habitat Restoration Plan and Nonnative Plant Removal Guidelines are to remove populations of nonnative vegetation and manage and minimize the

expansion on nonnative species in the OVRP. To accomplish these goals, the plan proposes to map nonnative species and vegetation communities in the OVRP and produce a plan for removal of nonnative plants and restoration of habitat. These guidelines are not intended to supersede or replace any local regulations.

Water Quality Control Plan for the San Diego Basin and San Diego County NPDES Municipal Storm Water Permit

The San Diego RWQCB is responsible for implementing and enforcing the laws and regulations regarding water quality in the San Diego region. With regard to storm water runoff, RWQCB requires compliance with RWQCB regulations and the applicable provisions of the federal CWA, including NPDES criteria and permitting. The RWQCB San Diego Basin Plan is the Water Quality Control Plan for the San Diego Basin and establishes the beneficial uses and water quality objectives for surface and groundwater resources.

The NPDES Storm Water Program addresses non-agricultural sources of storm water runoff that adversely affect the quality of the Country's waters. Under the NPDES Program, regulated entities must obtain coverage under an NPDES storm water permit and implement a SWPPP or a SWMP, and must utilize BMPs to reduce or prevent the discharge of pollutants into receiving waters. NPDES storm water permit regulations generally cover the following classes of storm water dischargers: operators of municipal separate storm sewer systems (MS4), operators of certain industrial facilities, and operators of construction activities that disturb 1 or more acre of land. Implementation of the proposed Project requires conformance with the NPDES Storm Water Program's Construction General Permit and the Municipal Permit.

Construction General Permit

Dischargers whose projects disturb 1 or more acres of soil, or less than 1 acre but are part of a larger common plan of development that in total disturbs 1 or more acres, are required to obtain coverage under the SWRCB's Order 2012-0006-DWQ (amending Order 2009-0009-DWQ as amended by 2010-0014-DWQ), the Construction General Permit (SWRCB 2012). Construction and demolition activities subject to this permit include clearing, grading, grubbing, and excavation, or any other activity that results in a land disturbance equal to or greater than 1 acre.

Permit applicants are required to submit a Notice of Intent to the SWRCB and to prepare a SWPPP. The SWPPP must identify BMPs that are to be implemented to reduce construction impacts on receiving water quality based on potential pollutants. The SWPPP also must include descriptions of the BMPs to reduce pollutants in storm water discharges after all construction phases are completed at a site (post-construction BMPs).

The Construction General Permit includes several additional requirements (as compared to the previous Construction General Permit, 2009-0009-DWQ), including risk-level assessment for construction sites, a storm water effluent monitoring and reporting program, rain event action plans, and numeric action levels for pH and turbidity.

San Diego County Municipal Storm Water Permit (R9-2013-0001)

Under Phase I of its storm water program, USEPA published NPDES permit application requirements for municipal storm water discharges for municipalities that own and operate separate storm drain systems serving populations of 100,000 or more, or that contribute significant pollutants to waters of the U.S. The proposed project is subject to the San Diego Municipal Storm Water NPDES Permit (Municipal Permit) under Order R9-2013-0001. The proposed project design would have to comply with requirements and measures outlined in this municipal permit to minimize impacts to water quality and runoff hydrology for the construction and operational phases of the proposed project life.

The Municipal Permit requires that each copermitttee covered under the permit (i.e., a variety from San Diego, Orange, and Riverside counties) prepare Water Quality Improvement Plans (WQIPs), establish action levels for non-storm water and storm water pollutants, monitor and assess program requirements, and update Jurisdictional Urban Runoff Management Plans (JURMPs). JURMPs address water pollution management for construction activities, development planning, and existing development management.

The local jurisdictions within the San Diego region regulate water quality through a variety of ordinances and guidelines, including but not limited to, jurisdictional urban runoff management programs and storm water standards. In accordance with the provisions of the Municipal Permit, the County of San Diego developed a Standard Urban Storm Water Mitigation Plan (SUSMP) (County of San Diego 2011a). The SUSMP identifies mitigation strategies required to protect storm water quality for new development and significant redevelopment within the San Diego region. Development within each respective County of San Diego municipality is subject to each respective SUSMP, accordingly.

SANDAG Regional Comprehensive Plan, Regional Transportation Plan, and Sustainable Communities Strategy

The SANDAG Regional Comprehensive Plan (RCP), adopted in 2004, provides the strategic planning vision for the San Diego region. In 2011, SANDAG adopted the 2050 Regional Transportation Plan and Sustainable Communities Strategy (2050 RTP/SCS). The 2050 RTP/SCS serves as guide for transportation development in the region through the year 2050, and promotes the planning and construction of sustainable communities to reduce GHG emissions in the region. The RCP states that of the 3.3 million acres of land in the region, 500,000 acres are currently developed and 1.5 million acres are constrained by topography or are held in a public use such as an open space preserve or military use. Only 700,000 acres of land are available for development purposes to meet the forecasted increase in population of 1,253,315 people, or 388,436 new homes, expected by 2050 (SANDAG 2011). Furthermore, of the 700,000 available acres, only 38,000 acres are planned for densities equal to or greater than 1.0 du/acre. The RCP is intended to maximize the remaining developable land to meet future housing demands while preserving open space resources (SANDAG 2004). SANDAG is currently in the process of updating and combining the RCP and the RTP/SCS in a document called San Diego Forward: The Regional Plan, which is scheduled for adoption in 2015.

Local Agency Formation Commission (LAFCO)

The San Diego LAFCO is a regulatory agency with County-wide jurisdiction. It provides assistance to local agencies in coordinating, directing, and overseeing logical changes to local government jurisdictional boundaries, including annexations, sphere of influence updates/adoption, Municipal Service Reviews (MSRs), and other actions.

An annexation is the inclusion of new territory in a city or special district. A sphere of influence is a plan for the probable physical boundaries and service area of a local government agency as determined by the San Diego LAFCO. Spheres of influence are characterized as planning tools used to provide guidance for individual proposals involving jurisdictional changes and are intended to encourage efficient provision of organized community services and prevent duplication of service delivery. Territory must be within a city or district's sphere of influence in order to be annexed.

MSRs are studies that must be conducted to determine the adequacy of governmental services being provided in the region or sub-region. The service review studies are to be conducted before or in conjunction with updating an agency's sphere of influence. Developing and updating spheres of influence and performing service reviews for each city and special district within the County is a priority for the San Diego LAFCO.

The policies of the San Diego LAFCO affect the development of the proposed Project. Specifically, the proposed Project may require sphere of influence updates and possible annexation to special districts and agencies, including the SDCWA, MWD, and OWD. The proposed Project may require that local agencies update their spheres of influence to include the Project site.

Of particular consequence are the following LAFCO reports expressly focused on issues critical to the efficient provision of fire and sewer service for the proposed Project:

- Funding Fire Protection, An Overview of Funding Issues Facing Fire Protection Districts, LAFCO, November 2003;
- Municipal Service Review & Sphere of Influence Update: County Sanitation Districts, LAFCO, January 30, 2007;
- Southern San Diego County and Sewer Service Municipal Service Review, LAFCO, February 2, 2004;
- Hybrid Plan, LAFCO, October 6, 2008.

3.3.2 Analysis of Project Effects and Determination as to Significance

The following significance guidelines for land use and planning are based on Appendix G of the CEQA Guidelines. A significant impact to land use and planning would occur if the Project would do the following:

- Physically divide an established community.
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

3.3.2.1 *Potential to Physically Divide an Established Community*

Guideline for the Determination of Significance

A significant impact to land use and planning would occur if the Project would do the following:

- Physically divide an established community.

Rationale for Selection of Guidelines

The significance threshold for land use/planning is based on Appendix G of the CEQA Guidelines. This guideline requires evaluation of the Project site as it relates to existing surrounding uses.

Analysis

The Project site is currently undeveloped, but is included in the County General Plan as a developable residential/resort community. The area surrounding the Project site consists of existing development to the west and undeveloped land to the east, south, and north. Land in the immediate vicinity of the proposed Project is governed by the Otay SRP in the unincorporated area and the Otay Ranch GDP in the City of Chula Vista. As such, there is no existing, established community surrounding the Project area that would be divided or disrupted. In addition, the proposed Project does not propose a major roadway, physical barrier, infrastructure improvement, building, or structure that would divide or disrupt an already established community. Therefore, *no impacts* associated with physically dividing an established community are anticipated to occur.

3.3.2.2 *Conflicts with Applicable Land Use Plans, Policies, Guidelines, and Regulations*

Guideline for the Determination of Significance

A significant impact related to land use and planning would occur if the Project would do the following:

- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to, the general plan, specific plan,

local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

Rationale for Selection of Guidelines

The significance threshold for land use/planning is based on Appendix G of the CEQA Guidelines. This guideline requires evaluation of the adopted land use plans governing the region and the Project site, and whether any conflicts arise between those plans and implementation of the proposed Project.

Analysis

Proposed County General Plan Amendments, Otay SRP Amendments and Rezone

This subsection analyzes the proposed Project's (a) GPAs, including Land Use and Circulation Element GPAs associated with the proposed Specific Plan; (b) Rezone/Reclassifications; and (c) proposed amendments to the Otay SRP. The General Plan, Zoning Map, and Otay SRP are evaluated together because (a) the analysis generally reflects the same plan change, modification of the development footprint; and (b) the Otay SRP is a component of the County General Plan.

The proposed GPAs serve two overall purposes: the proposed GPAs update the adopted Otay SRP to reflect prior amendments made by the City of Chula Vista to the Otay Ranch GDP; and the proposed GPAs implement the proposed Otay Ranch Resort Village Specific Plan in a manner consistent with the County General Plan and Otay SRP.

County General Plan Land Use Element Amendments

The proposed Project is consistent with both the current General Plan Regional Category designations as Semi-Rural and Rural lands; and the General Plan Land Use designations for Specific Plan Area and Open Space - Conservation; however, the boundaries in the General Plan depict the adopted Otay SRP land use boundaries on the Project site. Therefore, the Project proposes to adjust the County's boundaries between the Specific Plan Area and the Open Space - Conservation designations, and between the Semi-Rural and Rural designations to accommodate the proposed Project's land use plan, based on more precise planning and engineering at the project level. As shown in **Figure 3.3-5**, the proposed GPA would adjust the existing Semi-Rural designation of the County Regional Categories Map to match the areas proposed for development (Semi-Rural) and for open space (Rural). **Figure 3.3-6** shows the proposed amendment to the Specific Plan Area and Open Space (Conservation) land use designations of the County General Plan, Otay Community Plan Map.

As described in Sections 1.2.2.2 and 2.3 of this EIR, the proposed GPA would result in the preservation of higher quality habitat located within areas proposed to be changed from Specific Plan Area to Open Space (Conservation). The protected habitat areas consist of high-quality vernal pool resources, QCB habitat, and wildlife corridors that would facilitate movement between the upland areas in the north and wetlands associated with Lower Otay Lake. These proposed additional open spaces areas are not currently preserved in the adopted MSCP. As a

result, the proposed GPA would no longer require the Sensitive Resource Study Area designation of the land use map in Otay SRP, in recognition that the K8 vernal pool complex is being preserved and the K6 complex would be within the proposed development footprint.

Appendix B describes goals in the County General Plan that are applicable to the proposed Project and contains an assessment of the proposed Project's consistency with the listed General Plan goals. As described in **Appendix B**, the proposed Project would be consistent with all applicable goals of the General Plan, following adoption of the proposed General Plan Amendments. With adoption of the proposed General Plan Amendments, the proposed Project would be consistent with the General Plan land use boundaries for the Project site.

County General Plan Mobility Element Amendments

As described above, the Mobility Element of the County General Plan currently classifies Otay Lakes Road as a four-lane (4.1B) Major Road with Intermittent Turn Lanes beginning at the Chula Vista/County municipal boundary west of the proposed Project and continuing along the Project frontage up to the second Project entry (proposed Strada Piazza), transitioning to a two-lane (2.1D) Community Collector with Improvement Options east of the second Project entry.

The Project proposes a County General Plan Mobility Element Amendment to reclassify Otay Lakes Road from a 4.1B Major Road with Intermittent Turn Lanes to a four-lane 4.2A Boulevard with Raised Median beginning at the Chula Vista/County municipal boundary west of the proposed Project and continuing along the Project frontage up to Strada Piazza. The reclassified road segments would accommodate projected traffic volumes at Project build-out while reducing biological impacts within the City of San Diego MSCP Cornerstone lands and enabling Otay Lakes Road to maintain its existing character. Section 2.9, Transportation/Traffic, of this EIR provides further analysis of Otay Lakes Road's traffic volumes. The proposed reclassified road segments also would accommodate Project traffic without creating potential growth-inducing impacts caused by a road oversized for both the Project site and the region. **Figure 3.3-7** depicts the current County General Plan Mobility Map. **Figure 3.3-8** depicts the proposed County General Plan Mobility Map.

With adoption of the proposed General Plan Amendments, the proposed Project would be consistent with the General Plan Circulation Element.

Proposed County Zoning Ordinance Rezone/Reclassifications

The existing zoning on the Project site is a combination of S87, Limited Control, in areas currently designated as Open Space in the Otay SRP, and S88, Specific Plan, in areas currently designated for development in the Otay SRP. The proposed Rezone would adjust the boundary of the S88 zone to reflect the Specific Plan development footprint, and reclassify other designated areas to S80, Open Space. **Figure 3.3-3** depicts the existing zoning on the Project site. **Figure 3.3-9** depicts the Project site's proposed zoning.

With adoption of the proposed General Plan Amendments, the proposed Project would be consistent with the San Diego County Zoning Map.

Otay SRP Amendments

The Project proposes to amend the Otay SRP to reflect the Specific Plan development plan, land uses, densities, and circulation. The proposed amendments to the Otay SRP include both map amendments and text/policy amendments. These proposed amendments are described in detail in the Otay Ranch Resort Village General Plan Amendment Report (**Appendix B**). The proposed amendments are discussed below.

Otay SRP Circulation Plan Amendment

The Otay SRP is currently not consistent with the County Mobility Element as it relates to Otay Lakes Road. Therefore, the Project proposes to amend the Otay SRP to accomplish two goals: (a) make the Otay SRP and the Mobility Element consistent and (b) revise the alignment and classification shown in the existing Otay SRP for Otay Lakes Road to reflect its current physical and ultimate planned alignment in the General Plan Mobility Element adjacent to Lower Otay Lake.

The proposed Project would amend the Otay SRP classification of Otay Lakes Road from a six-lane Prime Arterial to a four-lane (4.2A) Boulevard with Raised Median beginning at the Chula Vista/County municipal boundary west of the proposed Project and continuing along the Project frontage up to the second Project entry (proposed Strada Piazza), transitioning to a two-lane (2.1D) Community Collector with Intermittent Turn Lanes east of the second Project entry. The Project also proposes to amend the alignment of Otay Lakes Road from its currently depicted location in the Otay SRP through the center of the Project site to the current physical alignment along Lower Otay Lake. This alignment is consistent with the County General Plan Mobility Element.

The reclassified road segments would accommodate projected traffic volumes at Project build-out, while enabling Otay Lakes Road to maintain its existing character and avoid impacts to sensitive habitat in the City of San Diego MSCP Cornerstone lands. Section 2.9, Transportation/Traffic, of this EIR provides further analysis of Otay Lakes Road's traffic volumes. The proposed reclassified road segments also would accommodate Project traffic without creating potential growth-inducing impacts caused by a road oversized for both the Project site and the region. With adoption of the proposed amendments to the Otay SRP, the project would be consistent with the Otay SRP Circulation Plan.

Figure 3.3-10 depicts the current Otay SRP Circulation Plan Map. **Figure 3.3-11** depicts the proposed Otay SRP Circulation Plan Map.

Proposed Otay SRP Amendments Associated with Prior Action by Chula Vista

Initial planning for the Otay Ranch was conducted jointly by Chula Vista and the County between 1989 and 1993. The resulting plan, the Otay Ranch GDP/Otay SRP, includes the Chula Vista GDP component and the County's Otay SRP, Volume 2. On June 4, 1996, the Chula Vista City Council adopted amendments to the GDP. To align the County's version of the Otay Ranch plan with the City's prior amendments, portions of the Otay SRP are proposed to be amended.

The prior Chula Vista amendments were previously analyzed as part of the certified Otay Ranch Program EIR (SCH No. 1989010154).

Specifically, the Project proposes Otay SRP Amendments to permit the Birch Family Estate parcel to be planned independently from the proposed Project, to provide performance criteria relative to residential and habitat noise mitigation, to add a policy regarding habitat protection, and to clarify requirements for the use of solar energy. For a description of the proposed text amendments, shown in strike-out/underline, refer to the Otay Ranch Resort Village General Plan Amendment Report (**Appendix B**).

Proposed Village 13 Otay SRP Map Amendment

The Project proposes Otay SRP map amendments to adjust the development footprint. **Figure 3.3-4** depicts the existing Otay SRP Village 13 Land Use Map. The proposed Otay SRP Village 13 Land Use Map is shown in **Figure 3.3-12**. The proposed Otay SRP map amendments would preserve, as open space, areas previously designated for development, and allow development in previously designated open space areas to preserve high-quality vernal pool resources and the Quino checkerspot butterfly, effectuate habitat conservation and enhancement/restoration, and enhance wildlife movement, as described in further detail in Section 3.3.2.3 – Compatibility of Development with Habitat Conservation or Natural Community Conservation Plans.

In addition to reduced impacts to biology, the Otay SRP Village 13 Map Amendments would result in a smaller footprint and different location for the Resort component of the proposed Project, and a change in the mix between single-family and multi-family homes. The Project proposes to reduce the size of Resort uses from 134.1 acres, located in the central portion of the Project site, to 17.4 acres on a rocky promontory on the Project site's eastern edge. Locating the Resort to this location would maximize unique South County open space and mountain and lake views, consistent with the Project Objectives identified in Chapter 1.0. Reducing the size to 17.4 acres would be compatible with the reduction from 800 to 200 rooms.

The Otay SRP permitted 658 single-family residential homes and 1,408 multi-family residential homes in Village 13. Part of the reason for this product mix was because Village 13 was considered a complimentary village to the exclusively single-family residential uses in Village 15. Village 15 was subsequently acquired by conservation entities for conservation purposes and is not expected to be developed. The Project proposes to modify the single-family to multi-family mix by permitting 1,881 single-family homes and 57 multi-family homes. The rationale in support of this change is based on several important considerations. First, with the elimination of Village 15, the Project site is now on the fringe of development where single-family residential is a more compatible use. Second, reduction of single-family homes in eastern Otay Ranch (Villages 14, 15, and Planning Area 16) increases the demand for single-family homes in Village 13. Third, the creation of three distinct development footprints, necessitated by biological concerns, does not accommodate multi-family pads. Fourth, single-family homes can be accommodated on terraced, contour grading.

Finally, the original Otay SRP Land Use Map included a call-out for a 500-foot buffer around Lower Otay Reservoir. It is unclear if this was eliminated through prior Plan Amendments;

therefore, it is proposed to be deleted and replaced with a requirement to buffer the reservoir via BMPs which the project Water Quality Technical Report have demonstrated are sufficient to protect the quality of the water within the reservoir.

Proposed Otay SRP Text/Policy Amendments

The proposed Project is inconsistent with certain text, tables, and maps contained in the adopted Otay SRP. Thus, the Project proposes to amend the Otay SRP to reflect the proposed Specific Plan development plan, land uses, densities, and circulation. The text and map amendments are discussed in detail in the Otay Ranch Resort Village General Plan Amendment Report (**Appendix B**). This EIR highlights those proposed amendments below.

First, the Project would amend the Otay SRP to remove the elementary school and fire station site from Village 15, which requires modification of the Village 15 Land Use Map, Village 15 Land Use Table, San Ysidro Mountain Parcel Land Use Table, and associated text amendments. **Figure 3.3-13** depicts the existing Village 15 Land Use Map. The proposed Village 15 Land Use Map is depicted in **Figure 3.3-14**.

Figure 3.3-15a depicts the existing Otay GDP/SRP Land Use Map (San Ysidro Mountain Parcel). The proposed Otay SRP Land Use Map (San Ysidro Mountain Parcel) is depicted on **Figure 3.3-15b**.

Second, the Project would amend the Otay SRP to reflect the revised Village 13 Land Use Map within the Proctor Valley Parcel. **Figures 3.3-3.16a** and **3.3-16b** reflect the existing and proposed Otay SRP Land Use Map (Proctor Valley Parcel).

Third, the Project would amend the Otay SRP Open Space System Exhibit to reflect the proposed Project and previous amendments to the Otay SRP within the City of Chula Vista. **Figures 3.3-17** and **3.3-18** depict the existing and proposed Otay SRP Open Space System maps in relation to the proposed Project.

Fourth, the Project would amend the Otay SRP Circulation Element Roads exhibit as described above.

Fifth, the Project would revise the Resort Village setting and description section to reflect the proposed Specific Plan Land Use Plan, including the number of single-family and multi-family homes permitted on the Project site, deleting the reference to a golf course, and clarifying that allowable commercial uses include mixed-uses.

Sixth, the Project would revise the Otay SRP text calling for 2.0 du/acre in sloping, high-elevation areas and 3.0 du/acre in gently sloping areas of the Project site to 3.2 du/acre and 4.4 du/acre, respectively. The Project also would revise the Otay SRP to adjust the maximum number of hotel rooms from 800 to 200 rooms. In addition, the Otay SRP would be revised to reflect the proposed Project's shift from higher density multi-family to predominately single-family. As a result, the footprint of multi-family residential development areas is significantly reduced and the density of the single-family residential development areas is increased. In addition, the proposed revision would result in the Project having an overall density of 3.5

du/acre, which is less than currently approved in the adopted Otay SRP (4.75 du/acre). For further information justifying the shift from multi-family to single-family, refer to the Otay Ranch Resort Village General Plan Amendment Report (**Appendix B**).

Seventh, the proposed Otay SRP text/policy amendments would clarify that application of the Otay SRP and the County Park Land Dedication Ordinance (PLDO) would result in 28.6 acres of local parks within the Project site.

Eighth, the proposed Otay SRP text/policy amendments would delete the policies calling for the abandonment and rehabilitation of Otay Lakes Road. The alignment of Otay Lakes Road in the adopted Otay SRP bisects the Project site and requires substantial grading through sensitive resource areas. The proposed road alignment of Otay Lakes Road would generally follow the existing built road, creating a more cohesive village, minimizing grading through sensitive biological and topographical resources, and creating greater preservation of sensitive resources than was provided under the Otay SRP.

Lastly, the proposed Otay SRP text/policy amendments would revise previously adopted mitigation measures in connection with the previously certified Otay Ranch PEIR. Such mitigation measures are also included in Part IV of the adopted Otay SRP. Specifically, minor revisions to specified mitigation measures are proposed to recognize changes necessitated by the 2001 amendment to the Otay SRP and the proposed Project. See Appendix B for the proposed revised mitigation measures. **Table 3.3-1** lists goals in the Otay SRP that are applicable to the proposed Project and contains an assessment of the proposed Project's consistency with the listed Otay SRP goals. As described in **Table 3.3-1**, the proposed Project would be consistent with all applicable SRP goals, following adoption of the proposed Otay SRP Map and Text/Policy Amendments. With adoption of the proposed GPA to amend the County Regional Categories Map and the Otay SRP map, text, and policy amendments, the proposed Project would be consistent with the Otay SRP. Therefore, land use and planning impacts related to conflicts with applicable land use plans, policies, guidelines, and regulations would be *less than significant* and no mitigation is required.

Conflicts with the Otay Ranch Village Phasing Plan

The Village Phasing Plan designates Village 13/Resort Village as part of the First Eastern Phase. The Village Phasing Plan contemplated the First Eastern Phase would begin developing midway through the First Western Phase. The First Western Phase is composed of Villages 1 and 5. Both of these Villages have been developed; therefore, development of the proposed Project would be consistent with the Village Phasing Plan. Impacts related to conformance with the Village Phasing Plan are considered *less than significant*.

Conflicts with the Otay Ranch Facility Implementation Plan

The Facility Implementation Plan addresses issues pertaining to development of public facilities and services within Otay Ranch, including service thresholds and processing requirements. The proposed Project includes a Public Facilities Financing Plan (PFFP), which discusses the phasing and funding of required improvements to public facilities. Compliance with the PFFP will ensure

such facilities are provided in a timely manner and that all the thresholds contained in the Facility Implementation Plan are met. Therefore, the proposed Project would be consistent with the Facility Implementation Plan, and impacts related to conformance with the Facility Implementation Plan are considered *less than significant*.

Conflicts with the Otay Ranch RMP

The Phase 1 RMP requires the preparation of a Preserve Edge Plan as a component of each Specific Plan adjacent to the Otay Ranch Preserve to address the transition area between development and the Preserve, including fuel modification, appropriate landscaping, and other issues. The proposed Otay Ranch Resort Village Specific Plan includes the required Preserve Edge Plan.

The Phase 2 RMP requires that 1.188 acres of Preserve land be dedicated to the Otay Ranch Preserve Owner Manager for each 1 acre of development area (excluding common use lands as defined in the Phase 2 RMP). The proposed Project includes approximately 747 acres of “development area” (as defined by the Phase 2 RMP, excluding Common Uses such as schools, major roads, and public parks). As such, implementation of the proposed Project would require conveyance of approximately 888 acres of Preserve land to the Preserve Owner Manager.

A ranch-wide steep slope standard requiring preservation of 83 percent of the natural steep slopes throughout the Otay Ranch to protect these resources was established in the RMP. Based on current data collection and updated modeling results, Otay Ranch contains 9,821 acres of land with gradients of 25 percent or greater. Applying the Otay Ranch GDP/RMP requirement for 83 percent steep slope preservation equates to 1,670 acres of steep slopes ranch-wide that could be impacted.

Development of the proposed project will impact approximately 166.5 acres of natural steep slopes. **Table 3.3-2** provides a cumulative summary of the projected Ranch-wide impacts to steep slopes at build-out. An estimated 682.3 acres of additional steep slopes will be impacted by future build-out of remaining Specific Plans in the Proctor Valley and San Ysidro Parcels. Combined with approved and anticipated steep slope impacts in the City of Chula Vista (approximately 538.3 acres), Ranch-wide impacts are estimated at 1,387.1 acres. The 1,387.1 acres of impact equates to approximately 86 percent preservation, which is above the 83 percent preservation standard in the RMP. Therefore, the RMP ranch-wide preservation requirement would be maintained and actually exceeded, and impacts to steep slopes would not be less than significant.

As part of the proposed Project, the Project applicants are proposing to (a) update the Phase 2 RMP to reflect the adoption and implementation of CFD 97-02 by the City of Chula Vista as a Preserve funding mechanism, (b) update the Phase 2 RMP to reflect the actual conveyance of Preserve land by approved SPA plans, (c) update the Phase 2 RMP to reflect the adoption of the County of San Diego MSCP Subarea Plan and the City of Chula Vista MSCP Subarea Plan, (d) modify infrastructure plans to reflect the MSCP Plan, and (e) seek County approval of the entire Phase 2 RMP.

As stated, the proposed Project seeks the approval of the entire Otay Ranch Phase 2 RMP by the County. This requires much of the Otay Ranch Phase 2 RMP adopted in 1996 and subsequently amended in December 2007, to be updated. The update incorporates several changes that have occurred in the past, including approved policy decisions (conveyance amendment, coastal sage scrub restoration amendment, County cultural survey amendment, and City and County actions on the Financing Plan); the creation of CFD 97-02 and corresponding tax rates and revenues; actual performance related to conveyance, steep slopes preservation, and Maritime succulent scrub restoration; third-party acquisitions by conservation entities; changes in GDP/SRP authorized units; adoption of the MSCP Subarea plans; deletion of SPA-One related RMP tasks; and updated monitoring budgets. The proposed Project also seeks to amend the Phase 2 RMP Preserve maps to reflect previously approved Preserve boundary modifications and amendments to the Preserve boundary and the proposed Resort Village Specific Plan boundary.

With adoption of the above proposed amendments and boundary adjustment, the proposed Project would be consistent with the Otay Ranch RMP. As a result, any land use impacts would be reduced to *less than significant*.

The Otay Ranch RMP and the MSCP Subarea Plan are complementary and overlapping applicable plans. For an evaluation of the Otay Ranch RMP as it relates to the County MSCP Subarea Plan, see Section 3.3.2.3 – Compatibility of Development with Habitat Conservation or Natural Community Conservation Plans.

Conflicts with the Otay Ranch Service/Revenue Plan

The Service/Revenue Plan identifies the estimated costs and revenue characteristics associated with implementation of the Otay SRP. The proposed Project's Public Facilities Financing Plan includes a Fiscal Impact Analysis, which analyzes the revenues and costs to the County of San Diego as a result of developing the proposed Project. The Fiscal Impact Analysis estimates the proposed Project would result in an annual surplus in revenues for the County of San Diego. Preparation of the Fiscal Impact Analysis is consistent with the Service/Revenue Plan; therefore, impacts related to conformance with the Service/Revenue Plan are considered *less than significant*.

Conflicts with the Otay Ranch Overall Design Plan

The Community Design Context and Objectives for Specialty Villages are to provide predominately single-family residential uses with recreational uses and open space, neighborhood commercial and community services, a village core, and some medium and higher density residential. The proposed Project is consistent with these objectives because it provides a Village Core with sites reserved for an elementary school, a neighborhood park, and a public safety facility. The proposed Project also includes up to 20,000 square feet of neighborhood commercial in the multiple-use planning area. Additionally, single-family residential uses are the predominate uses in the proposed Project.

The Village Design Plan also calls for planning for areas around Otay Lakes to be coordinated to result in a cohesive design. The proposed Project includes the Resort Village Specific Plan and Resort Village Design Plan, which would result in a coordinated, cohesive design for the Project

site. Therefore, impacts related to conformance with the Village Design Plan are considered *less than significant*.

Conflicts with the Otay River Watershed Management Plan

The ORWMP is not regulatory but an advisory document intended to guide strategies for the protection, enhancement, restoration, and management of beneficial uses and natural resources within the watershed, and to develop a water quality monitoring program to monitor, maintain, and enhance water quality, while allowing for reasonable economic development and other uses, such as recreation. As discussed, the Otay Ranch Program EIR, certified in 1993, provided a program-level analysis of the existing conditions and potential impacts related to hydrology and water quality for the entire Otay Ranch area, including the Project site. The Otay Ranch PEIR concluded that the potential hydrology and water quality impacts could be reduced to less-than-significant levels with incorporation of site-specific mitigation measures into the design and construction of each project within Otay Ranch. Additionally, an SWMP has been prepared for the proposed Project that describes implementation of the BMPs required by the County of San Diego WPO (County Code of Regulatory Ordinances Section 67.801 et seq.). Because the proposed Project is consistent with the applicable local general plans; federal, state, and local regulations; and the Municipal Storm Water Permit (San Diego Region NPDES General Permit Order No. 2001-01), and because the ORWMP is advisory, impacts related to the consistency of the proposed Project with the ORWMP are considered *less than significant*.

Conflicts with the Otay Valley Regional Park Concept Plan

The OVRP Concept Plan identifies a trail corridor around Lower Otay Lake. The Specific Plan Parks, Recreation, Open Space, and Trails Plan includes a trail along Otay Lakes Road. Therefore, the proposed Project is consistent with the OVRP Concept Plan and impacts related to this issue are considered *less than significant*. For additional information regarding trails to be included within the Project site, refer to this EIR, Section 3.6.4, Parks and Recreation.

Conflicts with the Water Quality Control Plan for the San Diego Basin and San Diego County NPDES Municipal Storm Water Permit

The proposed Project would comply with the provisions of the Water Quality Control Plan for the San Diego Basin and San Diego County NPDES Municipal Storm Water Permit and, therefore, the Project impact would be *less than significant*. For further information, refer to this EIR, Section 3.2, Hydrology and Water Quality.

Conflicts with the SANDAG Regional Comprehensive Plan, Regional Transportation Plan, and Sustainable Communities Strategy

The Goals of the SANDAG RCP and 2050 RTP/SCS are closely aligned. Both focus on the protecting the remaining open space in the region and creating compact urban cores. The RCP promotes several strategies to maximize the use of remaining developable land, including using housing densities greater than 1.0 du/acre and locating future development near existing roads and infrastructure. The proposed Project meets the goals of the RCP by providing an average

density of 3.6 du/acre, which exceeds the majority of the existing planned housing densities of 1.0 du/acre. The Project site also is located near urban areas and sewer and roadway circulation. The proposed Project would be consistent with the RCP's and 2050 RTP/SCS's goal of preserving open space because it would conform to the MSCP and Otay Ranch RMP, as discussed above. The 2050 RTP/SCS aims to promote alternative forms of transportation such as walking, biking, and public transit, and increase the accessibility to jobs and other activities. The proposed Project would promote walking and create a cohesive community for its inhabitants, while providing them with opportunities to live and work in the area. Because the proposed Project would maximize the use of developable land, and because the Project site is located near existing infrastructure, impacts related to the consistency of the proposed Project with the SANDAG RCP and 2050 RTP/SCS are considered *less than significant*.

Conflicts with San Diego Local Agency Formation Commission Municipal Service Review

San Diego LAFCO performed an MSR for Southern San Diego County Sewer Service in 2004. Determination 4.2 of the MSR concluded, “[t]he City of Chula Vista, Otay W[ater] D[istrict], and Spring Valley S[anitation] D[istrict] should pursue strategies for cost avoidance when planning for extension of services to the Otay Ranch [Villages] 13 and 14.” In addition, LAFCO conducted the MSR and Sphere of Influence Update, County Sanitation District (2007), which concluded that the proposed Project is outside the sphere of influence of the Spring Valley Sanitation District, and could most efficiently be provided sewer service by Chula Vista via the Salt Creek Interceptor, subject to a cost and feasibility analysis and sphere review (see **Appendix C-16**, Overview of Sewer Service). The proposed Project is consistent with the LAFCO studies because it proposes the provision of sewer service through Chula Vista via the Salt Creek Interceptor through a flow transportation agreement.

Relative to the provision of fire and emergency services, the 2003 *LAFCO Funding Fire Protection* Report supported the use of cooperative fire service delivery arrangements that produce efficiencies and reduce costs. The analysis and conclusion is also reflective of the 2005 LAFCO Fire Protection and Emergency Medical Services Review determinations that “fire protection and emergency medical services in the unincorporated region are characterized by duplicate organizational structures and redundant layers of management that needlessly consume public resources,” and that “significant management efficiency could be gained by consolidating the functions of the region’s fire protection and emergency medical agencies.”

Additionally, the proposed Project recognizes LAFCO jurisdiction relative to potential annexations to OWD, CWA, MWD, and/or the City of Chula Vista. As such, there are no identified conflicts with LAFCO policy and procedures and the proposed amendments are considered *less than significant*.

Conflicts with the Global Warming Solutions Act of 2006 (AB 32)

The proposed Specific Plan includes an Energy Conservation Plan and Water Conservation Plan that incorporate energy/water conservation and sustainable project design features to achieve GHG emission reductions resulting from implementation of the proposed Project. Refer to EIR Section 3.8, Global Climate Change, for further information.

3.3.2.3 *Compatibility of Development with Habitat Conservation or Natural Community Conservation Plans*

Guideline for the Determination of Significance

A significant impact related to land use and planning would occur if the Project would do the following:

- Conflict with any applicable habitat conservation plan or natural community conservation plan.

Rationale for Selection of Guidelines

The significance threshold for land use/planning is based on Appendix G of the CEQA Guidelines. This guideline requires evaluation of the adopted land use plans governing the region's biological resources, and whether any conflicts arise between those plans and implementation of the proposed Project.

Analysis

The County MSCP Subarea Plan identifies a “hard line” preserve/development boundary for the Otay Ranch Resort Village. As part of the proposed Project, the Project applicants are proposing to adjust the Otay Ranch RMP Preserve Boundary and MSCP South County Segment Preserve Boundary to reflect the proposed Specific Plan development footprint. **Figures 3.3-19A and 3.3-19B** show the existing and proposed Otay Ranch RMP preserve relative to the proposed Project. In addition, **Figure 2.3-15** depicts the proposed changes to the existing preserve boundary and **Figure 2.3-16** depicts preserved habitats relative to the final proposed preserve boundary. The proposed boundary adjustment also would reconcile the RMP Preserve boundaries and the MSCP boundaries as they relate to the proposed Project site. The proposed boundary adjustment would preserve, as open space, areas previously slated for development, and allow development in previously designated open space areas to preserve high-quality vernal pool resources and the Quino checkerspot butterfly, effectuate habitat conservation and enhancement/restoration, and enhance wildlife movement. Therefore, the Project impact to habitat conservation or natural community conservation plans would be *less than significant*. A detailed functional equivalency analysis of the Project's proposed preserve configuration is provided in Section 4.0 of the Otay Ranch Resort Village Biological Resources Technical Report in **Appendix C-3** to this EIR, and Section 2.3.2.5 of this EIR provides a discussion of the proposed Project's compatibility with applicable regional plans. A summary of the functional analysis is relative to key resources is provided below.

Vernal Pool Conservation

Within the existing MSCP Preserve boundary, development is proposed to occur in areas containing vernal pool resources. While it is understood that the MSCP does not provide regulatory permitting for impacts to jurisdictional waters and vernal pools, the proposed project incorporates the K8 vernal pool series, including nine pools occupied by San Diego fairy shrimp, into

a large, intact preserve which conserves the entire watershed area and provides a 100-foot buffer. The reconfiguration preserves these resources within the K8 mesa and vernal pools as part of the Otay Ranch Preserve. Impacts to the K6 vernal pools remain the same under the existing and proposed MSCP preserve boundaries. With the proposed preserve there would be increased preservation of vernal pools occupied by San Diego fairy shrimp.

Quino Checkerspot Butterfly Conservation

The Project site is within USFWS-designated critical habitat for the Quino checkerspot butterfly; this designation occurred subsequent to adoption of the MSCP. In recent years, the Wildlife Agencies have suggested the preserve boundaries should be modified to provide conservation of resources that were not previously identified, such as Quino checkerspot butterfly. The proposed Project has developed a revised preserve/development boundary to reflect recent discussions with the Wildlife Agencies regarding Quino checkerspot butterfly.

The principal focus of the proposed boundary adjustment is the Quino checkerspot butterfly. The modified preserve boundary provides for significantly enhanced conservation of Quino checkerspot butterfly and dot-seed plantain, one of the host plants for the species. Approximately 83% of the expected Quino checkerspot butterfly population will be preserved in the proposed boundary adjusted Preserve. In general, the ridgelines and hilltops in the northern and eastern portion of the site where the Quino checkerspot butterfly has been observed most frequently will be preserved.

Habitat Conservation

The proposed project would result in greater impacts to certain sensitive vegetation types, including coastal sage scrub and chaparral, than the existing MSCP hard-line development footprint for the project area. However, the proposed preserve adjustment would increase preservation of other, rarer habitat types, including valley needlegrass grassland and vernal pool. In addition, a 10.2-acre parcel (APN 598-010-04) within Proctor Valley would be added to the preserve and restoration of approximately 19 acres would be incorporated into the long-term maintenance and management plans for the preserve. Overall, the preserve resulting from the proposed boundary line adjustment is expected to be functionally equivalent or superior to the existing MSCP preserve.

Effects to Covered Species

The proposed project will result in an overall increase in conservation of covered sensitive species compared with the approved MSCP preserve. Of particular note are increases in populations of variegated dudleya by over 3,000 individuals. In addition, the proposed boundary adjustment will preserve the location where a burrowing owl was observed. While the burrowing owl has not been observed recently, if there is a suitable burrow present, the species may use it in the future. Three covered species will have less preservation with the proposed boundary adjustment: San Diego barrel cactus, San Diego goldenstar, and coastal California gnatcatcher. Overall, the effects on covered species is functionally equivalent under

the proposed Boundary Adjustment compared to the existing MSCP boundary especially with increased preservation of a narrow endemic species, variegated dudleya.

Effects on Habitat Linkages

The proposed Project is part of a habitat block and not a linkage. However, once developed, the Project site would maintain and improve wildlife movement when compared to the existing MSCP Preserve configuration. Under the original MSCP preserve configuration, only one wildlife corridor was designated within the Project site. With the proposed MSCP boundary adjustment, the original corridor is preserved and a new corridor is proposed in the central portion of the site. In addition, wildlife crossings would be provided to allow safe passage under Otay Lakes Road to Cornerstone Lands and a third linkage along the eastern edge of the project site would be maintained to provide connection to off-Preserve areas, including Dulzura Creek. Thus the proposed MSCP boundary adjustment has an improvement effect on habitat linkages and wildlife movement.

The resulting Preserve design is shown in **Figure 2.3-16**. Although smaller than the original Preserve envision by the MSCP Subarea Plan, the proposed Preserve design was determined to be biologically equivalent to the approved MSCP Preserve. Therefore, the Project would have a *less than significant* impact on the County of San Diego MSCP Subarea Plan.

Otay Ranch RMP

The Otay Ranch RMP includes conveyance procedures for dedicating parcels of land to the Otay Ranch Preserve. The Project would permanently impact approximately 778.8 acres (excluding temporary impacts to slopes, which would be revegetated, and infrastructure uses permitted within the Preserve). Of this amount, common uses include 20.7 acres of public parks, the 10-acre elementary school, and the 2.1-acre public safety site. Thus, the overall number of developable acres subject to the Otay Ranch RMP preserve conveyance ratio of 1.188 is 747.2. Therefore, the 747.2 acres of developable land within the Resort Village is subject to a conveyance obligation of 887.7 acres (747.2 acres x 1.188 = 887.7 acres). Conveyance of the required amount of RMP preserve land will be achieved through compliance with the RMP conveyance process. Upon conveyance of 887.7 acres to the Otay Ranch Preserve, the Project will be consistent with the Otay Ranch RMP conveyance requirement.

The Project is consistent with the requirements of the Otay Ranch RMP. Therefore, the Project would have a *less than significant* impact related to conformance with applicable habitat conservation plans.

3.3.3 Cumulative Impact Analysis

The certified Otay Ranch PEIR provided a comprehensive assessment of the cumulative impacts associated with buildout of the entire Otay Ranch in conjunction with other related past, current, and future projects. This cumulative impacts analysis, found in Section 6 of the Otay Ranch PEIR, is incorporated by reference in this EIR.

The Otay Ranch PEIR determined that cumulative development in the area surrounding Otay Ranch would result in a significant cumulative loss of open space and agricultural land. The PEIR also determined that there were no feasible measures that would mitigate this significant cumulative effect to a less-than-significant level; however, the cumulative impacts were considered acceptable because of specific overriding considerations.

On a Project level, an analysis was performed to determine whether the proposed Project would result in cumulative land-use impacts when viewed in conjunction with other past, current, and probable future projects. The geographic scope for cumulative land use impacts consists of the portions of the unincorporated area of San Diego County and the City of Chula Vista bounded by I-805 to the west, Main Street to the south, Campo Road to the east, and SR- 54 to the north. Past, present, and probable future projects identified in the region are discussed in Section 1.6 of this EIR. Many of the projects described in that section have, or will, convert undeveloped land to urban uses resulting in population increases and associated environmental impacts.

Cumulative development within these areas would be required to comply with all applicable County and City of Chula Vista policies. Specifically, development would be subject to the County General Plan or the City of Chula Vista General Plan, depending on which governing body has jurisdiction over such development. These planning documents have developed land use policies to ensure that conversion of undeveloped land is consistent with the goals of the applicable jurisdiction's General Plan. These developments also would be subject to regional planning policies associated with the MSCP, Otay Ranch RMP (or RPO, as applicable), and SANDAG RCP, and would be developed in accordance with the goals of these regional planning policies. Adherence to the applicable goals and policies of the County General Plan, the Chula Vista General Plan, MSCP, Otay Ranch RMP, and SANDAG RCP by both the proposed Project and cumulative development in the vicinity of the proposed Project site would minimize cumulative impacts related to existing applicable land use plans and policies. Similarly, adherence to the applicable policies and goals of the planning documents by both the proposed Project and cumulative development in the vicinity of the proposed Project site would minimize cumulative impacts related to consistency with surrounding land uses and any physical division of an already established community.

The proposed Project would contribute to the loss of open area within unincorporated San Diego County. As discussed above, the certified Otay Ranch PEIR identified this condition as a significant unavoidable impact; however, the condition was found to be acceptable due to the adoption of specific overriding considerations. Because this issue was previously analyzed at the program level, because overriding considerations were adopted, and because the Project site is part of the adopted Otay SRP, the previously identified significant cumulative impacts have been accounted for in the approved planning and environmental documents for Otay Ranch, and such impacts have been found to be acceptable. Therefore, there are no new significant cumulative land use impacts if the proposed Project is approved and implemented. ***The conversion of the Project site is no longer considered a cumulatively considerable impact.***

3.3.4 Significance of Impacts Prior to Mitigation

As discussed above, implementation of the proposed Project would not result in any new significant Project or cumulative land use impacts.

3.3.5 Mitigation

Because no significant impacts have been identified with respect to land use and planning, no mitigation is required.

3.3.6 Conclusion

As discussed above, implementation of the proposed Project would not physically divide an established community or conflict with any applicable land use plan, policy, guideline, or regulation. In addition, the proposed Project would result in the conversion of the existing Project site from undeveloped area to developed urban uses; however, the certified Otay Ranch PEIR identified this impact as significant and unavoidable and, as a result, a statement of overriding considerations was adopted, which found the impact acceptable in light of the Project's overriding benefits. Because this issue was previously analyzed at the program level, and because a statement of overriding considerations was adopted, the conversion of the existing Project site from undeveloped to developed urban uses has been accounted for and is no longer considered significant at the Project or cumulative impact level. Thus, impacts related to land use and planning are considered *less than significant*.

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
VILLAGE 13 – VILLAGE CHARACTER POLICIES	
<p>The village character should be guided by the following qualities:</p> <ul style="list-style-type: none"> • Location in proximity to the lake; • Variable topographic conditions; • Views, especially of the lake; • Location adjacent to a scenic corridor; • Location in proximity to large blocks of open space; and • Opportunity for recreational activities. 	<p>The Project incorporates land uses on hillside terraces created within the natural topography to optimize views of Lower Otay Lake, the mountains, and surrounding open spaces (including two natural north-south corridors) while preserving variable topographic conditions. Recreational opportunities include nine parks totaling 28.6 acres, a trail and pathway system traversing the development, and open space areas. Thus, the Specific Plan is consistent with the Village 13 – Village Character Policies.</p>
VILLAGE 13 – VILLAGE POLICIES	
<p>Provide for public access along the lake.</p>	<p>Public access is provided through a pedestrian pathway adjacent to Otay Lakes Road and bike lanes along Otay Lakes Road.</p>
<p>Blend day-to-day services intended for permanent residents with visitor-oriented attractions such as art galleries and specialty stores.</p>	<p>Restaurants, recreation, and retail facilities within the Resort complex are planned permitted uses to serve both visitors and residents. Additional commercial uses are permitted in the multi-use planning area.</p>
<p>Provide a transit stop for local bus service.</p>	<p>The Specific Plan identifies a location for a local bus stop, and transit service may be provided by Chula Vista Transit (CVT) in coordination with the Metropolitan Transit System (MTS).</p>
<p>Provide well-defined linkages to the lakefront pedestrian and bicycle pathways.</p>	<p>The Specific Plan includes a pathway and bike lanes along Otay Lakes Road. Pathways within the Project connect to the pathway on Otay Lakes Road and to existing trails within open space areas. The bike lanes are accessible from any of the three Project entries.</p>
<p>Buffer the lake edge from development through a variable setback and landscaping.</p>	<p>This policy was adopted when the Otay SRP located Otay Lakes Road through the middle of the Project Site. The Specific Plan leaves Otay Lakes Road in its existing alignment, along Lower Otay Reservoir, such that the road and landscaped slopes associated with the development area provide a buffer with variable setbacks.</p>
<p>Public recreational uses established along the lakefront should be complementary to existing recreational uses on the lake.</p>	<p>The Specific Plan includes a pathway on the south side of Otay Lakes Road up to Strada Sicilia. The pathway transitions to the north side of Otay Lakes Road east of Strada Sicilia. Any additional recreational amenities will be coordinated with the City of San Diego and be complementary with existing recreational uses on the lake.</p>

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
Establish Resort square footage and floor area ratios at the Major Use Permit of Plot Plan level. The GDP/SRP Land Use Map specifies the number of dwelling units. The number of hotel rooms should be 200 maximum. The final number of rooms will be determined at the SPA level, based upon traffic, resource, visual impacts, and conformance to these guidelines.	The maximum number of hotel rooms associated with the resort hotel would not exceed 200 rooms. The actual square footage and FAR of the resort site will be established through the Site Plan Permit process.
Establish a detailed set of design guidelines for architecture in conjunction with the Resort Village SPA Design Plan. These guidelines should address the following: bulk, scale, intensity, style, and colors, including roofs, which will complement the natural surroundings.	The Resort Village Design Plan addresses architecture with particular details given for bulk, scale, style, and colors. Unifying elements in a consistent theme will be carried throughout the Project site. Architectural design for the resort hotel facilities and Multiple Use area will be approved as part of a Site Plan Permit.
Buildings along the bluff and Otay Lakes Road should be clustered and arranged to ensure that the architecture does not become a wall, preventing longer views and creating a solid edge atop the bluff. Buildings should have varied orientations, punctuated by pockets of internal open space at key intervals along the bluff edges.	Development along Otay Lakes Road is separated into varied land uses, including SFD neighborhoods, the Multiple Use Planning Area (MU), the thornmint preserve, the open space preserve, and a canyon area. This plan, coupled with site design criteria in the Resort Village Design Plan, ensures variation and view opportunities.
High quality residential uses located in the northern portions of the village should have an average density of three dwelling units per acre in sloping high elevation areas. Geographic isolation and design standards for sloping areas will provide view oriented lots with a low intensity character.	Development intensity in the Village Core area has residential densities of 4.4 dwelling units per acre. Intensity decreases in the higher elevations farthest from the lake, where densities are 3.2 dwelling units per acre. The Specific Plan complies with these standards.
Buildings should step-down slopes and/or incorporate slopes into the structure where feasible, especially in areas of steeper slopes.	The grading plan for the Project site is integrated into the natural topography. Single-family lots are generally terraced. Landscaped slopes separate development sites.
Buildings shall be visibly compatible in terms of height, scale, and bulk and shall be set back from the edge of the mesa and composed of low-rise structures no more than three stories in height, with occasional four-story buildings or iconic architectural element within the Resort and Mixed-Use land use designations approved pursuant to a Major Use Permit.	Residential development will be one- and two-story structures. The resort hotel facilities generally will be low-rise with some three- and four-story buildings. The Resort Village Design Plan and Resort Village Development Regulations provide guidelines for building height, scale, and bulk.
Buildings shall maximize the use of non-reflective/non-glare surfaces.	The Resort Village Design Plan and Development Regulations limit the use of reflective surfaces and maximizes the use of non-glare surfaces.
Buildings and materials that may be hazardous to wildlife shall not be used in proximity to wildlife	The Resort Village Design Plan includes guidelines for buildings and materials utilized when developing adjacent to natural open space areas, which restricts the use of

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
corridors.	materials hazardous to wildlife. In addition, the Preserve Edge Plan provides guidelines to buffer uses from the Preserve.
Access to outparcels shall be considered at the SPA level.	The Project is designed to allow future access to the one outparcel within the Project site.
A visual analysis shall be performed at the SPA level to assess visual impacts along Otay Lakes Road and identify important view corridors from Otay Lakes Road and prominent natural features. This analysis should illustrate natural and proposed topography, together with methods for protecting key view corridors and shall be consistent with the requirements set forth in the Overall Ranch Design Plan.	A visual analysis was performed as part of the EIR to assess visual impacts and identify important view corridors. The Site Utilization and Grading Plans locate development areas so as to protect view corridors identified in the visual analysis. In addition, the Village Design Plan includes guidelines for site design to protect view sheds.
Buildings adjacent to the northern edge of Otay Lakes Road shall be terraced upward to promote views of the lake and surrounding hillsides.	Development adjacent to the northern edge of Otay Lakes is predominately single-family homes and natural open spaces. Homes are oriented to promote views of the lake and surrounding hillsides and are limited to two stories. The terraced nature of the development will promote views of the lake.
Ensure sufficient setback and building configuration to minimize conflicts with the wildlife corridors and scenic roadways.	The development areas have been defined based on the location of wildlife corridors and scenic roadways. The Village Design Plan and Development Regulations specify setbacks and building configurations to minimize conflicts. In addition, the Preserve Edge Plan provides guidelines to buffer uses from the Preserve. The Site Utilization and Grading Plans locate development areas so as to protect view corridors identified in the visual analysis.
The resort will be a “Destination Resort” with low-rise buildings, materials, and colors, which blend with the natural environment and special design features to complement the natural terrain.	The Village Resort Design Plan and Resort Village Development Regulations include requirements for low-rise buildings (three and four stories, with architecture elements up to 75 feet possible) and use of materials compatible with the natural environment. The design of the resort structures will be specifically approved through the Site Plan permit process.

VILLAGE 13 – PARKS AND OPEN SPACE POLICIES

Preserve the major north-south canyon near the eastern side of the village. Provide an undercrossing beneath Otay Lakes Road where it traverses this major canyon.	Otay Lakes Road will remain in its current alignment consistent with the Otay SRP and County Circulation Element. The plan includes a two-lane roadway crossing the canyon on the eastern side of the village. This roadway includes a wildlife crossing traversing the canyon.
--	---

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
Careful design consideration shall be given to areas adjacent to natural vegetation, to include the use of native plant materials, indigenous species, and restoration and/or revegetation of habitat areas.	This area is the subject of the Preserve Edge Plan. The Preserve Edge Plan provides guidelines to buffer uses from the Preserve. Use of invasive plant material will be prohibited.
Wildlife corridors should be designated and sized in accordance with the findings of the Wildlife Corridor Study.	<p>The Project site contains one regional corridor identified in the Wildlife Corridor Study: Jamul Mountains to Dulzura Creek I (identified as the R2 linkage). The corridor currently allows animal movement between Dulzura Creek and the Jamul Mountains through the topographically steep drainage in the eastern portion of the Project site.</p> <p>The Project site is surrounded by a variety of public lands, and provides multiple linkages throughout the Project site. In addition, the Project includes design features to facilitate and enhance north-south wildlife movement, including construction of a wildlife movement culvert under the existing Otay Lakes Road, and construction of a bridge over the easternmost canyon on the site. Therefore, the Project satisfies the intended function of the R2 linkage and is consistent with this policy.</p>
Ensure that the resort development areas comply with the Resource Management Plan.	The development area is in conformance with the Otay Ranch Phase 1 RMP and the updated Otay Ranch Phase 2 RMP.
The Otay SRP Land Use Map depicts the general location and approximate acreage of a golf course. Final environmental studies and site studies completed at the SPA level may suggest variation in routing, location, and precise acreage. These modifications are permissible, as long as the character of the adjacent development does not change significantly.	The Project does not propose a golf course. Although allowed by the Otay SRP, a golf course is not a required element within the Project site.
If provided, the resort golf course should be a “links” or “modified links” course to preserve sensitive habitat areas and wildlife corridors; incorporate native vegetation; and to visually blend with the surrounding hillsides and natural areas. This type of golf course disrupts less of the natural landscape and uses less water due to reduced or minimal greens and fairways, and by incorporating natural vegetation “roughs” into the course.	Please see above regarding golf course uses on the Project site.
VILLAGE 13 – GRADING AND LANDFORM POLICIES	
Develop landform grading guidelines as part of the Otay Ranch Overall Design Plan.	The Otay Ranch Overall Design Plan includes landform-grading guidelines, and was adopted by the Board of Supervisors in 1997.

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
Contour grading (i.e., recontouring, slope variation) should be utilized to transition graded slopes into the natural topography of the area. Guidelines for landform grading should be incorporated in the SPA plans for the area.	Grading techniques are included in the Specific Plan. Contouring, slope variation, and other techniques will be utilized and result in more natural appearance of graded slopes.
Residential and resort buildings should follow the topography. Hillside sites offer opportunities to create outdoor decks, terraces, bridged walkways between buildings, and viewing areas.	The Specific Plan accommodates the hillside topographic features of the Project site to take advantage of views throughout the Project site. The Resort Village Design Plan includes design elements to further incorporate views with decks, terraces, and pathways.
Roadways should follow the existing landforms, to the extent possible.	Roadways have been designed to follow landforms to the extent possible.
Natural features should be retained, including natural drainage courses, major canyons, and prominent ridgelines.	The land use plan contained in the Specific Plan retains and accentuates natural features of the site including drainage courses, major ridgelines, and canyons. Of particular note, the Specific Plan generally conserves the two major north-south canyon systems contained within the Project site.
VILLAGE 13 – WATER QUALITY POLICIES	
Protect the water quality of Otay Lakes as part of the environmental planning process. Develop protection measures at the SPA level that ensure that potential impacts on water quality are avoided or mitigated.	The Specific Plan includes a Drainage Study and a Storm Water Management Plan to protect the water quality of Lower Otay Lake.
VILLAGE 13 – OTHER POLICIES	
The Project plans shall be submitted to the Federal Aviation Administration (FAA) for review as soon as possible to determine whether or not land use incompatibilities exist between the Project and the existing San Diego Air Sports Center. If it is determined by the FAA that such incompatibilities exist, then the SPA plan shall be designed to avoid such interface impacts. The Project Applicant shall then revise the Project’s phasing plan to allow for use of the Sports Center until its option expires.	Project plans have been submitted to the FAA for review and a compatibility determination with regard to the San Diego Air Sports Center in conjunction with public review of the Project and environmental documents.
OTAY SRP – LAND USE GOALS	
Develop comprehensive, well integrated and balanced land uses, which are compatible with the surroundings.	The land use pattern for the Specific Plan integrates the village land uses within the natural setting of the Project site. The land uses include a destination resort hotel site with associated facilities, a mix of single-family and Multiple Use residential neighborhoods, an elementary school, a public safety site to include a fire station, parks and recreation facilities, and open space. The streets and buildings will be integrated into the natural topography on the hillsides. Neighborhood-serving land uses are located

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
	<p>within walking distance of most residential neighborhoods and a resort hotel is located on a rock promontory as a community focal point. Landscaping within the Project site will reference the historic agricultural setting with groves of trees, and will sensitively transition between development areas and the natural open space Preserve areas.</p> <p>The Specific Plan contains two north-south open space corridors; the eastern-most corridor contains a large canyon system and the western corridor preserves Quino checkerspot habitat and the K8 series of vernal pools.</p>
<p>Environmentally sensitive development should preserve and protect significant resources and large open space areas.</p>	<p>The Specific Plan implements this goal through the designation of about 1,089 acres of Preserve land. As described in the Otay Ranch Phase 2 RMP, 1.188 acres of Preserve land for every acre of land that is mapped for development (except common areas) within the Specific Plan site will be conveyed to the Otay Ranch Preserve Owner Manager. Accordingly, the buildout of Otay Ranch will ensure the conveyance of the Preserve lands surrounding the site.</p> <p>An open space corridor containing high-quality natural habitats, including vernal pools, extends through the Project site to establish a valuable habitat connection between the Preserve and the City of San Diego’s MSCP “Cornerstone properties” to the south.</p>
<p>Reduce reliance on the automobile and promote alternative modes of transportation.</p>	<p>The Project site accommodates the alternative mobility program described in the Otay SRP. The Specific Plan’s land use plan centrally locates school, park, and a public safety site in proximity to residential uses to encourage pedestrian and bicycle travel as an alternative to the automobile. The plan provides for bicycle and pedestrian circulation. Pedestrian pathways and sidewalks are provided along all streets in the Project site. In addition, public bus service for the Project site could be provided by CVT and MTS.</p>
<p>Promote village land uses that offer a sense of place to residents and promotes social interaction.</p>	<p>The Village Core includes an elementary school, public park and recreation facility, and a public safety site that are linked with the residential areas through a system of pedestrian pathways and trails. These land uses provide opportunities for active and passive recreation and serve as gathering spots for residents and visitors.</p> <p>The Project also includes a Multiple Use residential/commercial area that includes 57 residential units and up to 20,000 square feet of commercial uses.</p>

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
Diversify the economic base within Otay Ranch.	The foundation for an diverse economic base within Otay Ranch lies within the Otay SRP, which identified Planning Area 12 and the East Urban Center (EUC) as the urban heart of Otay Ranch, Industrial Planning Areas as the Ranch’s job generators, a University Area, Urban Villages (Villages 1 through 11), Rural Estate Areas (Planning Areas 16 and 17), and Specialty Villages. Village 13 is one of three specialty Villages (along with Village 14 and 15). The “specialty” focus of Village 13 is to provide Otay Ranch the opportunity to construct a destination resort and create neighborhoods within which to locate executive-level homes. Higher-end homes were deemed necessary to achieve South County’s economic development strategies to attract value enhanced manufacturing and research opportunities. The acquisition of Village 15 by conservation entities for conservation purposes effectively eliminated 516 higher-end single-family detached homes, making Village 13 an even more important component of the region’s economic strategy. The proposed plan is consistent with the policy by creating the resort planning area and a range of single-family neighborhoods.
Promote synergistic uses between the villages and town centers of Otay Ranch to provide a balance of activities, services, and facilities.	The Specific Plan implements this goal by providing a unique combination of land uses, including a resort hotel, a mix of single-family and Multiple Use residential neighborhoods, an elementary school, a public safety site to include a fire station and law enforcement storefront, and park and recreation facilities.
OTAY SRP – MOBILITY GOALS	
Provide a safe and efficient transportation system within Otay Ranch with convenient linkages to regional transportation elements abutting Otay Ranch.	<p>The Specific Plan implements this goal through an internal, local and regional circulation network.</p> <p>The internal circulation concept provides adequate vehicular access, provides alternate routes to disperse traffic, and avoids “through routes” within the residential neighborhoods. Streets within the Project site are proposed for a maximum travel speed of 30 miles per hour. This reduced speed will contribute to traffic calming and allow bicycles to travel on streets without designated travel lanes.</p> <p>Primary local access to the Project site is provided from the west by Otay Lakes Road, which also serves as a continuous link to the west as Telegraph Canyon Road. In the City of Chula Vista, Telegraph Canyon Road is a Six-Lane Prime Arterial. Telegraph Canyon Road transitions to Otay Lakes Road, a Four-Lane Boulevard with Raised Median. Otay Lakes Road transitions to a Two-Lane Community Collector beyond the Strada Piazza.</p> <p>Regional access is currently provided by I-805, which is located approximately 3 miles west of the Project site.</p>

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
	<p>SR-125 provides additional north/south access for the traffic generated with buildout of the south San Diego County areas, including Otay Ranch and other portions of the Chula Vista Eastern Territories. Secondary north/south access is available on I-5, along the Bay front, approximately 9 miles west of the Project site. SR-54 provides regional east/west circulation north of the Project site, approximately 5 miles.</p> <p>Public bus service for the Specific Plan could be provided by CVT and MTS.</p>
<p>Achieve a balanced transportation system that emphasizes alternatives to automobile use and is responsive to the needs of residents.</p>	<p>The circulation plan incorporates vehicular and non-vehicular modes of transportation. These facilities are designed to create an integrated system of roads, bike lanes, trails, and pedestrian pathways. Roads are arranged into a hierarchy, organized by function, to facilitate access within and around the Project site. Road classifications are based on the pending County General Plan Update classifications and have been refined to reflect the specific opportunities and constraints within the Project site. An effort has been made, where feasible, to reduce street paving to slow the flow of traffic and create a pleasant walking environment.</p>
OTAY SRP – HOUSING GOALS	
<p>Create a balanced community exemplified by the provision of a diverse range of housing styles, tenancy types, and prices.</p>	<p>The Specific Plan implements the goal of providing diverse housing types through development of single-family detached, small lot, and attached homes, such as town homes. Lot sizes range from a minimum of 4,250 square feet to roughly 43,000 square feet in the higher elevation areas.</p>
<p>The provision of sufficient housing opportunities for persons of all economic, ethnic, religious, and age groups, as well as those with special needs such as the handicapped, elderly, single-parent families, and the homeless.</p>	<p>An Affirmative Fair Marketing Plan that describes outreach efforts and lending practices will be undertaken to attract prospective homebuyers and/or tenants in the proposed housing marketing area, regardless of gender, age, race, religion, handicap, or economic status. This plan will be prepared prior to construction and sales of the housing within the Project site.</p> <p>The Housing Plan is consistent with the manner in which the County Housing Element addresses reservations by income level. Pursuant to the implementation measures set forth in the Otay SRP, “after 1996, the reservations by income level shall be consistent with the policies and programs contained in the Housing Elements of the appropriate land use jurisdiction.”</p> <p>See also the GPAR discussion of the types of residential uses (Section C.1) and EIR Section 1.0 – Project Description.</p>

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
OTAY SRP – PARKS, RECREATION, OPEN SPACE GOALS	
Provide diverse park and recreational opportunities within Otay Ranch that meet the recreational, conservation, preservation, cultural, and aesthetic needs of Project residents of all ages and physical abilities.	The Specific Plan implements this goal by providing nine parks comprising approximately 28.6 acres consistent with the Otay SRP and County PLDO requirement. The parks range from 1.1 to 10.3 acres. Most homes are within easy walking distance of a planned park. In addition, about 144 acres of internal open space is provided. Further, the Specific Plan includes conveyance of Preserve lands sufficient to satisfy the Otay Ranch Phase 2 RMP requirement that 1.188 acres of Preserve land be conveyed per 1 acre of developable land. A pathway and trail system is incorporated as mobility and recreation components of the Specific Plan.
OTAY SRP – CAPITAL FACILITY GOALS	
Overall Goal	
Assure the efficient and timely provision of public services and facilities of developable areas of Otay Ranch concurrent with need.	A Public Facilities Financing Plan (PFFP) has been prepared in conjunction with the Specific Plan in compliance with the Otay SRP goal to assure the efficient and timely provision of services and facilities concurrent with need. The PFFP provides descriptions of public infrastructure, thresholds, financing mechanisms, phasing, and responsibilities for each facility.
Drainage and Urban Runoff Facilities	
Provide protection to the Otay Ranch Project area and surrounding communities from fire, flooding, and geologic hazards.	The Specific Plan implements the drainage and runoff goals with the provision of a storm drain system that cleans urban runoff from the developed areas before mixing it with natural runoff from the undeveloped portion. Natural runoff from most areas north of the Project site will be separated from the developed site runoff via separate storm drain systems. Thus, runoff from natural (undeveloped) areas would continue to drain directly to the Lower Otay Reservoir, and not mix with runoff from the development until downstream of the proposed water quality basins (after low flows from the development areas have been treated). However, due to storm drain optimization and to avoid a double storm drain system in many streets of the proposed development, some runoff from natural areas will mix with runoff from developed areas. Drainage and urban runoff from the developed portion of the Project site will drain to discharge locations via an internal storm drain system. First flush and dry weather runoff from developed areas will be diverted to water quality basins prior to discharge into Lower Otay Lake.
Ensure that water quality within the Otay Ranch Project area is not compromised.	
Ensure that the City of San Diego’s water rights within the Otay River Watershed are not diminished.	
In addition, a Master Drainage Study and a Storm Water Management Plan have been prepared for the Specific Plan to protect the water quality in Lower Otay Lake. The phasing and financing of the drainage facilities are	

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
	addressed in the Otay Ranch Resort Village PFFP.
<p>Sewerage Facilities</p> <p>Provide a healthful and sanitary sewerage collection and disposal system for the residents of Otay Ranch and the region, including a system designed and constructed to accommodate the use of reclaimed water.</p>	<p>The Specific Plan submittal includes the separate Overview of Sewer Service. The phasing and financing of wastewater facilities are addressed in the Specific Plan's PFFP.</p> <p>This report analyzes two options for providing sewer service:</p> <ol style="list-style-type: none"> 1) Connect to the Salt Creek Sewer System; or 2) Connect to the Spring Valley Sanitation District. <p>The report proposes that sewer service to the Project be provided through the Salt Creek Sewer system. The Salt Creek Interceptor was designed and sized to accommodate flows from the Resort Village.</p> <p>The Project proposed utilizing recycled water for irrigation but it is understood that the City of San Diego is reluctant to approve such uses above their reservoir.</p>
<p>Integrated Solid Waste Management Facilities</p> <p>Provide solid waste facilities and services that emphasize recycling of reusable materials and disposal of remaining solid waste so that the potential adverse impacts to public health are minimized.</p>	<p>The Specific Plan implements this goal with a waste management system providing for curbside recycling and landfill capacity. Curbside pickup and recycling will be accomplished through contracting with a local service provider. The recyclables will be collected curb-side and disposed at the Otay Landfill. Due to water conservation measures and landscape requirements, it is anticipated that green waste collection will be offered every other week, but trash and recycling service will occur weekly. To promote recycling, it is anticipated that a waste service provider will offer different monthly trash service rates depending on the size of each trash container.</p>
<p>Water Facilities</p> <p>Ensure an adequate supply of water for buildout of the entire Otay Ranch Project area; design the Otay Ranch Project area to maximize water conservation.</p>	<p>The Specific Plan submitted includes the Overview of Water Service. The phasing and financing of water facilities are addressed in the Specific Plan's PFFP.</p> <p>The Project must be annexed to the Otay Water District, the San Diego County Water Authority, and the Metropolitan Water District prior to receiving service. Such annexations must be acted upon by the San Diego LAFCO.</p> <p>The Otay Water District approved an SB610/SB221 water supply assessment/water verification report on February 4, 2009, for the Specific Plan area. This report, prepared by the Otay Water District, ensures that the Specific Plan's</p>

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
	<p>water demand, in conjunction with other existing and future development, can be met by available and reliable water supplies through Otay Water District, the San Diego County Water Authority, and Metropolitan Water District.</p> <p>The Project proposes to receive water service by expanding the existing 980 Zone within the Central Service Area of the Otay Water District. There are several major 980 Zone water system improvements within the Project site that are identified in the Otay Water District’s Capital Improvement Program.</p> <p>The Specific Plan’s Water Conservation Plan and the Energy Conservation Plan identify strategies to conserve water during and after construction. The Water Conservation Plan requires the use of drought-tolerant, low-water usage plants in both public and private landscaped areas. The plan identifies implementable measures, including a low-water-usage plant palette, to reduce outdoor water consumption on single-family lots by a minimum of 30 percent below business as usual. Outdoor water usage comprises more than 50 percent of the total single-family home water usage and offers the greatest opportunities for measureable reductions in water consumption. These plans implement conservation measures that significantly reduce overall water consumption and the reliance on imported water.</p> <p>The street parkways, parks, and open spaces implemented by the Specific Plan will utilize water conservation landscape practices. Additionally, all non-residential developments will provide water-efficient landscaping and water-efficient irrigation.</p> <p>The Specific Plan, therefore, conforms with the water goals and policies of the Public Facilities Element.</p>
<p>Water Reclamation Facilities</p> <p>Design a sewerage system that that produce reclaimed water. Ensure a water distribution system will be designed and constructed to use reclaimed water. Construction of a “dual system” of water supply will be required for all development where reclaimed water is used.</p>	<p>Historically, recycled water has not been permitted for use on property such as the Resort Village 13 Project due to its proximity to Lower Otay Lake. However, the Otay Ranch Resort Village proposes the use of recycled water to reduce potable water usage. The Otay Ranch Resort Village estimated recycled water opportunity is 0.37 mgd.</p> <p>Prior to implementing the use of recycled water within the Project, a number of regulatory approvals will be required, as summarized below:</p> <ul style="list-style-type: none"> • The Regional Water Quality Control Board approval regarding any necessary or required Basin Plan revisions and/or issues. • Confirmation will be required from the City of San

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
	<p>Diego stating that the proposed use of recycled water is consistent with its January 2004 Source Water Protection Guidelines prepared by Brown and Caldwell.</p> <ul style="list-style-type: none"> Approval from the State of California Department of Health Services Drinking Water Division will be required.
<p>Arts and Cultural Facilities</p> <p>Plan sites for facilities dedicated to the enhancement of the arts at the community level that can contain indoor and outdoor facilities capable of supporting community theater, training and exhibit of art and sculpture, musical training and concerts, film and cultural festivals, public meetings, and other community events.</p>	<p>The Otay Ranch Facility Implementation Plan anticipated a multi-use cultural complex in the Eastern Urban Center of Otay Ranch. In addition, public art and artistic public improvements will be visible in the design of the Specific Plan such as landscaping, gateways, signage, street lights, paving materials, fencing, street and park furniture, and other key focal points. These design issues are addressed in the Village Design Plan.</p> <p>The neighborhood park (P-5) also includes an amphitheater that can be used for arts and cultural performances.</p>
<p>Childcare Facilities</p> <p>Provide adequate childcare facilities and services to serve the Otay Ranch Project area.</p>	<p>The Specific Plan Development Regulations provide opportunities to locate and phase childcare facilities to meet the needs of the community. Childcare facilities may be located within private homes, commercial centers, offices, and/or adjacent to public schools when appropriate.</p> <p>Home-based childcare includes small family day care homes that serve six children and large family day care homes that serve seven to 12 children. Consistent with County zoning and the Development Regulations, small family day care homes could potentially be located within all residential zones in the Project area.</p> <p>Facility-based childcare may be non-profit or commercial facilities located in non-residential land use areas of the Project site. The State of California has adopted regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements, and the physical environment for child day care and day care centers. All childcare facilities within the Project site will comply with state and local regulations.</p>
<p>Health and Medical Facilities</p> <p>Ensure provision of and access to facilities that meet the health care needs of Otay Ranch residents.</p>	<p>Based on existing and projected services provided in southern San Diego County, no additional acute hospital facility is needed to serve the Project site. Both Scripps Memorial Hospital and Sharp Chula Vista Medical Center have the capacity to meet the medical needs of the Project's residents. The Project site may also be served by Paradise Valley Hospital and private facilities. In the area</p>

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
	<p>of mental health, recent service trends indicate an increase in day treatment and out-patient services as an alternative to traditional therapy in a hospital setting. This change in service delivery compensates for increased service demand resulting from the Specific Plan population.</p> <p>Buildout of the Project site generates an incremental demand for additional nursing home beds. This demand could be met in existing nursing facilities within southern San Diego County. Buildout of the Project site also generates the need for medical practitioners (doctors, dentists, chiropractors, and allied health professionals). Space for purchase or lease, which is accessible to the public and suitable for siting medical practitioner services, will be available within the commercial (for-profit) and Community Purpose Facility (CPF, non-profit) areas of the Eastern Urban Center and other areas of the Otay Valley Parcel in the City of Chula Vista.</p>
<p>Community and Regional Purpose Facilities</p> <p>Designate areas within the Otay Ranch Project area for religious, ancillary private, educational, day care, benevolent, fraternal, health, social and senior services, charitable, youth recreation facilities, and other county regional services.</p>	<p>The Otay SRP identified the Eastern Urban Center as the location for regional services. The Resort Village Specific Plan reserves about 12.1 acres of civic uses, including a public safety site and an elementary school site. In addition the Specific Plan includes nine parks located on about 28.6 acres, including a 10.3-acre neighborhood park. Finally, the plan contains an approximately 17.4-acre resort site, and up to 20,000 sq. ft. of commercial/retail space. All of the land uses identified above provide opportunities for community and social service facilities.</p>
<p>Social and Senior Facilities</p> <p>Ensure that Otay Ranch Project area residents have adequate access to sources of governmental and private social and senior services programs.</p>	<p>Social service programs are mandated by state and federal statutes and regulations and are largely funded from state and federal sources. The public sector provides many basic support services to needy segments of the population. At the regional level, the County of San Diego has the primary responsibility to provide social services to County residents. The Department of Social Services serves one out of every 11 County residents, or more than 100,000 persons each month.</p> <p>There are numerous non-profit health and social service organizations located in the southern San Diego County area. The City of Chula Vista provides an adult literacy program, a Youth Action Program, and the Police Activities League program. The County Area Agency on Aging provides social and nutrition programs, legal services, ombudsman programs, and services to prevent or postpone institutionalization. The City of Chula Vista provides senior services and the Park and Recreation</p>

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
	Department coordinates activities and programs at the Norman Park Senior Center.
<p>Animal Control Facilities</p> <p>Ensure that the community of Otay Ranch is served by an effective animal control program that provides for the care and protection of the domestic animal population, safety of people from domestic animals, and the education of the public regarding responsible animal ownership.</p>	<p>Animal control services and facilities for the Specific Plan are provided by the County animal health and regulatory services. The population-based demand generated by the Project is estimated to be approximately 313 square feet of additional facilities. No specific facilities are required for the development of the Specific Plan. The payment of property taxes, which contribute to the County General Fund that are allocated to the County Capital Improvement Program, assure the provision of required future facilities.</p> <p>The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Specific Plan will generate surplus tax revenues to the County of San Diego; therefore, more tax revenues than is necessary to serve demand will be generated by the Project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by this Project. Additionally, the SRP obligates the Specific Plan to contribute its proportionate fair share to any regional impact fee program, if one were to be established.</p>
<p>Civic Facilities</p> <p>Assure the efficient and timely provision of public services and facilities to developable areas of the Otay Ranch Project area concurrent with need, while preserving environmental resources of the site and ensuring compatibility with the existing character of surrounding communities, integrate different types of public facilities where such facilities are compatible and complementary.</p>	<p>The Otay Ranch Facility Implementation Plan states that 420 square feet of civic administrative facility per 1,000 residents should be used to determine the Project's demand for civic facilities. Based on an estimated population of about 6,957 residents, approximately 2,922 gross square feet floor area of civic facilities is required. The Otay SRP locates a civic facility in the Eastern Urban Center, which serves as the civic presence in Otay Ranch. Additionally, the Fiscal Impact Analysis demonstrates the Project will result in a net fiscal annual surplus at buildout. These revenues could be budgeted to fund additional facilities to meet the incremental increase in demand generated by this Project. The Otay SRP also obligates the Project to contribute is proportionate fire share to any regional impact fee program, if one were to be established.</p>
<p>Correctional and Justice Facilities</p> <p>Prevent injury, loss of life, and damage to property resulting from crime occurrence through the provision of justice facilities.</p>	<p>The South Bay Regional Center provides Municipal and Superior Court services for the South Bay Judicial District. Office space for the District Attorney, Public Defender, Law Library, Revenue and Recovery, Probation, and the Marshal also are provided at or near the South Bay Regional Center. The increased population of the Project site may contribute to the need for additional correctional facilities.</p>

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
	<p>The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Specific Plan will generate surplus tax revenues to the County of San Diego, that is, more tax revenues than is necessary to serve demand generated by the Project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by this Project. Additionally, the SRP obligates the Specific Plan to contribute its proportionate fair share to any regional impact fee program, if one were to be established.</p>
<p>Fire Protection and Emergency Services Facilities</p> <p>Provide protection to the Otay Ranch Project area and surrounding communities from the loss of life and property due to fires and medical emergencies.</p>	<p>The Specific Plan reserves a 2.1-acre public safety site to ensure that adequate fire and emergency medical services are available to serve the Specific Plan site. The PFFP and the Fire Protection Plan (FPP) identify the equipment needs, financing, and implementation necessary for site development, including the proposed fire station. In order to prevent loss of life and property due to fires, the Fire Protection Plan and Preserve Edge Plan address fuel modification and brush management on and surrounding the Project site. The PFFP and FPP also include alternative service options in order to comply with County response time thresholds. The County Fire Mitigation Fee Ordinance, as implemented by the Rural Fire Protection District, is also addressed in the PFFP and FPP.</p>
<p>Law Enforcement Facilities</p> <p>Protection of life and property and prevention of crime occurrence.</p>	<p>The Otay SRP requires the preparation of a Law Enforcement Master Plan at the Specific Plan level. This requirement is fulfilled through the Specific Plan and the PFFP. The County currently provides law enforcement services to the Project site. The resort and residential areas will increase the demand for law enforcement services in the Project site. If the Project is served by the City of Chula Vista Police Department (CVPD), the additional demand for services can be met with three additional CVPD police officers. If the Project is served by the Sheriff's department, it will require six patrol officers. Law enforcement services are funded through tax revenues.</p> <p>The Chula Vista Police Department will not require any additional facilities to serve the Project site. The Sheriff's Department has stated that space for a 300-sq.-ft. Sheriff storefront in the 2.1-acre Public Safety site where the fire station will be located could satisfy their needs. CPTED Development guidelines also have been included in the Village Design Plan to ensure that homes, recreational, and business facilities are designed in such a way to deter crime.</p>

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
<p>Library Facilities</p> <p>Sufficient libraries to meet the information and education needs of Otay Ranch residents.</p>	<p>The PFFP analyzes the demand for library facilities generated by the Project population and estimates that 2,435 square feet are needed to serve the Project. The project site is in the service area of the Rancho San Diego County library which has the capacity to serve the proposed project. In addition, the Otay SRP plans for the location of a 36,758-sq.-ft. main library in the Eastern Urban Center (EUC). The demand for library facilities generated by the buildout of the Project site will ultimately be satisfied by this main Otay Ranch library, along with the Rancho San Diego County library.</p> <p>The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Specific Plan will generate surplus tax revenues to the County of San Diego; therefore, more tax revenues than is necessary to serve demand will be generated by the Project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by this Project. The Otay SRP obligates the Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established. Additionally, the Project will participate in a County library fee program if established.</p>
<p>School Facilities</p> <p>Provide high-quality, K-12 educational facilities for Otay Ranch residents by coordinated planning of school facilities with the appropriate school district.</p>	<p>The Project site is within the boundaries of the Chula Vista Elementary School District.</p> <p>The 1,938 planned homes generate the need to accommodate approximately 794 elementary (K-6) students. The Specific Plan reserves an approximately 10-acre elementary school site sized to serve about 800 students, adjacent to a neighborhood park to accommodate joint use of facilities. In addition, the Resort Village generates the need to accommodate approximately 232 middle school (7-8) students and approximately 437 high school students. The Project site is within the boundaries of the Sweetwater Union High School District.</p> <p>The Specific Plan will satisfy the statutory requirement to mitigate this impact through the payment of school fees pursuant to state statutes or in the alternative enter into a school mitigation agreement.</p>
<p>Coordinate the planning of adult educational facilities with the appropriate district.</p>	<p>The demand for adult school facilities will be satisfied within existing facilities in the Sweetwater Union High School District, until a new facility could be constructed in the Otay Ranch Eastern Urban Center in the City of Chula Vista, on a site reserved pursuant to the Otay SRP.</p>

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
OTAY SRP – AIR QUALITY GOALS	
Minimize the adverse impacts of development on air quality.	The Specific Plan implements this goal through the application of the Otay Ranch Resort Village Air Quality Technical Report and EIR, which provide mitigation measures to reduce impacts to air quality. In addition, the Specific Plan includes an Energy Conservation Plan that addresses greenhouse gas emissions in conformance with AB32 and seeks to reduce emissions and energy use through design methods to reduce vehicle trips, maintain or improve traffic flow, and reduce vehicle miles traveled.
Create a safe and efficient multi-modal transportation network that minimizes the number and length of single passenger vehicle trips.	<p>The Resort Village is a “specialty village” with only limited multi-modal opportunities. However, the proposed development facilitates pedestrian and bicycle travel. The Project circulation system is designed with pedestrian-friendly sidewalks and includes pedestrian enhancements, such as shaded pathways, lighting, benches, and other amenities.</p> <p>Bicycles are accommodated on pathways and streets. Bicycle racks will be provided at strategic locations, such as commercial areas and parks.</p> <p>Public transportation could be accommodated through the reservation of a transit stop near the Multiple Use retail center. The resort hotel may provide shuttle service to regional transportation centers.</p>
Land development patterns that minimize the adverse impacts of development on air quality.	The Specific Plan implements this goal by creating a land pattern that encourages walkability. This is accomplished through the creation of the village core that encompasses major community activity centers including an elementary school, a neighborhood park (P-5), and a public safety site planned to house a fire station and law enforcement store front. Additionally, the land pattern includes somewhat narrower streets and sidewalks separate from adjacent streets by landscaped parkways. These components contribute to a goal of an active, pedestrian community.
OTAY SRP – NOISE GOALS	
Promote a quiet community where residents live without noise that is detrimental to health and enjoyment of property.	A noise impacts analysis was prepared as part of the EIR. Consistent with the noise analysis, the EIR includes feasible mitigation measures incorporated into the Project design to minimize the noise impacts associated with the Specific Plan. The Project design is consistent with the exterior and interior CNEL noise levels regulated by the County. For further responsive information, please refer to EIR, Section 2.7, Noise.

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
Ensure residents are not adversely affected by noise.	A noise impacts analysis was prepared as part of the EIR and feasible mitigation measures will be incorporated into the Project design to ensure that residents are not adversely affected by noise.
OTAY SRP – PUBLIC SAFETY GOALS	
<p>Promote public safety and provide public protection from fire, flooding, seismic disturbances, geologic phenomena, and human-made hazards in order to:</p> <ul style="list-style-type: none"> • Preserve life, health, and property; • Continue government functions and public order; • Maintain municipal services; and • Rapidly resolve emergencies and return the community normalcy and public tranquility. 	The Specific Plan reserves a 2.1-acre public safety site that is planned to have a fire station and law enforcement store front. The Specific Plan further implements this goal by participating in emergency disaster plans and programs, establishing safe and effective evacuation routes, and facilitating post-disaster relief and recovery programs.
OTAY SRP – GROWTH MANAGEMENT GOALS	
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.	A PFFP has been prepared in conjunction with the Specific Plan. The PFFP assures the efficient and timely provision of services and facilities concurrent with need, and provides descriptions of public infrastructure, thresholds, financing mechanisms, scheduling, and responsibilities for each facility.
OTAY SRP – RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT GOALS	
<p>Resource Preserve</p> <p>Establishment of an open space system that will become a permanent preserve dedicated to the protection and enhancement of the biological, paleontological, cultural resources (archaeological and historical resources), flood plain, and scenic resources of Otay Ranch, the maintenance of long-term biological diversity, and the assurance of the survival and recovery of native species and habitats within the Preserve and to serve as the functional equivalent of the County of San Diego Resources Protection Ordinance (RPO).</p>	<p>As described in the Otay Ranch Phase 2 RMP, 1.188 acres of Preserve land for every acre of land that is mapped for development within the Specific Plan site will be conveyed to the Otay Ranch Preserve Owner Manager. Development within Otay Ranch will ensure the conveyance of Preserve lands that surround the site. An open space corridor containing high-quality natural habitats, including vernal pools (K8), extends through the Project site to establish a valuable habitat connection between the MSCP Preserve/wildlife refuge to the north and the City of San Diego “Cornerstone properties” to the south.</p> <p>See EIR Section 2.3 – Biological Resources for further discussion.</p>
<p>Mineral Resources</p> <p>Encourage the completion of the extraction of mineral resources before conflicts with planned development could occur.</p>	There are no known mineral resources located within the Project site. In addition, based on site visits, there are no past or present mining extraction activities within the Project site. As a result, there are no conflicts on the Project site between mineral extraction activities and planned development. There may be the opportunity to

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
	reuse some material excavated during grading activities as road base or as surface materials on the multi-use pathways. For further responsive information, please refer to EIR, Section 3.4, Mineral Resources.
<p>Soils</p> <p>Minimize soil loss due to development.</p>	<p>Based on the geotechnical reports of the Project site, the on-site soils consist of alluvium, colluvium, soil, and artificial fill. During grading and construction of the Project site, soil erosion may occur on the Project site; however, best management practices will be implemented to ensure that erosion and the loss of topsoil are minimized. For further responsive information, please refer to EIR, Section 2.5, Geology and Soils.</p>
<p>Steep Slopes</p> <p>Reduce impacts to environmentally sensitive and potential geologically hazardous areas associated with steep slopes.</p>	<p>The Specific Plan conforms with this goal by minimizing impacts to steep slopes in conformance with the Otay Ranch-wide requirement to preserve 83% of existing steep slopes with gradients of 25% or greater. As shown in Table 3.3-2, fewer than 17% of steep slopes within Otay Ranch, including Village 13, will be impacted per the Otay Ranch Phase 2 RMP. For further information, please see the RMP 2 and EIR Sections 2.1, Aesthetics, and 3.3, Land Use and Planning.</p>
<p>Floodways</p> <p>Preserve floodways and undisturbed flood plain fringe areas.</p>	<p>There are no mapped floodplains or floodways within the Project site. In addition, the Specific Plan requires construction of adequate drainage facilities to minimize the exposure of people and property to flooding.</p>
<p>Visual Resources</p> <p>Prevent degradation of the visual resources.</p>	<p>The Specific Plan is consistent with this goal by implementing a terraced development plan, which preserves the expansive views over Lower Otay Lake and the Otay River Valley to the south. The mountains to the north and east provide a dramatic backdrop for the resort component of the Specific Plan. A canyon within the open space Preserve extends from the lake north through the Project site, defining development areas and creating a dramatic scenic corridor. Preserve open spaces to the north and east of the development areas also contribute to the preservation of the existing visual resources.</p>

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
<p>Energy Conservation</p> <p>Establish Otay Ranch as a “showcase” for the efficient utilization of energy resources and the use of renewable energy resources.</p>	<p>An Energy Conservation Plan has been prepared with the Specific Plan. The Energy Conservation Plan includes requirements related to building siting and design, construction, energy efficiency, water conservation, lighting, and solar access. Of particular interest, the Project will provide for the installation of solar photovoltaic panels to generate 30% of the energy for single family homes.</p> <p>The Specific Plan implements this goal, in part, through the proposed land use plan, which is aimed at minimizing transportation requirements by locating school and park land uses in proximity to residential areas to encourage pedestrian and bicycle travel in order to reduce energy consumption.</p>
<p>Water Conservation</p> <p>Conserve water during and after construction of Otay Ranch.</p>	<p>Water conservation is maximized through the preparation of a Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards that will be acceptable to future residents regardless of water availability. The Water Conservation Plan requires the use of drought-tolerant, low-water usage plants in both public and private landscaped areas. The plan identifies implementable measures, including a low water usage plant palette, to reduce outdoor water consumption on single-family lots by a minimum of 30 percent below business as usual. Outdoor water usage comprises more than 50 percent of the total single-family home water usage and offers the greatest opportunities for measureable reductions in water consumption. These plans implement conservation measures that significantly reduce overall water consumption and the reliance on imported water.</p> <p>With regard to implementing this goal, the Project site is located above Lower Otay Lake, a drinking water source for the City of San Diego. Use of recycled water is currently not permitted above a potable water source. Should recycled water be permitted on-site at a later date, it will be used for park and open space irrigation. The Project implements a storm water diversion and/or treatment system to protect the drinking water source.</p>

**Table 3.3-1
Consistency of the Proposed Project with the SRP Goals/Policies**

APPLICABLE GOAL, OBJECTIVE, OR POLICY	CONSISTENCY ANALYSIS
<p>Astronomical Dark Skies</p> <p>Preserve dark-night skies to allow for continued astronomical research and exploration to be carried out at the County’s two observatories, Palomar Mountain and Mount Laguna.</p>	<p>Lighting for the Specific Plan will be designed to adhere to the regulations of the County Light Pollution Code (the “Dark Sky Ordinance”). Lighting fixtures will be carefully placed and provided with glare shields and louvers to mitigate light spilling into the sky or onto adjacent properties. Trees and landscape features to be illuminated will be equipped with automatic shut-off controls that will turn-off lights no later than 11:00 p.m. Thus, the Specific Plan conforms to this goal.</p>
<p>Agriculture</p> <p>Recognize the presence of important agricultural soils both in areas subject to development and within the preserve.</p>	<p>The Project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program. According to the Soils Conservation Service Data (1973), the Specific Plan site contains Local Farmland of Importance; however, the impact associated with such agricultural resources is considered less than significant. In addition, the Project site and surrounding areas are neither zoned for agricultural use, nor is the land under a Williamson Act contract. Therefore, the Specific Plan does not conflict with existing zoning for agriculture use or a Williamson Act contract.</p>

Table 3.3-2 Otay Ranch Steep Slopes

	Existing Steep Slopes (Slope Gradient \geq 25%)	Steep Slope Impacts (City of Chula Vista)	Projected Steep Slope Impacts (County of San Diego)
<i>Otay Valley Parcel</i>			
<i>SPA Plans</i>			
Villages One and One West, Two, Four (Park Portion), Five, Six, Seven, Eight West, 9, 11, and Planning Area 12 (Eastern Urban Center and Freeway Commercial), Village Three, Four (Remainder), Eight East, Ten, University, and Planning Area 18	726.4	538.3	–
<i>Proctor Valley</i>			
<u>Remaining Specific Plans:</u> Villages 13, 14, 16, and 19	486.3	–	360.8 ^(2a,3)
<i>San Ysidro Mountains</i>			
<u>Remaining Specific Plans:</u> Villages 15 and 17	560.1	–	488.0 ^(2b,3)
Outside Development Areas	8,048.5	0	0
<i>Ranch-wide Subtotals</i>	<i>9,821.3</i>	<i>538.3</i>	<i>848.8</i>
Ranch-wide Totals	9,821.3	1,387.10	

Notes:

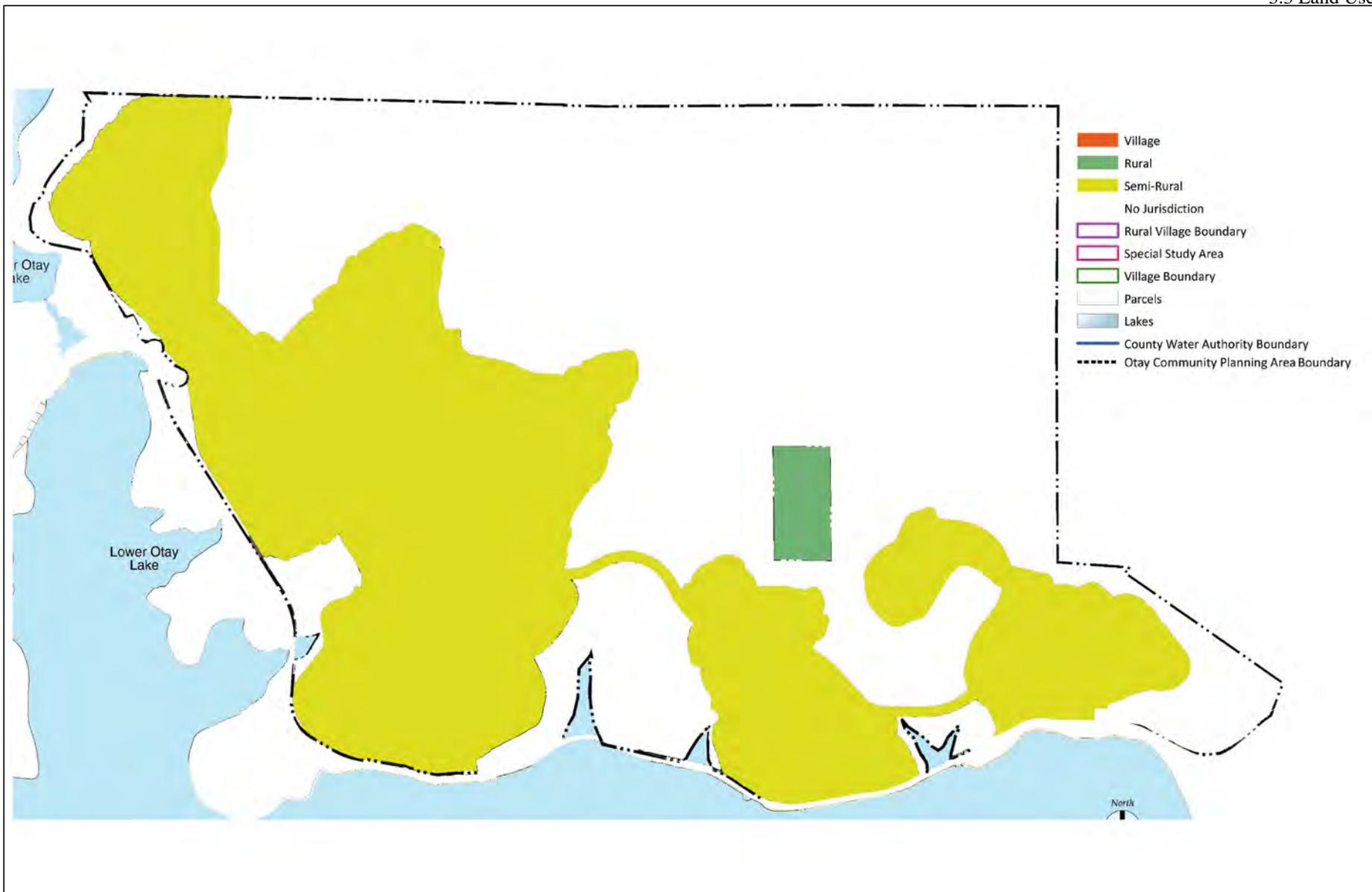
¹ Slope impacts are based on best available data including currently proposed projects (SPA Plans/Tentative Maps) and current Otay Ranch GDP/SRP development areas.

² Excludes acreages associated with Wildlife Agency conservation acquisitions that would no longer be developable:

^a 108 acres within Proctor Valley

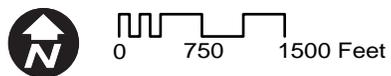
^b 72.1 acres within San Ysidro Mountains

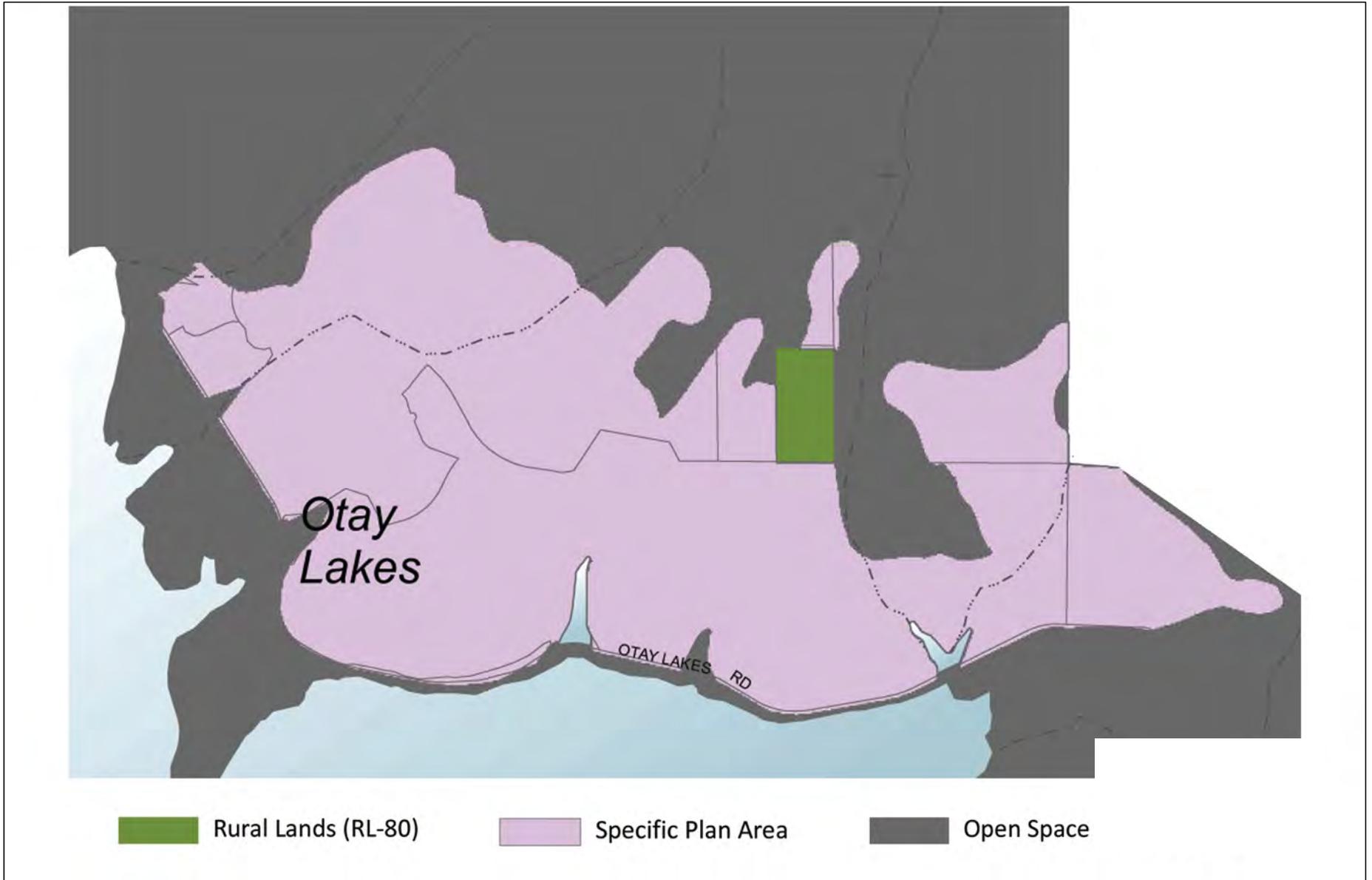
³ Assumes development will impact 100% of steep slopes (slope gradient \geq 25%) within current Otay Ranch GDP/SRP development areas.



SOURCE: Hunsaker & Assoc. 2014

Figure 3.3-1
Existing County Regional Category Designations

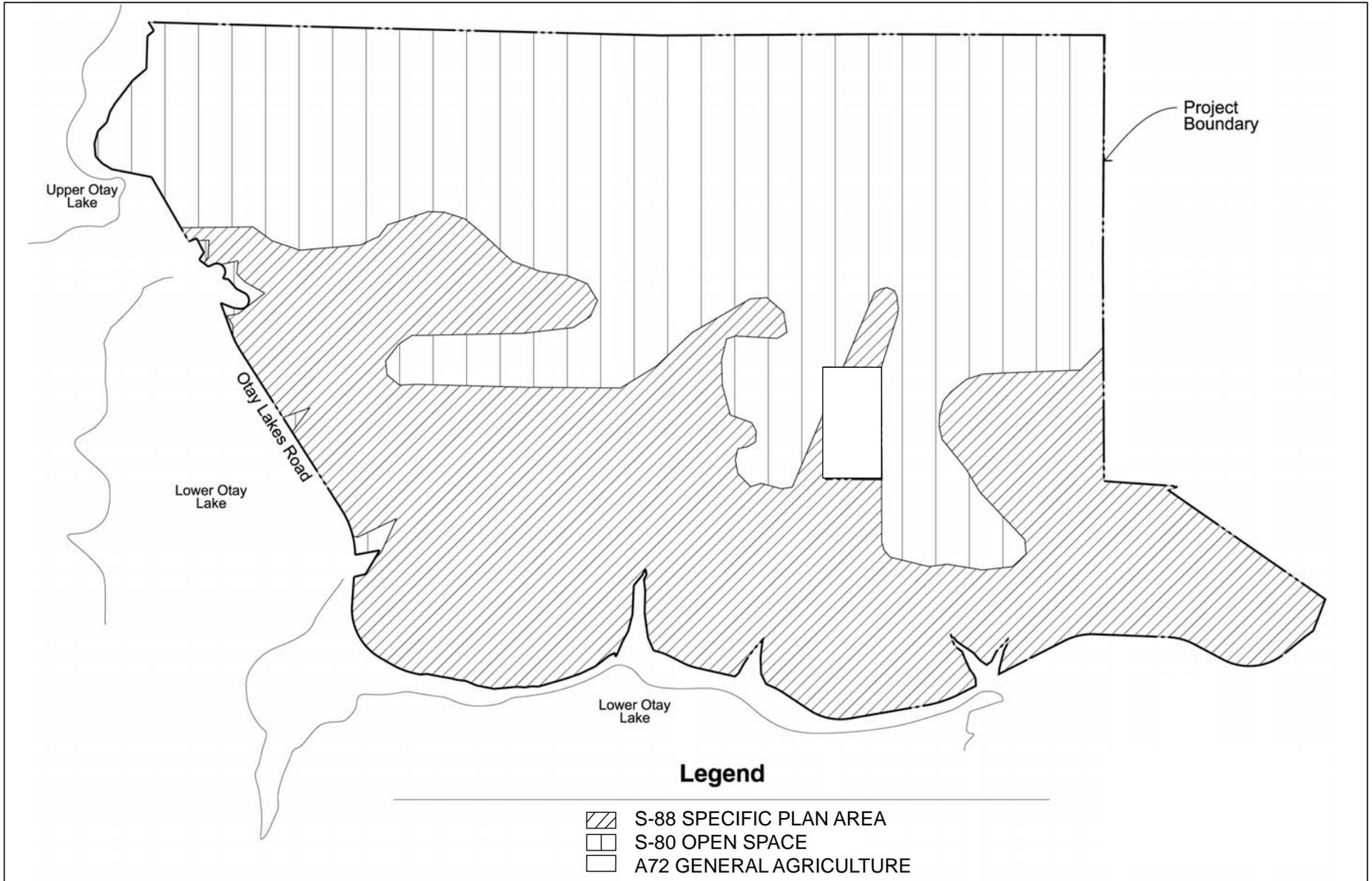




SOURCE: Hunsaker & Assoc. 2014

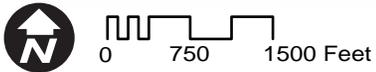


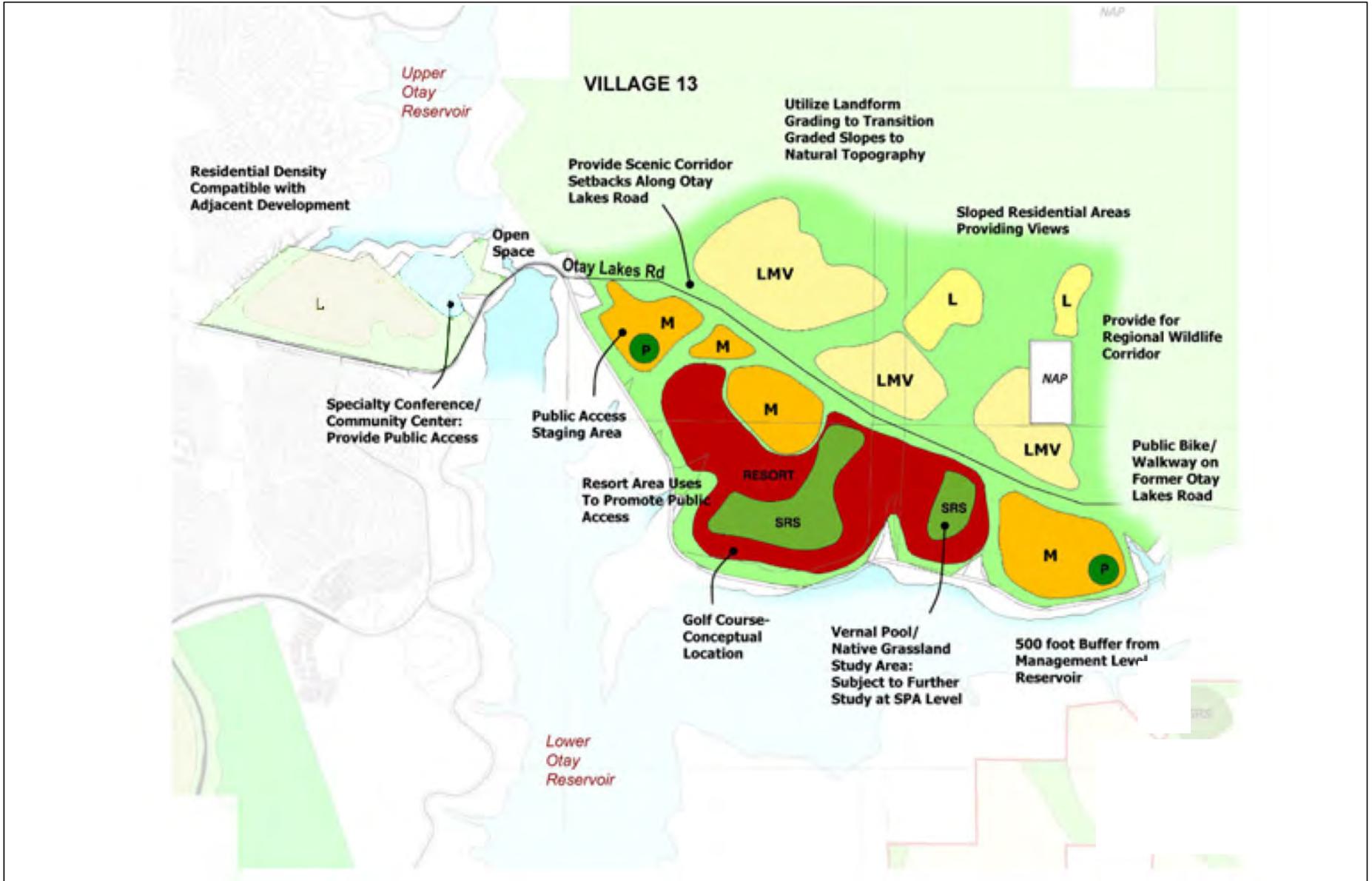
Figure 3.3-2
Existing General Plan Land Use Designations



SOURCE: Hunsaker & Assoc. 2010

**Figure 3.3-3
Existing Zoning**

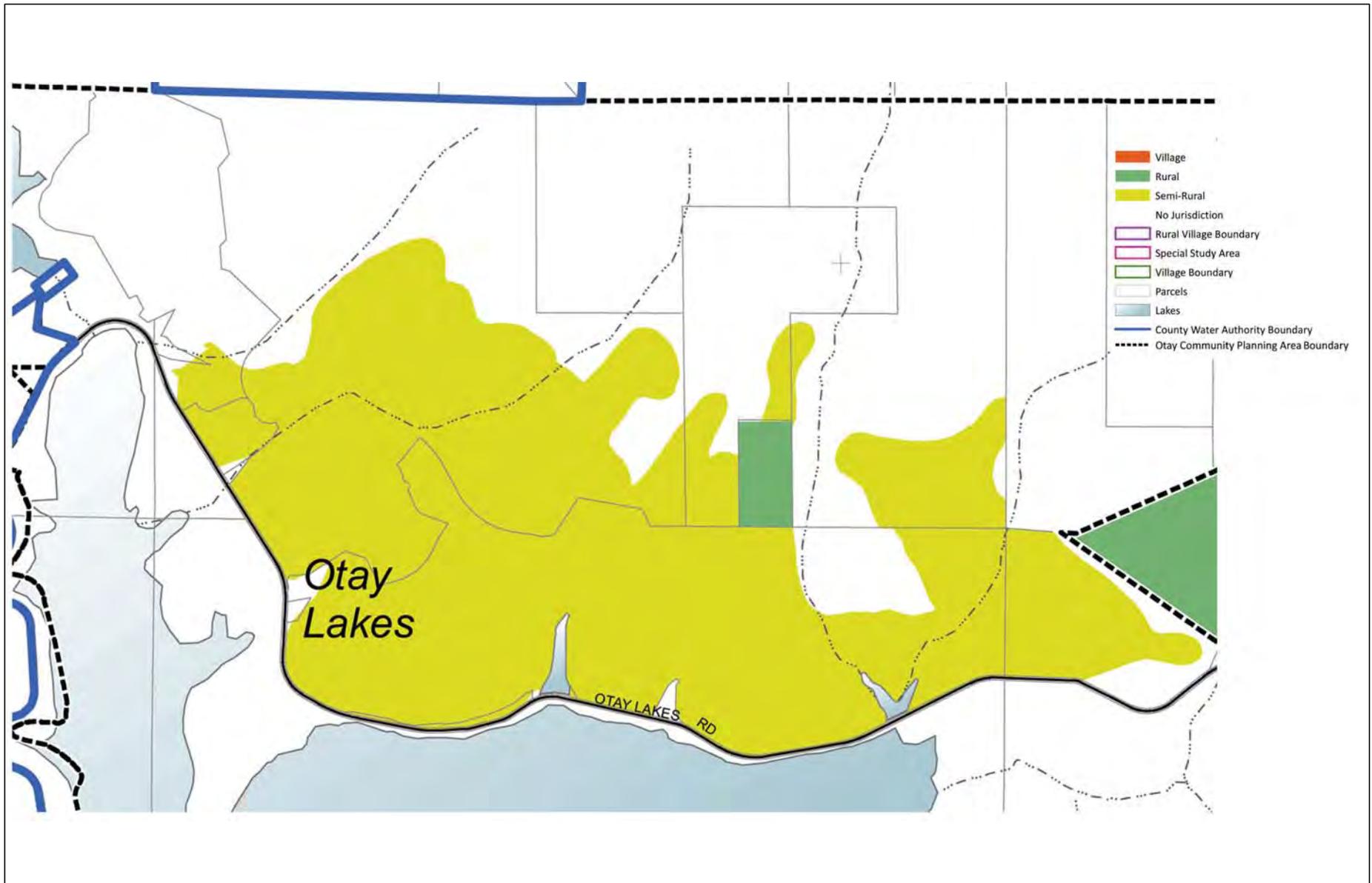




SOURCE: Hunsaker & Assoc. 2014



Figure 3.3-4
Adopted Otay SRP Land Use Designations



SOURCE: Hunsaker & Assoc. 2014

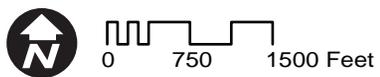
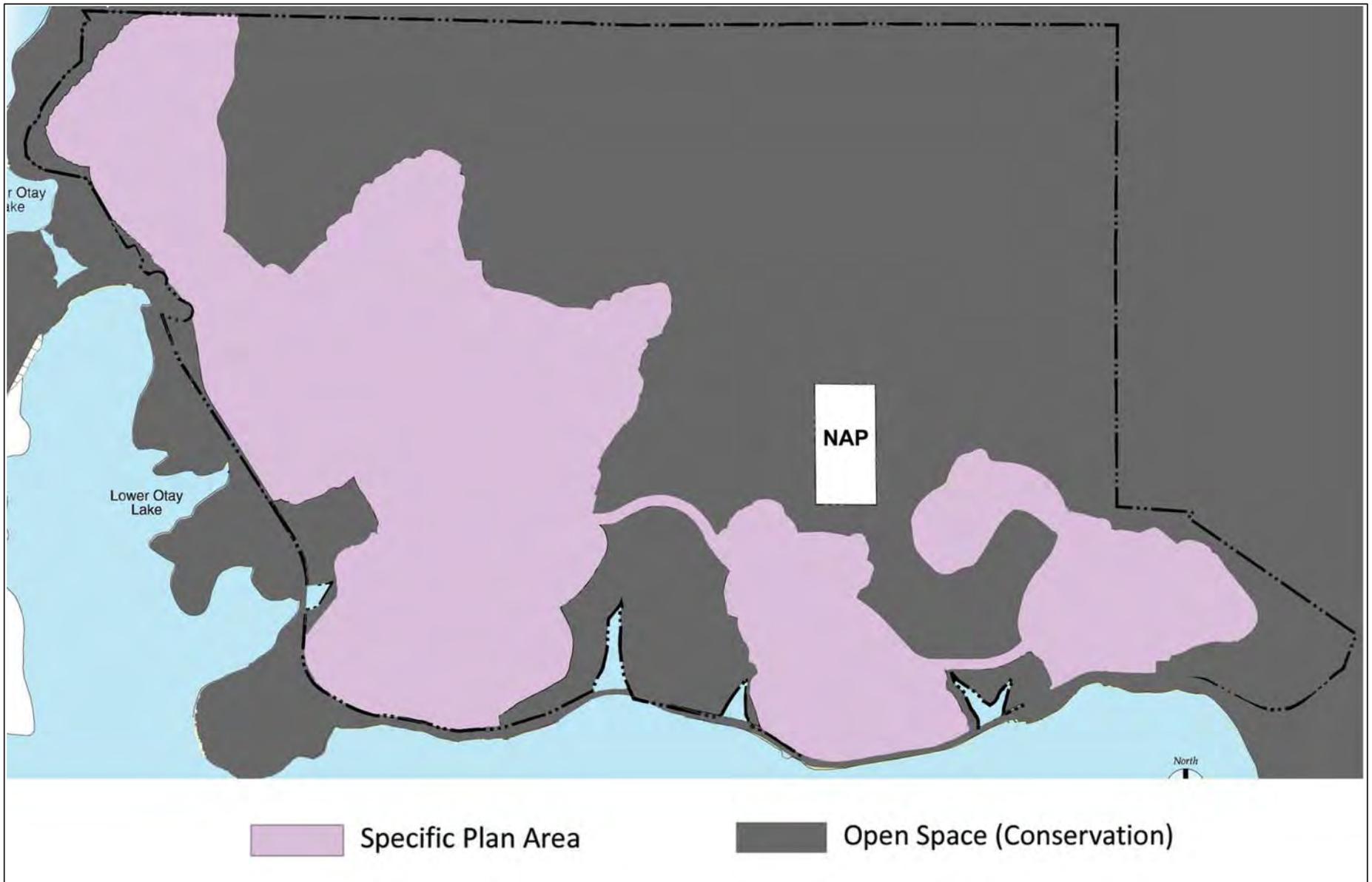


Figure 3.3-5
Proposed Amended General Plan
Regional Category Designation Map



SOURCE: Hunsaker & Assoc. 2010

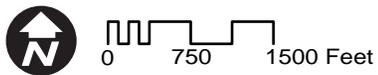
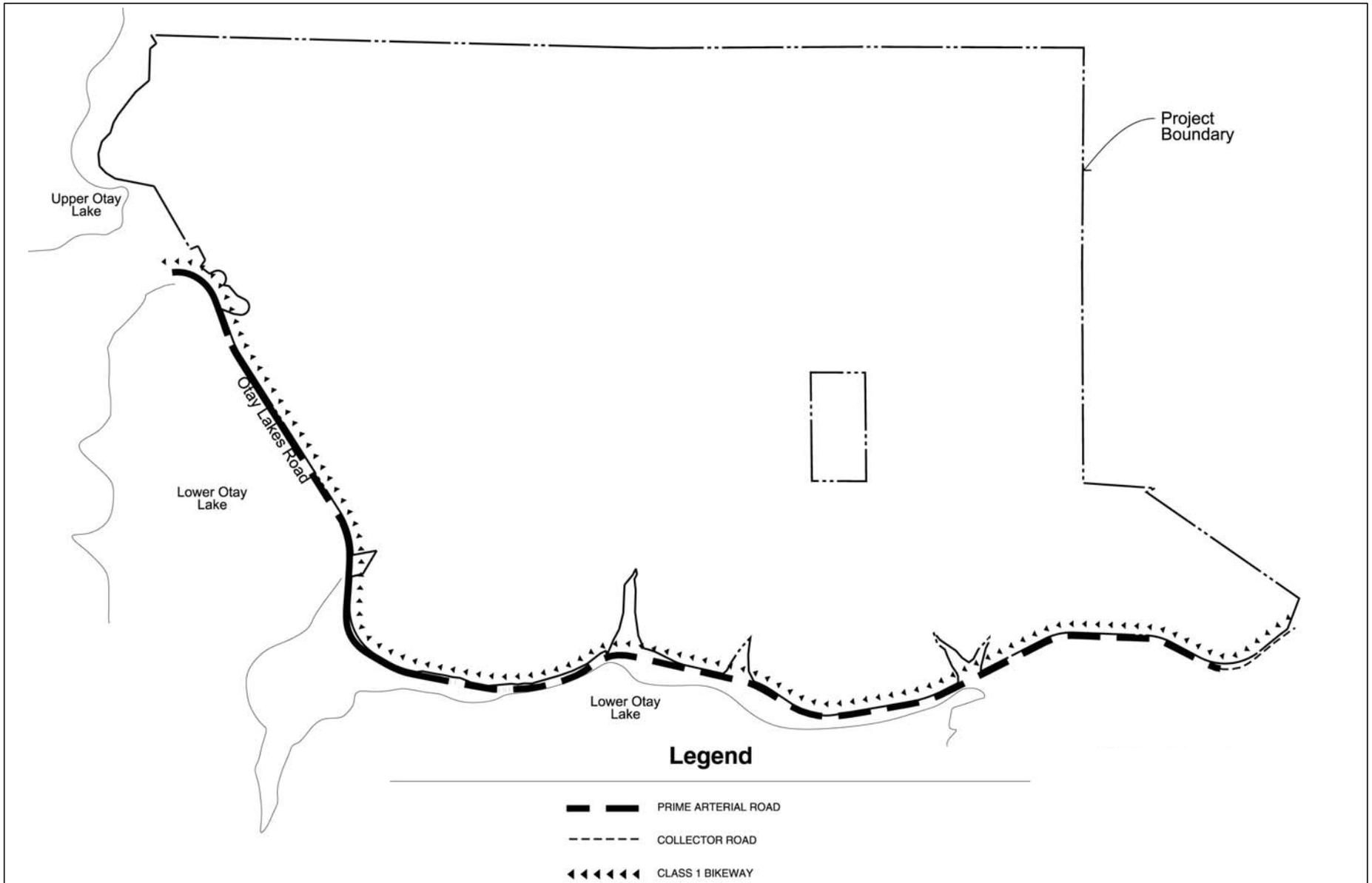
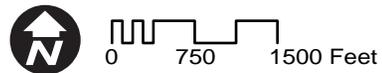


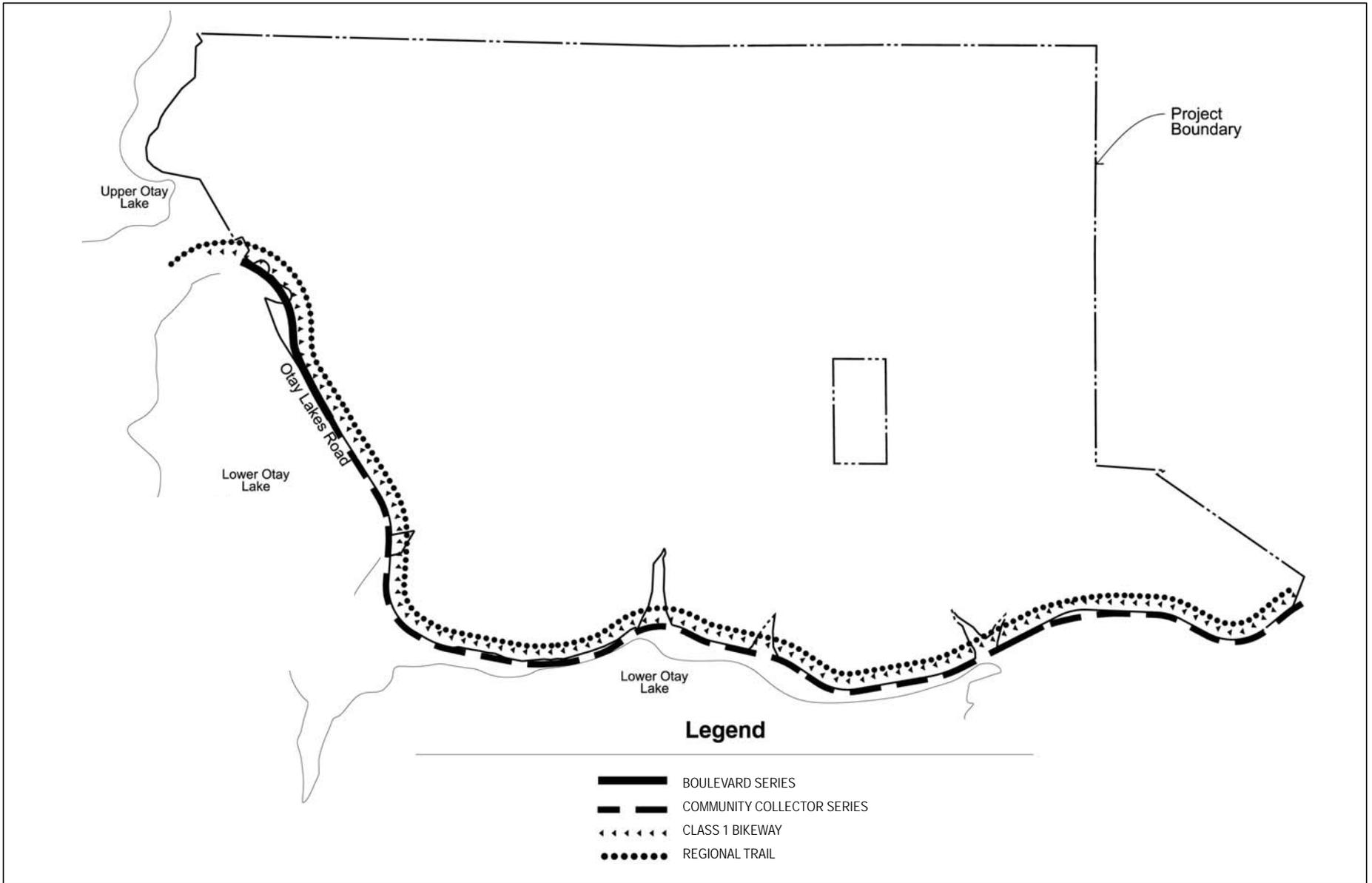
Figure 3.3-6
Proposed Land Use Designations



SOURCE: Hunsaker & Associates 2010

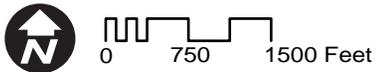
Figure 3.3-7
Current GP Mobility Element

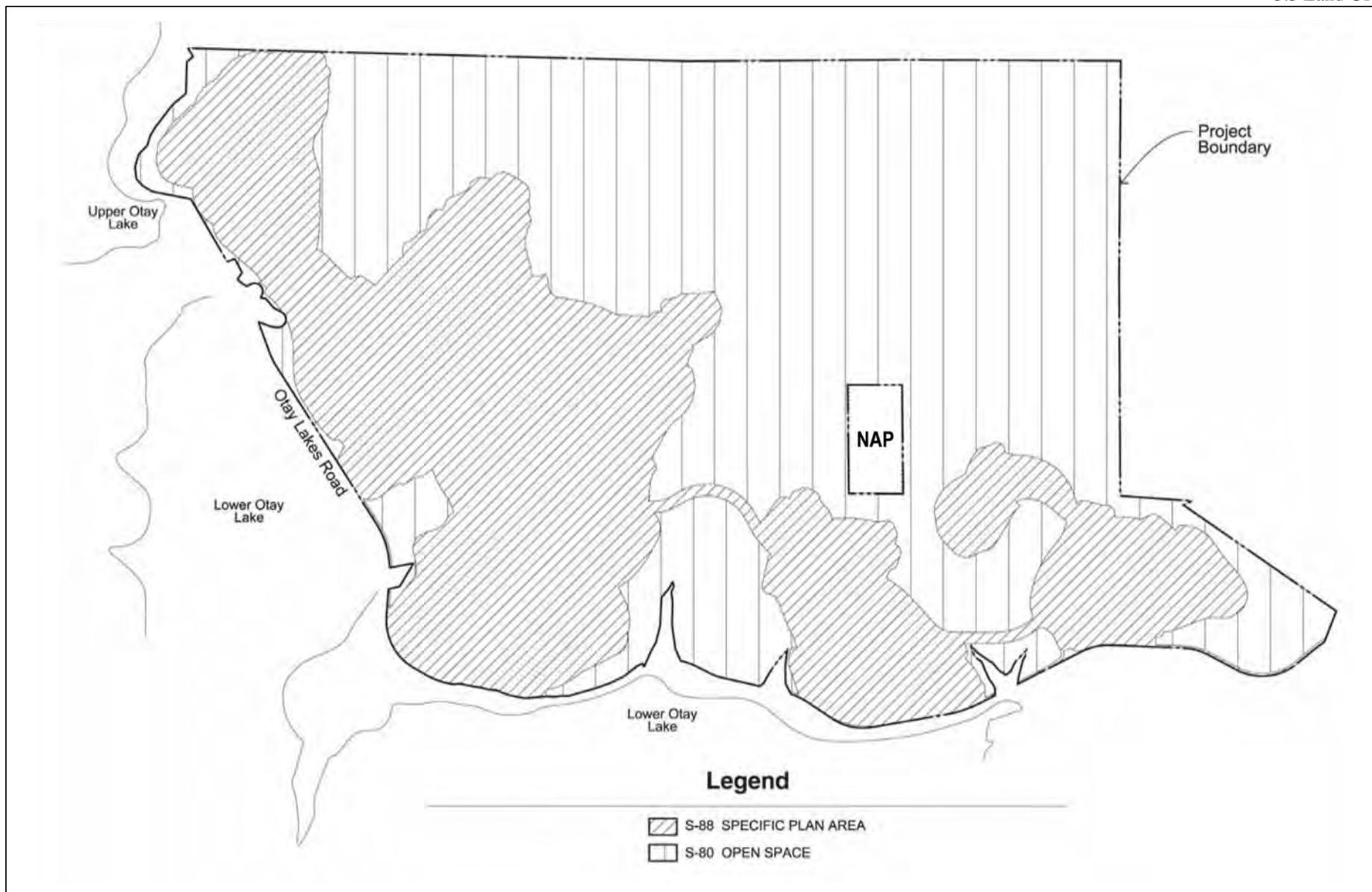




SOURCE: Hunsaker & Associates 2010

Figure 3.3-8
Proposed County General Plan Mobility Map





SOURCE: Hunsaker & Associates 2010

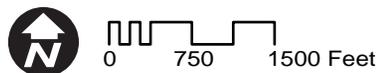
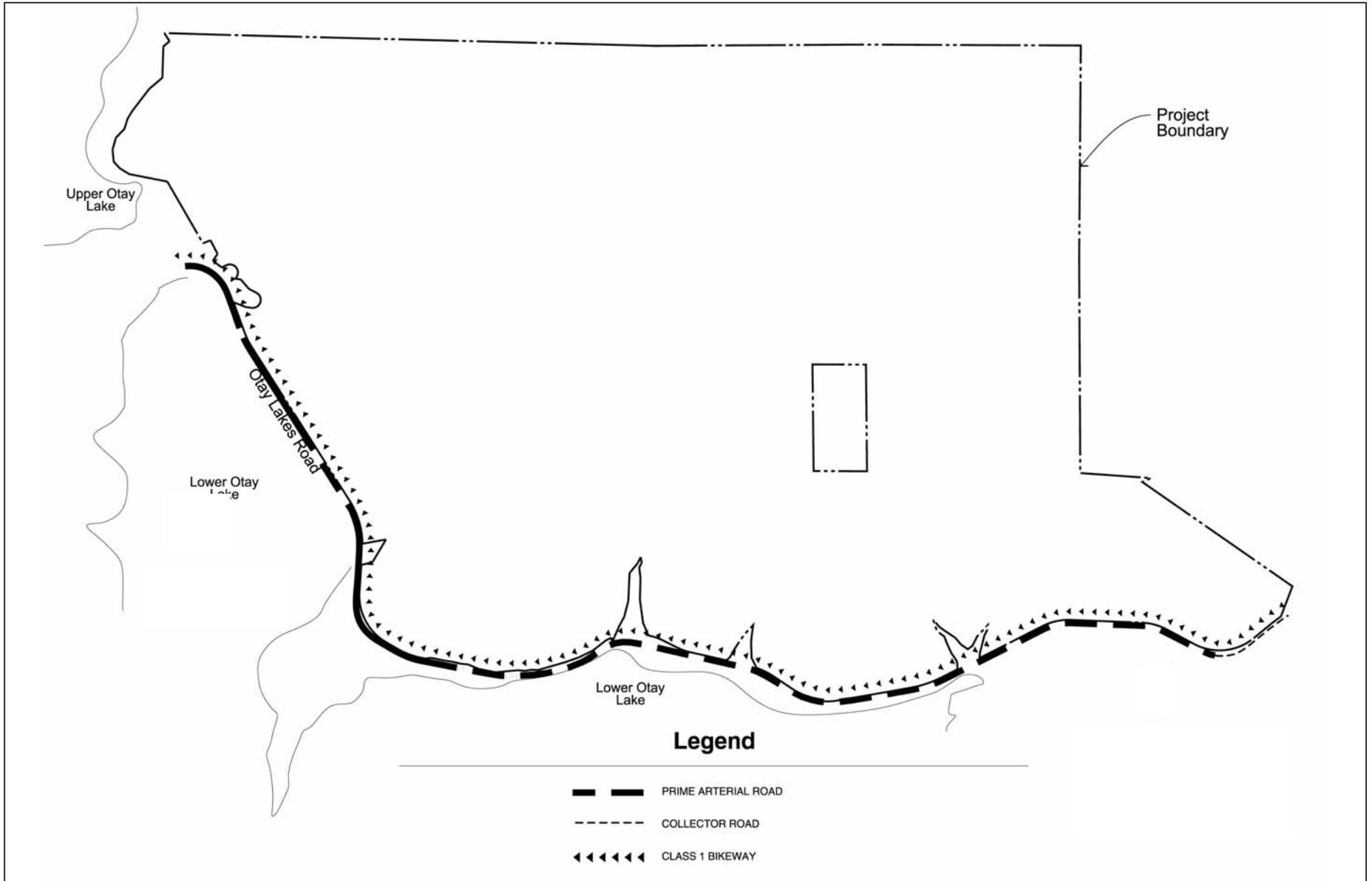
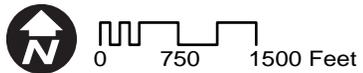


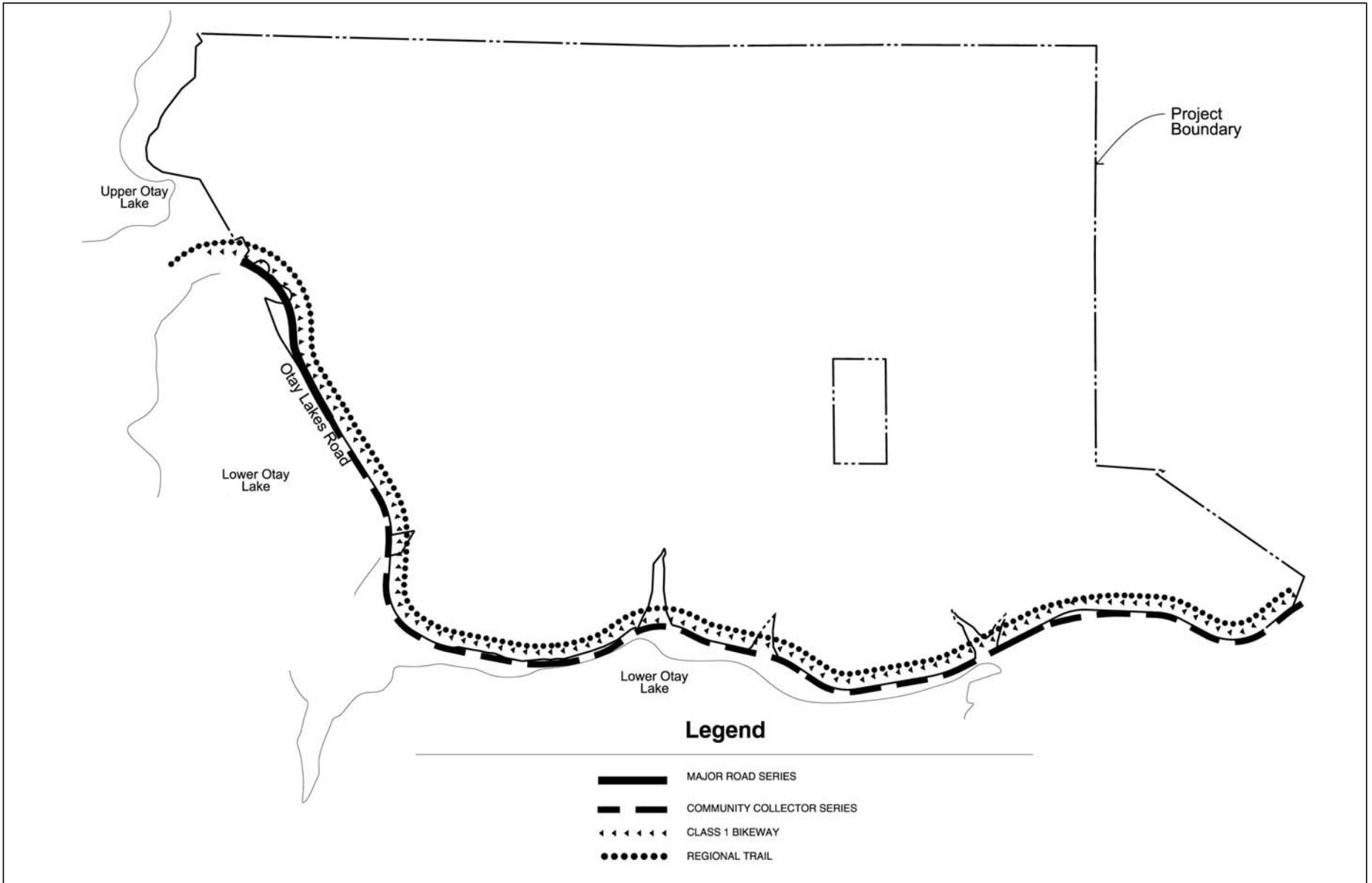
Figure 3.3-9
Proposed Zoning



SOURCE: Hunsaker & Associates 2010

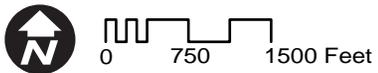
Figure 3.3-10
Existing Otay SRP Circulation Element Roads

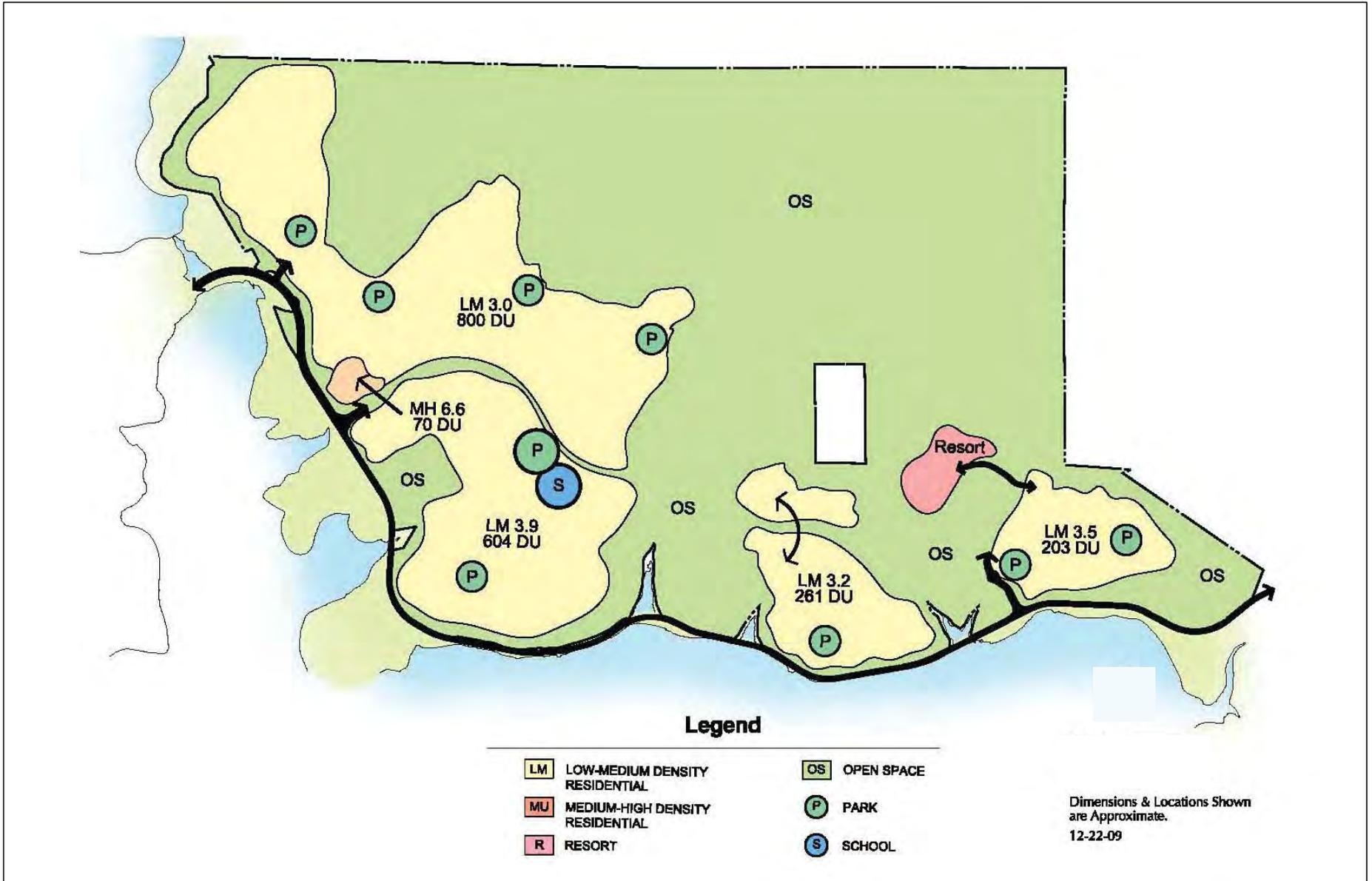




SOURCE: Hunsaker & Associates 2010

Figure 3.3-11
Proposed Otay SRP Circulation Element Roads





SOURCE: Hunsaker & Associates 2010

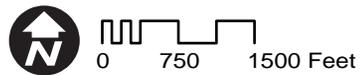
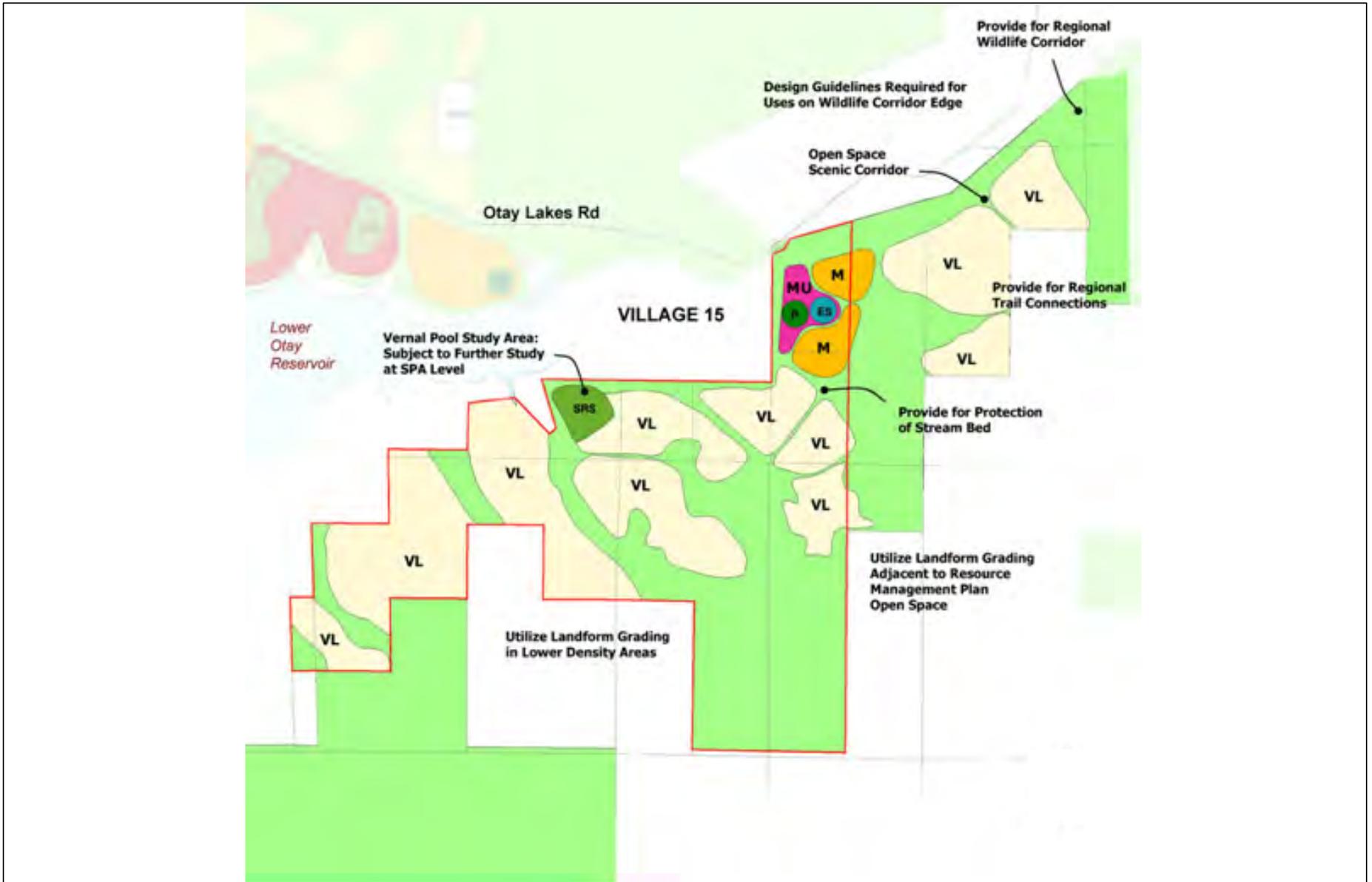


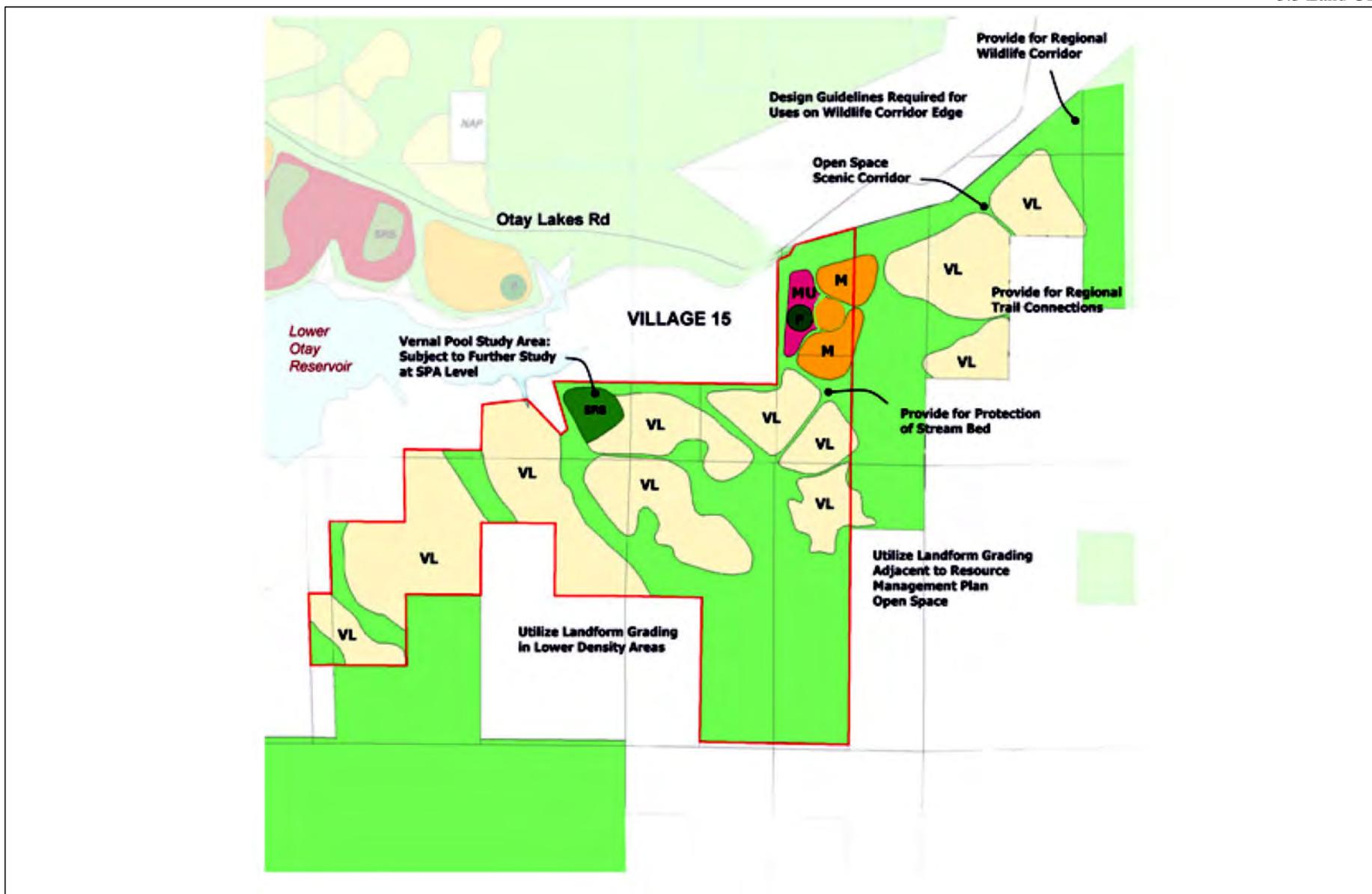
Figure 3.3-12
Proposed Otay SRP Village 13 Land Use Map



SOURCE: Hunsaker & Associates 2010

Figure 3.3-13
Existing Otay SRP Village 15 Land Use Map

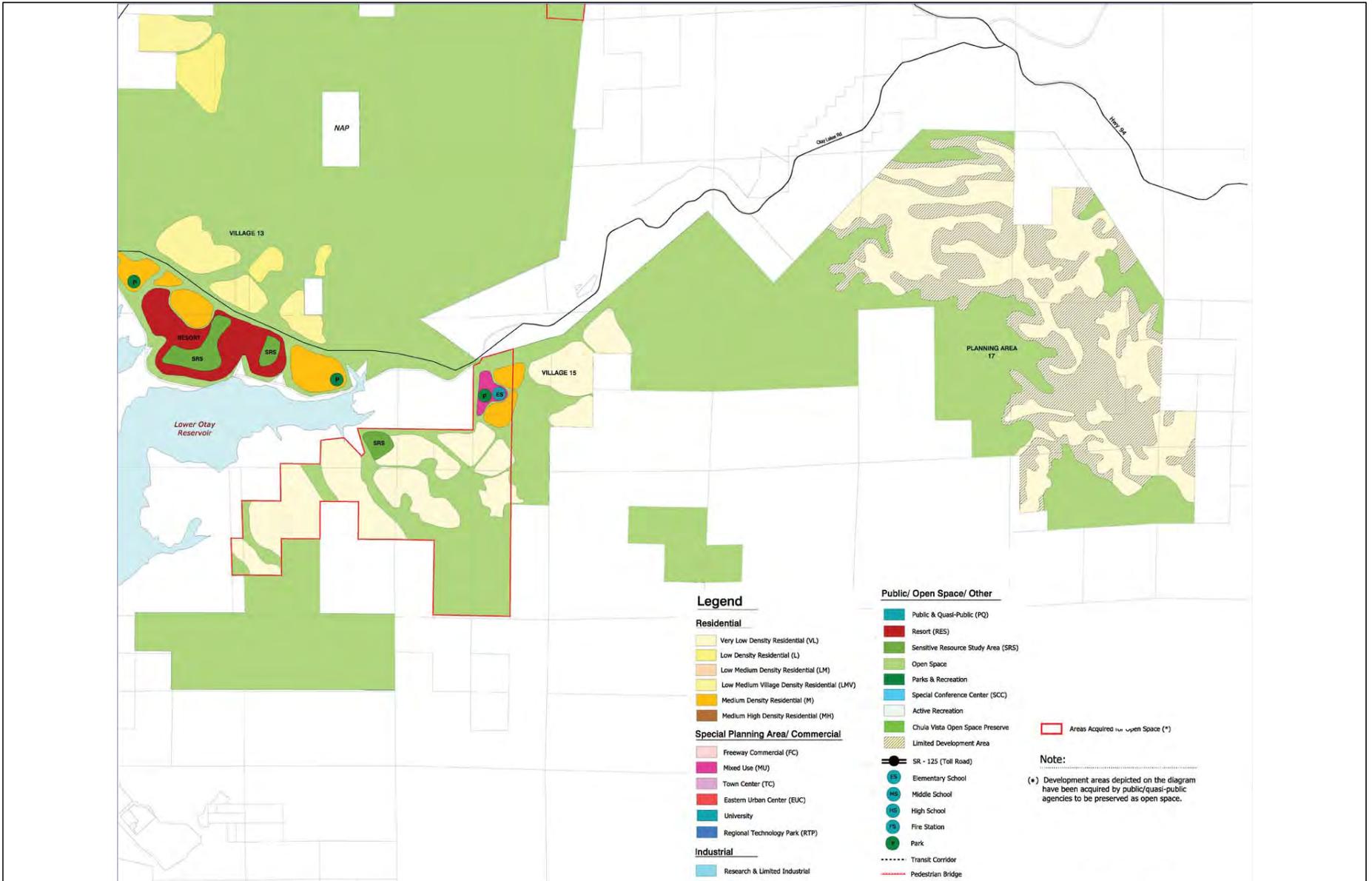




SOURCE: Hunsaker & Associates 2010



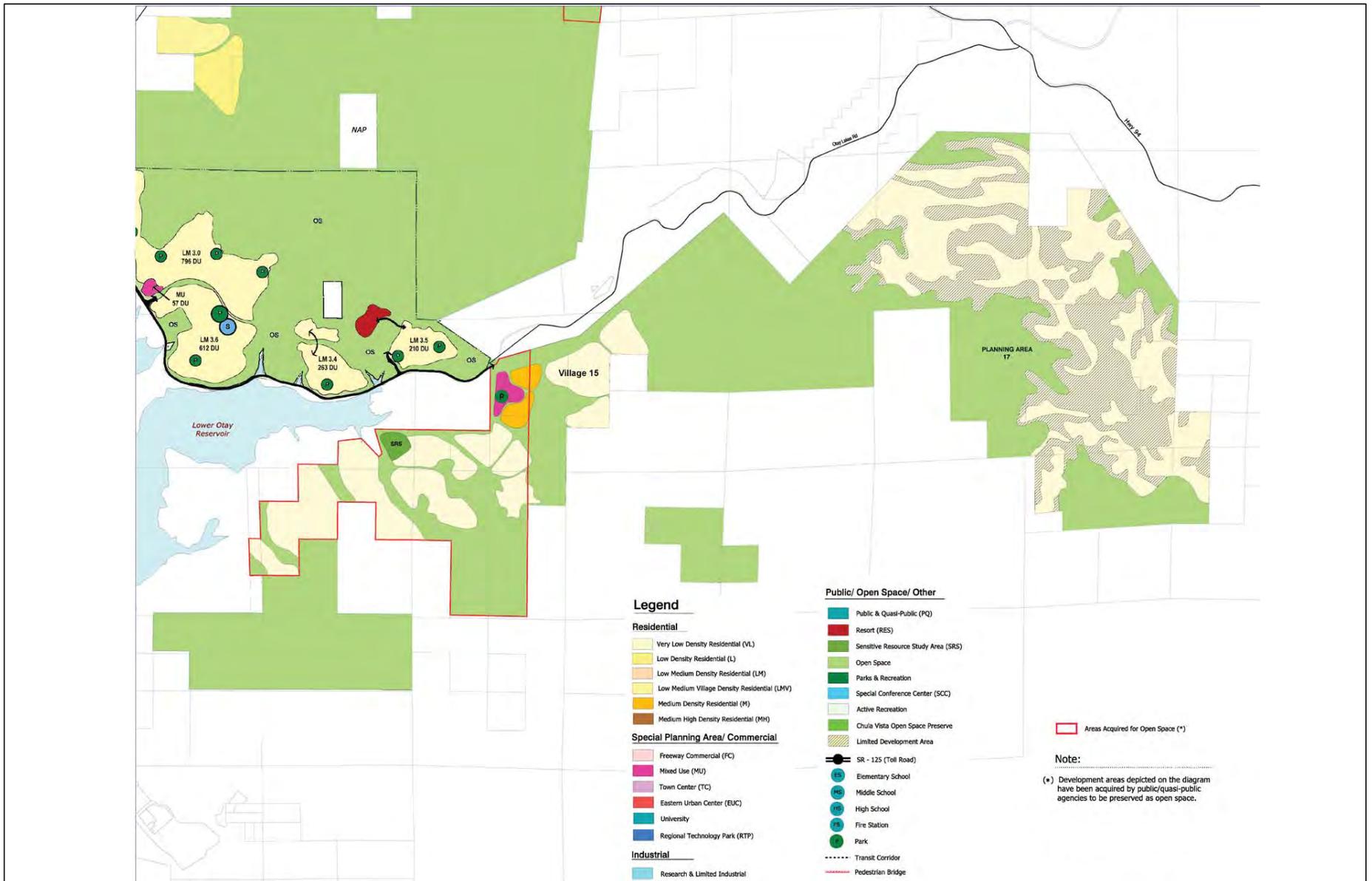
Figure 3.3-14
Proposed Village 15 Land Use Map



SOURCE: Hunsaker & Associates 2010



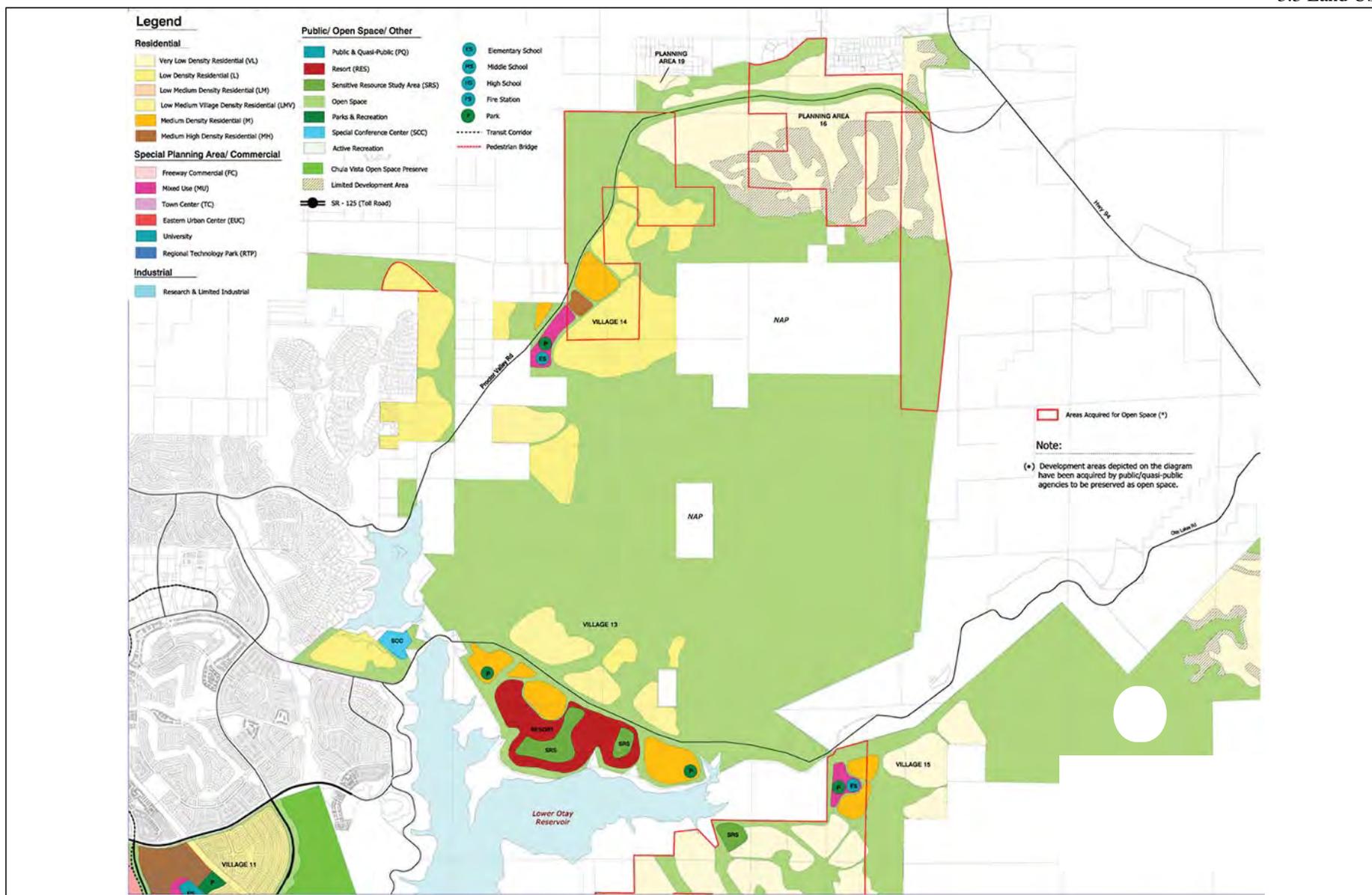
Figure 3.3-15A
Existing Otay GDP/SRP Land Use Map
(San Ysidro Mountain Parcel)



SOURCE: Hunsaker & Associates 2010



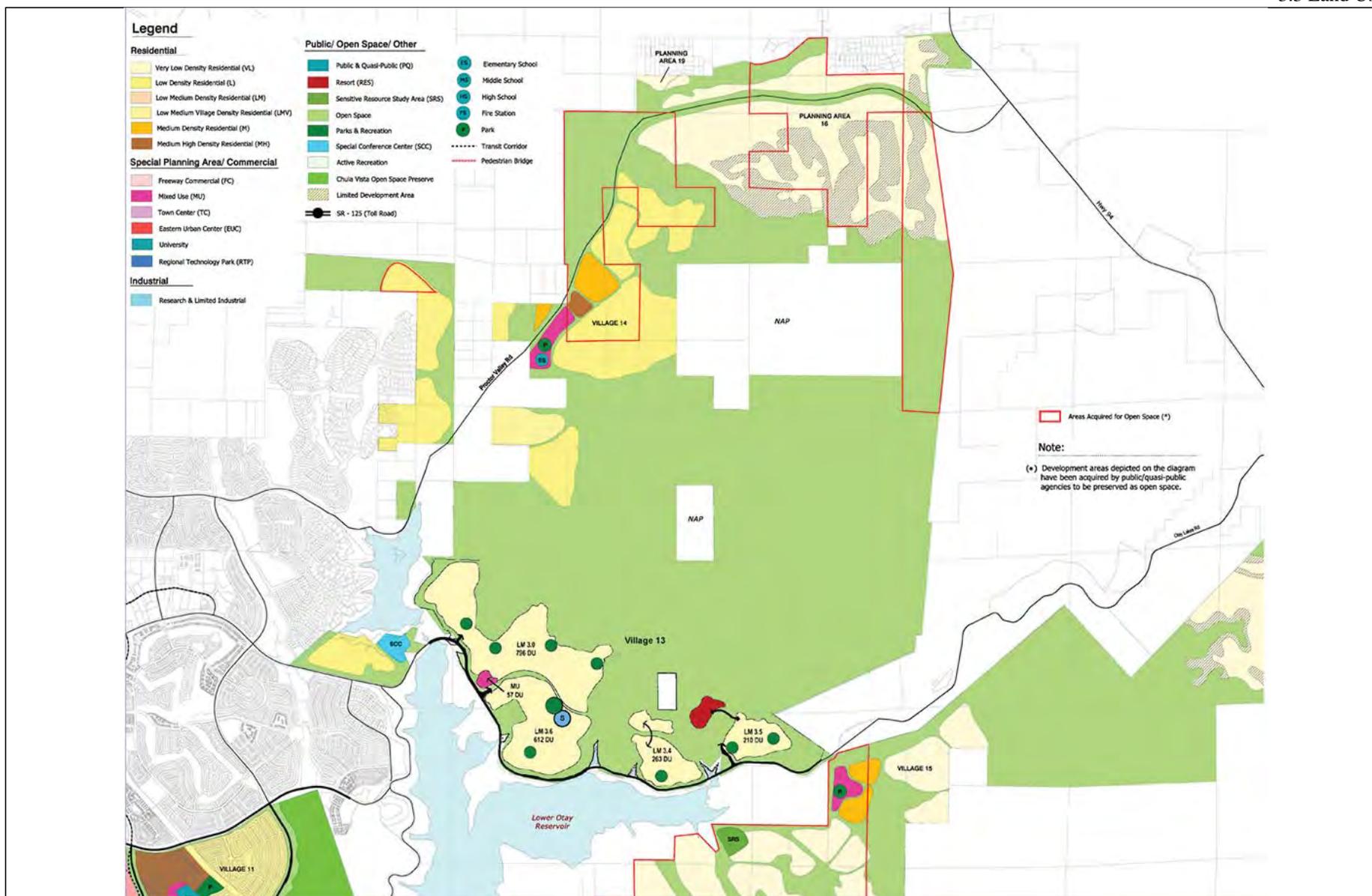
Figure 3.3-15B
Proposed Otay SRP Land Use Map
(San Ysidro Mountain Parcel)



SOURCE: Hunsaker & Associates 2010



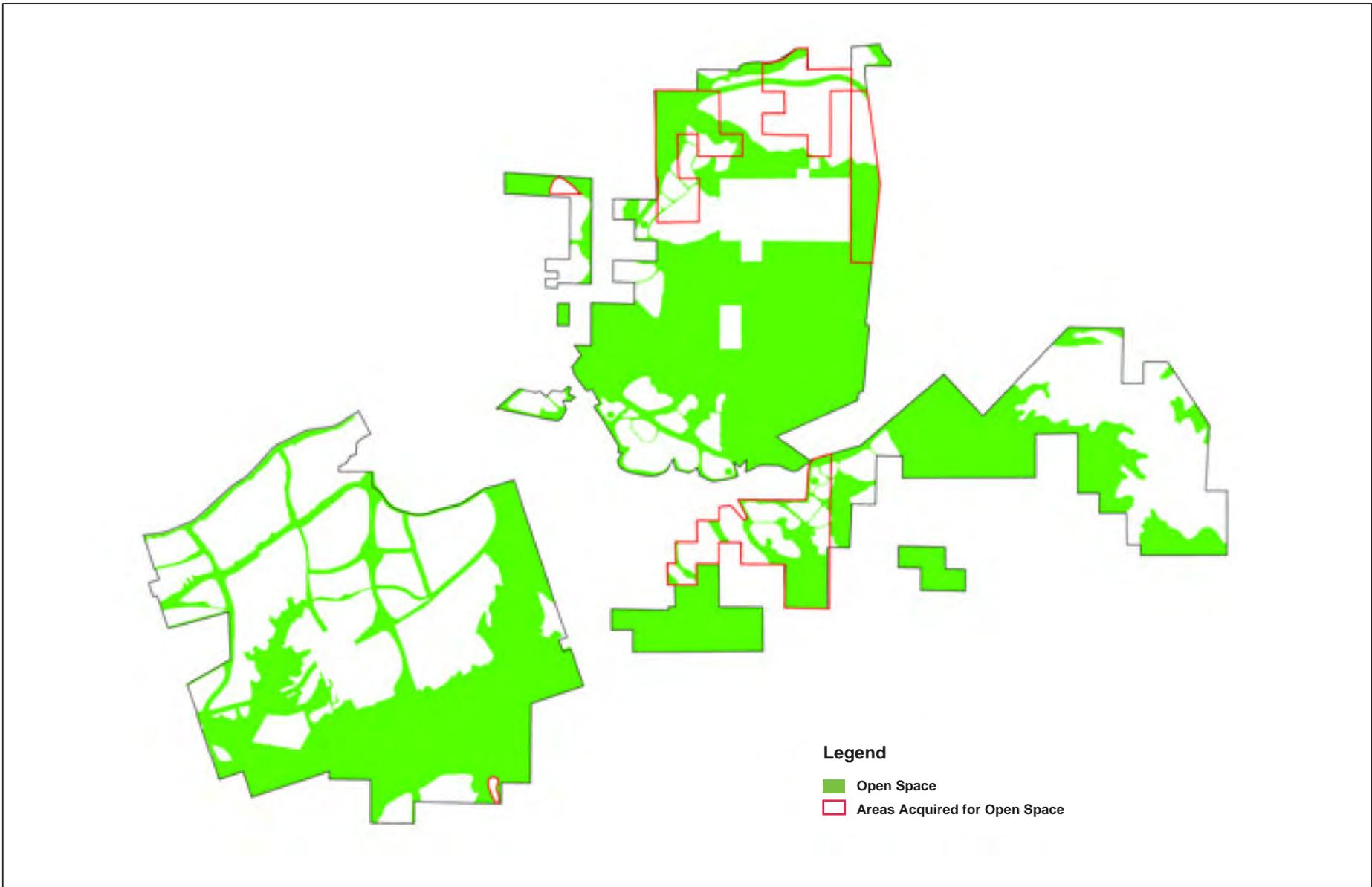
Figure 3.3-16A
Existing Otay GDP/SRP Land Use Map
(Proctor Valley Parcel)



SOURCE: Hunsaker & Associates 2010



Figure 3.3-16B
Proposed Otay SRP Land Use Map
(Proctor Valley Parcel)



SOURCE: Hunsaker & Associates 2014



Figure 3.3-17
Existing Otay SRP Open Space System



SOURCE: Dudek & Associates 2009

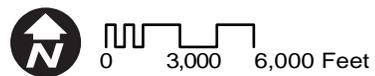
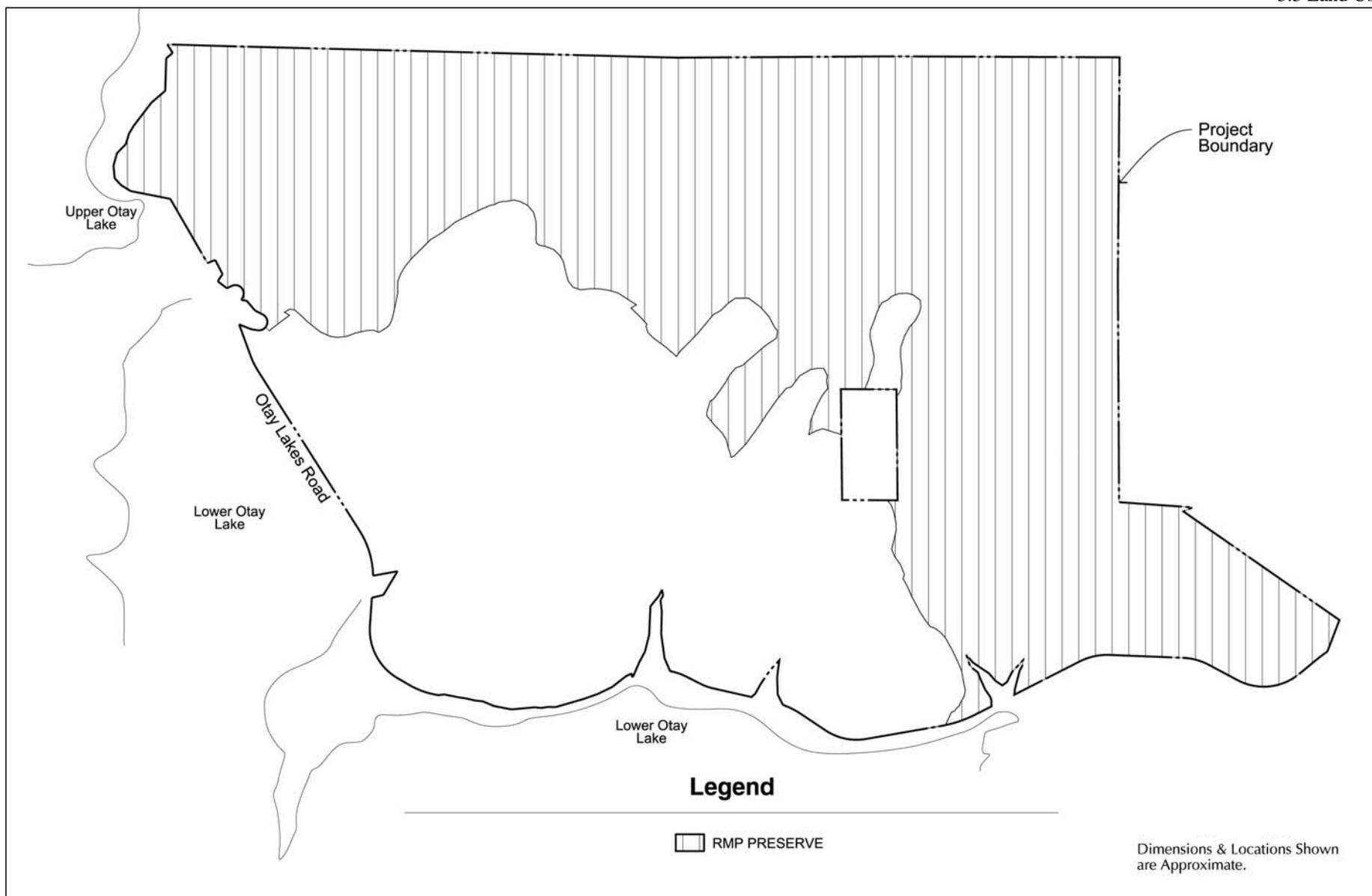


Figure 3.3-18
Proposed Otay SRP Open Space System



SOURCE: Hunsaker & Associates 2010

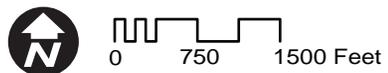
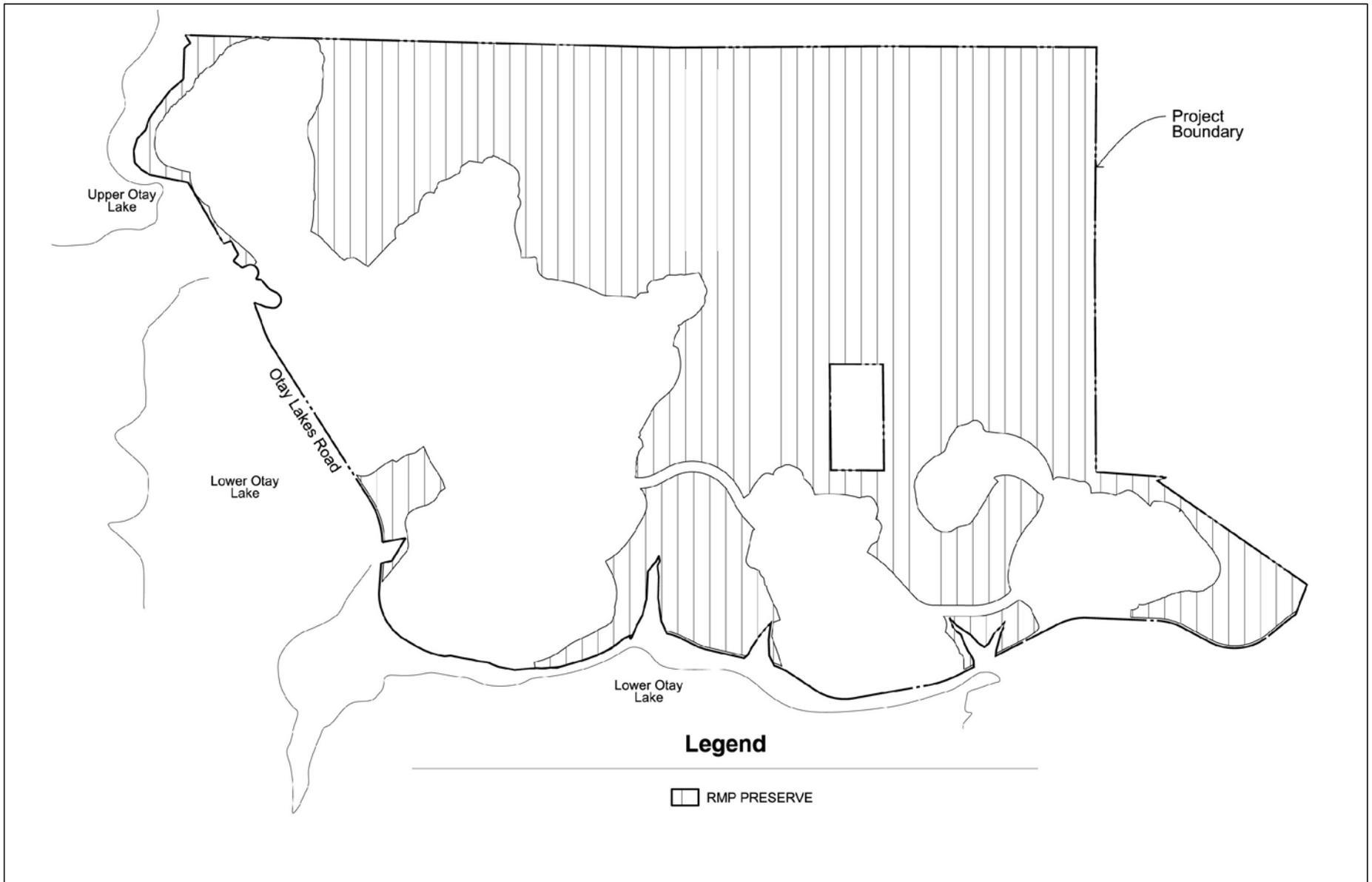


Figure 3.3-19A
Existing RMP Preserve Boundary
(Village 13)



SOURCE: Hunsaker & Associates 2010

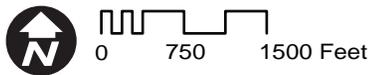


Figure 3.3-19B
Proposed RMP Preserve Boundary
(Village 13)