The County of San Diego

Planning Commission Hearing Report

Date:	March 20, 2020	Case/File No.:	Otay Ranch Village 14 and Planning Areas 16 &19 –Project Amendment: PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-VTM-5616R, and PDS2019-ER-16-19-006A
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Master Planned Community consisting of 1,266 dwelling units; up to 10,000 square feet of neighborhood commercial; joint use Fire Station/Sheriff storefront; K-6 elementary school site; 23-acres of public/private parks; 396-acres of open space on 914 acres
Time:	9:00 a.m.	Applicant/Owner:	Jackson Pendo Company/GDCI Proctor Valley, L.P. and State of California
Agenda Item:	#3	Appeal Status:	Not applicable; Approval by the Board of Supervisors
Environmental:	Addendum to previously certified Environmental Impact Report (EIR)	APNs:	597-020-10, 597-140-04, 05, 06 & 07, 597-130-13, 598-010-01, 02 & 08, 598-011-01, 598-021-01 & 02, 598-020-04 & 06, 598-070-01, 07, & 09

A. OVERVIEW

The purpose of this staff report is to provide the Planning Commission with the information necessary to evaluate a proposed amendment to Village 14 and Planning Areas 16/19 (Project Amendment). The Project Amendment includes a Specific Plan Amendment (PDS2019-SPA-19-001), Revised Vesting Tentative Map (PDS2019-TM-5616R) and a Vesting Site Plan (PDS2019-STP-19-029) with conditions of approval and findings, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

The Planning Commission considered the original Otay Ranch Village 14 and Planning Areas 16/19 project on October 19, 2018 and made a recommendation to the Board of Supervisors (Board) to approve the project (5 Ayes: Pallinger, Brooks, Edwards, Seiler, and Woods; 1 Noe: Beck; 1 Absent: Barnhart).

During the processing of Otay Ranch Village 14 and Planning Areas 16/19, the California Department of Fish & Wildlife (CDFW) commented that three areas, Proctor Valley (PV) 1, 2 and 3, were designated preserve and that these areas could not be provided incidental take authorization except by amending

the County's MCSP with concurrence by both the CDFW and the United States Fish & Wildlife Service (USFWS). The Endangered Species Act prohibits the "take" of listed species through direct harm or habitat destruction, unless incidental take permits are obtained. The County determined Village 14 and Planning Areas 16/19 to be consistent with the County's MSCP and recommended its approval. After the Planning Commission hearing, but prior to the Board of Supervisors hearing, Jackson Pendo Company/GDCI Proctor Valley, L.P. (Applicant), the County, the USFWS, and the CDFW began discussions to resolve the concerns related to an incidental take permit. Through these discussions, a Dispute Resolution Agreement (DRA) was prepared that outlined a process to provide take authorization for the project and to resolve the concerns to related to PV1, PV2, and PV3.

The Board of Supervisors (Board) approved the original Otay Ranch Village 14 and Planning Areas 16/19 project on June 26, 2019 (Approved Project). The Board also authorized County Counsel to sign the DRA with CDFW, the County, USFWS and the Applicant.

The DRA process included three steps: a land exchange between the Applicant and CDFW to be approved by the State's Wildlife Conservation Board (WCB); an amendment to the County's MSCP Subarea Plan; and changes to the approved project's configuration and footprint through a Project Amendment. The DRA anticipated a completion date of May 31, 2020 for all three steps.

Since Board approval, the following actions related to the DRA steps have occurred:

1) The Applicant has applied for a land exchange between the Applicant and CDFW, to be considered by the State's Wildlife Conservation Board (WCB) at its next hearing, tentatively scheduled for May 20, 2020. The land exchange includes the following elements:

   - Applicant to transfer 147.3 acres within Village 14 to CDFW for open space preserve land (including all of PV 1 and the majority of PV 3);
   - Applicant to transfer 192.4 acres in Planning Area 16 to CDFW for open space preserve land;
   - Applicant to record a conservation easement over 191.5 acres in Planning Area 16 to preserve the land in open space; and
   - CDFW to transfer 219.4 acres from its preserved land located in the village core of Village 14 to the Applicant for development.

   The land exchange will increase the total amount of open space from the Approved Project by 311.8 acres. This increase in open space is greater than what was anticipated by the MSCP Subarea Plan because it includes lands previously identified for development. In exchange for the additional land placed into open space, CDFW has agreed to grant the 219.4 acres from its preserved land located within the village core of Village 14 to the Applicant for development.

2) An amendment to the County's MSCP Subarea Plan with changes to the Approved Project's configuration and footprint. The County has submitted the amendment to receive incidental take authorization for PV 2 and a small portion of PV 3 that will be used for Proctor Valley Road and a stormwater basin. The MSCP amendment is being processed by both the USFWS and CDFW and will be presented to the Board concurrently with the Project Amendment. If implemented, the changes

will result in a project with a smaller and consolidated footprint with additional open space to address concerns regarding wildlife corridors.

3) The third step in the DRA process is the Project Amendment, which is before the Planning Commission today for a recommendation to the Board. If the Board approves the Project Amendment, the approval will become valid and take effect following:

- Approval of the County's MSCP Subarea Plan Amendment by USFWS and CDFW;
- Approval by the WCB of the land exchange between the Applicant and CDFW; and
- The close of escrow that concludes the land exchange between the Applicant and CDFW.

If these actions do not occur by December 31, 2020, the Approved Project will remain valid and approved. In either case, if the Project Amendment is not approved or does not go into effect, the Applicant will still have to seek incidental take authorization for PV1, PV2, and PV3 prior to any construction occurring with the Approved Project.

Today, the Planning Commission is asked to consider the Project Amendment and make a recommendation to the Board to approve the project as submitted, approve the project with modifications, or deny the project. While the Project Amendment is consistent with the agreed upon approach in the DRA, the County is not bound to a particular result. The Project Amendment is recommended by staff, and the Planning Commission should use its best judgment in making its recommendation to the Board as with any other project that it considers.

B. STAFF RECOMMENDATIONS

Planning & Development Services (PDS) recommends that the Planning Commission consider the Environmental Impact Report (EIR) Addendum and recommend approval of the Specific Plan Amendment (SPA), Revised Vesting Tentative Map (Revised Vesting TM), and Vesting Site Plan (Vesting STP) with the conditions explained in the report and incorporated in the attached Resolutions and Form of Decisions.

Staff recommends that the Planning Commission make the following recommendations to the Board of Supervisors.

1. Find that the Otay Ranch Village 14 and Planning Areas 16/19 Project Environmental Impact Report (EIR) dated May 2019 on file with the Department of Planning and Development Services as Environmental Review Number ER-16-19-006 was completed in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein and the Addendum thereto dated March, 2020 on file with PDS before approving the project; and

2. Find that there are no changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously certified EIR dated May 2019, that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has

become available since the EIR was certified as explained in the Environmental Review Update Checklist dated March, 2020.

3. Adopt the Resolution approving Specific Plan Amendment PDS2019-SPA-19-001 (Attachment F) for the reasons stated therein and discussed in this report.

4. Adopt the Resolution of Approval for Revised Vesting Tentative Map PDS2019-VTM-5616R which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego regulations (Attachment G).

5. Grant the Vesting Site Plan PDS2019-STP-19-029, which includes the requirements and conditions detailed in the Form of Decision (Attachment H).

C. DEVELOPMENT PROPOSAL

1. Project Description

On November 14, 2019, the Applicant submitted applications for an amendment to the Approved Project. The Project Amendment consists of the following applications:

a. Specific Plan Amendment
The Specific Plan Amendment reflects revisions to the Approved Project – Specific Plan, which includes removing Planning Area 16 – development areas R-14 and R-15 and areas known as PV1 and the majority of PV3. The Specific Plan Amendment incorporates approximately 200 acres of CDFW land into the Village 14 development area.

b. Revised Vesting Tentative Map
The project includes a Revised Vesting Tentative Map which creates 1,266 residential lots and improvements to reflect revisions to the Approved Project – Tentative Map No. 5616. These revisions are necessary to process and implement the provisions of the land transfers between the Applicant and CDFW. The Applicant has requested a Vesting Tentative Map, which provides vested rights against changes in County code for a period of three years.

c. Vesting Site Plan
The Vesting Site Plan establishes project setbacks for the placement of buildings on each lot and includes building envelopes that are regulated through the implementation of the Specific Plan Amendment design regulations, which require future Site Plan applications. The Applicant has requested a Vesting Site Plan, which provides vested rights against changes in County code for a period of three years.

2. Dispute Resolution Agreement (DRA)

For the Project Amendment to be implemented, a land exchange between the Applicant and CDFW is required as described in the DRA. As shown in Figure 1, the land in blue will be transferred from

CDFW to the Applicant to be utilized for project development and the land in green will be transferred from the Applicant to CDFW to be conserved. The land in orange will remain under the Applicant's ownership and be utilized for project development and the land in yellow will remain under the Applicant's ownership and be conserved through the dedication of a conservation easement.

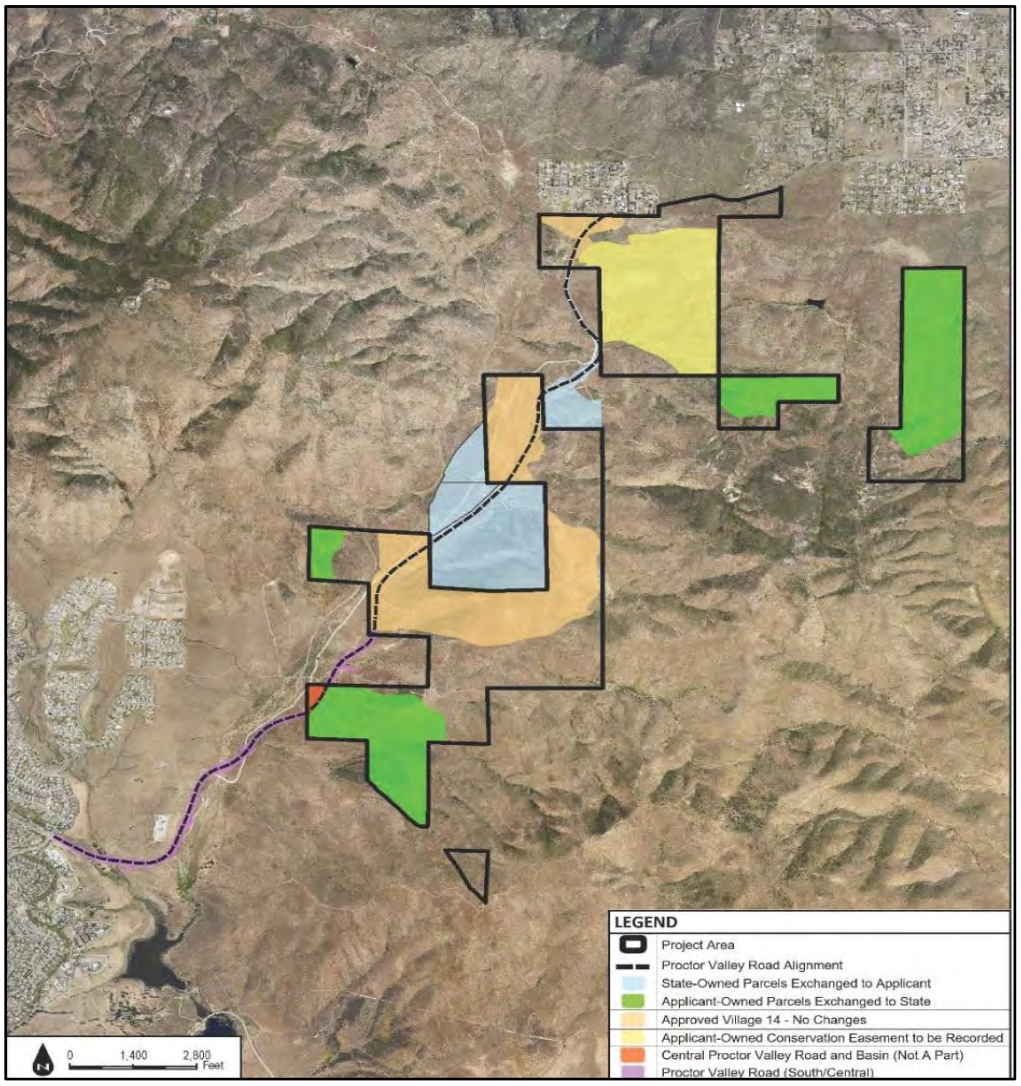

Figure 1: Dispute Resolution Agreement

3. Regional Setting and Project Location

a. Regional Location and Surrounding Land Uses

The 914-acre development area is located in the unincorporated area of southwestern San Diego County in the Proctor Valley area of Otay Ranch – approximately 0.25 miles northeast of the City of Chula Vista and approximately 0.5 mile southwest of the Jamul/Dulzura communities. The project is situated on both sides of existing Proctor Valley Road and is located to the east of State Route 125 (SR-125) and to the south of State Route 94 (SR-94).

A number of residential communities and other land uses are located within a three mile radius of the project site: City of Chula Vista's – Eastlake Neighborhoods, Rolling Hills Ranch, and Bella Lago residential developments (approx. 0.25 miles southwest); rural communities of Jamul and Dulzura (0.5 and 1.0 miles north and east); and Rancho San Diego residential development (3.0 miles northeast). The surrounding area is largely undeveloped; nearby development consists primarily of single-family detached homes on lot sizes ranging from approximately 6,000 to 10,000 square feet within the City of Chula Vista and one to five acre or larger lots within the community of Jamul/Dulzura.

The project site is adjacent to the approximately 5,600-acre Rancho Jamul Ecological Reserve, a component of the MSCP Preserve system in the southwestern portion of San Diego County. The Rancho Jamul Ecological Reserve is owned and managed by the California Department of Fish and Wildlife (CDFW) and abuts the western, northern and eastern boundaries of the project site. Additional publicly owned lands in the surrounding area include the Bureau of Land Management Otay Mountain Wilderness Area, the U.S. Fish and Wildlife Service (USFWS) San Diego-Sweetwater National Wildlife Refuge, the CDFW Hollenbeck Canyon Wildlife Area, and various City of San Diego (Cornerstone Lands) and County of San Diego owned lands.

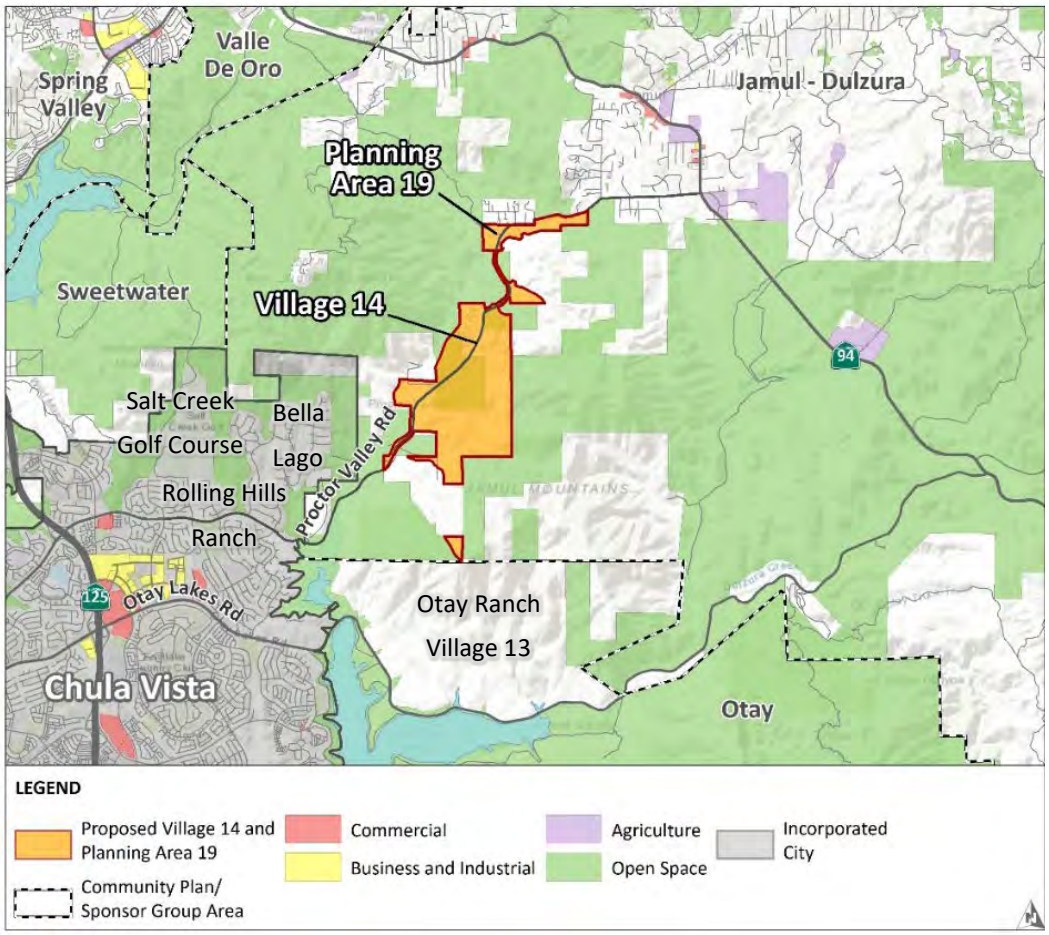

Figure 2: Regional Location Map

b. Project Site

The Approved Project includes 16 legal parcels for a total of 1,284 acres. The Project Amendment includes a total 18 legal parcels for a total of 914 acres. The Approved Project included five parcels currently owned by CDFW that are proposed to be granted to the Applicant through the DRA process. Portions of seven parcels owned by the Applicant have been removed from the Project Amendment and are proposed to be granted to CDFW, including PV1 and a majority of PV3.

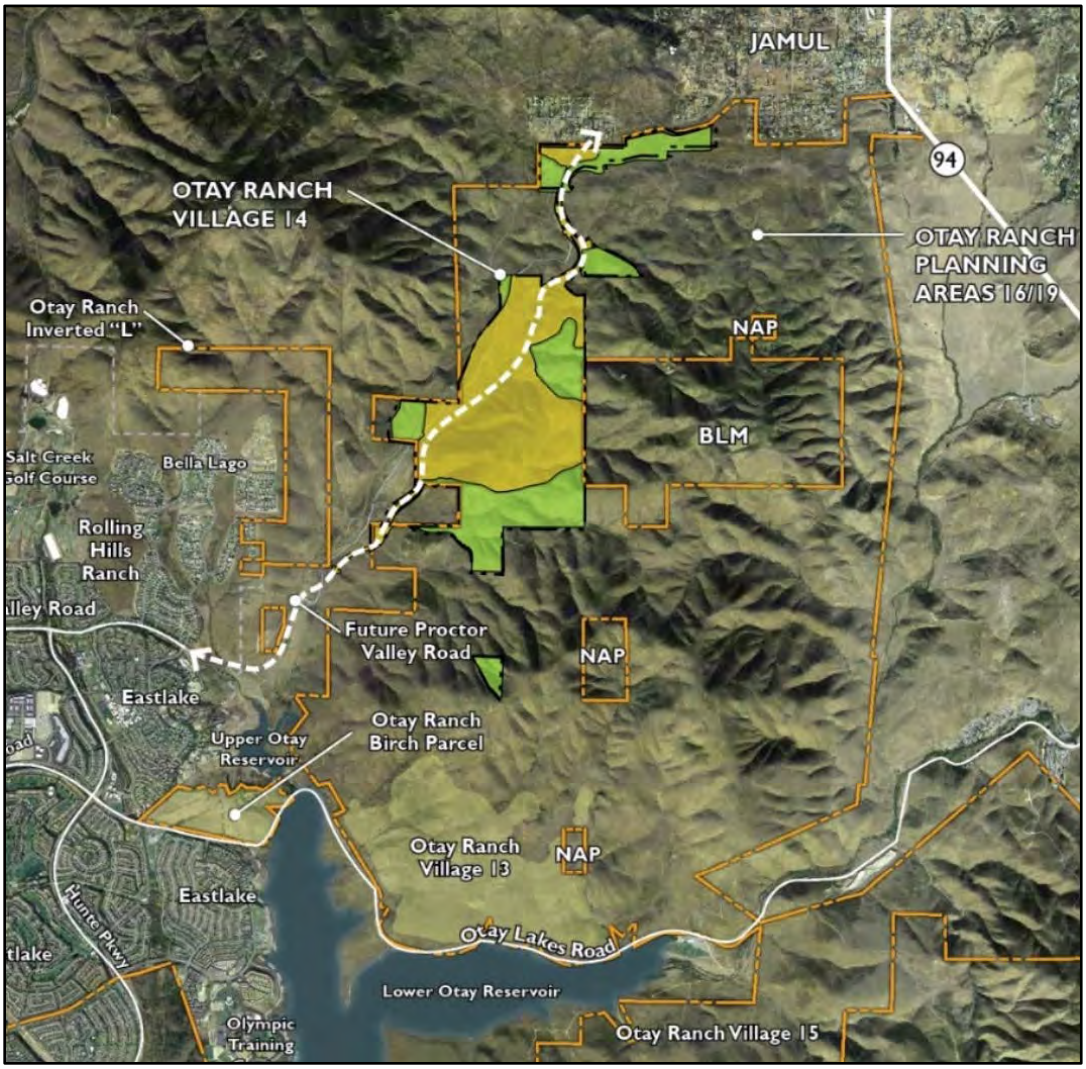

Figure 3: Project Location Map

The Project Amendment site remains undeveloped with two primary areas. The first is the Proctor Valley area, which is generally dominated by one large long valley, raising up to rolling hills, with steeper hillsides and ridges running north and south along the valley edges. The second is the eastern slopes and ridges of Jamul Mountain. Both areas are traversed by multiple drainages that flow primarily to the south and southwest, which makes up the larger Otay River Watershed. Elevations across the project site range from 1,524 feet above mean sea level (MSL) at the highest to 589 feet above MSL at the lowest. These areas are generally situated between San Miguel Mountain and Jamul Mountain, which constitute Proctor Valley, and the intervening ridges of Jamul Mountain. Proctor Valley has historically been used for limited grazing (ceased in 1999).

The Project Amendment site is approximately three miles from southwest to northeast and half a mile north to south. There are several different vegetation and habitat types on the project site;

sensitive native habitats occur primarily along the drainage courses and on the lower terrain of the northwestern and southeastern facing slopes of the project area. The land adjacent to the site is primarily vacant and undeveloped, including conservation lands owned by third-party agencies.

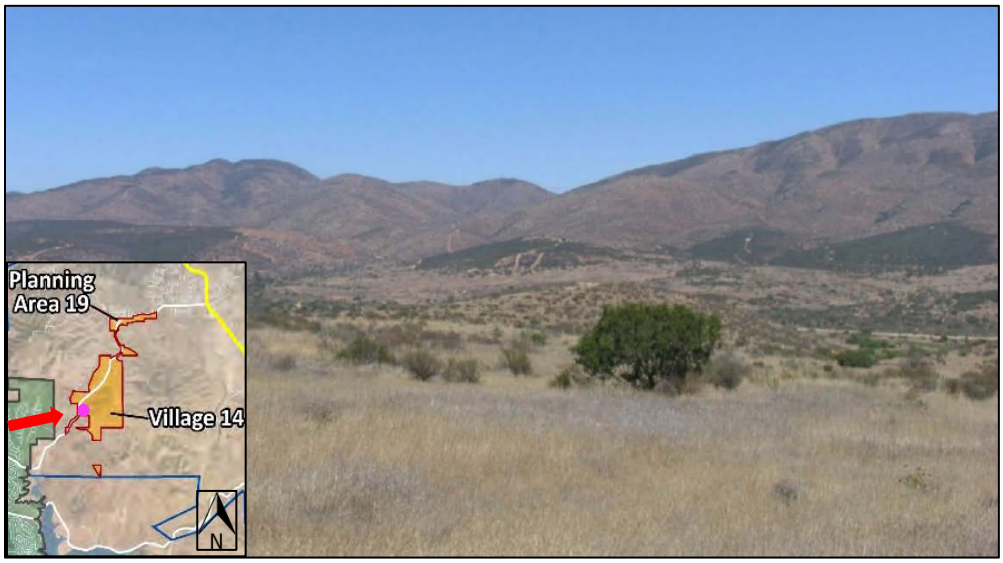

Figure 4: Existing View Looking Northeasterly Looking Towards Project Site



Figure 5: Existing View Onsite Looking North from Proctor Valley Road

4. Project Description

a. Specific Plan Amendment

The Specific Plan Amendment incorporates the approximately 220 acres owned by CDFW into the Project Amendment and includes design guidelines, which govern building setbacks, building mass, architectural design, parks, landscape spaces, lot design, signage and lighting. Site Plans will be required in the future, prior to issuance of building permits for each neighborhood and components of the Village Core land uses, to be consistent with the design guidelines and standards identified with the "D" designator.

i. Lot Design, Neighborhoods, and Phasing

The Project Amendment incorporates the proposed residential product types, styles, setback requirements and adjustments based on revised grading plans and additional roads. It also introduces a new multifamily (MF) residential category that has been incorporated into the appropiate tables and setback requirements. The Village Core land use mixture has been modified to incorporate portions of the CDFW property to include an additional mixed use site (MU-2) and a private park adjacent to the multi-family area.

The Project Amendment establishes four neighborhood areas (West, Central, East and Planning Area 19), that will include a variety residential housing types for detached and attached single-family homes (See Table 1). It is anticipated that the development will take place over an approximately eight to ten year period in response to market demands. There is no specified phasing sequence. However, the required infrastructure, road improvements and storm drains will be constructed to support each development phase. Water and wastewater infrastructure, along with utilities will be constructed to serve each individual development phase.

Table 1: Neighborhood Areas

Neighborhood Areas	Dwelling Units	Retail Uses	Public Parks	Private Parks	Civic Uses
Village 14					
Central Area	531		3.9	2.8	
West Area	395	10,000 sf	6.2	4.6	12.2
East Area	327			2.1	
Planning Area 19					
PA-19	13				

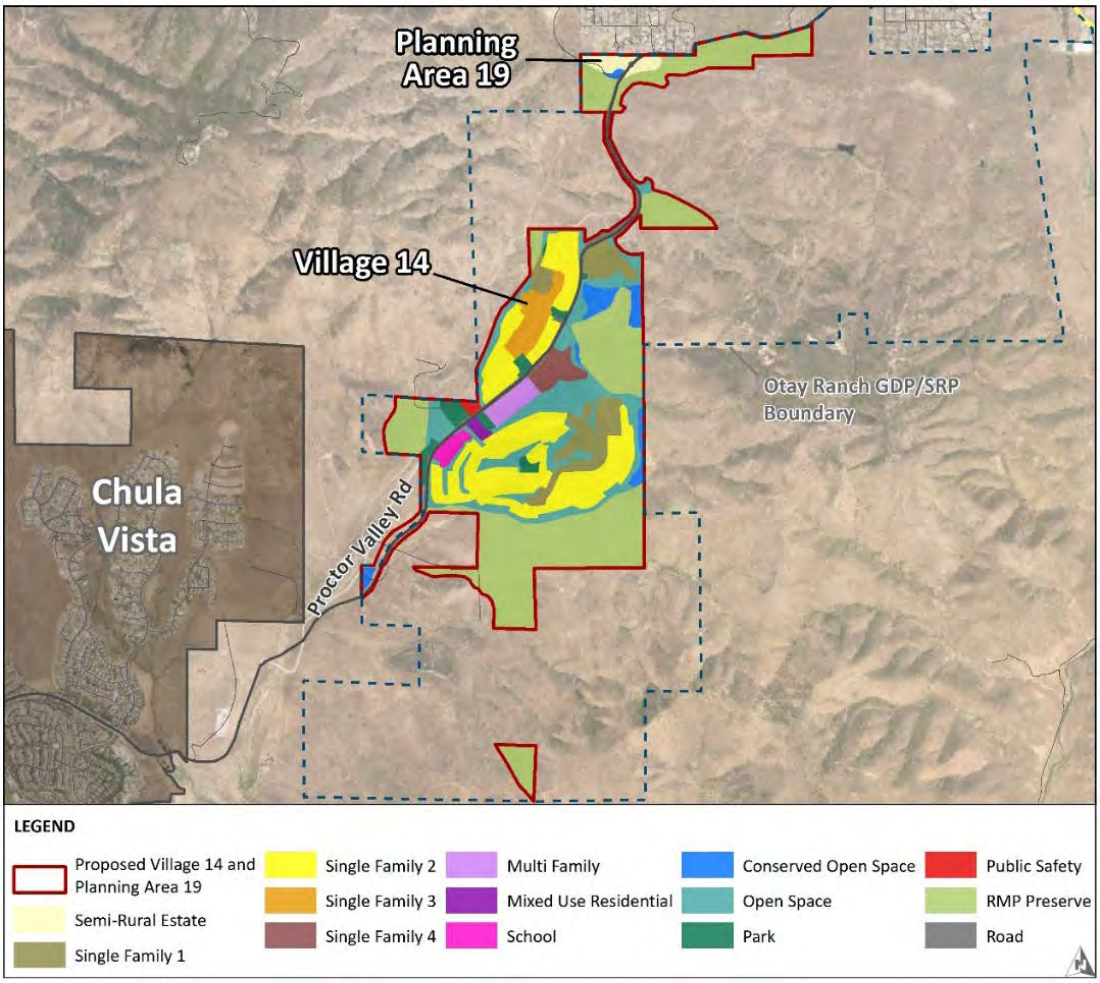

Figure 6: Specific Plan Map

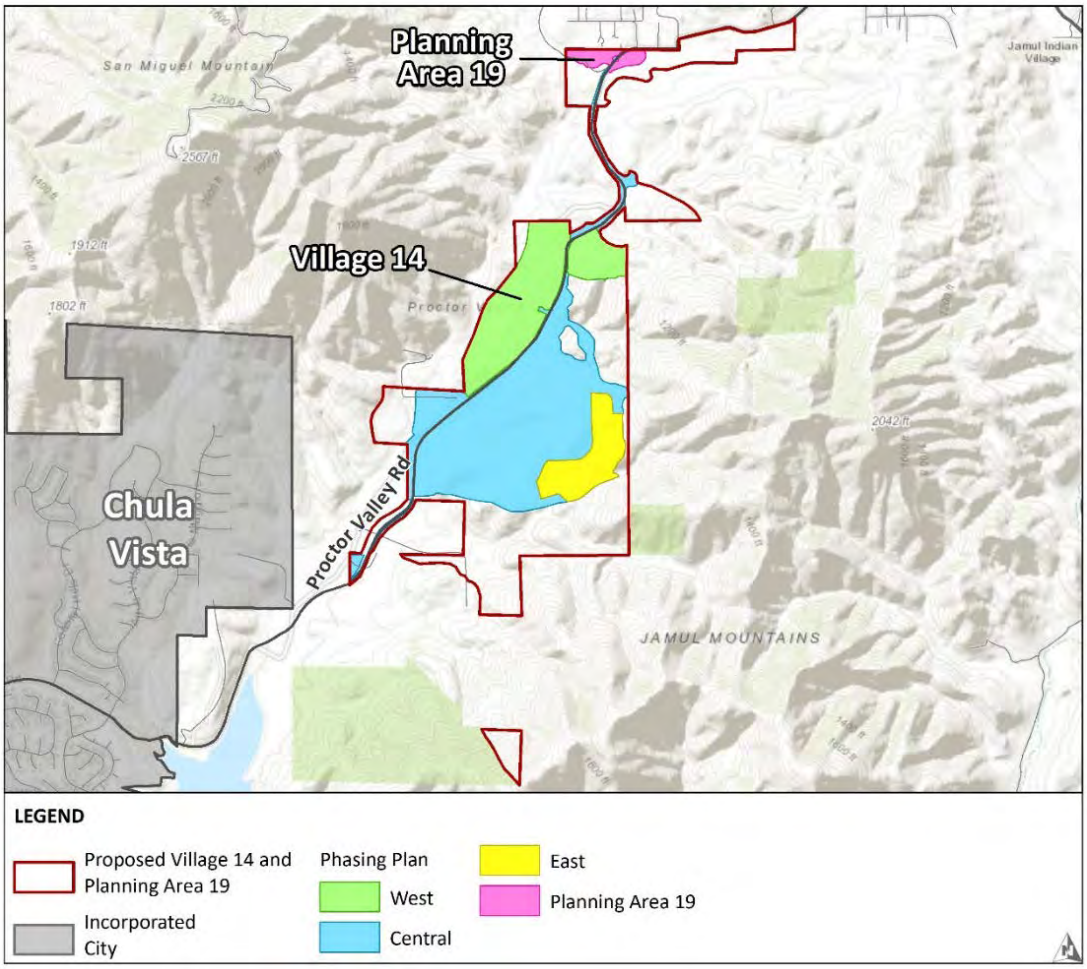

Figure 7: Phasing Plan

ii. Grading

On-site grading will take place in phases. A preliminary Grading Plan that requires on-site grading and improvements of approximately 519.3 acres (57%) of the site. Overall grading is estimated at 8.9 million cubic yards (CY) of balanced cut and fill soil. Grading for individual phases will be balanced within each phase; it is not anticipated that grading for individual phases will require temporarily stockpiling of material for future phases.

Blasting and rock crushing is anticipated. Rock crushing equipment will process 2,000 to 2,500 cubic yards of material per day. A maximum daily output of approximately 5,000 tons per day was assumed as a conservative estimate.

iii. Facilities and Services

An analysis of the Specific Plan Amendment has been prepared on the additional units and land uses included in the Project Amendment. The analysis includes an evaluation of the land being transferred from CDFW to the Applicant to ensure that all necessary services and facilities will be provided to serve the project as required by the General Plan and Board of

Supervisors Policy I-84 (Project Facility Availability and Commitment for Public Sewer, Water, School and Fire Services). The Applicant will be responsible for funding all the necessary services and facilities to serve the project.

a. Water, Sewer, Fire, and Law Enforcement Services

Project Facility Availability Forms have been provided for water, sewer and fire service. The Project Amendment will obtain potable water from the Otay Water District, which has certified the Water Supply Assessment and Verification Report for the project. The Project Amendment, including both the Applicant and CDFW parcels, are not currently within the boundary of a wastewater service district and will be required to annex into the San Diego County Sanitation District (SDCSD). Sewer capacity for the project will be provided by the SDCSD using the City of Chula Vista's wastewater transportation system to convey flows through the Salt Creek Interceptor, in keeping with an existing agreement between the City and the County.

Fire service will be provided by the San Diego County Fire Authority (SDCFA), County Service Area 135 (CSA 135). To meet the County's General Plan travel time requirement of five minutes for Village 14 and 10 minutes for Planning Area 19, the Applicant is required to construct an on-site fire station. A Revised Fire Protection and Mitigation Term Sheet has been executed for the Project Amendment. Law enforcement services will be provided by the San Diego County Sheriff's Department from the Rancho San Diego Substation, approximately 9 to 10 miles northeast of the project site, until the joint use fire station and sheriff's storefront is constructed in the village core. The Sheriff's Department has reviewed the Project Amendment and has no additional concerns as their comments were addressed in the Approved Project.

b. Parks and Trails

The Parkland Dedication Ordinance (PLDO) (County Code Section 810.101 et seq.) requires a total of 10.7-acres of parkland based on the 1,266 units proposed, which is an increase in 147 dwelling units from the Approved Project. The PLDO provides credit for private parks at a 2:1 ratio and allows private park credit to constitute up to 50 percent of the required PLDO acreage. The Project Amendment will provide a total of 23.9-acres (gross) of parks, which is a reduction from the Approved Project of 24.7-acres of parks. However, the Project Amendment exceeds the PLDO obligation by 1.8-acres.

The Project Amendment is also subject to the County Community Trails Master Plan (CTMP), which identifies a pathway along Proctor Valley Road and community trail connections. The Project includes an interconnected network of sidewalks and pathways that total approximately 7.5 miles. Overall, the project's trail system will include approximately 4.5 miles of multi-use pathway along Proctor Valley Road from the City of Chula Vista to the community of Jamul and approximately 2 miles of "park to park" links, which are primarily used to connect the Village Core with the surrounding neighborhoods, school site, and public parks.

The Project Amendment proposes a reduction in the overall trail and pathway system by removing the perimeter trail around PV3, but maintains access to the Echo Valley Loop Trail head, provides an easement through the open space in Planning Area 19 to the Jamul trail head, and provides a perimeter trail system around the Central Area to comply with the trails master plan.

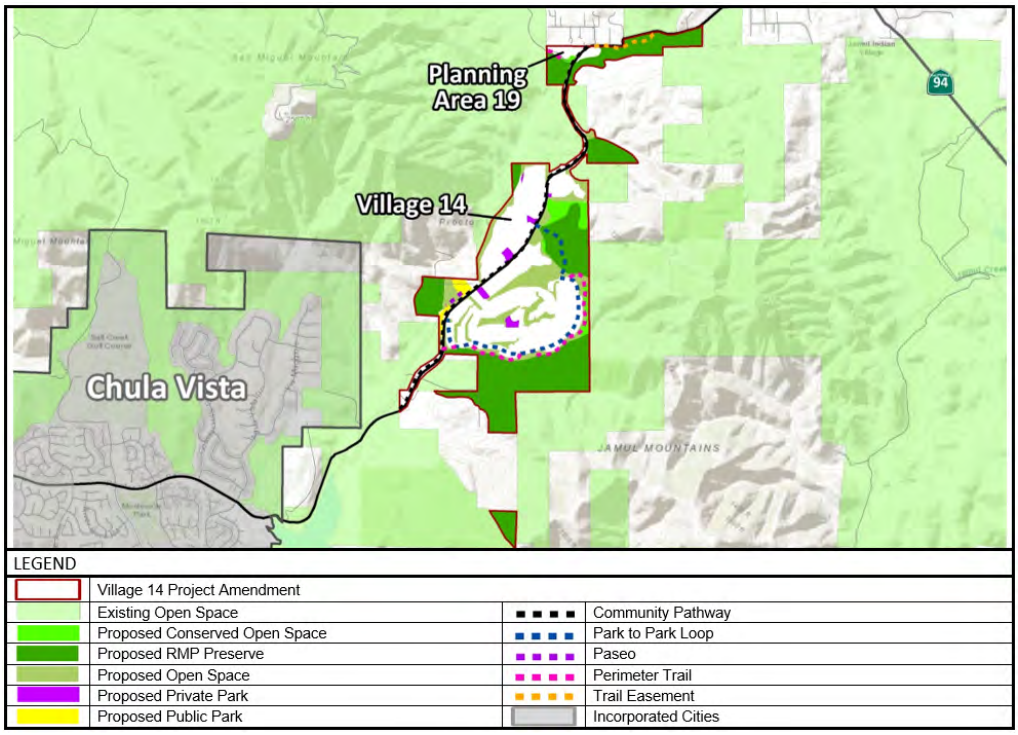

Figure 8: Parks and Trails Map

c. Schools

The Project Amendment is located within five public school districts. The northern portion (PA19) and half the East and Central Areas (which includes both the Applicant and CDFW parcels) are located within the Jamul/Dulzura Union School District (JDUSD) and Grossmont Union High School (GUHSD). The other half is within the Cajon Valley Union High School District (CVUSD). The remaining Central and West Areas are located within the Chula Vista Elementary School District (CVESD) and Sweetwater Union High School District (SUHSD).

Project Facility Availability Forms have been provided by JDUSD, GUHSD, CVESD, CVUHS, and SUHSD. In addition, the Applicant has reserved a 9.9-acre site for a school within the CVESD boundaries. If students do not attend the school located within the project, the future students who live in the CVESD boundary will be directed to the closet elementary school that has capacity at the time of student registration. The future students in PA19 will attend JDUSD schools at the time of student registration.

The Project Amendment is estimated to generate approximately 486 elementary school students (CVESD-481/JDUSD-5), 141 middle school students (SUHSD-139/JDUSD-2), and 307 high school students (SUHSD-304/GUHSD-3). Because of the increase in dwelling units, overall student generation has grown by an additional 26 elementary-school students, five middle-school students, and 61 high-school students. Payment of school fees constitutes full and complete mitigation of the impacts on school facilities.

D. ANALYSIS AND DISCUSSION

During processing of the Project Amendment and public review of the Specific Plan Amendment and Vesting Revised Tentative Map and Site Plan, comments were received from stakeholders regarding the adequacy of the Environmental Impact Report (EIR) Addendum, the Multiple Species Conservation Program (MSCP) Subarea Plan Amendment and impacts to biological resources, global climate change and greenhouse gas (GHG) emissions, transportation and traffic and fire service and evacuation. The County's analysis of the Project Amendment and evaluation of the subject areas described above are detailed below.

1. Key Requirements for Requested Actions

The Planning Commission should consider the requested actions and determine if the following findings can be made:

a. Is the proposed project consistent with the vision, goals, and polices of the General Plan?
b. Is the proposed project consistent with the vision, goals, and polices of the Otay Ranch General Development Plan and Subregional Plan (GDP/SRP)?
c. Does the project comply with the policies as detailed in the Jamul/Dulzura Subregional Plan?
d. Is the proposed project consistent with the County's Zoning Ordinance?
e. Is the proposed project consistent with the County's Subdivision Ordinance?
f. Is the project consistent with other applicable County regulations?
g. Is the project consistent with the Multiple Species Conservation Program (MSCP), the County's MSCP County Subarea Plan, and the Implementing Agreement?
h. Does the project comply with CEQA?

2. Planning and Development Analysis

Table 2 identifies the changes between the Approved Project and the Project Amendment. Following the table is a detailed discussion and technical analysis of the project's consistency with applicable codes, policies, and ordinances.

Table 2: Comparison Between the Approved Project and Project Amendment

Approved Project	Project Amendment
Acres	
1,283.6 acres	913.6 acres (reduction of 370 acres)
Development Area	
809 acres	579 acres (reduction 230 acres)
Project Description	
▪ 1,119 residential units (includes 97 single-family units on the school site) ▪ 2.3-acre public safety site ▪ 9.7-acre school site ▪ 1.7-acre mixed use site (up to 10,000 square feet of commercial) ▪ 23.3-acres of public/private parks ▪ 4.5 miles of multi-use pathways and 2 miles of internal community pathways ▪ 776.8-acres conveyed to the preserve ▪ 72.4-acres of additional biological open space ▪ 29.7-acres of internal open space ▪ 2.3-acre joint use fire station/sheriff storefront	▪ 1,266 residential units (includes 150 multi-family units) ▪ 2.3-acre public safety site ▪ 9.9-acre school site ▪ 2.7-acres for two mixed use sites (up to 10,000 square feet of commercial) ▪ 21.8-acres of public/private parks ▪ 4.5 miles of multi-use pathways and 2 miles of internal community pathways ▪ 339.2 acres of preserve/open space (including land granted to CDFW) ▪ 548.5-acres conveyed to the preserve ▪ 24.5-acres of additional biological open space ▪ 49.5-acres of internal open space ▪ 2.3-acre joint use fire station/sheriff storefront

a. Specific Plan Amendment – Conceptual Design & Development

The Specific Plan Amendment and Revised Vesting Tentative Map have been prepared to implement the DRA between the County, Applicant, USFWS, and CDFW. The Project Amendment includes a consolidated development footprint and integration of public amenities that will result in a more compact development. This consolidated development responds to County Village concepts, reduces edge effects and impacts resulting from the interface between developed and preserved lands, and limits potential access into adjacent conservation and open space lands.

The Project Amendment includes land use concepts that incorporate a variety of attached, detached and estate residential lots, as well as local neighborhood servicing retail/office commercial space, recreational opportunities, a school site and on-site fire station within the

village core and enhancements to Proctor Valley Road. The Project Amendment also includes 150 multi-family dwelling units to provide a wider range of housing options.



Figure 9: Village Core Conceptual Site Plan

b. General Plan Conformance

Although the Project Amendment increases the number of dwelling units from 1,119 to 1,266, the maximum number allowed by the General Plan is 2,123 single-family dwelling units. The Project Amendment includes land owned by CDFW, which has portions designated for development under the Otay Ranch General Development Plan/Subregional Plan (Otay GDP/SRP) and that are designated as Specific Plan under the County's General Plan.

Staff reviewed the goals, policies and regulations related to development densities, community character, mixture of housing units, pedestrian connectivity, walkable networks to parks, school

and commercial areas, and design features and determined them to be consistent with the General Plan.

Public comment was received whether General Plan policy H-1.9 applies to the Project Amendment, which requires large-scale residential projects seeking General Plan Amendments to provide an Affordable Housing component when it is legally permissible. The Project Amendment is not a General Plan Amendment and does not require a specific affordable housing requirement. The Project Amendment conforms to the General Plan because it is consistent with the densities that were approved with the Otay Ranch GDP/SRP, and no increase in density is proposed. Also, the Project Amendment is consistent with General Plan Policies H-1.7 and H-1.9 because it provides a range of housing, including multi-family housing. The County does not have an inclusionary housing ordinance and has not completed a nexus study, which are the tools needed to impose an ad hoc or project-specific affordable housing requirement

The Project Amendment further conforms with the General Plan because it is consistent with the Otay Ranch GDP/SRP, which was a comprehensive planning document for the entire Otay Ranch area and includes a Housing chapter. That Housing chapter identifies the locations within Otay Ranch where affordable housing is to be located, specifically within certain village cores. As a result, the Project Amendment has already contributed toward and accommodated the need for affordable housing through the Otay Ranch GDP/SRP.

c. Otay Ranch GDP/SRP and Jamul/Dulzura Subregional Plan Conformance

Otay Ranch GDP/SRP identifies land use components for Proctor Valley and San Ysidro Parcels (Villages 13, 14 & 15 respectively) which define several “Specialty Villages” within these areas. The Project Amendment implements the Otay Ranch GDP/SRP vision for a specialty village in Proctor Valley. The lands owned by CDFW within Village 14 retained the land uses and zoning designations approved under the Otay Ranch GDP/SRP.

The entire Project Amendment site is located within the Jamul/Dulzura Subregional Plan (JDSP) which implements the principles of the County General Plan Land Use Element and guides new development into those areas of the County where urbanization will be least costly, that conserve future options for development and that help meet the housing needs of County residents. The JDSP identifies the Otay Ranch, specifically the Project as a “Specific Planning Area” within its boundary and staff has determined that the Project Amendment will be consistent with the JDSP goals and policies.

d. Zoning Ordinance Consistency

The surrounding lands are designated Rural Residential (RR), Open Space (S80), General Agricultural (A72) and Specific Plan Area (S88). All development within the Project Amendment requires an implementing Site Plan be approved by the Director of Planning & Development Services prior to issuing a building permit. The Site Plan will identify the development standards including the location of all structures and setbacks, and provide architectural details and floor plans, consistent with the requirements of the Specific Plan. Table 3 illustrates the surrounding zoning and land uses.

Table 3: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Description
North	Semi-Rural Residential (one dwelling unit per acre) and (S88) Specific Plan	RR, S88	Single-Family Residential and Specific Plan
South	(S88) Specific Plan and (S80) Open Space	A72, S80, S88	General Agricultural; Specific Plan and Open Space
East	(S88) Specific Plan and (S80) Open Space	A72, S80, S88	General Agricultural; Specific Plan and Open Space
West	(S88) Specific Plan and (S80) Open Space	A72, S80, S88	General Agricultural; Specific Plan and Open Space

e. Revised Vesting Tentative Map (VRTM) and Site Plan (STP)

The Project Amendment includes a VRTM of the entire 914-acre project site into single family and multi-family lots, parks and open space lots. Section 81.1203(b) of the Subdivision Ordinance, requires that a Site Plan be filed with a VRTM illustrating all proposed land uses intended to be vested on the lots to be created. At a minimum, the Site Plan shall show the dimensions, boundaries and square footage for each lot. The related Site Plan for the VRTM and all vested development rights shall expire on the same day as the vesting tentative map expires.

f. Multiple Species Conservation Program (MSCP) Subarea Plan Amendment

The Project Amendment is located entirely within the original development footprint established by the Otay Ranch GDP/SRP in 1993, which was later incorporated into the County's MSCP. The project areas for which the County has already received incidental take authority through the MSCP do not require additional analysis or findings under that program. The Project Amendment is required to comply with all mitigation measures set forth in the Otay Ranch Resource Management Plan and is therefore consistent with the MSCP.

Per DRA, the County has applied for a MSCP Amendment from the USFWS and CDFW to receive "take authorization" for the project areas known as PV2 and a portion of PV3. The Board of Supervisors will consider whether to approve the MSCP Amendment at the same hearing it will consider whether to approve the Project Amendment. Final approval of the MSCP Amendment by the USFWS and CDFW will be issued after the Board's consideration of the Project Amendment and the MSCP Amendment.

The MSCP Amendment proposes the following:

- Designate PV1 and PV3 as "Hardline Preserve" (excluding the water basin and Proctor Valley Road right-of-way;
- Designate Planning Area 16 as "Hardline Preserve"; and
- Authorize take of Covered Species within PV2 and the portion of PV3 for a water basin and Proctor Valley Road.

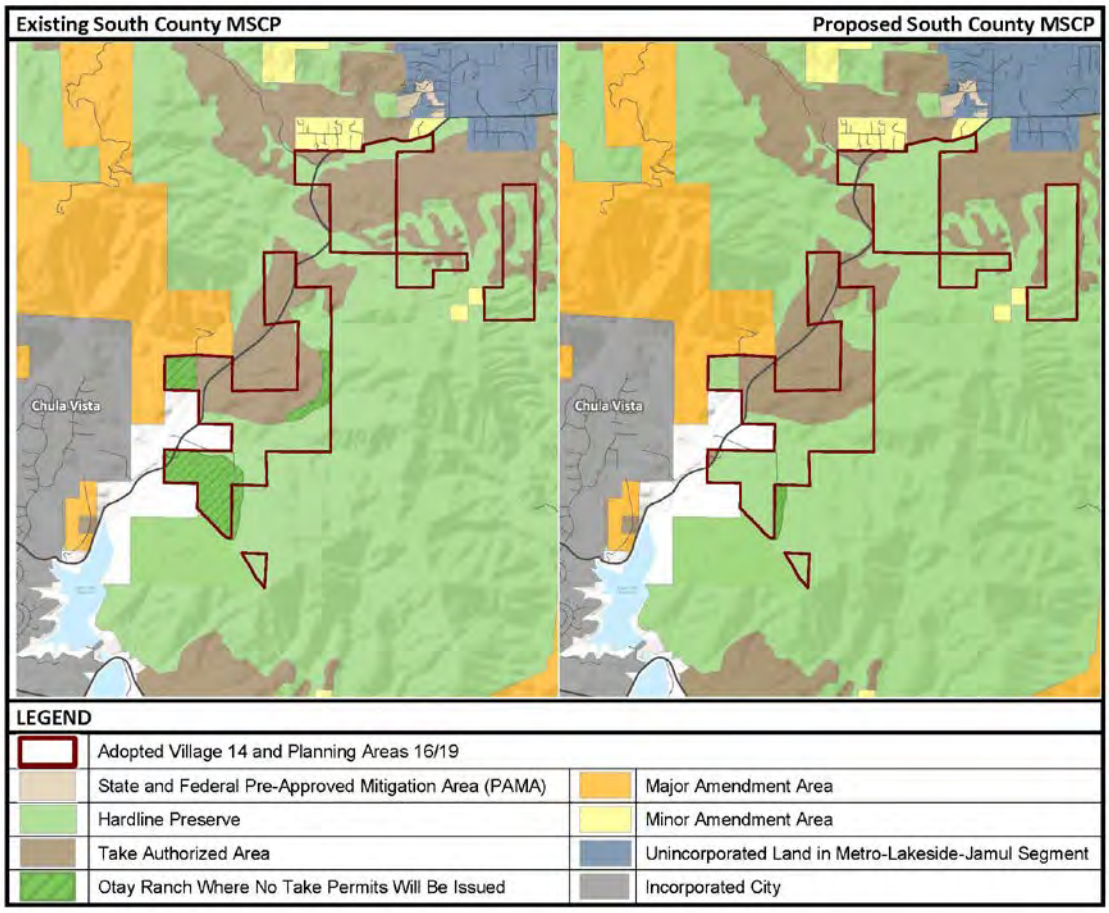

Figure 10: MSCP Amendment

The MSCP Amendment also adds language to Section 3.3.3.7 of the County's MSCP Subarea Plan summarizing the DRA process and the MSCP Amendment. The language also explains that the MSCP Amendment only affects the areas identified in the DRA and that all other provisions of the MSCP and the County's MSCP Subarea Plan remain in effect. The MSCP Amendment only becomes effective if the Wildlife Conservation Board (WCB) approves the land exchange and escrow is closed.

g. Biological Resources

The Project Amendment was fully analyzed for impacts to biological resources in the Final Environmental Impact Report (EIR) certified by the Board of Supervisors on June 26, 2019, either as part of the Approved Project or one of the alternatives evaluated; specifically, the Land Exchange Alternative.

Biological surveys within the Biological Study Area were conducted between 2014 and 2017 and included vegetation mapping, a jurisdictional delineation, rare plant surveys, focused surveys for Quino checkerspot butterfly, Hermes copper butterfly, vernal pool branchiopods, burrowing owl, coastal California gnatcatcher, and western spadefoot, and a habitat assessment for arroyo toad. In addition, the California Department of Fish and Wildlife (CDFW) analyzed the portions of their land that the Project Amendment would impact in its Land Conversion Evaluation (LCE), dated January 2, 2020. The LCE has been reviewed along with the Applicant's response to the LCE. The LCE is consistent with the information on biological impacts contained in the FEIR.

The project site contains a total of thirteen sensitive vegetation communities and is dominated by chaparral and sage scrub, with some grassland. The site also supports aquatic resources under the jurisdiction of the U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and/or the California Department of Fish and Wildlife (CDFW).

Twenty-two special-status plants were observed onsite including one federally- and state-listed plant, Otay tarplant. Forty-nine additional rare plants have a moderate or high potential to occur onsite. Twenty-seven special-status wildlife species were observed onsite, including two federally- and state-listed species, coastal California gnatcatcher and San Diego fairy shrimp, and one fully-protected species, golden eagle. Twenty-four special-status wildlife species have potential to occur onsite.

The Project Amendment will result in impacts to vegetation communities, special-status plant and wildlife species and their habitats. The Project Amendment includes mitigation measures which reduce the biological impacts to less than significant, such as: habitat conveyance and preservation totaling over 626 acres; dedication of a biological open space easement; permanent open space fencing and signage; temporary construction fencing; biological monitoring; preconstruction surveys for nesting birds and burrowing owl; preconstruction bat surveys; obtaining Federal and State Agency Permits; biological resource salvage and restoration plans for San Diego goldenstar and San Diego march elder; restoration of temporary impacts; preparation of a stormwater pollution prevention plan (SWPPP); erosion and runoff control; prevention of invasive plant species; prevention of chemical pollutants; minimization of potential noise impacts to surrounding wildlife species; fire protection; directing lighting away from the preserve; consultation with USFWS to determine the need for take authorization for San Diego Fairy Shrimp and Quino Checkerspot Butterfly; Quino Checkerspot Butterfly habitat preservation; and the preparation of a Quino Checkerspot Butterfly Management/Enhancement Plan.

Through the coordination of the project Applicant, the County and the Wildlife Agencies (USFWS and CDFW), a Quino Checkerspot Conservation Strategy and Framework Management Plan,

dated February 2020, has been developed which includes the following goals for long-term management; maintaining and enhancing habitat connectivity between core Quino populations south of the project with Quino populations northwest of the project; maintaining adequate Quino host plant resources to support a viable long-term Quino occurrence complex within the Proctor Valley region in perpetuity; and assuring that 4.21 acres of Quino habitat is preserved and/or restored for impacts to 4.21 acres of Quino host plant resulting from implementation of the project.

In order to support their need for agency permitting, the project Applicant has also initiated Section 7 consultation with the ACOE.

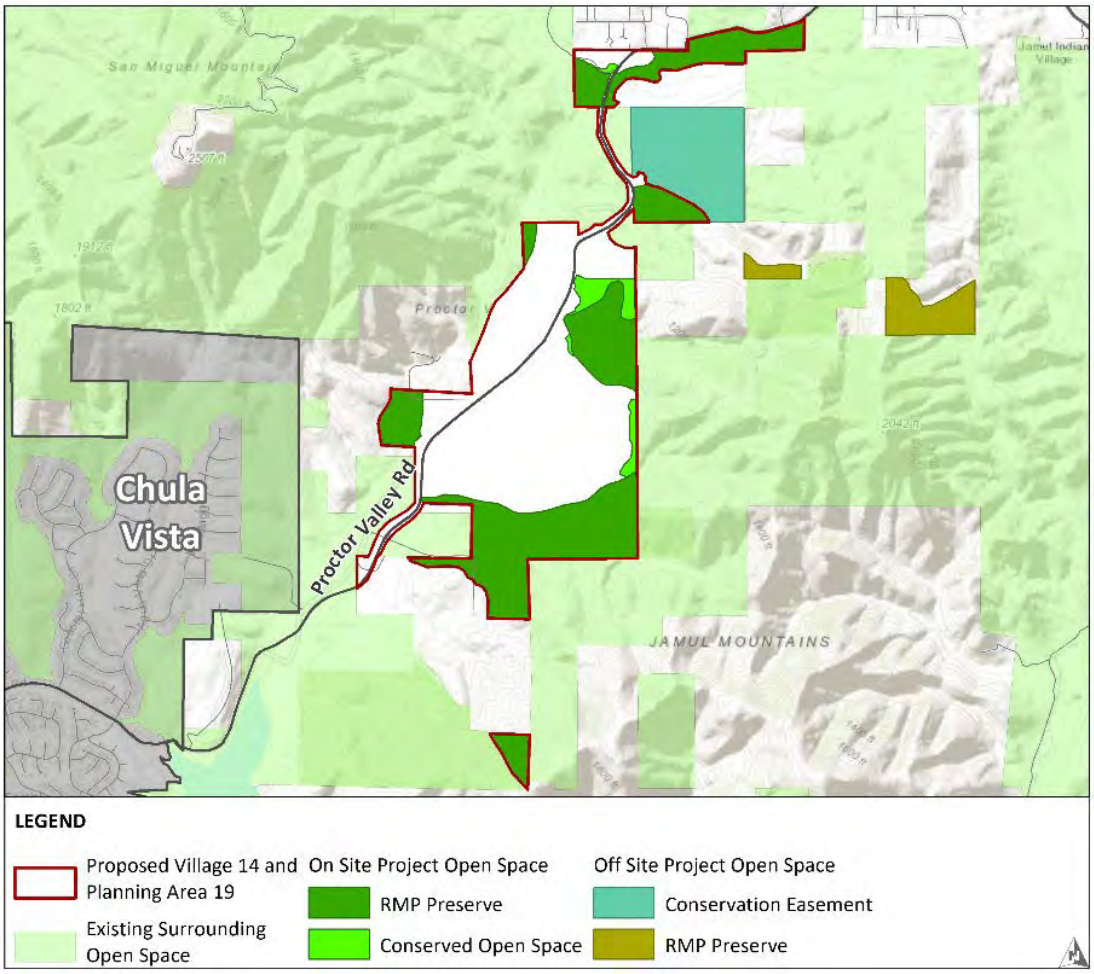

Figure 11: Biological Open Space

h. Environmental Impact Report (EIR) Addendum

Staff initiated a review of the certified EIR for the Approved Project with the Project Amendment to determine whether any of the proposed changes resulted in new or more severe significant effects than those analyzed in the Approved Project Final EIR. Staff has determined that no substantial revisions to the Final EIR are required, and none of the circumstances under which the Project Amendment would be undertaken are substantially different from those of the Approved Project. Consequently, there are no "changed circumstances" that would require major revisions of the Approved Project Final EIR. The EIR Addendum utilized information from the environmental analysis, conclusions and mitigation measures from the 1997 adoption of the MSCP County Subarea Program, the 2011 General Plan Update, and the Approved Project Final EIR and is supported by revised subject matter technical reports.

The Final EIR, in addition to analyzing the impacts of the Approved Project, also evaluated a Land Exchange Alternative at a project level of detail (EIR Land Exchange Alternative). The EIR Land Exchange Alternative contemplated a reduced Development Footprint and consolidated 1,530 units in Village 14 through a land exchange with CDFW. The Final EIR determined the EIR Land Exchange Alternative was the Environmentally Superior Alternative due to the smaller development footprint and compact development pattern. However, the Final EIR also determined that the EIR Land Exchange Alternative was infeasible at that time because CDFW was not in agreement with that particular exchange of property.

The Final EIR for the Approved Project tiered from the Otay Ranch GDP/SRP EIR adopted by the County in 1993. The approved Otay Ranch GDP/SRP consists of a 23,000-acre master-planned community comprised of a series of mixed-use urban villages, specialty villages, and rural estate areas surrounded by the 11,375-acre Otay Ranch RMP Preserve. The land uses under the Otay Ranch GDP/SRP specific to Village 14 and Planning Areas 16 and 19 included a total of 2,123 homes (1,973 single-family homes, 150 multifamily homes), a Village Core area including mixed uses, an elementary school site, a public safety site, parks, open space, and Preserve areas.

The Final EIR for the Approved Project evaluated the impacts of the Approved Project within the context of the Program EIR for the Otay GDP/SRP. The Final EIR concluded that the Approved Project was consistent with the underlying land uses, density, and intensity of development anticipated by the Otay Ranch GDP/SRP and the Otay Ranch Final Program EIR.

The Project Amendment is like, but less impactful than, the EIR Land Exchange Alternative studied in the Final EIR. The Project Amendment proposes 1,266 homes, less than the 1,530 homes studied in the Land Exchange Alterative. With approval by the WCB, this once infeasible alternative will be feasible in the proposed configuration.

Staff determined that there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Approved Project Final EIR was certified, and that the Project Amendment will not result in

significant effects additional to or more severe than those analyzed in the Approved Project Final EIR.

i. Global Climate Change - Greenhouse Gas (GHG) Emissions

The Otay Ranch GDP/SRP is included in the residential development capacity of the General Plan. The Approved Project and Project Amendment dwelling units were included in the baseline projections of the Climate Action Plan. The Project Amendment will result in a slight increase in GHG emissions from the Approved Project due solely to the increase in the number of housing units. Like the Approved Project, the Project Amendment includes sustainable design features that reduce GHG emissions onsite, including net zero energy homes, with solar on all homes, electric vehicle (EV) charging stations installed in half of the residential units, with the other half EV ready, and 10 EV charging stations installed in the commercial area and parks. It includes a Transportation Demand Management (TDM) program that promotes carpooling and ridesharing programs through coordination with San Diego Association of Governments' iCommute program for carpool, vanpool, rideshare programs, and a school carpool program for future residents. It also provides a network of multi-use trails, pedestrian network improvements, and bike lanes.

The Climate Action Plan (CAP) included emissions from projects consistent with the 2011 General Plan. Because both the Approved Project and Project Amendment are consistent with the existing General Plan land use designations (from the Otay Ranch GDP/SRP), and will not increase land use density or intensity in the project area beyond that anticipated by the General Plan, they are consistent with the CAP growth projections and land use assumptions. Although the project did not rely on or tier from the CAP, the GHG emissions from the Project Amendment will be mitigated to less than significant by implementing the measures in the CAP Consistency Review Checklist. Furthermore, the Project Amendment will result in 263 fewer homes, and thus less GHG emissions, than were assumed by the CAP.

Moreover, like the Approved Project, the Project Amendment will reduce GHG emissions to zero through onsite design measures and off-site mitigation, which includes the purchase of carbon offset credits. Because the Project Amendment will mitigate GHG emissions to zero, it will provide more mitigation than required by other General Plan-consistent projects, which are only required to implement the measures in the CAP Consistency Review Checklist. The Project Amendment will result in a less-than significant impact from GHG emissions.

j. Transportation and Traffic

The Project Amendment results in the same traffic impacts that are expected to occur with the Approved Project. The Project Amendment's average daily trips are greater than those of the Approved Project by 195 average daily trips, which represents an increase of 1.5%. An increase of this number of average daily trips will not result in a new significant impact or substantially increase the severity of impacts identified in the Final EIR. The County has determined that there are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The Project Amendment will be conditioned to obtain all applicable permits from the cities of Chula Vista and San Diego, as well as Caltrans. The environmental effects of realigning and constructing Proctor Valley Road and the project's impact on the roads were analyzed pursuant to CEQA. Where mitigation requires improvements to facilities not within the County's jurisdiction, the impacts were determined to be significant and unavoidable in the Final EIR.

i. Proctor Valley Road

Proctor Valley Road is an existing two-lane unimproved public road. As with the Approved Project, the Project Amendment will be required to improve Proctor Valley Road between the City of Chula Vista and the community of Jamul. As part of the DRA, CDFW has agreed to allow the Applicant to acquire an additional 6.9 acres of right of way for Proctor Valley Road and water basin in PV3. The impacts related to the additional right of way and construction of Proctor Valley Road have been addressed in the Final EIR adopted by the Board.

The County has determined that obtaining additional lands from CDFW will not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The County has also determined that there are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects.

ii. Whispering Meadow Lane/Valley Knolls Road

The Project Amendment will eliminate the proposed access road that connects to Whispering Meadow Lane/Valley Knolls Road that was included in the Approved Project. Through the implementation of the DRA, Planning Area 16 will be placed into open space and eliminate the need for secondary access. As a result, the Project Amendment does not propose direct access into Whispering Meadow Lane/Valley Knolls Road.

iii. Design Modifications

The Applicant has requested additional road design modifications to process and implement the project's street network proposed in the Project Amendment. Staff analyzed the design modifications to determine if they are appropriate based on the physical setting and to ensure they will not negatively impact traffic safety. The Design Exception Acceptance Letters for Private (January 9, 2020) and Public (February 4, 2020) Modifications to Road Standards detail staff's recommendations on the requested design modifications.

k Facilities and Services

i. Fire Service:

The Project Amendment is within a portion of the San Diego County Fire Authority's (SDCFA) jurisdiction that is adjacent to the Chula Vista Fire Department response area. The construction of the on-site fire station, staffing and reallocation of CalFire resources will allow it to be consistent with the General Plan five-minute travel time requirement.

A fire terms sheet between the Applicant and SDCFA establishes the timing and funding for the construction of the new on-site fire station. As outlined in the terms sheet, an interim fire station, capable of providing full-service fire, medical, and other emergency response, will be constructed on the proposed public safety site prior to the 1st occupancy permit and will provide fire and emergency medical services within the required five-minute travel time. The new permanent fire station will be constructed prior to the 650th home being constructed within the project area. Funding for the ongoing staffing and maintenance of both the interim and permanent fire stations will be established through a Community Facilities District (CFD) or other funding mechanism approved by the County.

ii. Community Evacuation:

The public and interested groups have expressed concerns that the Project Amendment will increase the number of people that will need to be evacuated during a wildland fire event and will increase the overall evacuation time. At a community level, project or community specific evacuation plans should focus on resident awareness and preparedness following the "Ready, Set, Go!" approach. These can be developed by local communities through Fire Safe Councils to protect their homes, neighborhoods and environments from wildfires. These types of grassroots efforts help residents implement such projects as hazardous fuel reduction programs, local wildfire protection planning, and homeowner training.

Fire evacuations in San Diego County are managed by law enforcement and fire agencies with assistance from a myriad of supporting agencies. These agencies rely on their own internal pre-fire emergency plans and do not use a project specific evacuation plan. San Diego County Fire Authority has indicated that the County, through the Office of Emergency Services, is in the process of updating pre-fire plans county-wide, including the Project Amendment. These plans focus on operational approach and strategies for fire attack and resident evacuation and are not intended to be publicly available. Evacuation events are very fluid and require ongoing, real-time situation awareness and adaptive decision making.

The primary community evacuation routes for project residents are:

1. Egress to the southwest via Proctor Valley Road -This segment serves as the primary and/or secondary project access, depending on the nature of the emergency. This segment will connect to the City of Chula Vista, which offers travel options to the west onto SR-125 (toll road), the I-805 and I-15. Once in the City of Chula Vista, drivers will be able to disperse onto several arterials going south, west and north. Likely neighborhoods using this access during an evacuation include: West, Central and East Areas.

2. Egress to the northeast via Proctor Valley Road - This segment serves as the primary and/or secondary road access, depending on the nature of the emergency. Proctor Valley Road will connect to the community of Jamul/Dulzura, which offers travel options to the south and north to SR-94. Once in Jamul, drivers can disperse going south, east

and north. Likely neighborhoods using this access during an evacuation include: East Area and Planning Areas 19.

An Evacuation Plan was prepared for the Approved Project. Based on these factors and assumptions regarding neighborhood community routes, the Evacuation Plan estimated that the Approved Project could be evacuated either southwesterly or northeasterly or both ways depending on the nature of the emergency and at the direction of law enforcement. Rough evacuation scenarios have been modeled, and it was anticipated that in either direction the entire population of the project could be evacuated from the project conservatively within 2.5 to 3.0 hours.

A Wildland Fire Evacuation Plan was also prepared for the Project Amendment and evaluated two potential evacuation scenarios: 1) all traffic flows southwesterly on Proctor Valley Road to the City of Chula Vista; and 2) project traffic would be evacuated in both directions (southwesterly and northeasterly).

The Project Amendment proposes an additional 147 homes compared to the Approved Project. Assuming two cars per unit, this would add approximately 294 vehicles on the road during an evacuation. This represents an increase of approximately 13 percent compared to the Approved Project and would likely increase the overall evacuation time if every resident and vehicle attempted to evacuate in the same direction at the same time. However, the Incident Command would monitor the wildfire and evacuation efforts and make decisions on which areas to evacuate, and in which direction, in real time.

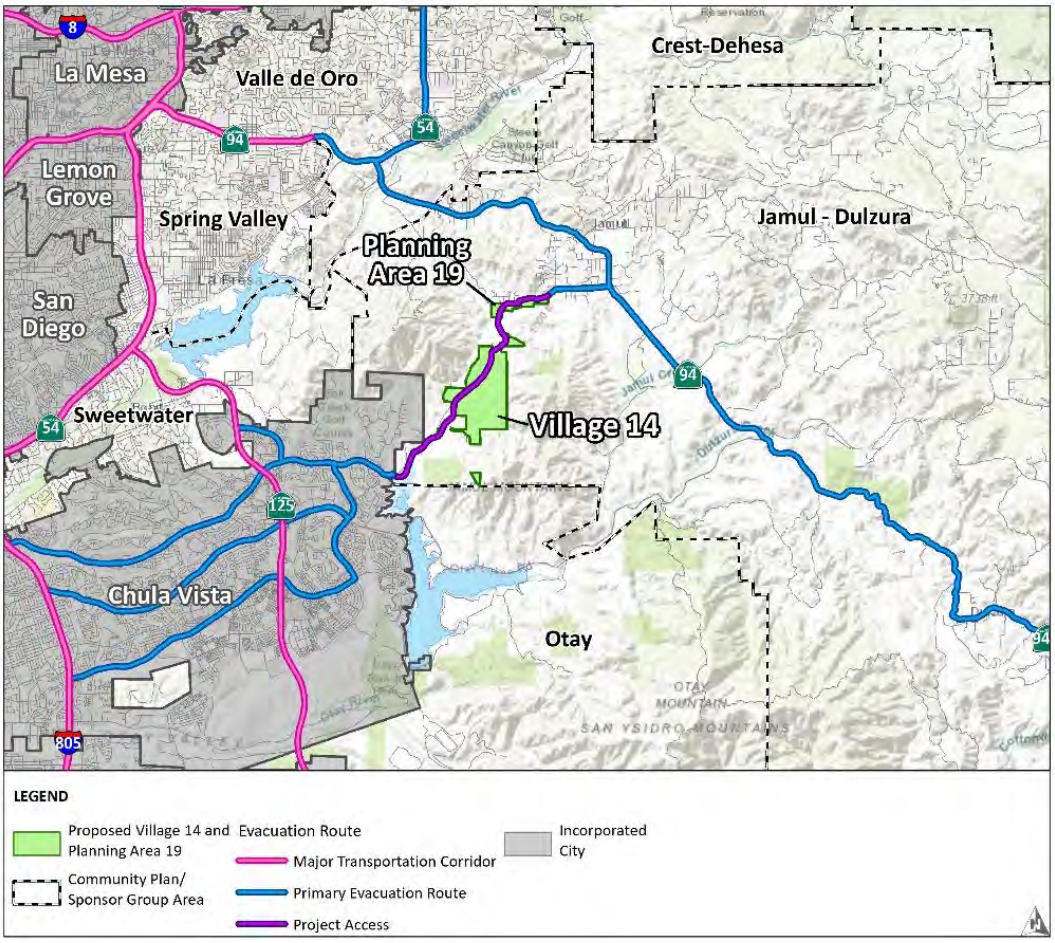

Figure 12: Fire Evacuation Map

3. California Environmental Quality Act (CEQA) Compliance

The Environmental Review Update Checklist Form for Projects with Previously Approved Environmental Documents identified there are no substantial changes with respect to the circumstances under which the Specific Plan Amendment is undertaken that require major revisions to the Approved Project Final EIR due to new significant effects or the substantial increase in the severity of previously identified significant effects.

The Environmental Review Update Checklist Form for Projects with Previously Approved Environmental Documents identified the following impacts would remain significant and unavoidable for the Project.

Significant and Unavoidable Impacts

The County has considered the analysis and evaluation provided within the EIR Addendum and determined that the following are still significant and unavoidable impacts.

a. Aesthetics

Project Amendment: The Project Amendment will not result in new significant aesthetic or visual impacts that were not previously analyzed in the Final EIR. The Project Amendment redesign will reduce impacts by avoiding development in higher elevation (i.e., more visible) areas, especially in Planning Area 16. The County has determined that there are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that will cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. However, overall the Project Amendment will be similar to the Approved Project, and the impact will remain significant and unavoidable.

b. Agricultural Resources

Project Amendment: The Project Amendment agricultural resources impacts are like those expected to occur under the Approved Project. The Project Amendment redesign will reduce impacts by avoiding development in Planning Area 16, PV1 and PV3. The County has determined that there are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that will cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. However, overall the Project Amendment will be similar to the Approved Project, and the impact will remain significant and unavoidable.

c. Air Quality

Project Amendment: The Project Amendment's overall air quality construction emissions will be like those expected to occur under the Approved Project. The Project Amendment is anticipated to result in less grading, blasting, and rock crushing than the Approved Project, while the square footage of the construction of the Project Amendment will be slightly increased (1.55%). Therefore, like the Approved Project, construction of the Project Amendment could potentially result in emissions that exceed the County thresholds for VOC, NOx, CO, and PM10. The County has determined that there are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that will cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. However, even with implementation of Project PDFs and mitigation measures, daily operational emissions for VOC and PM10 will still exceed the County's significance thresholds. Therefore, the Project Amendment will be similar to the Approved Project, and the impact will remain significant and unavoidable during operations.

d. Noise

Project Amendment: The Project Amendment noise impacts are like those expected to occur under the Approved Project for short-term construction and stationary noise impacts with implementation of mitigation measures will be less than significant. The primary off-site traffic noise impacts along Proctor Valley Road may be exceeded. The County has determined that there are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that will cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. However, even

with implementation of Project PDFs and mitigation measures, off-site noise impacts would still exceed the County's significance thresholds. Therefore, the Project Amendment will be similar to the Approved Project, and the impact will remain significant and unavoidable.

Less Than Significant Impacts (With Mitigation)

The Environmental Review Update Checklist Form for Projects with Previously Approved Environmental Documents also identified that impacts for the following issue areas will be reduced to less than significant with the incorporation of required mitigation measures: biological resources, cultural resources, transportation and traffic, geology and soils, greenhouse gas emissions, paleontological resources, and tribal cultural resources.

a. The Project Amendment will reduce the overall acreage of impacts to biological resources by approximately 230 acres compared to the Approved Project. The Project Amendment will also improve wildlife movement relative to the Approved Project by consolidating the development footprint, widening wildlife corridors and creating large contiguous blocks of habitat.

b. The Project Amendment will also contribute to significant cumulative impacts to coastal California gnatcatcher habitat, and raptor foraging habitat; however, the contribution is less than cumulatively considerable and will be mitigated through habitat preservation and restoration on-site.

c. Project Amendment will increase the total number of units by 147 compared to the Approved Project, the total development footprint will be reduced by approximately 230 acres, and the total number of ADT will increase by 1.5% due to internal trip capture. Further, the total square footage of construction will also increase by approximately 1.5%. Overall, this increase in total units will not cause new or significantly greater contributions to cumulative impacts previously analyzed and disclosed in the Final EIR.

Overall, the Project Amendment will not have environmental effects that will cause substantial adverse effects on human beings related to Air Quality (Sensitive Receptors), Geology and Soils (rupture or faults), Hazards and Hazardous Materials (wildfire hazard and emergency evacuations), Public Services (fire protection and law enforcement services) Paleontological Resources (monitoring) and Tribal Cultural (feature avoidance and repatriation).

4. County Regulations

a. Subdivision Ordinance Consistency

The Project Amendment has been reviewed for compliance with the Subdivision Ordinance (County Code section 81.101 et seq.). The project is consistent with the requirements for major subdivisions in terms of design (section 81.401), dedication and access (section 81.402), and improvements (sections 81.403 and 81.404). The Specific Plan Amendment also specifies the street standards necessary to implement the development density design and objectives of the Specific Plan Amendment for all on-site and off-site access pursuant to subsection 81.402 (d). The project also includes requirements and conditions of approval necessary to ensure that the

Project is implemented in a manner consistent with the Subdivision Map Act and the Subdivision Ordinance.

b. Applicable County Regulations

Table 4: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
1. Watershed Protection Ordinance (WPO)	Stormwater Management Plans have been prepared for the Project Amendment that comply with the WPO.
2. Light Pollution Code	Project lighting will conform to the lamp type and shielding requirements as well as the hours of operation in the Light Pollution Code.
3. San Diego County Consolidated Fire Code	A Fire Protection Plan (FPP) was prepared for the Project Amendment and was approved by the San Diego County Fire Authority. The FPP will ensure that the project will implement particular design measures to ensure compliance with the San Diego County Consolidated Fire Code, including but not limited to the following: • Fuel Modification Zones • Ignition-resistance construction and plant materials • Fire sprinklers in all structures • Access roads constructed to Fire Code Standards • Water supply and fire hydrants • Annual maintenance of open space areas by HOA • Heat deflecting walls • Secondary access • Community HOA outreach and educational coordination with the San Diego County Fire Authority
4. Resource Protection Ordinance (RPO)	The Otay Ranch RMP is intended to be the functional equivalent of the County of San Diego Resource Protection Ordinance (RPO) (County of San Diego 2007) for Otay Ranch. As such, Otay Ranch projects are exempted from the provisions of the RPO if determined to be consistent with a comprehensive resource management and protection program, such as the Otay Ranch RMP. Therefore, the County's Biology Guidelines 4.5A, 4.5C, 4.5F and 4.5H are not applicable.

County Regulation Policy	Explanation of Project Conformance
5. Noise Ordinance	A Noise Study has been prepared for the Project and identified mitigation including dedication of noise easements (that require berms, sound walls, etc. required before building permit), building construction requirements (dual pane windows or weather stripping), shielding (enclosures, barriers, or building orientation), construction measures (setback restrictions and noise barriers), and implementation of a Blasting Plan. With the incorporation of mitigation measures, the project will comply with the requirements of the Noise Ordinance.
6. Board of Supervisors Policies	The Project complies with all applicable Board of Supervisors policies, including I-84. Policy I-84 requires adequate facilities to be available concurrent with need before approving a project. The policy requires Project Facility Availability forms to be submitted. The Project has provided Project Facility Availability forms from: • Otay Water District -water • SDCSD - sewer • SDCFA - fire • CVESD, SUHSD, JDUSD, CVUSD and GUHSD - school availability forms. Therefore, the project complies with the policy.
7. MSCP/Biological Mitigation Ordinance	Upon execution and concurrence with the provisions of the DRA processes, take authorization will be obtained for PV2 and a portion of PV3 development area and would be consistent with the Otay Ranch RMP Preserve footprint established by the Otay Ranch GDP/SRP and Otay Ranch RMP.

County Regulation Policy	Explanation of Project Conformance
8. MSCP/Biological Mitigation Ordinance	The Project Amendment would maintain the originally approved "hardline" Preserve for Village 14 and Planning Areas 16/19 and incorporate the land exchange parcels, which conforms with the overall goals and requirements of the MSCP County Subarea Plan. The Project area is therefore exempt from the BMO, with the exception of PV2 and a portion of PV3 (basin and Proctor Valley Road). In order to extend take authorization to the project, the County has agreed to initiate an amendment to the MSCP Subarea Plan for PV2 and a portion of PV3 (basin and Proctor Valley Road). Therefore, with the MSCP Amendment, the development of PV2 and a portion of PV3 would be consistent with the measures set forth in the BMO. Preserve footprint would be consistent with the hardline Preserve referenced in the MSCP County Subarea Plan and Implementing Agreement. The functionality of the existing MSCP Preserve design would be maintained.

E. PUBLIC INPUT

Throughout the processing of the Project Amendment, there has been interest and comments by the community, agencies, members of the public and other stakeholders. During the public review period of the Specific Plan Amendment, Revised Vesting Tentative Map, and Vesting Site Plan, which occurred from January 2, 2020 to February 17, 2020, a total of seven comment letters (two individuals and five organizations) containing approximately 50 comments were received. Please see Attachment D for these planning documents and responses to comments. Additional public comments are provided in Attachment D. Responses to comments received during the public review period can be found in the Specific Plan Amendment, Revised Vesting Tentative Map, and Site Plan are on file under PDS2019-SPA-19-001, PDS2019-VTM-5616R and PDS2019-STP-19-029.

F. COMMUNITY PLANNING GROUP RECOMMENDATION

The Project Amendment is located within the Jamul/Dulzura Community Planning Area. On January 28, 2020 the Jamul/Dulzura Community Planning Group (JDCPG) held a planning group meeting to discuss the project and considered two motions which did not pass due to the lack of a majority vote. The first motion was to deny the Project Amendment and the vote was 6 – Ayes, 5 – Noes, 0 – Abstain, 3 – Absent. The second motion was to approve the SPA and the vote was 6 – Ayes, 5 – Noes, 0 – Abstain, 3 – Absent.

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MARK WARDLAW, DIRECTOR

ATTACHMENTS
Attachment A – Specific Plan Amendment
Attachment B – Final Environmental Impact Report Addendum
Attachment C – General Plan Consistency Table
Attachment D – Public Documentation
Attachment E – Planning Documentation
Attachment F – Resolution Approving Specific Plan Amendment PDS2019-SPA-19-001
Attachment G – Resolution Approving PDS2019-VTM-5616R
Attachment H - Granting a Vesting Site Plan Form of Decision PDS2019-STP-19-029
Attachment I – Ownership Disclosure
Attachment J – Dispute Resolution Agreement

Attachment A –
SPECIFIC PLAN AMENDMENT

The Specific Plan Amendment for

Village 14 and Planning Areas 16/19 – Proposed Project Amendment

is available at

https://www.sandiegocounty.gov/pds/ceqa/OtayRanchVillage14.html

Attachment B –
FINAL ENVIRONMENTAL IMPACT REPORT

ADDENDUM

The Final Environmental Impact Report Addendum Checklist and all Addendum Technical Appendices for

Village 14 and Planning Areas 16/19 – Proposed Project Amendment

are available at

https://www.sandiegocounty.gov/pds/ceqa/OtayRanchVillage14.html

County of San Diego

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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

~~January 2,~~March 2020

Environmental Review Update Checklist Form
For Projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PROJECT

PDS2019-TM-5616R, PDS2019-SPA-19-001, PDS2019-STP-19-029, and

AMENDMENT TO MSCP COUNTY SUBAREA PLAN

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining what additional environmental documentation, if any, must be completed when a previously certified environmental impact report (EIR) covers the project for which a subsequent discretionary action (or actions) is required. In this case, the County of San Diego (County) must assess whether the certified Final EIR for the Otay Ranch Village 14 and Planning Areas 16/19 Project (the "Approved Project") adequately covers the impacts associated with (i) the Owner/Applicant-initiated Proposed Project Amendment, including the associated Revised Vesting Tentative Map and Specific Plan Amendment, and (ii) the County-initiated amendment to the Multiple Species Conservation Program (MSCP) County of San Diego Subarea Plan (MSCP County Subarea Plan). This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action(s).

1. **Background on previously certified EIRs:**

Otay Ranch Village 14 and Planning Area 16/19 Final EIR

On June 26, 2019, the County of San Diego Board of Supervisors certified a Final Environmental Impact Report (SCH No.2016121042, the Final EIR hereafter) for the Approved Project.[1] The Approved Project is located within the Otay Ranch area of the unincorporated Jamul/Dulzura Subregional Plan Area in San Diego County, as shown in Attachment A, Regional Location Map. As approved by the County Board of Supervisors, the Approved Project includes a total of 1,119 residential units, an elementary school site, neighborhood parks, private parks and swim clubs, a mixed-use Village Core with up to 10,000 sq. feet of commercial/retail, a public safety site including a fire station and sheriff substation, Otay Ranch Resource Management Plan (RMP)/MSCP Preserve, and Conserved Open Space, as shown in Table 1 and depicted in Attachment B. The Board of Supervisors approved a Specific Plan, a Tentative Map, and a General Plan Amendment and Rezone to correct a small number of mapping and geographic information system registration errors.The Final EIR found that the Approved Project would result in significant impacts for the following environmental issues: aesthetics, agricultural resources, air quality, biological resources, cultural resources, geologic resources, greenhouse gas emissions, noise, transportation, paleontological resources, and tribal cultural resources, thus requiring mitigation. The Final EIR determined that the recommended mitigation measures would reduce impacts to less than significant for biological resources, cultural resources, geologic resources, greenhouse gas emissions, paleontological resources, and tribal cultural resources, but that the impacts on aesthetics, agricultural resources, air quality, noise, and transportation would remain significant and unavoidable even after mitigation measures are implemented. For this reason, the County Board of Supervisors adopted a Statement of Overriding Considerations when it adopted the Approved Project.

The Final EIR, in addition to analyzing the impacts of the Approved Project, also evaluated a Land Exchange Alternative at a project level of detail (the “EIR Land Exchange Alternative”). The EIR Land Exchange Alternative contemplated a reduced Development Footprint and consolidated 1,530 units in Village 14 through a land exchange with the California Department of Fish and Wildlife (CDFW), as depicted in Attachment C. The Final EIR determined the EIR Land Exchange Alternative was the Environmentally Superior Alternative. However, the Final EIR also determined that the EIR Land Exchange Alternative was infeasible because CDFW would not agree to that particular exchange of property.

As part of the consideration of the Final EIR, the County Board of Supervisors authorized execution of a Dispute Resolution Agreement (hereafter the DRA) with the Owner/Applicant, the U.S. Fish and Wildlife Service (USFWS), and CDFW. The DRA (Attachment D) forms the basis of the current proposal and this Addendum. The Proposed Project Amendment would

[1] The Final EIR for the Approved Project is on file at the offices of the County Department of Planning & Development Services (PDS). The Addendum to the Final EIR for the Proposed Project Amendment is also on file with PDS as Environmental Review Number PDS2019-ER-16-19-006A.

be similar to, but less impactful than, the EIR Land Exchange Alternative. With approval by the State of California Wildlife Conservation Board (WCB), this once infeasible alternative would be considered feasible in the proposed configuration, and the impacts are explained herein and the accompanying attachments.

It is important to note that the Final EIR for the Approved Project tiered from the Otay Ranch General Development Plan/Otay Subregional Plan Program EIR that the County adopted in 1993 (the "1993 GDP/SRP Program EIR"). The approved Otay Ranch GDP/SRP consists of a 23,000-acre master-planned community comprised of a series of mixed-use urban villages, specialty villages, and rural estate areas surrounded by the 11,375-acre Otay Ranch RMP Preserve. The land uses under the Otay Ranch GDP/SRP specific to Village 14 and Planning Areas 16 and 19 included a total of 2,123 homes (1,973 single-family homes, 150 multifamily homes), a Village Core area including mixed uses, an elementary school site, a public safety site, parks, open space, and Preserve areas as shown in Table 1.

The Final EIR for the Approved Project evaluated the impacts of the Approved Project within the context of the Program EIR for the Otay GDP/SRP. The Final EIR concluded that the Approved Project was consistent with the underlying land uses, density, and intensity of development anticipated by the Otay Ranch GDP/SRP and the Otay Ranch Final Program EIR. A Mitigation Monitoring and Reporting Program (MMRP) was adopted for the Approved Project, which has been updated to specifically address the minor revisions and clarifications to mitigation measures applicable to the Proposed Project Amendment. Please refer to Appendix Z.

MSCP County Subarea Plan EIS/EIR (1997)

In the mid-1990s, the USFWS, the California Department of Fish and Game (now CDFW), the City of San Diego (City), and the County began developing an MSCP for San Diego County and the various sub-jurisdictions within it. The purpose of the MSCP was to establish an extensive, largely intact, and interconnected habitat preserve that would protect and support a wide variety of sensitive plant and wildlife species, including species listed under the California and federal Endangered Species Acts. The MSCP was also intended to provide incidental "take" coverage for those participating jurisdictions, such as the County, that issue land use development entitlements to public and private landowners. The take coverage allows the County and other land use agencies to approve and issue take authorization to development projects that convey land to the MSCP Preserve and otherwise comply with the terms and conditions of the plan.

In 1997, the USFWS and the City, acting as lead agencies for purposes of the National Environmental Policy Act and CEQA, respectively, adopted an Environmental Impact Statement (EIS)/EIR for the MSCP. The EIS/EIR determined that the MSCP would not have any significant impacts on land use, but would have significant impacts on biology, public services, and utilities. The EIS/EIR also concluded, however, that these significant impacts could be mitigated to a less-than-significant level.

The overall MSCP contemplated that the various sub-jurisdictions, including the County, would prepare and approve "subarea" plans that were specific to their respective land use authorities. When adopting subarea plans, the sub-jurisdictions were entitled to rely on the EIS/EIR previously approved by USFWS and the City.

On October 22, 1997, the County Board of Supervisors adopted the MSCP County Subarea Plan, which established three conservation segments – the Lake Hodges segment, the Metropolitan-Lakeside-Jamul segment, and the South County segment. The Approved Project and the Proposed Project Amendment are located in the Otay Ranch portion of the South County segment. Under the MSCP County Subarea Plan, the Preserve for Otay Ranch, when fully assembled, is to be 11,375 acres in size.

The County is now initiating an amendment to the MSCP County Subarea Plan to reflect the proposed land exchange that is contemplated under the DRA and to extend take authorization to those areas of PV2 and PV3 that are slated for development. This Addendum acknowledges and takes into account the environmental impact analyses, conclusions, and mitigation measures set forth in the EIS/EIR approved by USFWS and the City in 1997.

San Diego County General Plan Update Program EIR (2011)

On August 3, 2011, the County Board of Supervisors adopted the San Diego County General Plan Update and certified its attendant Program EIR.

The General Plan Update established a blueprint for future land development projects in the unincorporated County. This blueprint is intended to meet community desires and balance the County's environmental protection goals with the need for housing, agriculture, infrastructure, and economic vitality. The General Plan Update applies to all of the unincorporated portions of San Diego County and will direct population growth and plan for infrastructure needs, development, and resource protection. The General Plan Update includes new General Plan elements, which set the goals and policies that guide future development. It also includes a corresponding proposed land use map, a County Road Network map, updates to Community and Subregional Plans, an Implementation Plan, and other implementing policies and ordinances. For purposes of the Approved Project and the Proposed Project Amendment, it is important to note that the 2011 General Plan Update retained the development land use designations for PV1, PV2, and PV3 that the County adopted in 1993 when it approved the GDP/SRP.

The EIR for the 2011 General Plan Update identified 12 impacts that were significant and unavoidable: aesthetics, agricultural resources, air quality, biology, wildland fires, water quality, groundwater supplies, public water supplies, mineral resources, school services, traffic, and landfill capacity. This Addendum acknowledges and takes into account the environmental impact analyses, conclusions, and mitigation measures set forth in EIR for the 2011 General Plan Update.

The Final EIR for the Approved Project is on file at the offices of the County Department of Planning & Development Services (PDS). The Addendum to the Final EIR for the Proposed

Project Amendment is also on file with PDS as Environmental Review Number PDS2019-ER-16-19-006A.

2. Lead agency name and address:

   County of San Diego, Planning and Development Services
   5510 Overland Avenue
   San Diego, California 92123

   a. Contact: Greg Mattson, Project Manager
   b. Phone number: (858) 694-2249
   c. E-mail: Gregory.Mattson@sdcounty.ca.gov

3. Project applicant's name and address:

   GDCI c/o
   Jackson Pendo Development Company
   4364 Bonita Road #607
   Bonita, California 91902-1421

   a. Contact Liz Jackson
   b. Phone number: (619) 871.5776
   c. E-mail: ljackson@jacksonpendo.com

4. Summary of the activities authorized by present permit/entitlement application(s):

   The Approved Project implements the Otay Ranch GDP/SRP within a portion of Otay Ranch Village 14 and Planning Areas 16/19. It permits up to 1,119 residential units, 10,000 square feet of commercial uses in a mixed-use Village Core, 24.7 acres of public and private parks and recreational amenities, a 2.7-acre public safety site for a fire station and sheriff storefront, and a 9.7-acre elementary school. It also designates 24.7 acres as Conserved Open Space and 426.7 acres as Otay Ranch RMP/MSCP Preserve, as contemplated under the MSCP Plan, MSCP County Subarea Plan, and the Otay RMP.

   In addition, the County Board of Supervisors imposed Conditions of Approval on the Approved Project, including a requirement that the Owner/Applicant secure take authorization for the areas of development known as PV1, PV2 and PV3. These particular Conditions of Approval ensure consistency with the MSCP County Subarea Plan (1998), which identified these three areas for development but did not designate them as "Take Authorized." This meant that take authorization would have to be extended to these areas by an action separate from the original adoption of the MSCP County Subarea Plan—for example, an amendment to the Subarea Plan.

Table 1. Otay Ranch GDP/SRP and Otay Ranch Village 14 and Planning Areas 16/19 Project Land Uses

Approved Land Uses	Otay Ranch GDP/SRP Program EIR Village 14 and Planning Areas 16/19	2019 Village 14 and Planning Areas 16/19 Final EIR
Single Family Residential	1,973 homes	1,119 homes
Multi-Family Residential	150 homes	-
Open Space (ac.)	370.8 acres1	528.9 acres
Schools	10 acres	9.7 acres
Parks and Community Facilities	12.5 acres (public park)/ 9.2 acres (CPF)	15.2 acres (public park)/ 9.5 acres (private park)
Circulation	49.1 acres	13.5 acres
Commercial	2.9 acres	1.7 acres

Note:

1 The Otay Ranch GDP/SRP separated out Otay Ranch Preserve as a separate land use category for the Proctor Valley Parcel.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

The Proposed Project Amendment differs from the Approved Project in that it contemplates a land exchange with the State of California, with consent from USFWS, that would improve the MSCP Preserve design by concentrating development in Village 14 and avoiding development in key habitat areas.[2] (See Attachment E, Proposed Land Exchange Map.) Due to this modification, the Proposed Project Amendment requires (i) an amendment to the approved Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan (referred to as Specific Plan Amendment hereafter), (ii) a Revised Vesting Tentative Map, and (iii) an amendment to the MSCP County Subarea Plan.

The Proposed Project Amendment's land uses are similar to the Approved Project. The uses include residential, a mixed-use Village Core, an elementary school site, a public safety site, public and private parks, open space, and preserve. The Proposed Project Amendment contemplates 1,266 residential units, an increase of 147 over what the Approved Project contemplates (1,119 units). Of those 1,266 units, 13 would be built in Planning Area 19 and 1,253 would be built in Village 14. Nevertheless, the development footprint for the Proposed Project would be 579 acres, approximately ~~809~~ 230 acres smaller than the development footprint of the Approved Project. Similar to the Approved Project, the Proposed Project Amendment also includes improvements to Proctor Valley Road, including grading, paving, and bridge construction, from the Chula Vista/San Diego County jurisdictional boundary to the community of Jamul.

2 Project Area: The total land area for the Proposed Project Amendment as contemplated in the proposed land exchange, consists of approximately 1,283.6 acres currently owned by the Owner/Applicant, 219.4 acres currently owned by CDFW, and approximately 40.1 acres of off-site improvements, for a total of 1,543 acres, as depicted in Attachment H.

The Proposed Project Amendment reflects proposed changes to the Approved Project as the result of discussions with CDFW and USFWS. More specifically, on June 26, 2019, the Owner/Applicant, entered into the DRA with CDFW, the USFWS, and the County. As explained in more detail below, under the DRA, the Owner/Applicant would seek a land exchange with CDFW through a process overseen by the WCB, with consent from USFWS. If approved by the WCB, the land exchange would require the Owner/Applicant to transfer approximately 338.8 acres to CDFW, and record a conservation easement over an additional 191.5 acres of open space. In return, CDFW would transfer 219.4 acres in Village 14 to the Owner/Applicant, resulting in a consolidated, contiguous ownership in Village 14. The Proposed Project Amendment would then be implemented upon the lands within the Owner/Applicant ownership, including those received via the WCB land exchange.

Because it contemplates the above-described land exchange between the Owner/Applicant and CDFW with consent from USFWS, the Proposed Project Amendment would result in a development pattern with a different footprint from that of the Approved Project. For this reason, a Specific Plan Amendment and a Revised Vesting Tentative Map have been prepared to accommodate the Proposed Project Amendment.

The Proposed Project Amendment includes development of PV2 (totaling 44.6 acres), similar to the Approved Project, and a small portion of PV3 (totaling 6.1 acres, and consisting of a small stormwater detention basin and a portion of Proctor Valley Road, a County Mobility Element Roadway). Pursuant to the DRA process, the County is pursuing an amendment to the MSCP County Subarea Plan to (i) allow incidental take on these areas in consideration of the land to be exchanged with CDFW as explained above and (ii) designate areas known as PV1, a portion of PV3, R-14, R-15, and R-16 as hardline preserve. The Owner/Applicant will rely on the County's amendment to the MSCP County Subarea Plan for the Proposed Project Amendment for these areas.

The Proposed Project Amendment is depicted in Attachment F, Proposed Project Amendment Site Utilization Plan, and summarized in Tables 2, 3, and 4. Table 5 compares the Proposed Project Amendment to the Approved Project.

Table 2. Village 14 and Planning Areas 16/19 Proposed Project Amendment Site Utilization Plan Summary

Description	*Village 14*		*Planning Areas 16 and 19*		*Proposed Project Amendment Total*	
	Gross Acres	*Units*	*Gross Acres*	*Units*	*Gross Acres*	*Units*
Residential Subtotal[1]	386.6	1,253	14.9	13	401.4	1,266
Non-Residential Uses						
Mixed Use[2]	2.7				2.7	
Public Parks	10.2				10.2	
Private Parks/Recreation[3]	9.5				9.5	
Public Safety Site	2.3				2.3	
Elementary School Site	9.9				9.9	
Open Space	47.8		1.7		49.5	
Conserved Open Space	23.0		1.5		24.5	
Otay Ranch RMP Preserve	278.6		98.4		377.0	
Circulation	23.3		3.4		26.7	
Non-Residential Uses Subtotal	*407.2*		*105.0*		*512.1*	-
Total Proposed Project Amendment[4]	***793.7***	***1,253***	***119.8***	***13***	***913.6***	***1,266***
Other Off-sites						
Off-site Improvements	40.1				40.1	
Off-site Preserve PA 16			58.2		58.2	
Parcels Exchanged to CDFW	147.3		192.4		339.7	
Conservation Easement PA 16			191.5		191.5	
Total Proposed Project Amendment Area					***1,543.1***	***1,266***

Notes: PA = Planning Area, CDFW = California Department of Fish and Wildlife.

1 Residential gross acres includes 96.7 acres of related internal slopes, fuel modification and/or preserve edge open space lots.

2 Village 14 Mixed Use acreage includes 10,000 sf of commercial use.

3 Village 14 has 2.1 acres of private pocket parks included in the residential acreage; therefore, the subtotal including PPP is 11.7 acres.

4 Totals may not sum due to rounding

Table 3. Proposed Project Amendment Site Utilization Plan Detail (Village 14)

Description		Gross Acres[1,2]	Units[3]	Density
Single Family Residential				
R-1	50*100	33.1	103	3.1
R-2	60*100	48.3	136	2.8
R-3	60*85	35.8	112	3.1
R-4	60*100	31.5	73	2.3
R-5	75*100	51.7	121	2.3
R-6	60*85	22.5	47	2.1
R-8	Courtyard	21.1	116	5.5
R-9	60*85	33.0	96	2.9
R-10	60*85	8.5	31	3.7
R-11	50*85	25.4	119	4.7
R-12	50*100	27.6	94	3.4
R-17	70*100	7.4	10	1.4
R-18	70*100	27.8	45	1.6
Single Family Residential Subtotal		*373.8*	*1,103*	*3.0*
Multi-Family				
R-7	MF	12.7	150	11.8
MF Subtotal		*12.7*	*150*	*11.8*
Residential Subtotal[3,4]		**386.6**	**1,253**	**3.2**
Non-Residential Uses				
Mixed Use[2]	MU - C	2.7		
Public Parks				
P-1	Village Green Park	6.2		
P-2	Scenic Park	3.9		
Public Parks Subtotal		*10.2*		
Private Parks & Recreation				
PP-1	Central	2.8		
PP-2	Village Core	2.1		
PP-3	West	1.9		
PP-4	West	1.5		
PP-5	Northwest	0.8		
PP-6	Northeast	0.4		
PPP[3]	Various	0.0		
Private Parks/Recreation Subtotal		*9.5*		
Public Safety Site		2.3		
Elementary School Site		9.9		
Open Space		47.8		
Conserved Open Space		23.0		
Otay Ranch RMP/MSCP Preserve		274.9		
Circulation - In Preserve		3.7		

Table 3. Proposed Project Amendment Site Utilization Plan Detail (Village 14)

Description	Gross Acres[1,2]	Units[3]	Density
Circulation – Arterial	23.3		
Non-Residential Uses Subtotal	*407.2*		
Village 14 Subtotal	**793.7**	**1,253**	**1.6**

Notes:

1 Residential gross acres includes 96.5 acres of related internal slopes, fuel modification and/or preserve edge open space lots.

2 Village 14 Mixed Use acreage includes 10,000 sf of commercial use.

3 Village 14 has 2.1 acres of private pocket parks included in the residential acreage; therefore, the subtotal including PPP is 11.6 acres.

4 Totals may not sum due to rounding

Table 4. Proposed Project Amendment Site Utilization Plan Detail (Planning Areas 16/19)

Description	Gross Acres	Units	Density
Residential Uses			
R-13 (PA 19 Estates)	14.9	13	0.9
Residential Subtotal[1]	*14.9*	*13*	*0.9*
Non-Residential Uses			
Circulation in Preserve	1.4		
Open Space	1.7		
Conserved Open Space	1.5		
Otay Ranch RMP/MSCP Preserve	97.0		
Circulation Arterial	3.4		
Non-Residential Uses Subtotal	*105.0*		
Planning Area 19 Subtotal	*119.8*	*13*	*0.1*
Proposed Project Amendment Total[2]	**913.6**	**1,266**	**1.4**
OTHER			
Description	**Gross Acres[1]**	**Units**	**Density**
Other Owner/Applicant Owned NAP of TM			
PV1 exchanged to CDFW	18.9		
PV3 exchanged to CDFW	128.4		
R-15 Exchanged to CDFW	49.9		
R-16 Exchanged to CDFW	142.5		
R-14 Conservation Easement Area	191.5		
R-15 Preserve	10.5		
R-16 Preserve	47.8		
Transfer Subtotal	*589.5*		
Off-site Acres	**40.1**		
Proposed Project Amendment Project Area	**1,543.1**	**1,266**	

Notes: PA = Planning Area.

1 Residential gross acres includes 2.1 acres of related internal slopes, fuel modification and/or preserve edge open space lots.

2 Totals may not sum due to rounding

Table 5. Comparison Summary of Proposed Project Amendment and Approved Project

Description	Proposed Project Amendment	Approved Project	Difference
Development Footprint (Acres)	579	809	-230 acres
Project Area (Acres)	1,543	1,369	+147 acres
Off-Site Improvements (Acres)	40.1	85.1	-45 acres
Units	1,266	1,119	+147 homes
Grading Quantities (CY)	8,943,005	8,948,734	-5,729 CY
Blasting Quantities (CY)	1,729,498	2,298,117	-568,619 CY
Building Sq. Footage	4,049,940	3,987,974	+61,966 SF

Notes: ADT = Average Daily Trips; CY = Cubic Yards.

The Project Area for the Approved Project is 1,369 acres as shown in Table 4, which includes 1,283.9 acres of the Owner/Applicant's ownership and 85.1 acres of off-site improvements. The Project Area for the Proposed Project Amendment is 1,543 acres (see Attachment G), which includes the Owner/Applicant's 1,283.9 acres of ownership, 219.4 acres of CDFW-owned lands, and 40.1 acres of off-site improvements. Thus, when compared to the Approved Project, the Proposed Project Amendment would increase the overall Project Area (not the area impacted by development) by 174 acres. This increase is due to the fact that the Proposed Project Amendment contemplates a land exchange with the State of California and thus includes state-owned parcels, whereas the Approved Project did not. Specifically, the land exchange, if approved by the WCB and consented to by USFWS, would require the Owner/Applicant to:

(i) transfer 147.3 acres in Village 14 to CDFW,

(ii) transfer 192.4 acres in Planning Area 16 to CDFW, and

(iii) record a conservation easement over 191.5 acres in Planning Area 16.

The additional MSCP Preserve lands will be incorporated into the County's amendment to the MSCP County Subarea Plan, and would reflect that approximately 383.9 acres of land currently designated as Take Authorized, as well as 147.3 acres of land currently designed Development Where No Take Will Be Authorized (PV1 and PV3), will be designated as Hardline Preserve (see Attachment E). Thus, the Proposed Project Amendment would conserve as biological open space a total of 531.2 acres of land that the Approved Project (and the Otay Ranch GDP/SRP) identified for development or limited development.

In return, the State of California, through CDFW, would transfer 219.4 acres within the Village 14 core to the Owner/Applicant, resulting in a consolidated, contiguous ownership in Village 14. This represents an increase of approximately 312 acres of biological open space and conservation compared to the Approved Project.

The Owner/Applicant agreed to design and pursue the Proposed Project Amendment as part of the DRA that the County, the Owner/Applicant, CDFW, and USFWS entered into on June 27, 2019. Under the DRA, CDFW and USFWS will consider the additional conserved land as

justification for granting incidental take authority for the portions of the project located within PV2 and PV3 that are currently designated Development Where No Take Will Be Authorized. The process for the land exchange includes (i) the preparation of a Biological Equivalency Analysis to determine the comparative biological value of the lands to be exchanged, (ii) an appraisal of the lands to be exchanged, ~~and~~ (iii) a determination by the WCB that such an exchange is appropriate, and (iv) consent from USFWS. Correspondingly, the DRA contemplates that the County will initiate an amendment to the MSCP County Subarea Plan that would:

- Designate PV1, PV3 (excluding that portion identified as water basin and Proctor Valley Road right-of-way on Exhibit B of the DRA), R14, R15, and R16 as Hardline Preserve; and
- Authorize take of Covered Species within PV2 and that portion of PV3 identified as water basin and Proctor Valley Road right-of-way on Exhibit B of the DRA.

The amendment to the MSCP County Subarea Plan requires an analysis to determine whether the impacts of extending take authorization to PV2 and the small portion of PV3 would result in environmental impacts different from or more severe than those assessed in the Final EIR for the Approved Project. All the biological resources impacts for the amendment to the MSCP County Subarea Plan are addressed in the Biological Resources Technical Memorandum. For this reason, the County-initiated amendment to the MSCP County Subarea Plan is among the projects contemplated by and analyzed in this Addendum.

Table 6 compares the Proposed Project Amendment and the Approved Project by area (Village 14 and Planning Areas 16/19). As shown in Table 6, under the Proposed Project Amendment, the Development Footprint (i.e., non-Conserved Open Space and Otay Rach RMP Preserve) in Village 14 would increase from 416.6 acres under the Approved Project to 492.1 acres under the Proposed Project Amendment, an increase of approximately 75.5 acres. In addition, Village 14 would be made up of 1,253 units under the Proposed Project Amendment compared to 994 units under the Approved Project. Under the Proposed Project Amendment, development in Planning Areas 16/19 would be reduced from 125 units on 367.8 acres to 13 units on 21.4 acres (i.e., only residential uses in Planning Area 19 and a small portion of Proctor Valley Road), a reduction of approximately 112 units and 346.4 acres.

Table 6. Comparison of Proposed Project Amendment and Approved Project by Area

	Proposed Project Amendment				Approved Project			
	Village 14		PA 16/19		Village 14		PA 16/19	
	Acreage	*Units*	*Acreage*	*Units*	*Acreage*	*Units*	*Acreage*	*Units*
Residential	386.6	1,253	14.9	13	344.2	994	363.6	125
Non-Residential Uses	407.2		105.0		379.5		196.3	
Mixed Use	*2.7*				*1.7*			
Public Parks	*10.2*				*13.8*		*1.4*	

Table 6. Comparison of Proposed Project Amendment and Approved Project by Area

	Proposed Project Amendment				Approved Project			
	Village 14		PA 16/19		Village 14		PA 16/19	
	Acreage	*Units*	*Acreage*	*Units*	*Acreage*	*Units*	*Acreage*	*Units*
Private Parks/ Recreation	*9.5*				*4.5*			
Public Safety Site	*2.3*				*2.3*			
Elementary School Site	*9.9*				*9.7*			
Open Space	*47.8*		*1.7*		*27.6*		*2.1*	
Conserved Open Space	*23.0*		*1.5*		*36.9*		*35.5*	
Otay Ranch RMP/MSCP Preserve	*278.6*		*98.4*		*270.2*		*156.5*	
Circulation	*23.3*		*3.4*		*12.7*		*0.8*	
Other Off-Sites	187.4		442.2		85.4			
Off-Site Improvements	*40.1*							
Off-Site Preserve PA16			*58.3*					
Parcels Exchanged to CDFW	*147.3*		*192.4*					
Conservation Easement PA16			*191.5*					
TOTAL	981.2	1,253	562.0	13	809.1	994	559.8	125

Notes: PA = Planning Area.
Under both the Proposed Project Amendment and the Approved Project, the Mixed Use Village Core would include 10,000 SF of commercial/retail.

Each acre comprising the Proposed Project Amendment's Development Footprint is located either within the Approved Project Development Footprint or within the EIR Land Exchange Alternative Development Footprint, which was analyzed at the project level in the certified EIR. In other words, no portion of the Proposed Project Amendment Development Footprint is outside the combined Approved Project and EIR Land Exchange Alternative Development Footprints. Refer to Attachments H, I, and J.

The Proposed Project Amendment would decrease the area of grading and slightly reduce quantities of grading as compared to the Approved Project. Specifically, the Approved Project would result in approximately 599 graded acres and 8,948,734 cubic yards of grading (cut and fill balanced on site). The Proposed Project Amendment would result in 522 graded acres, a reduced grading area of 77 acres compared to the Approved Project; and 8,943,005 cubic yards of grading (cut and fill balanced on site), a small reduction of overall grading quantities compared to the Approved Project.

In response to a request from the Wildlife Agencies, the project applicant has prepared an optional design for the secondary access road within the Preserve, as allowed under the County's MSCP Subarea Plan. This optional road design would remove most of the access road from the Preserve and would reduce impacts to the Preserve by 8.3 acres (5.0 acres of permanent and 3.3 acres of temporary impacts). The access road (also described as Street "I"), is required for the Otay Water District water transmission line, access to the 980-Zone regional water reservoir facility, and also provides secondary fire access for Village 14. The water transmission line, water reservoir and associated access road are allowed facilities in the Otay Ranch RMP Preserve and the County MSCP Subarea Plan. Please refer to Appendix Y.

As explained in this Environmental Checklist, none of the proposed changes associated with the Proposed Project Amendment require major revisions to the Approved Project Final EIR due to new significant effects or the substantial increase in the severity of previously identified significant effects. There are no substantial changes with respect to the circumstances under which the Proposed Project Amendment is undertaken that would require major revisions to the Approved Project Final EIR due to new significant effects or the substantial increase in the severity of previously identified significant effects. Likewise, there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Approved Project Final EIR was certified, that shows the Proposed Project Amendment would result in new significant effects or substantially more severe effects than those analyzed in the Approved Project Final EIR.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☒	NONE				
☐	Aesthetics	☐	Agriculture and Forest Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Energy
☐	Geology and Soils	☐	Greenhouse Gas Emissions	☐	Hazards and Hazardous Materials
☐	Hydrology and Water Quality	☐	Land Use and Planning	☐	Mineral Resources
☐	Noise	☐	Population and Housing	☐	Public Services
☐	Recreation	☐	Transportation	☐	Tribal Cultural Resources
☐	Utilities and Service Systems	☐	Wildfire	☐	Mandatory Findings of Significance

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR is adequate upon completion of an ADDENDUM.

☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with an EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

Signature	Date
Printed Name	Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an EIR has been certified or a ND has been adopted for a project, no Subsequent or Supplemental EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

    a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;

    b. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR;

    c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

    d. Mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that the lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent EIR have occurred.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

Environmental Review Checklist Update

I. **AESTHETICS -** Since the previous EIR was certified ~~or previous ND was adopted~~, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES	NO
☐	☒

The Final EIR determined that the Approved Project would result in potentially significant impacts to visual character during construction activities (**Impact AE-1**) and that development would result in landscape contrasts and visual changes (**Impact AE-2**) within the primarily undeveloped Proctor Valley landscape. The Final EIR also identified that the Approved Project would result in a cumulatively considerable impact to visual character (**Impact AE-CUM-1**). Impacts associated with light and glare were determined to be less than significant. Based on the analysis contained in Section 2.1 of the Final EIR, and the impacts identified therein, mitigation measures **M-AE-1** and **M-AE-2** were identified to reduce impacts to aesthetics and visual resources. The Final EIR determined that, even with implementation of **M-AE-1** and **M-AE-2**, the project-specific and cumulative impacts of the Approved Project (**Impact AE-1, AE-2,** and **Impact AE-CUM-1**) would be significant and unavoidable.

An Aesthetics Technical Memorandum (Appendix A) was prepared to assess the aesthetic impacts of the Proposed Project Amendment. The total Development Footprint of the Proposed Project Amendment would be 579 acres, which is substantially smaller than the 809-acre Development Footprint of the Approved Project, due to consolidating development in central Proctor Valley. The Proposed Project Amendment would also consolidate development within Proctor Valley and along Proctor Valley Road, reducing the grading footprint from 599 acres to 522 acres. This would generally reduce the visibility of the Development Footprint compared to the Approved Project, and confine the viewshed of the Development Footprint to the immediate Proctor Valley area. A comparison of the viewshed analysis for the Proposed Project Amendment and the Approved Project in presented in the Aesthetics Technical Memorandum (see Figures 6, 7, and 8 in Appendix A). Thus, when compared to the Approved Project, the Proposed Project Amendment would be less visible from receptors in Chula Vista and Jamul.

The Proposed Project Amendment would not result in new significant aesthetic or visual impacts that were not previously analyzed in the Final EIR. In addition, the Proposed Project Amendment does not include development in higher elevations that would be impacted by the Approved Project. Specifically, the Proposed Project Amendment would avoid development in higher elevation (i.e., more visible) areas, including Planning Area 16. It also does not include development in the “South Village” portion of Village 14. Because the Proposed

Project Amendment reduces the Development Footprint and increases conserved land through the proposed land exchange, it would have fewer and less severe aesthetic impacts when compared to the Approved Project.

As explained above, impacts to Aesthetics and Visual Resources would be reduced under the Proposed Project Amendment compared to the Approved Project. Nonetheless, the same mitigation measures (**M-AE-1** and **M-AE-2**) requiring screening of construction sites and preparation of a Landscape Master Plan would be implemented under the Proposed Project Amendment. Because the Proposed Project Amendment would not result in any additional or more severe impacts to aesthetics and visual resources than those identified for the Final EIR, no new mitigation measures beyond those included in the Final EIR are necessary. However, even with implementation of the mitigation measures, the visual impacts of the Proposed Project Amendment would remain significant and unavoidable. While the impacts are considered significant and unavoidable, they would not be new or greater than those identified in the Final EIR.

The Proposed Project Amendment would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to aesthetics and visual resources. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetics and visual resources.

II. AGRICULTURAL RESOURCES - Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES	NO
☐	☒

The Final EIR determined that the Approved Project would not impact an “important” agricultural resource as that term is defined under the County’s Local Agricultural Resources Assessment (LARA) Model; however, the Approved Project Area contains lands that in the past supported ranching and farming activities. The Approved Project’s Project Area includes 666.7 acres of land designated as Grazing Land and 69.6 acres of land designated as Farmland of Local Importance. The Final EIR concluded that although the Approved Project’s Project Area did not include prime agricultural soils and was no longer used for crops or grazing land, approximately 69.6 acres of coastal crop land designated as Farmland of Local Importance would be converted to residential uses as a result of the Approved Project (**Impact**

AG-1). Mitigation Measure **M-AG-1** requires that an Agricultural Plan be prepared by the Owner/Applicant; this was a required mitigation measure carried forward from the Otay Ranch Final Program EIR. The Final EIR determined that even with implementation of **M-AG-1**, the Approved Project would result in significant and unavoidable impacts to agricultural resources.

An Agricultural Resources Technical Memorandum (Appendix B) was prepared to analyze impacts resulting from the Proposed Project Amendment. Similar to the Approved Project, the Proposed Project Amendment Project Area is not an "important" agricultural resource under the County's LARA Model; however, the Proposed Project Amendment Project Area contains lands that support, or supported in the past, ranching and farming activities. The Proposed Project would impact 498.4 acres of land designated as Grazing Land (168.3 acres less than the Approved Project) and 24.6 acres of land designated as Farmland of Local Importance (45 acres less than the Approved Project). Thus, the Proposed Project Amendment would disturb fewer acres of agricultural land as compared to the Approved Project.

While the impact to 24.6 acres of Farmland of Local Importance/coastal dependent crops identified is considered significant, the impact would not be new or substantially more severe than the impact identified in the Final EIR. The same mitigation measure (**M-AG-1**) requiring the preparation of the Agricultural Plan would be implemented under the Proposed Project Amendment. Because the Proposed Project Amendment would not result in any additional or more severe impacts to agricultural resources than those identified in the Final EIR, no new mitigation measures beyond those included in the Final EIR are necessary. Similar to the Approved Project, the impact would remain significant and unavoidable.

The Proposed Project Amendment would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to agricultural resources. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agricultural resources.

III. AIR QUALITY - Since the previous EIR was certified ~~or previous ND was adopted~~, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES	NO
☐	☒

The Final EIR determined that the Approved Project would exceed the County's emission thresholds during construction and would result in a potentially significant impact (**Impact AQ-1**). The Approved Project would also exceed County emission thresholds during operation, resulting in a potential significant impact (**Impact AQ-2**). Temporary cumulative construction impacts and cumulative operational impacts would also be potentially significant (**Impact AQ-CUM-1** and **Impact AQ-CUM-2**). Mitigation measures **M-AQ-1** through **M-AQ-8** were provided in the Final EIR to reduce construction emissions; however, **Impact-AQ-1** and **Impact AQ-CUM-1** would remain significant and unavoidable. Mitigation measures **M-AQ-9** through **M-AQ-10** were provided to reduce operational emissions; however, **Impact-AQ-2** and **Impact AQ-CUM-2** would also remain significant and unavoidable.

Regional Air Quality Plans

An Air Quality Technical Memorandum (Appendix C) was prepared for the Proposed Project Amendment. Similar to the Approved Project, the Proposed Project Amendment is considered accounted for in the Regional Air Quality Strategy because it is consistent with and the development is less intense than the approved Otay Ranch GDP/SRP for Villages 14 and Planning Areas 16/19. As such, the Proposed Project Amendment would not conflict with or obstruct implementation of local air quality plans.

Construction Impacts

An analysis of the key construction characteristics that are factors in qualitatively discussing construction emissions, including total development, area graded, and blasting assumptions, was conducted for the Proposed Project Amendment. Similar to the Approved Project, the Proposed Project Amendment's cut-and-fill quantities would be balanced on site, and no external soil export would be required. Implementation of the Proposed Project Amendment would result in grading of approximately 522 acres, which is 13% less than the approximately 599 acres required for the Approved Project (see Table 5). Grading would balance within each development phase, and hauling would not be required between development phases. Approximately 8,943,005 cubic yards of cut and fill would occur within the Proposed Project Amendment area, which is less than the 8,948,734 cubic yards that would be required for the Approved Project.

Blasting operations and rock crushing would also be required for site preparation for the Proposed Project Amendment, similar to the Approved Project. Implementation of the Proposed Project Amendment would result in blasting of approximately 1,729,498 cubic yards of rock, which is 24.7% less than the quantity required for the Approved Project of 2,298,117 cubic yards. All blasting activity would comply with Section 96.1.5601.2 of the County of San Diego 2017 Consolidated Fire Code. During construction, the Proposed Project Amendment is anticipated to result in less blasting and rock crushing activities as compared to the Approved Project. Accordingly, the Proposed Project Amendment is anticipated to result in less earthwork activity compared to the Approved Project.

The Proposed Project Amendment proposes 1,266 homes, which is more than the Approved Project (an increase of 147 units) (see Table 5). The total building square footage for the

Proposed Project Amendment would be 4,049,940 square feet, which is 61,966 square feet (1.55%) greater than the Approved Project. This increase in square footage would not substantially change the construction assumptions or construction duration/phasing. Thus, the Proposed Project Amendment is anticipated to involve similar construction activity compared to the Approved Project, including similar phasing, equipment, workers, and vendor truck trips.

Based on the above considerations, the Proposed Project's overall construction emissions would be similar to those expected to occur under the Approved Project. The Proposed Project Amendment is anticipated to result in less grading, blasting, and rock crushing than the Approved Project, while the square footage of the Proposed Project Amendment would be slightly increased (1.55%). Therefore, similar to the Approved Project, construction of the Proposed Project Amendment could potentially result in emissions that would exceed the County thresholds for volatile organic compounds (VOCs), oxides of nitrogen (NO_x), carbon monoxide (CO), and particulate matter less than or equal to 10 microns in diameter (PM_{10}). As such, mitigation measures **M-AQ-1** through **M-AQ-8** from the Final EIR would be implemented as part of the Proposed Project Amendment. These mitigation measures would reduce construction-generated emissions to the extent feasible; however, the impact would remain significant and unavoidable for the Proposed Project Amendment, similar to the Approved Project.

Operational Impacts

Similar to the Approved Project, operation of the Proposed Project Amendment would generate VOC, NO_x, CO, sulfur oxides (SO_x), PM_{10}, and particulate matter less than or equal to 2.5 microns in diameter ($PM_{2.5}$) emissions from area sources, energy sources, and mobile sources. The operational emissions for the Proposed Project Amendment were estimated using the same methodology as detailed in Section 2.3.3.2, Conformance to Federal and State Air Quality Standards, Operational Emissions, in the Final EIR. CalEEMod Version 2016.3.2 was used to estimate operational emissions.

Table 6 presents the maximum daily emissions associated with operation of the Proposed Project Amendment. The values shown are the maximum summer and winter daily emissions results from CalEEMod. Complete details of the emissions calculations are provided in Appendix C (Attachment A) of this document and Appendix 2.3-1 (Section 3.3, Operational Emissions Methodology) of the Final EIR.

Table 6. Proposed Project Amendment Estimated Maximum Daily Operational Emissions - Unmitigated

Emission Source	VOC	NOx	CO	SOX	PM10	PM2.5
	Pounds per Day					
Summer						
Area	74.11	1.20	104.38	<0.01	0.58	0.58
Energy	0.91	7.85	3.95	0.05	0.63	0.63
Mobile	18.84	74.03	240.12	0.99	105.85	28.72
Total	**93.86**	**83.08**	**348.45**	**1.04**	**107.06**	**29.93**
Winter						
Area	74.11	1.20	104.38	<0.01	0.58	0.58
Energy	0.91	7.85	3.95	0.05	0.63	0.63
Mobile	18.23	76.07	232.06	0.94	105.85	28.72
Total	**93.24**	**85.12**	**340.40**	**0.99**	**107.10**	**29.93**
Maximum Daily Emissions	**93.86**	**85.12**	**348.45**	**1.04**	**107.10**	**29.93**
Pollutant Threshold	75	250	550	250	100	55
Threshold Exceeded?	**Yes**	No	No	No	**Yes**	No

Notes:
VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter; <0.01 = emissions reported are less than 0.01.
Emissions reflect operational year 2028.
See Attachment A of Attachment I and Appendix A of Appendix 2.3.1 of the Final EIR for complete results.
Estimated emissions include compliance with regulatory measures (REG-AQ-5) and implementation of PDFs (PDF-AQ/GHG-2, PDF-AQ/GHG-3, PDF-AQ/GHG-4, and PDF-TR-1).

Based on the estimated daily operational emissions, as shown in Table 6, the Proposed Project Amendment would exceed the County's thresholds for VOC and PM_{10}, similar to the Approved Project. The Proposed Project Amendment would implement mitigation measures **M-AQ-9** and **M-AQ-10** as detailed in the Final EIR to reduce operational emissions; Furthermore, the Proposed Project Amendment would continue to implement the PDFs as described the Approved Project's Final EIR. However, even with implementation of these PDFs and mitigation measures, daily operational emissions for VOC and PM_{10} would still exceed the County's significance thresholds. Therefore, the Proposed Project Amendment would have a significant and unavoidable impact during operations, similar to the Approved Project.

Impacts to Sensitive Receptors and Odor Impacts

The Proposed Project Amendment construction trip generation and distribution for workers and delivery trucks is expected to be similar to the Approved Project. Construction-related traffic is not expected to impact local intersections or cause an exceedance of the CO

California Ambient Air Quality Standards (CAAQS); therefore, impacts would be less than significant, similar to the Approved Project.

Because the Proposed Project Amendment is anticipated to involve similar construction activities compared to the Approved Project, construction of the Proposed Project Amendment is anticipated to result in similar construction health risk results as estimated for the Approved Project. Therefore, the unmitigated cancer risk and chronic health risk associated with unmitigated construction impacts from the Proposed Project Amendment are also anticipated to be less than significant, similar to the Approved Project.

Mitigation measures for criteria pollutants (i.e., **M-AQ-1**, **M-AQ-2**, **M-AQ-4**, **M-AQ-5**, **M-AQ-6**, **M-AQ-7**, and **M-AQ-8**) also apply to reducing toxic air contaminant emissions. Therefore, although no mitigation is required, implementation of mitigation measures would further reduce health risk impacts to on-site and off-site residences. Therefore, the mitigated construction impacts for the Proposed Project Amendment would also be less than significant, similar to the Approved Project.

As discussed in Section 2.3.1 in Appendix 4.1-3 of the Final EIR, Valley Fever is not highly endemic in the County, and within the County, the incidence rate in the Proposed Project Amendment Area is below the County average and the statewide average. Construction of the Proposed Project Amendment would comply with San Diego Air Pollution Control District (SDAPCD) Rule 55 and implementation of dust control strategies. It is not anticipated that earthmoving activities during Proposed Project Amendment construction would result in exposure of nearby sensitive receptors to Valley Fever. Therefore, the Proposed Project would have a less-than-significant impact with respect to Valley Fever exposure to sensitive receptors, similar to the Approved Project.

Quantitative CO hotspot assessments were prepared for the Approved Project and the EIR Land Exchange Alternative, and in both analyses it was determined that the maximum CO concentrations predicted for the 1-hour and 8-hour averaging periods at the intersections studied would be below the 1-hour and 8-hour CAAQS. Because the Proposed Project Amendment would result in similar vehicle volumes at studied intersections and the estimated maximum 1-hour and 8-hour CO concentrations for the Approved Project and EIR Land Exchange Alternative were well below the relevant CAAQS, it is also anticipated that the Proposed Project Amendment would not exceed the 1-hour and 8-hour CAAQS. CO hotspot impacts would be less than significant, similar to the Approved Project.

Implementation of the Proposed Project Amendment would not generate any major operational sources of toxic air contaminants or diesel particulate matter, nor would the Proposed Project Amendment be located next to a major stationary toxic air contaminant source or high-volume roadway. Therefore, the impact would be less than significant, similar to the Approved Project.

The Air Quality Technical Memorandum determined that odor impacts during both construction and operation of the Proposed Project Amendment would be less than significant, similar to the Approved Project.

The Proposed Project Amendment would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant air quality impacts. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more air quality impacts.

IV. BIOLOGICAL RESOURCES – Since the previous EIR was certified~~ or previous ND was adopted~~, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES	NO
☐	☒

The Final EIR determined that the Approved Project would result in potentially significant permanent direct impacts to Quino checkerspot butterfly habitat (**Impact BI-1**), habitat for special status wildlife species (**Impact BI-2**), Hermes Copper butterfly suitable habitat (**Impact BI-3**), special-status plant species (Impact BI-5), golden eagle foraging habitat (**Impact B-6**), birds under the MBTA (**Impact BI-8**), and temporary direct impacts to special status plant or wildlife species (**Impact BI-4 and BI-7**). The Final EIR determined that the Approved Project would not disturb or otherwise affect vernal pools/features and thus would not impact San Diego fairy shrimp. As a preventative measure, the County has required that the Owner/Applicant comply with any conditions imposed by the USFWS for incidental take of San Diego fairy shrimp (M-BI-7). The Approved Project would also have significant temporary and permanent indirect impacts to special-status wildlife species (**Impact BI-11** and **Impact BI-12**). Temporary and permanent indirect impact to special-status plant species would also occur. (**Impact BI-9** and **BI-10)**. Potentially significant impacts to sensitive vegetation communities resulting from the Approved Project include Impact **BI-13** through **Impact BI-19**, **Impact BI-24** and **Impact BI-25**. Impacts to jurisdictional aquatic resources (**Impact BI-20** through **Impact BI-23**) and habitat connectivity and wildlife corridors (**Impact BI-26** through **Impact BI-28**) were also determined to be potential significant. Mitigation measures **M-BI-1** through **M-BI-28** are included in the Final EIR for impacts to biological resources**.** All potential significant impacts to biological resources would be mitigated to less than significant with incorporation of mitigation measures **M-BI-1** through **M-BI-28**. Further, the Final EIR determined that the Approved Project would not conflict with the MSCP Plan, MSCP County Subarea Plan, Otay Ranch RMP, City of San Diego MSCP Subarea Plan, or the City of Chula

Vista MSCP Subarea Plan (see Section 2.4.3.5 of the Final EIR and Section 10 of the Biological Resources Technical Reports prepared for the Approved Project).

A Biological Resources Technical Memorandum was prepared for the Proposed Project Amendment (Appendix D). It is important to note that that the development footprint of the Proposed Project Amendment is encompassed in either the Approved Project or the Land Exchange Alternative development footprints. Thus all areas which would be impacted by the Proposed Project Amendment were previously surveyed and analyzed in the Final EIR, Figures depicting the Proposed Project Amendment's impacts to biological resources are shown in the Figure 6 series in Appendix D. As explained below, the Proposed Project Amendment would not result in any significant biological impacts different from, or more severe than, those analyzed and disclosed in the Final EIR for the Approved Project.

Sensitive Vegetation Communities

The Proposed Project Amendment's direct impacts (permanent and temporary) on sensitive vegetation communities are shown in Table 8. Permanent direct impacts to sensitive upland habitats total 511.2 acres and temporary impacts total 27.5 acres for the Proposed Project Amendment. Although the Proposed Project Amendment would result in greater permanent impacts to chaparral as compared to the Approved Project, its impacts to other sensitive upland vegetation communities would be less. In comparison to the Approved Project, impacts to sensitive upland habitats are reduced for the Proposed Project Amendment. Permanent impacts to riparian habitat/jurisdictional aquatic resources are also reduced under the Proposed Project Amendment, while temporary impacts are similar.

In terms of overall permanent and temporary impacts to sensitive vegetation communities, the Proposed Project would disturb substantially less acreage (540.6 acres) than the Approved Project (783.1acres). The Proposed Project Amendment's permanent and temporary indirect impacts would be the similar to those described in the Final EIR for the Approved Project, but, due to its consolidated Development Footprint, the Proposed Project Amendment ~~the land exchange~~ would eliminate~~reduce~~ approximately 13.1~~2~~ miles of edge effect compared to the Approved Project (from 18.9 miles to approximately 5.8 miles of edge) – ~~due to the consolidated Development Footprint~~, a nearly 70% reduction.

Table 8. Direct Impacts to Vegetation Communities and Land Cover Types – Development Footprint Comparison (Acres)

Habitat Types/Vegetation Communities	Proposed Project Amendment		Approved Project	
	Perm.	*Temp*	*Perm.*	*Temp.*
Sensitive Upland Communities				
Granitic chamise chaparral (including disturbed)	352.4	3.5	230.9	18.8
Granitic southern mixed chaparral	1.7	1.5	12.4	1.9
Diegan coastal sage scrub	96.7	10.8	353.5	18.7
Diegan coastal sage scrub (disturbed)	14.3	9.7	51.0	9.6

Table 8. Direct Impacts to Vegetation Communities and Land Cover Types – Development Footprint Comparison (Acres)

Habitat Types/Vegetation Communities	Proposed Project Amendment		Approved Project	
	Perm.	*Temp*	*Perm.*	*Temp.*
Diegan coastal sage scrub – *Baccharis* dominated (including disturbed)	0.4	0.9	0.4	0.9
Non-native grassland	45.7	11.2	70.2	12.5
Subtotal of Sensitive Upland Communities	*511.2*	*27.5*	*718.4*	*62.4*
Riparian Habitat/Jurisdictional Aquatic Resources				
Cismontane alkali marsh (including disturbed)	0.8	0.1	1.0	<0.1
Mulefat scrub	0.1	0.3	0.1	0.3
Coastal and valley freshwater marsh	0.1	0.3	0.1	0.3
Southern coast live oak riparian forest	–	–	–	–
Southern willow scrub	0.1	<0.1	0.2	<0.1
Open water	–	–	0.2	—
Unvegetated channel[a]	<0.1	0.1	<0.05	0.1
Subtotal of Riparian Habitat/Jurisdictional Aquatic Resources	*1.2*	*0.7*	*1.6*	*0.7*
Non-Sensitive Communities and Land Covers				
Eucalyptus woodland	3.0	0.1	–	0.2
Urban/developed	7.3	1.1	5.9	1.2
Disturbed habitat	14.4	1.9	16.0	2.6
Subtotal of Non-Sensitive Communities and Land Covers	*24.7*	*3.2*	*21.9*	*4.0*
Total[b]	**537.2[c]**	**41.4[c]**	**741.9**	**67.1**

Notes:

[a] Unvegetated stream channel is also an overlay within various vegetation communities and is therefore not fully represented in this table. See Table 3 of Attachment J to Appendix D.

[b] May not sum precisely due to rounding.

[c] The optional design for the secondary access road to the water tank and Village 14 would eliminate 8.3 acres of impacts to the Preserve. These impacts include 5.0 acres of permanent impacts and 3.3 acres of temporary impacts within the Preserve.

The Proposed Project Amendment's impacts to sensitive vegetation communities, both permanent and temporary, would be significant absent mitigation. However, the Proposed Project Amendment would not result in any new significant impacts to riparian habitats or sensitive vegetation communities and would not substantially increase the severity of significant impacts previously identified in the certified Final EIR. Implementation of mitigation measures **M-BI-1** (biological monitoring), **M-BI-2** (temporary construction fencing), **M-BI-3** (habitat conveyance and preservation), **M-BI-4** (biological open space easement), **M-BI-5** (permanent fencing and signage), and **M-BI-21** (federal and state agency permits), as described in Chapter 7 of Appendix D, would reduce these impacts to less than significant.

Special-Status Plant and Wildlife Species

The Proposed Project Amendment would result in direct impacts to three County List A plant species: San Diego goldenstar (*Bloomeria clevelandii*; 727 individuals), Otay tarplant (*Deinandra conjugens*; 25 individuals/8 acres of critical habitat), and Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*; 56 individuals). The Proposed Project Amendment would have impacts to critical habitat for spreading navarretia but would not impact any populations of this species, as it was not observed during focused surveys. Impacts to three County List B plant species would also occur: San Diego barrel cactus (12 individuals); San Diego marsh elder (3,250 individuals), and Munz's sage (10,918 individuals). A total of six County list D species would be impacted as listed in Table 3 of Appendix D.

As compared to the Approved Project, the Proposed Project Amendment would result in fewer or similar impacts to special-status plant species. Unlike the Approved Project, however, the Proposed Project Amendment would avoid impacts to several County List A species: Orcutt's brodiaea (*Brodiaea orcuttii*), delicate clarkia (*Clarkia delicata*), and variegated dudleya (*Dudleya variegata*; also a Narrow Endemic species). The Proposed Project Amendment would not result in any new significant impacts to special-status plant species and would not substantially increase the severity of previously identified significant impacts in the certified Final EIR.

As explained in the Final EIR, the project biologists performed *focused* surveys for a number of highly sensitive species and the resources on which they rely (County of San Diego 2019). These surveys included: (i) a habitat assessment, larval host plant survey, and protocol surveys for Quino checkerspot butterfly (*Euphydryas editha quino*); (ii) focused protocol surveys for coastal California gnatcatcher; (iii) a habitat assessment and four-pass protocol survey for burrowing owl; (iv) a habitat assessment for arroyo toad; (v) a habitat assessment and protocol surveys for Hermes copper butterfly; (vi) nest survey and habitat assessment for golden eagle; (vii) a habitat assessment and protocol wet season and dry season surveys for listed large branchiopods (i.e., fairy shrimp); and (viii) focused surveys for western spadefoot (County of San Diego 2019).

Based on these surveys and other available data, the Final EIR determined that the Approved Project would have significant impacts on the following: Quino checkerspot butterfly habitat (**Impact BI-1**); habitat for various special-status wildlife species, including coastal California gnatcatcher and burrowing owl (**Impact BI-2**); Hermes copper butterfly habitat (**Impact BI-3**); golden eagle foraging habitat (**Impact BI-6**); habitat for special-status wildlife species, including amphibians, reptiles, and small mammals (**Impacts BI-7, BI-11, BI-12**); and birds protected under the Migratory Bird Treaty Act (**Impact BI-8**) (County of San Diego 2019). The Final EIR recommended various mitigation measures, which, if adopted and implemented, would reduce these impacts to less than significant levels (County of San Diego 2019).

The Final EIR also determined that the EIR Land Exchange Amendment would have similar significant impacts on special-status wildlife species, and that the recommended mitigation measures, if implemented, would reduce such impacts to a less than significant level.

The Proposed Project Amendment would disturb 12 features occupied by western spadefoot, 10 of which would be affected by the Approved Project as well. Impacts to the other 2 features were analyzed in the Final EIR under the EIR Land Exchange Alternative. Thus, all of the Proposed Project Amendment's impacts to features occupied by western

spadefoot were identified and analyzed in the Final EIR as impacts from either the Approved Project or the EIR Land Exchange Alternative. The impacts to western spadefoot would be potentially significant for the Proposed Project Amendment**.** However, by conveying the required acreage of land to the Otay Ranch Resource Management Plan (RMP) Preserve (**M-BI-3**), direct impacts to this species would be reduced to less than significant for the Proposed Project Amendment.

The Proposed Project Amendment would impact a total 538.7 acres of golden eagle foraging habitat. Impacts to foraging habitat were analyzed in the Final EIR under the Approved Project or the EIR Land Exchange Alternative. As shown in Table 4 of Appendix D, this impact to foraging habitat is approximately 242.1 acres less than that of the Approved Project. The Proposed Project Amendment would not cause any lethal take of individual golden eagles or nests, would not disturb any active or occupied golden eagle nest, and would not result in human activity within 4,000 feet of an active nest or 3,000 feet of an historical nest. The Proposed Project Amendment's individual impacts on golden eagle, including golden eagle nests and foraging habitat, would be less than significant, as golden eagle is a Covered Species under the MSCP and the Proposed Project Amendment is consistent with the MSCP Plan, MSCP County Subarea Plan, and Otay Ranch RMP. Note, however, the Proposed Project Amendment would preserve foraging/nesting habitat for golden eagle through **M-BI-3** (habitat conveyance and preservation) and **M-BI-4** (biological open space easement). Additionally, **M-BI-5** (permanent fencing and signage) would mitigate for potential long-term impacts by deterring unauthorized human activity within the Otay Ranch RMP Preserve.

For burrowing owl, the Proposed Project Amendment would impact 34.1 acres of potential habitat. Although there is suitable habitat for burrowing owls within the Proposed Project Amendment Area, this species is not expected to occur. In comparison, as shown in Table 4 of Appendix D, this is approximately 50 acres less than the amount of burrowing owl habitat affected by the Approved Project. Therefore, direct impacts to occupied burrowing owl habitat are not expected. However, to ensure no burrowing owls have migrated into the Development Footprint of the Proposed Project Amendment, a preconstruction survey would be conducted (**M-BI-13**). Therefore, similar to the Approved Project, impacts to occupied habitat for burrowing owl would be less than significant for the Proposed Project Amendment.

For Quino checkerspot butterfly, the project biologists from HELIX, working with biologists from CDFW, USFWS, and the County, reviewed the latest Quino sighting and habitat data. Through that review, it was determined that the Proposed Project Amendment would disturb 527.1 acres of potential habitat, of which ~~and~~ 500.2 acres are designated~~of~~ critical habitat under the Federal Endangered Species Act. These impacts are consistent with those ~~were~~ identified and analyzed in the Final EIR under the Approved Project and/or the EIR Land Exchange Alternative. By contrast, the Approved Project would have disturbed 790.4 acres of potential Quino habitat, of which 488.4 acres are designated critical habitat. Thus, when compared to the Approved Project, the Proposed Project Amendment would reduce ~~This is a reduction of 262.3 acres of~~ impacts to potential Quino habitat by 262.3 acres, but would increase impacts to critical habitat by 11.8 acres. ~~from the Approved Project as compared to the Proposed Project Amendment. Impacts to critical habitat are increased by 11.8 acres with~~

~~the Proposed Project Amendment.~~ Although the acreage of permanent impacts is reduced, the Proposed Project Amendment's impacts to potential habitat for Quino checkerspot would still be considered significant absent mitigation. Mitigation for direct impacts to potential Quino checkerspot butterfly habitat include: habitat conveyance and preservation (**M-BI-3**, **MBI-4** and **M-BI-9**), Quino checkerspot butterfly take authorization (**M-BI-8**), and Quino checkerspot butterfly management/ enhancement plan (**M-BI-10**).[3] Implementation of these mitigation measures would reduce direct impacts to suitable Quino checkerspot butterfly habitat to less than significant for the Proposed Project Amendment.

The Proposed Project Amendment would affect suitable Hermes copper butterfly habitat, but to a lesser extent than the Approved Project (10.2 acres as compared to 18 acres). Nevertheless, these impacts would be significant absent mitigation. These impacts were identified and analyzed in the Final EIR under the Approved Project or the EIR Land Exchange Alternative. Mitigation for direct impacts to potential Hermes copper butterfly habitat include: habitat conveyance and preservation and/or a biological open space easement (**M-BI-3** and **M-BI-4**). Implementation of these mitigation measures would reduce direct impacts to suitable Hermes copper butterfly habitat to less than significant.

Crotch bumble bee was not previously evaluated in the Final EIR as it was not a candidate species for listing until July 2019. In June 2019, however, the California Fish and Game Commission voted to make Crotch bumble bee a "candidate" for listing under the California Endangered Species Act (CESA) (CDFW 2019).[4] The Fish and Game Commission has not yet made a final decision to list the Crotch bumble bee; however, due to the bee's status as a Candidate for listing, this Addendum evaluate the Proposed Project Amendment's impacts on the species, as they compare to those of the Approved Project and the Land Exchange Alternative.

There is currently no standardized survey methodology for surveying for this species. In the absence of surveys to verify the presence/absence from the biological study area, a habitat assessment can be used to determine the extent of potential habitat loss for this species. Given that this species does not have a defined habitat preference, the entire Biological Study Area, the Proposed Project Amendment would affect potential habitat for Crotch bumble bee, but to a lesser extent than the Approved Project (570.2 acres as compared to 801.9 acres) and the EIR Land Exchange Project (570.2 acres as compared to 649.1 acres). Nevertheless, impacts would be **potentially significant** absent mitigation. Mitigation for direct impacts to potential habitat for Crotch bumble bee includes habitat conveyance and preservation and/or a biological

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[3] With respect to M-BI-10, it has been revised and updated to reflect that the Owner/Applicant has consulted with the U.S. Fish and Wildlife Service~~The Owner/Applicant is currently consulting with the U.S. Fish and Wildlife Service~~, the California Department of Fish and Wildlife, and the County to develop a "Quino Checkerspot Butterfly Conservation Strategy" and "Framework Management Plan", both of which will inform and be incorporated into the long-term management and enhancement plan for the species. The QCB Conservation Strategy and Framework Management Plan are attached~~Conservation Plan for the Quino checkerspot butterfly and its habitat. When the details of the Conservation are determined, they will be incorporated into this Addendum~~ as Appendix W to this Addendum.

[4] The Fish and Game Commission voted to elevate Crotch bumble bee to a "candidate" on June 12, 2019, but did not issue the Findings of Fact supporting the decision until June 28, 2019, two days after the County certified the Approved Project Final EIR. (See, https://cdfgnews.wordpress.com/2019/07/31/cdfw-seeks-information-related-to-listing-of-bumble-bees/.)

open space easement (**M-BI-3** and **M-BI-4**), which would reduce direct impacts to suitable Crotch bumble bee habitat to **less than significant**.

Due to differing habitat impacts, mitigation measure M-BI-22 was not included in the Approved Project MMRP, but was included as a mitigation measure for the EIR Land Exchange Alternative (M-BI-12 in the Biological Resources Technical Report for Otay Ranch Village 14 and Planning Areas 16/19 Land Exchange Alternative; Dudek 2018b). Potential impacts to bat species by the Proposed Project Amendment will be avoided through **M-BI-22** (preconstruction bat surveys).

Like the Approved Project, the Proposed Project Amendment avoids all vernal pools/features, including those that are known to support San Diego fairy shrimp. Consequently no significant impacts to San Diego fairy shrimp are expected. The County is requiring a preventative mitigation measures for this species that mandates the Owner/Applicant consult with the USFWS to determine if an incidental take permit is required for fairy shrimp and comply with all permit conditions that USFWS may impose on such a permit should one be deemed necessary (**M-BI-7**).

Jurisdictional Aquatic Resources

Development of the Proposed Project Amendment would result in permanent impacts to a total of 2.37 acres of jurisdictional aquatic resources, as shown in Table 9. These impacts to jurisdictional aquatic resources were identified and analyzed in the Final EIR either under the Approved Project or the EIR Land Exchange Alternative. Of this 2.37 acres, 1.21 acres are impacts to wetlands/riparian habitat and 1.16 acres are non-wetland waters/streambed. Compared to the Approved Project, the Proposed Project Amendment would reduce permanent impacts to wetlands/riparian habitat by 0.24 acres and non-wetland waters/streambed by 0.27 acres.

Table 9. Impacts to ACOE/RWQCB/CDFW Jurisdictional Aquatic Resources – Development Footprint Comparison (Acres)

Habitat Types/Vegetation Communities	Proposed Project Amendment		Approved Project	
	Perm.	*Temp.*	*Perm.*	*Temp.*
ACOE/RWQCB Wetlands and CDFW Riparian Habitat				
Cismontane alkali marsh (including disturbed)	0.84	0.07	1.04	0.06
Coastal freshwater marsh	0.13	0.30	0.12	0.31
Mulefat scrub	0.14	0.25	0.09	0.29
Southern coast live oak riparian forest	—	—	—	—
Southern willow scrub	0.10	0.03	0.21	0.06
Subtotal	*1.21*	*0.65*	*1.45*	*0.73*
ACOE/RWQCB Non-Wetland Waters and CDFW Streambed				
Unvegetated channel	1.16	0.16	1.27	0.35
Open water	—	—	0.16	—
Subtotal	*1.16*	*0.16*	*1.43*	*0.35*

Table 9. Impacts to ACOE/RWQCB/CDFW Jurisdictional Aquatic Resources – Development Footprint Comparison (Acres)

Habitat Types/Vegetation Communities	Proposed Project Amendment		Approved Project	
	Perm.	*Temp.*	*Perm.*	*Temp.*
Total	2.37	0.81	2.87	1.08

Notes: ACOE = U.S. Army Corps of Engineers; CDFW = California Department of Fish and Wildlife; RWQCB = Regional Water Quality Control Board.

The Proposed Project Amendment's permanent impacts to jurisdictional resources would be potentially significant. Permanent direct impacts would be mitigated to less than significant with implementation of **M-BI-21** (federal and state agency permits).

In addition, the Proposed Project Amendment would result in temporary impacts to 0.81 acres of jurisdictional aquatic resources, as shown in Table 9. Of this 0.81 acres, 0.65 acres are impacts to wetlands/riparian habitat and 0.16 acres are non-wetland waters/streambed. Compared to the Approved Project, the Proposed Project Amendment would reduce temporary impacts to wetlands/riparian habitat by 0.08 acres and non-wetland waters/streambed by 0.19 acres. All of the Proposed Project Amendment's temporary impacts to jurisdictional aquatic resources were identified and analyzed in the certified Final EIR either as impacts from the Approved Project or the EIR Land Exchange Alternative. The Proposed Project Amendment's temporary impacts to jurisdictional resources would be ***potentially significant.*** Temporary direct impacts would be mitigated to less than significant through implementation of **M-BI-1** (biological monitoring), **M-BI-2** (temporary construction fencing), **M-BI-12** (restoration of temporary impacts), and **M-BI-21** (federal and state agency permits).

Wildlife Corridors

As analyzed in Appendix J of Appendix D, the Proposed Project Amendment would result in less than significant direct impacts to wildlife corridors. By consolidating development in central Proctor Valley, the Proposed Project Amendment and the amendment to the County Subarea Plan, if approved, would provide wider buffers to regional corridor (R1) and local corridors (L3 and L4) compared to the Approved Project (See Appendix D Figure 10, Wildlife Corridor and Habitat Linkages). As a result of the wider buffers provide under the Proposed Project Amendment, these corridors would significantly exceed the MSCP's 1,000-foot criterion for wildlife corridor design, and the surrounding blocks of MSCP Preserve will increase in size and be more consolidated than what was contemplated in the MSCP County Subarea Plan.

Further, except for small areas needed for a detention basin and a portion for Proctor Valley Road (totaling 6.1 acres), all of PV3 would be transferred to CDFW as part of the land exchange. This would increase the preserve size for a large block of interconnected habitat. Preservation of PV3 widens the connectivity between occupied Quino checkerspot butterfly habitat to the south (in Otay Ranch Village 13) and to the north in the San Miguel Mountain area. Preservation of PV3 would ensure that Quino checkerspot butterfly could move

unimpeded along a lower-elevation route to upper Otay Reservoir, as well through the broader connection to the more rugged ridgeline north of Lower Otay Reservoir.

The Proposed Project Amendment would result in potentially significant temporary and permanent indirect impacts, similar to the indirect impacts identified in the Final EIR. These impacts would be mitigated to less than significant through implementation of **M-BI-1** (biological monitoring), **M-BI-2** (temporary construction fencing), **M-BI-3** (habitat conveyance and preservation) and **M-BI-4** (biological open space easement), **M-BI-5** (permanent fencing and signage) **M-BI-12** (restoration of temporary impacts), **M-BI-18** (restrictions on noise activities) and **M-BI-20** (lighting restrictions).

Consistency with Plans, Policies and Ordinances

Implementation of the Proposed Project Amendment would not conflict with local policies ordinances protecting biological resources. Biological resources protected under these documents are expected to remain safeguarded, given the compliance of the Proposed Project Amendment with the stipulations indicated in these regulations. The Proposed Project Amendment also would not conflict with an adopted Habitat Conservation Plan or Natural Community Conservation Plan. A summary of the Proposed Project Amendment's compliance with policies, plans and ordinances is discussed below. The additional analysis provided herein confirms that the Proposed Project Amendment likewise would not conflict with the goals and requirements outlined in these plans. Consequently, the Proposed Project Amendment does not result in any significant impact in terms of consistency with applicable conservation plans.

MSCP Plan and the MSCP County Subarea Plan

To confirm the Proposed Project Amendment's consistency with the MSCP Plan, MSCP County Subarea Plan, and MSCP County of San Diego Subarea Plan Implementing Agreement, the Proposed Project Amendment's Development Footprint and Preserve was reviewed based on these plans. Based on this review, it was determined that the designated areas of Preserve within the Proposed Project Amendment's Project Area are exactly the same as those identified in the MSCP Plan and the MSCP County Subarea Plan and Implementing Agreement. The Proposed Project Amendment, through the land exchange, would alter the boundaries of the MSCP Preserve but would not encroach into the MSCP Preserve itself. Instead, the Proposed Project Amendment is consistent with the Preserve boundary that was created by the MSCP Plan and the MSCP County Subarea Plan. Given that the Proposed Project Amendment is consistent with the MSCP plans and the "hardline" preserve assumptions identified in the plans, the Proposed Project Amendment can be implemented consistent with the habitat loss findings set forth in Table 3-5 of the MSCP. The areas in PV2 and PV3 proposed for development are not part of the MSCP Preserve, and thus development in these areas does not require a Preserve Boundary Adjustment. Nevertheless, the DRA contemplates an amendment to the MSCP County Subarea Plan to extend Take Authorization to these parcels in recognition of the conservation benefits of the proposed land exchange.

As stated above, the Proposed Project Amendment contemplates development on 44.6 acres within PV2 and 6.1 acres within PV3. Although the GDP/SRP and the County's General Plan (2012) designate PV2 and PV3 for development, neither area is identified as "Take Authorized" under the current MSCP County Subarea Plan. Therefore, pursuant to the DRA, the County is initiating an amendment to the MSCP County Subarea Plan to extend Take Authorization to PV2 and PV3. The proposed amendment to the MSCP County Subarea Plan is among the actions contemplated and covered by this Addendum.

MSCP County Subarea Plan – Roads

Under the MSCP County Subarea Plan, a project that results in take of Covered Species from construction of new or modification of existing Circulation Element road corridors is required to complete a consistency analysis, as outlined in Section 1.9.3.2 of the MSCP County Subarea Plan. A consistency analysis was prepared for the portions of Proctor Valley Road which are currently owned by CDFW (Table 10-2 of Dudek 2018a). A MSCP County Subarea Plan consistency analysis for Proctor Valley Road, a County Mobility Element Road, is included in the certified Final EIR. The alignment of Proctor Valley Road was determined to be consistent with the MSCP County Subarea Plan. The alignment of Proctor Valley Road in the Proposed Project Amendment has not changed; therefore, the consistency determination has been completed and is included in the certified Final EIR.

Otay Ranch Resource Management Plan

The Otay Ranch RMP includes conveyance procedures for dedicating parcels of land to the Otay Ranch RMP Preserve. The Otay Ranch RMP establishes an obligation for each new development to convey its fair-share of the Preserve. Fair-share contribution requirements are established in the Otay Ranch RMP as a proportion of Ranch-wide development to Ranch-wide Preserve land. The Otay Ranch RMP established a fair-share contribution to the creation of the Preserve as a ratio of 1.188 acres of Preserve conveyance required for every 1 acre of development (City of Chula Vista and County of San Diego 1993b). Accordingly, the conveyance ratio for all development is 1.188 acres for each 1 acre of the Proposed Project Development Footprint, excluding areas that include "common uses," such as schools, parks, and arterial roadways. Per the Otay Ranch RMP, these "common use" areas are excluded from the required mitigation/conveyance.

The Proposed Project Amendment's required conveyance to the Otay Ranch RMP Preserve is 556.6 ~~558.7~~ acres, as explained below. Common uses not subject to conveyance for the Proposed Project Amendment would include 10.2 acres of public parks, the 9.9-acre elementary school, 19.9 acres of major circulation, the 2.3-acre public safety site, and a water tank (1.4 acres). Areas of Conserved Open Space (24.5 acres) are also excluded from the conveyance total. The Proposed Project Amendment's total impacts, less these common areas and Conserved Open Space, would be ~~470.3~~468.5 acres. Therefore, developable land within the Project Area is subject to a conveyance obligation of 556.6 ~~558.7~~ acres (~~470.3~~468.5 acres × 1.188 = 556.6 ~~558.7~~ acres).

The Proposed Project Amendment's obligation would be partially satisfied through on-site conveyance of the Otay Ranch RMP Preserve, which totals 377 acres. The remaining conveyance obligation would be met through other Owner/Applicant-owned land, including (i) Otay Ranch RMP Preserve in Planning Area 16 (58.3 acres), (ii) Conserved Open Space (24.5 acres) and/or (iii) a conservation easement over land designated as development in Planning Area 16 (191.5 acres) for a total of 274.3 acres.

This combination of transfers to the Preserve Owner/Manager (POM) results in a total preserve conveyance of 626.7 acres, which represents approximately 556.6 ~~558.7~~ acres more than what the RMP requires. Therefore, upon conveyance to the Otay Ranch RMP Preserve, the Proposed Project Amendment would be consistent with the Otay Ranch RMP in accordance with the Otay Ranch RMP conveyance requirement.

City of San Diego MSCP Subarea Plan – Roads

Proctor Valley Road is an existing County of San Diego Mobility Element Road. A portion of Proctor Valley Road is owned by the City of San Diego Water Utilities Department and is an Essential Public Facility. Under the Proposed Project Amendment, the portion of Proctor Valley Road within City of San Diego Cornerstone lands would follow the same alignment that the Final EIR identified and analyzed as part of the Approved Project. As such, the siting criteria evaluation for that portion of Proctor Valley Road (see Table 10-3 of Dudek 2018a) would remain the same. The Final EIR included a "plan consistency" analysis for Proctor Valley Road and determined that the road's proposed alignment was consistent with the MSCP County Subarea Plan. The Proposed Project Amendment does not alter the alignment of Proctor Valley Road. Thus, the Final EIR's consistency determination remains accurate and valid. However, the improvements to this portion of the road have been re-evaluated for the Proposed Project Amendment and, while the alignment and overall footprint of Proctor Valley Road is the same, approximately 3.3 acres which were considered temporary impacts in the Final EIR for the Approved Project have been re-classified as permanent impacts, since the affected area cannot be adequately revegetated. Consequently, the permanent impacts to resources have increased by 3.3 acres, while temporary impacts have correspondingly been reduced by the same amount. The permanent impacts to vegetation communities resulting from the Approved Project and the Proposed Project Amendment are listed in Table 10. In addition, the Proposed Project Amendment would increase the span of the proposed Proctor Valley Road bridge. Specifically, the bridge span would increase from 282 linear feet to 702 linear feet and would reduce the need for additional fill and slopes associated with the previous design. The increased span would also ensure that the road would avoid five scour ponds that were recently re-classified as vernal pools. In short, the redesigned bridge within City of San Diego Lands would actually result in less biological impacts than the design proposed under the Approved Project.

While the quantity of mitigation acreage has increased (see Table 10), the overall mitigation requirements for impacts within City of San Diego Cornerstone lands as described in the Final EIR remain the same and impacts would be mitigated to a less than significant level.

Table 10. Mitigation Requirements for Permanent Impacts to City of San Diego (Cornerstone Lands)

Vegetation Community	Permanent Impacts (acres)		Mitigation Ratio	Required Mitigation (acres)[a]	
	Proposed Project Amendment	Approved Project		Proposed Project Amendment	Approved Project
Upland					
Diegan coastal sage scrub (including disturbed)	8.0	6.6	1:1	8.0	6.6
Diegan coastal sage scrub – *Baccharis*-dominated (including disturbed)	0.4	0.4	1:1	0.4	0.4
Non-native grassland	4.1	2.6	1:1	4.1	2.6
Southern mixed chaparral	1.7	1.4	1:1	1.7	1.4
Wetlands					
Mulefat scrub	0.1	0.1	2:1	0.2	0.2
Unvegetated channel	<0.1	<0.1	2:1	0.1	0.1
No mitigation required					
Urban/developed	0.5	0.3	None	0	0
Disturbed habitat	0.7	0.6	None	0	0
Total impacts requiring mitigation				**14.4**	**11.1**
Total required mitigation				**14.5**	**11.3**

Note:

[a] The mitigation ratio and required mitigation is based on the assumption that the mitigation lands would be located inside the Multiple Habitat Planning Area. Mitigation occurring outside the Multiple Habitat Planning Area would be required at a higher ratio.

City of San Diego Site Development Permit Application and VPHCP

The Owner/Applicant is currently processing a site development permit application with the City of San Diego to address those Proctor Valley Road improvement that pass through the City's Cornerstone Lands. Through the site development permit process, which the Owner/Applicant initiated in December 2017, the Owner/Applicant will comply with the City's Land Development Code, Vernal Pool Habitat Conservation Plan (VPHCP) and Subarea Plan, including any conditions which may be required by the site development permit. As described in the Final EIR, in order to comply with the VPHCP and avoid any direct impacts to vernal pools, the Owner/Applicant will relocate the northern portion of Proctor Valley Road that is within City jurisdiction from the center of a vernal pool restoration site and realign the road to the east. In addition, to avoid five scour ponds that were recently re-classified as vernal pools, the Owner/Applicant has re-designed the road to create a longer bridge span. The longer span would extend over the Proctor Valley drainage as well as all five vernal pools and their watersheds. The Proposed Project Amendment thus would avoid all direct impacts to vernal pools and is therefore in compliance with the VPHCP.

City of Chula Vista MSCP Subarea Plan - Roads

Under the Proposed Project Amendment, the portion of Proctor Valley Road within City of Chula Vista would follow the same alignment as the Approved Project. There are no change to the impacts reported in the Biological Resources Technical Report for the Approved Project. A consistency analysis was prepared for the portions of Proctor Valley Road. The alignment of Proctor Valley Road was determined to be consistent with the City's Subarea Plan. The alignment of Proctor Valley Road in the Proposed Project Amendment has not changed, therefore the consistency determination has been completed and is included in the certified Final EIR. The certified Final EIR included an analysis of the Approved Project's consistency with the City of Chula Vista MSCP Subarea and found it to be consistent. Therefore, the Proposed Project Amendment would be consistent.

County of San Diego Biological Mitigation Ordinance

Because the Approved Project contemplated development within PV1, PV2, and PV3, a BMO consistency analysis was prepared for impacts anticipated to occur on those three parcels. The Proposed Project Amendment does not include development on all of PV1 and does not include development on 96% of PV3, but does contemplate development on PV2. An updated BMO analysis has been prepared for the Proposed Project Amendment to address impacts in PV2 and the small portion of PV3 that will be developed (Appendix B of Appendix D). Table 1 of the BMO consistency findings report quantifies the sensitive vegetation impacts anticipated with proposed development of PV2 and PV3, and also describes the required mitigation for those impacts (Appendix C of Appendix D). The BMO consistency analysis prepared for the Proposed Project Amendment demonstrates compliance with the BMO requirements.

In addition, the County and its consultants reviewed the CDFW-prepared Land Conversion Evaluation (LCE), which assessed the biological impacts and benefits of the land exchange contemplated under the Proposed Project Amendment. The LCE referred to several years of biological studies conducted on the state-owned parcels that were included in the Approved Project FEIR's analysis of the Land Exchange Alternative analysis. The County also reviewed the consultant-prepared response to the LCE which provided clarifying additional information. Refer to the Additional Information on this EIR Addendum for a discussion of topics raised by CDFW in the LCE. The LCE did not include substantial new information that showed the Proposed Project Amendment would result in new or significantly greater impacts than analyzed in the Approved Project FEIR.

In summary, the Proposed Project Amendment would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to biology and biological resources. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biology and biological resources.

V. CULTURAL RESOURCES - Since the previous EIR was certified~~ or previous ND was adopted~~, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES ☐ **NO** ☒

The Final EIR determined that the Approved Project would result in potentially significant impacts to known cultural resources (**Impact CR-1, Impact CR-2, Impact CR-3 and Impact CR-5**) and to undiscovered cultural resources (**Impact CR-4**). Mitigation measures **M-CR-1 through M-CR-3** recommended by the Final EIR would reduce these impacts to less than significant.

A Cultural Resources Technical Memorandum (Appendix E) was prepared for the Proposed Project Amendment. Potential impacts to known cultural resources within the Proposed Project Amendment Development Footprint were analyzed under the Approved Project or based on additional testing. As shown in Table 11, the Proposed Project Amendment would result in potential impacts to 21 cultural resources within the Area of Direct Impact (ADI). In comparison, the Approved Project would result in impacts to 57 cultural resources within the ADI. Thus, the Proposed Project Amendment would impact fewer cultural resources within the ADI.

Within the Area of Potential Effects (APE), but outside the ADI, there are more cultural resources identified for the Proposed Project Amendment than the Approved Project. However, this area would not be developed under the Proposed Project Amendment.

Table 11 Proposed Project Amendment Summary of Impacts to Cultural Resources

Cultural Resources	Approved Project	Proposed Project Amendment	Difference
In ADI	57	21	-36
Outside ADI	33	69	+36
Not Relocated/No Longer Exist	19	19	0
Total	109	109	0
Significant Impacts to Significant Resources	2	0	-2

Note: ADI = area of direct impact.

While none of the cultural resources are considered significant under CEQA, all archaeological sites are considered “important” under County guidelines. Therefore, the Proposed Project Amendment would result in significant impacts to cultural resources. Mitigation measures **M- CR-1** and **M- CR-2** would be implemented under the Proposed Project

Amendment as amended. Recent evaluation efforts at CA-SDI-8086A/B/C, CA-SDI-12397, and CA-SDI-21917 have demonstrated that impacts to those sites under the Proposed Project Amendment are not significant (Comeau et al. 2019), and impacts to site CA-SDI-12373 will be avoided. Thus, mitigation for these sites described in **M-CR-3** for the Approved Project is not necessary under the Proposed Project Amendment.

The "importance" of the sites is mitigated through the application of measures that include curation or repatriation of all collected artifacts and documentation, construction monitoring, and erection of temporary fencing around the non-impacted portions of the 5 sites (CA-SDI-6695B West, CA-SDI-8086B West/CA-SDI-8086C West, CA-SDI-12332 West, CA-SDI-12333 West, and CA-SDI-12397 West) that are partially located in the Conserved Open Space to prevent direct and indirect impacts during Proposed Project Amendment construction. In addition, temporary fencing would be placed along the ADI limits where sites are within 50 feet of the ADI (CA-SDI-12326 and CA-SDI-12394) (**M-CR-1** and **M-CR-2** from the Approved Project's certified EIR). The artifacts collected during the testing program would be curated at the San Diego Archaeological Center or a culturally affiliated tribal curation facility, or alternatively may be repatriated to a culturally affiliated tribe. Implementation of **M-CR-1** and **M-CR-2** from the Approved Project's certified EIR would reduce impacts to these sites to less than significant. For a detailed summary of **M-CR-1** through **M-CR-2** and the cultural sites for which they are applied, refer to Table 2.5-5, Resource Mitigation Measures, of the Final EIR.

The Proposed Project Amendment does have the potential to affect undiscovered cultural resources that may qualify as significant under the County guidelines and the City of San Diego's Historical Resources Guidelines, similar to the Approved Project. Implementation of **M-CR-1** and **M-CR-2** would reduce impacts to unknown/undiscovered sites to less than significant.

No new mitigation measures beyond those included in the Final EIR are necessary for the Proposed Project Amendment.

The Proposed Project Amendment would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to cultural resources. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources.

VI. ENERGY - Since the previous EIR was certified~~ or previous ND was adopted~~, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to energy including: resulting in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, and/or conflicts with or obstruct a state or local plan for renewable energy or energy efficiency?

YES	NO
☐	☒

The Final EIR for the Approved Project determined that impacts to energy resources would be less than significant. Although the Approved Project would increase petroleum use during operation, the use would be a small fraction of the statewide use and, due to efficiency increases, diminish over time. Additionally, the inclusion of on-site walking/bicycling trails and other resident-serving amenities would help ensure that petroleum-based fuels are efficiently consumed. Given these considerations, petroleum consumption associated with the Approved Project would not be considered inefficient or wasteful and would result in a less-than-significant impact. The Approved Project would follow applicable energy standards and regulations during the construction phases and the Approved Project would be built and operated in accordance with all existing, applicable regulations at the time of construction. Therefore, the Approved Project would not conflict with existing energy standards or regulations, and impacts would be less than significant.

An Energy Technical Memorandum was prepared for the Proposed Project Amendment (Appendix F). The analysis found that overall construction activities resulting from implementation of the Proposed Project Amendment are expected to be similar to the Approved Project construction. The Proposed Project Amendment total vertical development square footage would increase by 1.55% over the Approved Project, which would not substantially change the construction assumptions or construction duration/phasing. Therefore, overall construction energy use resulting from implementation of the Proposed Project Alternative are expected to be similar to the Approved Project construction energy use. Because the Proposed Project Amendment would use the same construction techniques, but would have similar activities compared to the Approved Project, impacts related to inefficient or wasteful use of nonrenewable resources during construction would be less than significant. Further, the Proposed Project Amendment would be required to comply with applicable plans and policies. Accordingly, energy impacts would remain less than significant, as the level of impact would not increase from the level identified in the Approved Project Final EIR.

The operation of the Proposed Project Amendment would have energy impacts from electricity, natural gas, and mobile source fuel use, which are discussed below.

Electricity: At full build-out, the Proposed Project Amendment's operational phase would require electricity for operating the various buildings and residences. The Proposed Project Amendment would include **PDF-AQ/GHG-3**, which requires non-residential land uses to be 10% more energy efficient than required by the 2016 Title 24 energy efficiency standards. The 2019 standards will continue to improve upon the 2016 standards for new construction of, and additions and alterations to, residential and nonresidential buildings. The 2019 standards will go into effect on January 1, 2020, prior to construction of the Proposed Project Amendment. The Proposed Project Amendment would have more residential units than the Approved Project, but as shown in Table 5 above, the building square footage would be only slightly increased (1.55%) compared to the Approved Project. Therefore, the Proposed Project Amendment is expected to have similar electricity demand compared to the Approved Project. Therefore, with implementation of **PDF-AQ/GHG-1** through **PDF-AG/GHG-10**, the Proposed Project Amendment would also have a less-than-significant impact with respect to inefficient or wasteful electricity use,

and the level of impact would not increase from those levels identified in the Approved Project Final EIR. Furthermore, the Proposed Project Amendment would be subject to the same Project Design Features as the Approved Project, further reducing electricity use.

Natural Gas: Natural gas would be directly consumed throughout operation of the Proposed Project Amendment, primarily through building heating and fireplace options for homes. As described above and consistent with electricity use, the Proposed Project Amendment natural gas use is directly tied to the number of homes within the development. The Proposed Project Amendment is expected to have similar natural gas demand to the Approved Project. Therefore, the Proposed Project Amendment would also have a less-than-significant impact with respect to inefficient or wasteful natural gas use, and the level of impact would not increase from those levels identified in the Approved Project Final EIR. Furthermore, the Proposed Project Amendment would be subject to the same Project Design Features as the Approved Project, further reducing its natural gas use.

Petroleum Use: The majority of fuel consumption resulting from the Proposed Project Amendment's operational phase would be attributable to the use of resident, visitor, and employee motor vehicles (automobiles and light-duty trucks) traveling to and from the Proposed Project Amendment, as well as fuels used for alternative modes of transportation that may be used by residents, visitors, and employees. The source of petroleum use would be the same as from the Approved Project. Because the Proposed Project Amendment would generate a similar land use mix as the Land Exchange Alternative, the assumed average trip length for the EIR Land Exchange Alternative of 9.71 miles, which was back-calculated from the estimated vehicle miles traveled (VMT), was assumed for the Proposed Project Amendment.[5] Because the Proposed Project Amendment would implement a Transportation Demand Management (TDM) Program similar to the Approved Project, the Approved Project's transportation engineer (Chen Ryan) quantified the reduction in VMT attributable to implementation of the TDM-related strategies. An overall VMT reduction of 4.6% based on the TDM Program was estimated for the EIR Land Exchange Alternative and, since the Proposed Project Amendment would be similar to the EIR Land Exchange Alternative's mix of uses, a similar VMT reduction of up to 4.6% is possible.

The Proposed Project Amendment would also include a multipronged approach to increase electric vehicle (EV) adoption for residents. As part of this strategy, Level 2 EV Supply Equipment would be installed in half of all residential units[6] (633 units), and 10 parking spaces located in the Village Core's commercial development area and park areas

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5 VMT was estimated for the Approved Project and the EIR Land Exchange Alternative by Chen Ryan in the Approved Project Final EIR. The EIR Land Exchange Alternative had a higher estimated VMT per trip compared to the Approved Project. Therefore, it was determined the EIR Land Exchange Alternative VMT was more conservative to use as the basis for the Proposed Project Amendment VMT. The Proposed Project Amendment VMT was estimated using Proposed Project Amendment-specific trip rates (Chen Ryan 2019) and the average trip length from the EIR Land Exchange Alternative (Chen Ryan 2017).

6 Providing EV to half of all Proposed Project Amendment residential units was chosen as an estimate of market demand. It is assumed that providing EV would incentivize homeowners to purchase EVs or provide an opportunity to homeowners who own EVs to have in-home chargers.

would include charging stations.[7] These strategies—in conjunction with market forces decreasing the cost and increasing the availability of EVs, regional charging initiatives decreasing range anxiety and increasing the share of miles driven by plug-in hybrid electric vehicles in EV mode, and state targets fueling programs and incentive pools making EV ownership more cost effective and appealing (International Council on Clean Transportation 2017) — will increase the market penetration of EVs and share of EV miles driven as a result of the Proposed Project Amendment.

As VMT is directly correlated with petroleum consumption it is used as a surrogate for evaluating the Proposed Project Amendment's impact. Because the Proposed Project Amendment VMT would be reduced from the TDM program and internal capture, the Proposed Project Amendment, similar to the Approved Project, would have a less-than-significant impact related to the inefficient or wasteful use of petroleum during operation, and the level of impact would not increase from those levels identified in the Approved Project Final EIR.

The Proposed Project Amendment would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant energy impacts. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more energy impacts.

VII. GEOLOGY AND SOILS - Since the previous EIR was certified ~~or previous ND was adopted~~, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

YES	NO
☐	☒

The Final EIR determined that the Approved Project would result in potentially significant impacts related to liquefaction (**Impact GE-1**), rockfall (**Impact GE-2**), landslides (**Impact GE-3**), and expansive soils (**Impact GE-4**). Mitigation measure **M-GE-1**, which requires

[7] To meet Governor Brown's goals, 15% of new car purchases in 2025 would need to be ZEVs; 3% of new car purchases in 2016 were ZEVs (CEC 2016). This adoption rate is anticipated to be slightly higher in urban areas with major destinations in typical EV range, which the Proposed Project Amendment's in-home EVs would support. The non-residential spaces were determined to assist those with range anxiety and non-resident visitors to the site, as the entire proposed project Amendment is well within typical EV and PHEV range.

preparation of a final geotechnical report, would reduce Impact GE-1 through Impact GE-4 to less than significant.

A Geotechnical Review was prepared for the Proposed Project Amendment Project Area (Appendix G). Impacts associated with fault rupture and ground shaking would be less than significant, similar to the Approved Project, due to the project's location.

The Geotechnical Review of the Proposed Project Amendment concluded that the risk associated with liquefaction hazard is limited to specific areas within the Project Area, similar to the Approved Project. The potentially liquefiable soils in the area of the proposed school site are shallow and would be remediated through complete removal and replacement with compacted fill during grading operations. Proposed off-site improvements (i.e., Proctor Valley Road) located in areas susceptible to liquefaction could also be remediated through complete removal and replacement with compacted fill. If complete removal and replacement cannot be accomplished, ground improvement (e.g., stone columns) and/or deepened foundation elements would be required to mitigate the liquefaction potential to an acceptable level of risk. In consideration of the recommended remedial grading, and dense nature of the formational materials and proposed fills within the limits of the Proposed Project Amendment, the potential for liquefaction or seismically induced settlement is considered remote. Nonetheless, the impact was determined to potentially significant, similar to the Approved Project and similar mitigation (i.e., a Final Geotechnical Report) would be required to reduce this impact to less than significant.

The potential for rock fall is considered to be low given the limited rock outcrops and subdued topography within a majority of the Development Footprint. Rock fall hazards could become potentially significant if unforeseen conditions are encountered during the development of the Project Area. If rock fall hazards are encountered during grading, recommendations such as scaling of the slope faces, construction of catchment areas or debris fences, and removal of precariously situated boulders identified in the Final Geotechnical Report (**M-GE-**1) during development may be warranted to reduce the potential risks. Potential mitigation measures could. With implementation of **M-GE-1**, the potential risk for rock fall hazards within the Project Area is less than significant.

Appendix G also determined there is geomorphic evidence that suggests the presence of landslide(s) locally on site and off site, which may have potentially significant impacts. Subsurface exploration of areas subject to the Land Exchange confirmed the presence of an ancient landslide within the Project Area, as discussed in Appendix G. The landslide area analyzed in the Proposed Project Amendment Addendum is the same landslide area identified and evaluated in Appendix 4.1-6, Land Exchange Alternative Preliminary Geotechnical Report, prepared by Advanced Geotechnical Solutions, Inc., of the Approved Project FEIR. Under of the terms of the Dispute Resolution Agreement, the geotechnical engineer (AGS) was able to perform field testing in areas previously off-limits under the EIR Land Exchange Alternative. These findings were summarized in Appendix G. Consistent with the recommendation made in Appendix 4.1-6 of the Approved Project FEIR, ~~U~~under the Proposed Project Amendment, a large portion of the landslide debris would be removed to achieve

design grades, and the remaining portions would be removed and the surrounding slopes would be constructed as drained buttress fills. By removing the ancient landslide and constructing drained buttress fill, the presence of landslides is anticipated to have a less than significant effect on the Proposed Project Amendment.

The Proposed Project Amendment would rely on public sewer for disposal of wastewater. A service availability letter has been received from the San Diego County Sanitation District indicating that the facility has adequate capacity for the project's wastewater disposal needed. No septic tanks or alternative wastewater disposal systems are proposed.

The Proposed Project Amendment does not propose any changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to geologic resources. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to geologic resources.

VIII. GREENHOUSE GAS EMISSIONS - Since the previous EIR was certified ~~or previous ND was adopted~~, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more new significant effects or a substantial increase in the severity of previously identified significant ~~related to environmental~~ effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES	NO
☐	☒

The Final EIR determined the Approved Project would generate greenhouse gas (GHG) emissions that may have a significant impact (**Impact GHG-1**). The Final EIR also determined the Approved Project would generate GHG emissions that may interfere with the implementation of GHG reduction goals for 2030 and 2050. Mitigation measures **M-GHG-1 through M-GHG-4** would result in the Approved Project reducing and offsetting 100% of its annual GHG emissions to achieve carbon neutrality (i.e., a net zero emissions level) through a combination of on-site and off-site reduction strategies. With implementation of these mitigation measures, the Final EIR determined the Approved Project's impacts to GHG emissions would be reduced to less than significant.

A Greenhouse Gas Emissions Technical Memorandum (Appendix H) was prepared for the Proposed Project Amendment. As detailed therein, the Proposed Project Amendment's overall construction emissions are expected to be similar to the Approved Project construction emissions. The estimated construction GHG emissions for the Approved Project are presented in Tables 2.7-6 through 2.7-8 in the Final EIR.

The Proposed Project Amendment is anticipated to reduce graded acreage, reduce vegetation removal, and reduce blasting and rock crushing. The square footage of the

Proposed Project Amendment would be slightly greater than the Approved Project (1.55%). Therefore, it was assumed that construction of the Proposed Project Amendment would result in emissions similar to the Approved Project construction emissions of 22,760 MT CO_2e over the construction period, or 759 MT CO_2e per year amortized over project lifetime of 30 years.

The Proposed Project Amendment and Approved Project GHG emissions generated from operational activities are summarized in Tables 12 through 14. The decrease in water consumption as shown in Table 12 is due to a decrease in lot size and decrease in outdoor water use.

Table 12. Proposed Project Amendment and Approved Project Estimated Annual Operational Greenhouse Gas Emissions (2028)

Emission Source	Proposed Project Amendment *CO_2e (Metric Tons per Year)*	Approved Project *CO_2e (Metric Tons per Year)*
Area	15.73	13.91
Energy	1,807.27	1,136.97
Mobile	14,487.24	13,484.49
Solid Waste	660.81	660.81
Water and Wastewater	896.25	1,051.97
Total Emissions	**17,867.30**	**16,348.15**
Net Change	**1,519.15**	

Source: See Attachment A of Appendix H and Appendix 2.7-1 in the Final EIR for complete results.
Notes: CO_2e = carbon dioxide equivalent.
Implementation of PDF-AQ/GHG-2 would result in an annual energy savings of 1,991 MT CO_2e annually and 1,760 MT CO_2e annually for the Proposed Project Amendment and Approved Project scenarios, respectively.
Numbers may not add exactly due to rounding.

Table 13. Proposed Project Amendment Planted Trees – Estimated Gain of Sequestered Carbon

Project Tree Category/Species	Tree Category	Growing Period (year)	Number of Trees (trees)	Tree CO_2 Sequestered Factor (MT CO_2/Tree/Year)	Gain of Sequestered CO_2 (MT CO_2)
Unknown	Miscellaneous	20	6,000	0.0354	4,248
				Total	**4,248**

Source: CAPCOA 2016; see Appendix 2.7-1 in the Final EIR for complete results.
MT CO_2 = metric tons carbon dioxide; CO_2 = carbon dioxide.

Table 14. Proposed Project Amendment and Approved Project Estimated Annual Net Greenhouse Gas Emissions (2028)

Emission Source	Proposed Project Amendment *CO_2e*	Approved Project *CO_2e*
Total Construction Emissions (MT)	12,378	12,378
Loss of Carbon from Vegetation Removal (MT)	10,382	10,382

Table 14. Proposed Project Amendment and Approved Project Estimated Annual Net Greenhouse Gas Emissions (2028)

Emission Source	Proposed Project Amendment	Approved Project
	CO_2e	CO_2e
Subtotal (MT)	*22,760*	*22,760*
Amortized Over 30 Years (MT/Year)	*759*	*759*
Annual Operational Emissions (MT/Year)	17,867.30	16,348.15
Amortized Sequestered Carbon Amortized Over 30 years (MT/Year)	(142)	(189)
Total Net Annual Emissions	**18,484.30**	**16,918.15**
Net Change	**1,566.15**	

Source: See Attachment A of Appendix H and Appendix 2.7-1 of the Final EIR for complete results.
Notes: CO_2e = carbon dioxide equivalent; MT = metric tons

The Proposed Project Amendment would result in slightly more GHG emissions compared to the Approved Project, as shown in Table 14. Similar to the Approved Project, the Proposed Project Amendment (without mitigation) would generate GHG emissions that may interfere with the implementation of statewide GHG reduction goals for 2030 and 2050; would potentially conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions; and could result in a potentially significant impact that is similar to the Approved Project's level of impact.

Like the Approved Project, and following the application of numerous on-site reduction strategies required by mitigation measures **M-GHG-3** and **M-GHG-4**, t~~T~~he Proposed Project Amendment would implement mitigation measures **M-GHG-1** and **M-GHG-2,** which would require the Proposed Project Amendment to offset 100% of its construction and operational GHG emissions. The use of carbon offsets to mitigate GHG emissions is expressly authorized by CEQA Guidelines Section 15126.4(c)(3)–(c)(4). As a result of **M-GHG-1** and **M-GHG-2**, the Owner/Applicant would be required to purchase a total of 558,779 MT CO_2e of carbon offset credits, representing 30 years of operation[8] with an annual emission rate of 17,867 MT CO_2e and construction emissions of 22,760 MT CO_2e (see Table 15).

[8] Relative to the temporal attributes of the carbon offsets mitigation for operational emissions, in a decision issued on December 19, 2018 (see *Friends of the Santa Clara River et al. v. County of Los Angeles* [Case No. BS 170568]), the Los Angeles County Superior Court found that a 30-year period for the mitigation of operational GHG emissions via carbon offsets is supported by substantial evidence. The Superior Court cited evidence in the record of proceedings before it concerning scientific limits; the parameters of available modeling tools; the changing regulatory structure and post-2050 uncertainties; and, the use of the same temporal period by other expert agencies, including CARB and SCAQMD, as well as multiple CEQA lead agencies. The referenced decision is included in Attachment C of the Proposed Project Amendment's Greenhouse Gas Emissions Memorandum. While the Superior Court's decision in that matter is not citable precedent in a legal context, was appealed and is currently being considered by California's Second District Court of Appeal, Division Five (see Case No. B296547), the petitioners in the case have not challenged the Superior Court's decision relative to any GHG issues, including the 30-year mitigation period.

Table 15. Proposed Project Amendment and Approved Project Estimated Net GHG Emissions With Mitigation Measures (2028)

Emission Source	Proposed Project Amendment *CO_2e* *Metric Tons per Year*	Approved Project *CO_2e* *Metric Tons per Year*
Construction Emissions (One Time)	22,760	22,760
*Reductions from **~~M-GHG-1~~***	*(22,760)*	*(22,760)*
Annual Operational Emissions and Amortized Sequestered Carbon	17,867	16,159
Project Life Operational Emissions (30 Years)	536,019	484,775
*Reductions From **~~M-GHG-2~~***	*(536,019)*	*(484,775)*
Net Emissions After Mitigation	0	0

Source: See Attachment A of Appendix H and Appendix 2.7-1 of the Final EIR for complete results.
Notes: CO_2e = carbon dioxide equivalent; GHG = greenhouse gas
Numbers in parentheses represent negative numbers.
Construction emissions include land conversion. Operational emissions include gain of carbon sequestration. **~~M-GHG-3~~** is not quantified. **~~M-GHG-4~~** is included in annual operational emissions.

Similar to the Approved Project, implementation of **M-GHG-1** through~~and~~ **M-GHG-4~~2~~2** would ensure that the Proposed Project Amendment would not increase GHG emissions as compared to the existing environmental setting (see CEQA Guidelines Section 15064.4[b][1]). Also similar to the Approved Project, the Proposed Project Amendment would be consistent with the County's General Plan and Otay Ranch GDP/SRP, and would implement all applicable emission reduction measures set forth in Step 2 of the County's Climate Action Plan (CAP) Consistency Checklist as described in Table 1 of Attachment B to Appendix H.

~~Similar to the Approved Project, the Proposed Project Amendment (without mitigation) would generate GHG emissions that may interfere with the implementation of GHG reduction goals for 2030 and 2050. Therefore, the Proposed Project Amendment would potentially conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions, and could result in a potentially significant impact, and the level of impact would similar to the Approved Project.~~

Additionally, the Proposed Project Amendment would include the same PDFs as the Approved Project to support the policy objectives of the Regional Transportation Plan and SB 375. While the Proposed Project Amendment would result in more units than the Approved Project, the Proposed Project Amendment is consistent with the existing General Plan land use designations (as set forth in the Otay Ranch GDP/SRP) and SANDAG growth projections, and would only develop 1,266 residential units compared to the anticipated 2,123 residential units under the GDP/SRP. The Proposed Project Amendment also would be consistent with the goals set forth in the Conservation and Open Space Element of the County's General Plan that are designed to reduce the emissions of GHGs, reduce energy use in buildings and infrastructure, and promote the use of renewable energy sources, conservation, and other

methods of efficiency (RH Consulting 2019). Furthermore, the Proposed Project Amendment would implement strategies in the Proposed Project Amendment's Water Conservation Plan. The Proposed Project Amendment would be required to comply with mitigation measures **M-GHG-3** and **M-GHG-4**.

All mitigation measures identified in the Final EIR have been incorporated into the Proposed Project Amendment's Mitigation Monitoring and Reporting Program to ensure implementation and enforceability. Therefore, the level of impact would be similar to and not increase from those levels identified in the Approved Project Final EIR. Implementation of **M-GHG-1** through **M-GHG-4** would reduce GHG emission impacts; thus, the Proposed Project Amendment would not conflict with SB 32 and Executive Order S-3-05 or any plans adopted with the purpose of reducing GHG emissions. Therefore, the Proposed Project Amendment's impacts on GHG emissions would be less than significant with mitigation, and the level of impact would be similar to that for the Approved Project.

The Proposed Project Amendment would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant GHG emissions impacts. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more GHG emissions impacts.

IX. HAZARDS AND HAZARDOUS MATERIALS - Since the previous EIR was certified ~~or previous ND was adopted~~, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES	NO
☐	☒

The Final EIR determined that the Approved Project would result in less than significant Hazards and Hazardous Materials impacts. The Final EIR determined that the Approved

Project's wildfire hazard impacts would be less than significant. As explained below, the Proposed Project Amendment does not materially alter or increase the wildfire risks associated with the Approved Project as assessed in the Final EIR. These risks would remain less than significant.

Similar to the Approved Project, the Proposed Project Amendment does not include land uses that would use hazardous substances in excess quantities, and no on-site hazardous contamination is present (see Appendix I – Phase 1 Environmental Site Assessment). The Proposed Project Amendment Project Area is not located within the Airport Influence Area of an Airport Land Use Compatibility Plan, within 2 miles of a public airport, or within 1 mile of a private use airport, nor would any of the proposed uses pose a hazard to airport safety.

The Project Area is located in County Service Area 135; therefore, the San Diego County Fire Authority (SDCFA) will provide fire and emergency medical response services. The Proposed Project Amendment would provide a centrally located, on-site fire station capable of responding to all of the Proposed Project Amendment's residential lots (1,266 units) within the County General Plan's 5-minute travel time standard. A Fire Term Sheet (see Attachment 2 to Appendix X) between the project applicant and SDCFA establishes the timing and funding for implementation of fire facilities. As reflected therein, an interim fire station, capable of providing full-service fire, medical, and other emergency response, would be constructed on the proposed public safety site prior to the 1st occupancy permit and would provide fire and emergency medical services. The new permanent fire station would be constructed prior to the 650th home being constructed within the project area. Funding for the ongoing staffing and maintenance of both the interim and permanent fire stations would be established through a Community Facilities District (CFD) or other funding mechanism approved by the County.

As indicated in Table 17, using SDFA's estimate of 82 annual calls per 1,000 population, the Proposed Project Amendment's conservatively estimated 4,558 permanent residents (1,266 units × 3.6 persons per dwelling unit) and 94 staff associated with the mixed-use areas would generate approximately 381 calls per year (1.0 call per day). Of these calls, at least 70% are expected to be medical emergencies and 2.3% are expected to be fire-related calls, based on typical call volumes (Huff, pers. obs. 2017). The calculated emergency response call volume load (1.0 call per day) is consistent with the Approved Project's projected call volume.

Table 17. Calculated Call Volume Associated with the Proposed Project Amendment

Emergency Calls per 1,000	Number of Residents, Guests, and Staff[a]	Average No. Calls per Year (4,652/1,000)x82	Avg. No. Calls per Day (381/365)
82	4,558 (estimate)	381	1.0

[a] Population estimates based on 3.6 persons per residential dwelling unit for all occupancy types.

The Village 14 component of the Proposed Project Amendment's Project Area is subject to the 5-minute travel time, and the Planning Area 19 portions of the Proposed Project Amendment are subject to the 10-minute travel time. Table 18 shows how the Proposed Project Amendment would meet these requirements.

Table 18. Emergency Travel Times from Proposed Public Safety Site and SDCFA Station 36

5-Minute Travel Time	Quantity of Units Reached within 5 Minutes	Percentage of Residential Units Reached within 5 Minutes	Quantity of Units Reached within 10 Minutes	Percentage of Residential Units Reached within 10 Minutes
Public Safety Site	1,266	100%	N/A	N/A
SDCFA Station 36	13	1%	1,266	100%

Note: The travel time analysis considered proposed traffic-calming measures for the Proposed Project Amendment. The types of traffic calming proposed would maintain the emergency travel speeds modeled for this analysis.

As indicated in Table 18, all of the proposed development lots within Village 14 (1,253 residential units) and Planning Area 19 (13 residential units) can be reached within the General Plan 5-minute travel time standard from the proposed on-site fire station. Providing additional coverage, the existing SDCFA Fire Station 36 can respond to approximately 1% of the Proposed Project Amendment's lots (located in Planning Area 19) within 5 minutes and the remaining Village 14 lots within the 10-minute travel time standard for semi-rural residential, Therefore, the proposed on-site fire station would ensure that the General Plan's travel time standards can be met for the Project Area.

The Proposed Project Amendment includes 147 more new homes compared to the Approved Project, and would also include a school site, and commercial structures similar to the Approved Project. Service level requirements could, in the absence of fire facilities and resources improvements, cause a decline in the SDCFA response times and capabilities. However, similar to the Approved Project, additional firefighting capabilities and resources provided by the Proposed Project Amendment, including an on-site fire station, would meet the anticipated demands.

The Proposed Project Amendment would include the application of the current 2016 California Fire Code and Chapter 7A of the 2016 California Building Code for the entire Village 14 and Planning Area 19 sites, similar to the Approved Project.

Under the Proposed Project Amendment, perimeter Fuel Modification Zones (FMZs) will primarily remain the same as the Approved Project throughout the Village 14 and Planning Area 19 neighborhoods. Heat deflecting walls would be incorporated in specific locations as part of a system of protection enhancements to compensate for potentially reduced FMZs. Appendix J presents the locations of the perimeter FMZs and the locations of non-combustible walls (see Figures 8 and 9 of Appendix J). Internal open space lots would be irrigated, planted with drought-tolerant and fire-resistant plants, and maintained annually, or as needed, by the HOA or other funded entity.

Based on implementation of the Fire Protection Plan (FPP) requirements of the Proposed Project Amendment, compliance with applicable fire codes such as the current 2019 California Fire Code and Chapter 7A of the 2019 California Building Code, and including ignition resistant construction including ember resistant vents and fire rated walls, windows and

eaves, wide, maintained fuel modification zones on the project's perimeter and throughout the developed areas, installation of interior fire sprinklers, construction of access roads and multiple points on ingress/egress, and ~~inclusion~~ construction and funding operations of a permanent fire station in the Project Area, the Proposed Project Amendment would result in less than significant impacts relating to wildfire hazards. The FPP and its requirements would be incorporated by reference into the Proposed Project Amendment's final Conditions of Approval to ensure compliance with County codes/regulations and significance standards, including design, construction and maintenance of access roads and fuel modification zones. Additionally, the County's emergency response and multijurisdictional fire efforts would be able to provide adequate emergency response.

The Dudek Fire Protection Planning team, which the County has certified for purposes of preparing Fire Protection Plans, has prepared a memorandum, attached as Appendix X to this Addendum, that further explains why the Proposed Project Amendment, though located within the wildland-urban interface (WUI), does not pose a CEQA-significant fire hazard or fire-safety risk to either neighboring communities or future residents of the project itself. Specifically, Appendix X documents research which does not support the assumption that new development in the WUI increases fire ignition risks. Rather, the available data show that no large fires in San Diego County since 1990 were determined to have been started within a nearby master planned, ignition-resistant subdivision. The data also show that, in San Diego County, equipment-caused fires were by far the most numerous, and these accounted for most of the area burned; power-line fires were a close second. In fact, the data indicate that older, lower density housing poses greater wildfire risk, likely because lower density housing creates a wildland urban *intermix* (placing housing amongst unmaintained fuels) rather than a maintained and defensible *interface*. Appendix X also further emphasizes the role that property maintained FMZ's play in both preventing a fire from encroaching into a master-planned community, as well as preventing a fire within a master-planned community from reaching larger areas of unmaintained vegetation. Further, FMZ's provide defensible space at regular intervals from which firefighters may attack an advancing wildfire. Finally, Appendix X explains the chain of command in a fire evacuation scenario, noting that fire evacuation planning is a fluid event based on specific conditions present at the time of the fire event, including wind speed and direction, humidity, topography, density of vegetation, relative moisture of the vegetation, expected wind and weather changes, number of evacuating vehicles and capacity of surrounding roadway network (including time of day and potential traffic conditions), visibility, and myriad other considerations. As explained in Appendix X, ultimately it is the Incident Command, working in coordination with various agencies, that makes minute by minute decisions on evacuations, as well as which communities may be available to seek temporary refuge.

In addition, Dudek has also prepared a Wildland Fire Evacuation Plan for the Proposed Project Amendment. This updated evacuation plan indicates that, in an wildfire scenario, there are two likely evacuation scenarios; one where all traffic flows southwesterly on Proctor Valley Road through the City of Chula Vista and one where project traffic would be evacuated in both directions (southwesterly and northeasterly).

Under the Proposed Project Amendment, an additional 147 units would be built compared to the Approved Project. Assuming two cars per unit, this would add approximately 294 vehicles on the road in an evacuation, although this may not occur simultaneously. This represents an increase of approximately 13% compared to the Approved Project and would reasonably be expected to result in somewhat increased evacuation times if every resident and vehicle attempted to evacuate in the same direction at the same time. However, the Incident Command would monitor the wildfire and evacuation efforts and make decisions on which areas to evacuate, and in which direction, in real time.

Because the Proposed Project Amendment would be constructed to stringent ignition resistant requirements that were designed to allow development within fire hazard severity zones, the Proposed Project Amendment would be capable of temporarily refuging residents, guests, and firefighters within the project area, and because the Proposed Project Amendment would consolidate development closer to Proctor Valley Road and thus reduce potential lead times for certain neighborhoods to evacuate through open space/Preserve areas, the Proposed Project Amendment would not interfere with existing evacuation plans.

San Diego County Sherriff's Department is on record indicating that they are confident they can evacuate projects like the Proposed Project Amendment and have a successful track record over the last 20+ years.

For the reasons given above, as well as those set forth in Appendix X, the Proposed Project Amendment would not (i) substantially impair an adopted emergency response plan or emergency evacuation plan, (ii) exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or to the uncontrolled spread of wildfire, (iii) require the installation or maintenance of associated infrastructure (e.g., roads, power lines) that may exacerbate risk, or (iv) expose people or structures to significant risks of flooding or landslides due to runoff, post-fire slope instability, or drainage changes.

The Proposed Project Amendment would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to hazards and hazardous materials. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hazards and hazardous materials.

X. HYDROLOGY AND WATER QUALITY - Since the previous EIR was certified~~ or previous ND was adopted~~, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES	NO
☐	☒

The Final EIR determined that the Approved Project's impacts to Hydrology and Water Quality would be less than significant.

A Drainage Study (Appendix K), Stormwater Management Plan (Appendix L), and Hydromodification Management Plan (Appendix M) were prepared for the Proposed Project Amendment. With implementation of site design and low-impact design features, structural treatment control Best Management Practices (BMPs), and compliance with the Construction General Permit and the General Order for Dewatering, construction of the Proposed Project Amendment would result in less-than-significant impacts from the alteration of existing drainage or hydrology of the area in a manner that would result in peak-flow increases that exceed the capacity of stormwater drainage systems or result in substantial erosion or siltation. Runoff from on-site developed areas would be conveyed toward water quality and Hydromodification Management Plan treatment facilities prior to discharging into Proctor Valley and/or Jamul Creeks, from where these would flow into the Otay Reservoir System. The Upper Otay Reservoir has sufficient capacity to contain both wet- and dry-weather flows; therefore, operational impacts would be less than significant.

Compliance with the California Building Code, San Diego Area Regional Standard Drawings, Standard Specifications for Public Works Construction, and preparation of site-specific SWPPPs would reduce potential water quality impacts from construction of the Proposed Project Amendment to less than significant. The Proposed Project Amendment would not contribute pollution in excess of that allowed by applicable state or local water quality

objectives or contribute to the degradation of beneficial uses. Operational water quality impacts would be less than significant.

The Proposed Project Amendment does not propose the use of groundwater for any purpose and would not affect off-site groundwater usage. The groundwater table is expected to occur deeper than 100 feet below the ground surface and is not expected to be a constraint to Proposed Project development. The necessary RWQCB permit would be obtained, and appropriate control measures would be implemented if dewatering is necessary, ensuring that impacts to groundwater would be less than significant.

The Proposed Project Amendment Project Area is outside designated 100- and 500-year floodplain areas and other special flood hazard areas. Therefore, no hazards related to flooding are anticipated, and impacts would be less than significant.

The Proposed Project Amendment would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to hydrology and water quality. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality.

XI. LAND USE AND PLANNING - Since the previous EIR was ~~certified or previous ND was adopted~~, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES	NO
☐	☒

The Final EIR determined that the Approved Project would not physically divide an established community; conflict with any applicable land use plan, policy, guideline, or regulation; or conflict with an applicable habitat conservation plan or natural community conservation plan. Therefore, the Final EIR determined the Approved Project would result in less than significant impacts for land use and planning.

The Proposed Project Amendment Project Area is undeveloped. There is also no existing established community surrounding the Project Area that would be physically divided by construction or operation of the Proposed Project Amendment. Therefore, the Proposed Project Amendment would not physically divide an established community.

A comprehensive policy consistency analysis of the County General Plan, Jamul/Dulzura Subregional Plan, and Otay Ranch GDP/SRP is provided in Appendix N, General Plan Consistency Analysis. The analysis determined that the Proposed Project Amendment does

not conflict with the Otay Ranch GDP/SRP and the County General Plan land use designations and zoning for the Project Area. The Proposed Project Amendment also does not conflict with applicable goals, policies, and regulations of the County General Plan, Jamul/Dulzura Subregional Plan, Otay Ranch GDP/SRP, County Zoning Ordinance, Otay Ranch RMP, County Light Pollution Code, City of Chula Vista General Plan Land Use and Transportation Elements, Otay River Watershed Management Plan, Otay Valley Regional Park Concept Plan, or SANDAG 2050 RTP/SCS.

The Proposed Project Amendment does not conflict with a Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP). The MSCP Plan and the implementing Subarea Plans comprise the HCP and NCCP for this portion of San Diego County. Refer to Section IV, Biological Resources, and Appendices D and E.

The Proposed Project Amendment would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to land use and planning. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning.

XII. MINERAL RESOURCES - Since the previous EIR was certified ~~or previous ND was adopted~~, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES	NO
☐	☒

The Final EIR determined that the Approved Project's impact to mineral resources was less than significant. The Final EIR found that portions of the Approved Project Area are situated on areas classified as MRZ-3 and are underlain by Quaternary alluvium; however, these areas are not considered a high quality aggregate source. Additionally, a portion of the MRZ-3 area is already effectively lost due to the incompatibility with MSCP Preserve goals.

A Mineral Resources Technical Memorandum (Appendix O) was prepared for the Proposed Project Amendment. Geologic conditions across the Project Area are essentially the same as described in the Final EIR and Mineral Resource Technical Reports. It is important to note that that the Development Footprint of the Proposed Project Amendment is encompassed in either the Approved Project or the Land Exchange Alternative development footprints. Thus, potential mineral resources within the Proposed Project Amendment area were previously analyzed in the Final EIR. Therefore, as with the previous Final EIR Technical Reports, no mitigation measures or design considerations are recommended for the Proposed Project Amendment.

The Proposed Project Amendment would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to mineral resources. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources.

XIII. NOISE - Since the previous EIR was certified~~ or previous ND was adopted~~, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES	NO
☐	☒

The Final EIR determined that the Approved Project's on-site traffic noise levels would exceed the County's exterior noise standard (**Impact N-1**) and the County interior noise standard (**Impact N-2**) at some locations along Proctor Valley Road. The Approved Project would also increase noise levels greater than 10 dBA at an off-site residential receiver (**Impact N-3**). Noise from HVAC equipment would be potentially significant (**Impact N-4**). During construction, the Approved Project would result in short-term noise impacts to off-site residences (**Impact N-5 through Impact N-7**). The occupied portions of the Approved Project also have the potential to be impacted by noise from construction activities (**Impact N-8**). Noise impacts associated with impulsive noise from rock drilling and blasting (**Impact N-9**), rock-crushing (**Impact N-10**), ground vibration (**Impact N-11** and **Impact N-12**), and blasting (**Impact N-13**) during construction activities would also be potentially significant. The Approved Project would also result in a cumulative noise impact at off-site noise sensitive land uses (**Impact CUM-N-1**). On-site operational and cumulative impacts would be reduced to less than significant with implementation of mitigation measures **M-N-1 M-N-2, and M-N-3.** Noise impacts during construction activities would be reduced to less than significant with implementation of mitigation measures **M-N-4 through M-N-10**. There is no feasible mitigation for the off-site traffic noise impact, therefore off-site traffic noise would remain significant and unavoidable.

Traffic Noise

An Acoustical Letter Memorandum (Appendix P) was prepared for the Proposed Project Amendment. The primary noise source under the Proposed Project Amendment would be vehicle traffic along Proctor Valley Road, similar to the Approved Project. The Proposed Project Amendment would be subject to the County Noise Element which allows exterior noise exposure levels to 65 dBA CNEL and 45 dBA interior noise levels. The acoustical analysis determined that the allowable noise levels may be exceeded at on-site residential units along Proctor Valley Road Thus, the Proposed Project Amendment would incorporate sound walls (**M-N-1**) along Proctor Valley Road (see Attachment P, Sound Wall Locations, in Appendix P) to reduce the exterior noise levels to below the applicable Community Noise Equivalent Level (CNEL) thresholds and to a level of less than significant, similar to the Approved Project, and interior acoustical analysis (**M-N-2**). However, no mitigation is feasible to reduce the off-site traffic noise increase at receiver R4/M8; therefore, that impact would remain significant and unavoidable, similar to the Approved Project.

Construction Noise

The acoustical analysis in Appendix P determined that general construction activities would cause potentially significant noise impacts to existing surrounding residences. These impacts would be reduced to less than significant levels with implementation of the same mitigation measures (**M-N-4** through **M-N-7**) identified in the Final EIR. Furthermore, blasting and crushing could potentially impact surrounding residences. The necessity and extent of blasting would not be known until surface clearing is completed. The Approved Project required blasting and thus included mitigation measures which would reduce potential impacts to less than significant. The same mitigation measures (**M-N-8, M-N-9** and **M-N-10**) would be required for Proposed Project Amendment, which would reduce potential impacts to less than significant.

Stationary Noise

The Proposed Project Amendment would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant noise impacts. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more noise impacts.

XIV. PALEONTOLOGICAL RESOURCES - Since the previous EIR was certified~~ or previous ND was adopted~~, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to paleontological resources including project-related grading or excavation that will disturb the substratum or parent material below the major soil horizons in any paleontologically sensitive area of the County, as shown on the County's Paleontological Resources Potential and Sensitivity Map that is included in the County Guidelines (County of San Diego 2009)?

YES **NO**
☐ ☒

The Final EIR for the Approved Project determined that excavation in areas underlain by the Otay Formation would result in potentially significant impacts to paleontological resources (**Impact PR-1**). Retention of a Project Paleontologist and Paleontological Resources Monitor during excavation in paleontologically sensitive areas (**M-PR-1**) would reduce impacts to less than significant.

A Paleontological Resources Technical Memorandum (Appendix Q) was prepared for the Proposed Project Amendment. Similar to the Approved Project, the Proposed Project Amendment Project Area is underlain by moderate to high sensitivity sedimentary deposits of Pleistocene age older alluvium and Oligocene age Otay Formation (Tan and Kennedy 2002; Todd et al. 2004) (see Attachment A, Paleontological Sensitivity Map, of Appendix Q). The Proposed Project Amendment is located in the same general location as the Approved Project and would result in impacts to approximately 230 acres less than the Approved Project. Upon implementation of the mitigation measures for the Proposed Project Amendment (**M-PR-1**), impacts would be reduced to a less-than-significant level.

The Proposed Project Amendment would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to paleontological resources. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to paleontological resources.

XV. POPULATION AND HOUSING - Since the previous EIR was certified~~ or previous ND was adopted~~, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES **NO**
☐ ☒

The Final EIR for the Approved Project did not identify significant impacts for population and housing. The Final EIR evaluated extension of infrastructure and public facilities such as water, sewer and roadways within the Project Area and determined that because the Approved Project was within the development intensity prescribed by the Otay Ranch GDP/SRP, such impacts were less than significant.

The Proposed Project Amendment includes 1,266 residential units, which is an increase of 147 residential units compared to the Approved Project. The proposed increase in residential use would provide increased permanent housing in the area; however, this change would not induce substantial population growth in the area. The Proposed Project Amendment would not displace any existing housing or substantial numbers of people because the Project Area is currently vacant.

The Proposed Project Amendment would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to population and housing. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to population and housing.

XVI. PUBLIC SERVICES - Since the previous EIR was certified ~~or previous ND was adopted~~, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES	NO
☐	☒

The Final EIR determined that the Approved Project would result in less than significant impacts for police services, fire services, library service, and schools. A public safety site in the Village Core would provide a fire station and sheriff storefront on site. Payment of state-mandated schools fees requires that the Owner/Applicant provide funding to the appropriate school districts.

Similar to the Approved Project, the Proposed Project Amendment would include an on-site fire station and sheriff's storefront. In addition, an elementary school site is located within the Village Core area. The facilities have been sized to meet the demands of the Proposed Project Amendment, similar to the Approved Project, and the potential impacts of constructing these facilities have been analyzed throughout the Final EIR. The Proposed Project Amendment would not result in any other physical expansions of existing facilties, or new facilities that could potentially result in environmental impacts.

The Proposed Project Amendment would result in an increase in demand for school, fire and police services as compared to the Approved Project. Service availability forms have been provided which indicates existing elementary and middle school services are available from the Chula Vista Elementary School District and Jamul/Dulzura Union School District, (see Appendix R) to serve the proposed 1,266 residential units. Service availability forms have also been provided which indicates existing services are available from the Sweetwater Union High School District and Grossmont Union School District (see Appendix R) to serve the proposed 1,266 residential units.

Police services would be provided from the County Sheriff's Department and fire services from San Diego County Fire Authority (SDCFA). A service availability been provided which indicates existing services are available from the SDCFA (see Appendix R). The expected emergency travel time from the on-site fire station would be in complance with the General Plan Safety Element travel time of five minutes and rural standard of 10 minute travel time.

The Proposed Project Amendment would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to public services. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to public services.

XVII. RECREATION - Since the previous EIR was certified ~~or previous ND was adopted~~, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES	NO
☐	☒

The Final EIR determined that the Approved Project would result in less than significant impacts to recreation. The environmental impacts of associated with construction and operation of on-site recreational amenities are discussed throughout the Final EIR. No off-site facilities would be required. The Proposed Project Amendment would construct similar park facilities, or be required to pay fees, pursuant to the Park Land Dedication Ordinance (PLDO). The PLDO is the mechanism that enables the funding or dedication of local parkland in the County. The PLDO establishes several methods by which developers may satisfy their park requirements. Options include the payment of park fees, the dedication of a public park, the provision of private recreational facilities, or a combination of these methods. The Proposed Project Amendment would also include private recreational facilities. With dedication of parkland or payment of fees, the impact would be less than significant.

In addition to the public parks and private recreation facilities, the Proposed Project Amendments includes trails and pathways along roadways, including the Village Pathway along Proctor Valley Road, connecting through the community.

Overall, similar to the Approved Project, the Proposed Project Amendment would include on-site public and private parks and recreation facilities. The facilities have been sized to meet the demands of the Proposed Project Amendment, similar to the Approved Project, and the potential impacts of constructing these facilities have been analyzed. The Proposed Project Amendment would not result in any other physical expansions of existing facilties, or new facilities that could potentially result in environmental impacts.

The Proposed Project Amendment would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to recreation. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to recreation.

XVIII. TRANSPORTATION - Since the previous EIR was certified ~~or previous ND was adopted~~, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES	NO
☐	☒

The Final EIR determined that the Approved Project would result in potentially significant impacts under the Existing Plus Built-Out Conditions (County: **Impact TR-9**; City of Chula Vista: **Impact TR-1** and **Impact TR-10**). Under the Year 2025 Conditions, the Approved Project would result in potentially significant impacts **Impact TR-2a, 2b, and Impact TR-11** (County); and **Impacts TR-3 and 12** (City of Chula Vista). Under the Year 2030 Cumulative Conditions, the Approved Project would result in potentially significant impacts **Impact TR-4a, 4b, 4c, 4d, and Impact TR-13** (County); and **Impacts TR-5 and 14** (City of Chula Vista). Under the Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property, the Approved Project would result in potentially significant impacts **Impact 6a, 6b, 6c, 6d, and Impacts TR-15, 17, 18, 19, 20, and 21** (County); and **Impacts TR-16 and 22, 23, and 24** (City of Chula Vista). Mitigation is recommended in the form of widening Proctor Valley Road (**M-TR-1, 9**), installing traffic signals (**M-TR-2, 3, 10, 11, 12, 13 and 14**) payment

of Traffic Impact Fees (**M-TR-4, 5, 6, 7, 8**) and other off-site right-of-way improvements (**M-TR-15, 16, and 17**).

The Final EIR determined the Approved Project would result in a direct significant impact to the Lyons Valley Road and SR-94 intersection, and recommended signalization of the intersection to reduce the project impact to less than significant. Subsequent to the Final EIR analysis, the intersection was signalized by the Jamul Casino in late 2018 and, as such, any impacts to the intersection by the Proposed Project Amendment would be less than significant.

A Traffic Technical Memorandum (Appendix S) was prepared for the Proposed Project Amendment to determine whether the Proposed Project Amendment would have new or substantially more severe transportation and traffic impacts compared to the Approved Project. Table 16 compares the traffic generated by the Proposed Project Amendment and the Approved Project

Table 16. Proposed Project Amendment Average Daily Trips Compared to Approved Project Average Daily Trips

Land Use	Trip Rate	Average Daily Trips
		Proposed Project Amendment
Estate	12/DU	156
Single Family Residential	10/DU	11,030
Multi-Family Residential	8/DU	1,200
Mixed Use Commercial	110/KSF	1,100
Elementary School	90/Acre	891
Neighborhood Park	5/Acre	55
Community Purpose Facility	30/Acre	285
Fire Station	5.3/Staff	16
	Sub-Total	14,729
	Internal Capture @ 12%	-1,767
	Total	12,962
	Difference (with respect to Proposed Project Amendment)	(195)

As shown in Table 16, the Proposed Project Amendment's average daily trips are greater than those of the Approved Project by 195 average daily trips, which represents an increase of 1.5%. An increase of this number of average daily trips would not result in a new significant impact or substantially increase the severity of impacts identified in the Final EIR. The Proposed Project Amendment would result in the same impacts as the Approved Project, with the exception that **Impacts TR-9, 11, 13,** and **15** (Lyons Valley Road and SR94) would be less than significant.

Under the Year 2030 Cumulative Conditions Plus Hypothetical Development of State Preserve Property scenario, the transportation related impacts associated with the Proposed Project Amendment would be similar to, or less than those identified in the Final EIR.

The Proposed Project Amendment does not propose any changes in the project that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to transportation/traffic. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to transportation/traffic.

XIX. TRIBAL CULTURAL RESOURCES - Since the previous EIR was certified ~~or previous ND was adopted~~, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES	NO
☐	☒

The Final EIR determined that the Approved Project would result in a potentially significant indirect impact to a possible tribal cultural resource if the Preserve Trails Options was implemented (**Impact TCR-1**). Mitigation measure **M-TCR-1** would reduce the impact to less than significant.

Based on the analysis in the Cultural Resources Technical Memorandum (Appendix E) prepared for the Proposed Project Amendment, it has been determined that tribal cultural resources are not present within the Project Area. As such, it has been determined that although cultural resources were present within the Project Area, they are not considered “tribal cultural resources.” As such, with the implementation of the Proposed Project Amendment, there would be no impacts to significant tribal cultural resources.

The Proposed Project Amendment would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to tribal cultural resources. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources.

XX. UTILITIES AND SERVICE SYSTEMS - Since the previous EIR was certified~~ or previous ND was adopted~~, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES	NO
☐	☒

The Final EIR determined that the Approved Project would result in less than significant impacts for water supplies, wastewater treatment, storm drainage, and solid waste. Project Design Features (PDFs) were identified for the Approved Project to reduce potable water consumptions (PDF-UT-1 through PDF-UT-5).

Water service for the Proposed Project Amendment would be provided by the Otay Water District. The Proposed Project Amendment would add 147 residential units, but would also consolidate development and reduce the number of large, estate "ranchettes" anticipate under the Approved Project and would implement the same PDFs as the Approved Project. As a result, the estimated water use for the Proposed Project Amendment is 755,060 gallons per day, which is approximately 43,000 gallons per day less than the Approved Project (Appendix T). A Water Conservation Plan (Appendix U) calculated the anticipated conservation achieved by the Proposed Project Amendment through implementation of PDF-UTL-1 through PDF-UTL-5. A service availability form has been provided which indicates that facility capacity is available from the Otay Water District (see Appendix R).

Sewer service would be provided by the San Diego County Sanitation District. The estimated sewer use for the Proposed Project Amendment is 0.32 MGD per day, compared to 0.28 MGD for the Approved Project. The proposed sewer system for the Proposed Project Amendment is provided as Exhibit A in Attachment B of the Sewer Service Technical Memorandum (Appendix V). A service availability has been provided which indicates sewer services are available from the San Diego County Sanitation District (see Appendix R). The proposed regional sewer system does not propose any new facilities or areas of impact that were not already identified for the Approved Project or EIR Land Exchange Alternative.

Similar to the Approved Project, the Proposed Project Amendment would implement a storm drain system to collect and convey runoff from the Proposed Project Amendment. The on-

site storm drain system would collect development runoff and discharge into BMP biofiltration basins intended for water quality filtering and hydromodification treatment. As a result, the Proposed Project Amendment would result in less than significant impacts to storm drainage. Relative to solid waste, the Proposed Project Amendment would be required to comply with applicable federal, state, and local statutes and regulations related to solid waste and recycling. Furthermore, the County's General Plan goals and policies related to solid waste disposal would ensure compliance with all applicable laws and regulations. Similar to the Approved Projects, impacts would be less than significant.

The Proposed Project Amendment would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to utilities and service systems. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to utilities and service systems.

XXI. MANDATORY FINDINGS OF SIGNFICANCE - Since the previous EIR was certified ~~or previous ND was adopted~~, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES	NO
☐	☒

As described in this Checklist, there are no changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any of the mandatory findings of significance.

As described in this Addendum, there are (i) no changes in the Proposed Project Amendment, (ii) no changes in circumstances under which the Proposed Project Amendment is undertaken, and (iii) and no "new information of substantial importance" that results in any of the mandatory findings of significance.

The Proposed Project Amendment Biological Technical Memorandum (see Appendix D) included cumulative impact analyses for biological resources. The technical memorandum determined that the Proposed Project Amendment would reduce the overall acreage of impacts to biological resources by approximately 230 acres compared to the Approved Project. The Proposed Project Amendment would also improve wildlife movement relative to the Approved Project by consolidating the Development Footprint, widening wildlife corridors and creating large contiguous blocks of habitat.

The Proposed Project Amendment would result in potentially significant impacts biological resources, including direct and indirection impacts to sensitive vegetation communities, special status plant and wildlife species, jurisdictional aquatic resources, wildfire movement and corridors; however, impacts would be mitigated to less than significant and the Proposed Project Amendment's contribution is less than cumulatively considerable. The Proposed Project Amendment would also contribute to significant cumulative impacts to coastal California gnatcatcher habitat, and raptor foraging habitat; however, the contribution is less than cumulatively considerable and would be mitigated through habitat preservation and restoration on site. Refer to Section IV, Biological Resources of this checklist for mitigation measures.

The Proposed Project Amendment's contribution to cumulative impacts have been analyzed and disclosed in Appendices A through ~~V~~Y. While the Proposed Project Amendment would increase the total number of units by ~~166~~ 147 compared to the Approved Project, the total Development Footprint would be reduced by approximately 230 acres, and the total number of ADT would only increase by 1.5% due to internal trip capture. Further, the total square footage of construction would also only increase by approximately 1.5%. Overall, this minor increase in total units would not cause new or significantly greater contributions to cumulative impacts previously analyzed and disclosed in the Final EIR.

The Proposed Project Amendment would not have environmental effects that will cause substantial adverse effects on human beings. Refer to Section III, Air Quality (Sensitive Receptors), Section VII, Geology and Soils (rupture or faults), Section IX, Hazards and Hazardous Materials (wildfire hazard and emergency evacuations), and Section XV Public Services (fire protection and law enforcement services).

Attachments

A. Regional Location Map
B. Approved Project Site Utilization Plan
C. EIR Land Exchange Alternative Site Utilization Plan
D. Dispute Resolution Agreement
E. Proposed Land Exchange Map
F. Proposed Project Amendment Site Utilization Plan
G. Proposed Project Amendment Project Area
H. Comparison of Proposed Project Amendment to Approved Project
I. Comparison of Proposed Project Amendment to EIR Land Exchange Project
J. Certified EIR Study Area Compared to Proposed Project Amendment

Appendices

A. Aesthetics Technical Memorandum
B. Agricultural Resources Technical Memorandum
C. Air Quality Technical Memorandum
D. Biological Resources Technical Memorandum + BMO
E. Cultural Resources Technical Memorandum
F. Energy Technical Memorandum
G. Geotechnical Technical Memorandum
H. Greenhouse Gas Emissions Technical Memorandum
I. Phase 1 ESA
J. Fire Protection Technical Memorandum
K. Drainage Report for the Otay Ranch Village 14 and Planning Area 16/19 Proposed Project Amendment
L. Stormwater Quality Management Plan for the Otay Ranch Village 14 and Planning Area 16/19 Proposed Project Amendment
M. Hydromodification Management Plan for the Otay Ranch Village 14 and Planning Area 16/19 Proposed Project Amendment
N. General Plan Consistency Analysis
O. Mineral Resource Technical Memorandum
P. Noise Technical Memorandum
Q. Paleontological Resources Technical Memorandum
R. Service Availability Letters
S. Traffic Technical Memorandum
T. Water Service Technical Memorandum
U. Water Conservation Plan
V. Sewer Service Technical Memorandum
W. Quino Checkerspot Butterfly Conservation Strategy
X. Fire-Safety Memorandum
Y. Optional Secondary Access Road Memo
~~V.~~Z. Proposed Project Amendment MMRP

REFERENCES

14 CCR 15000–15387 and Appendices A through L. Guidelines for Implementation of the California Environmental Quality Act, as amended.

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Attachment C –
GENERAL PLAN CONSISTENCY TABLE

General Plan Consistency Analysis

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19
PROPOSED PROJECT AMENDMENT

DECEMBER 2019

SPA-19-001 , Revised Vesting TM 5616R, Certified EIR19-16-19-006A

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I. INTRODUCTION

The County Board of Supervisor approved the Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan (16-002), General Plan Amendment (16-008), Zone Reclassification (REZ 16-006) Tentative Map (5616) and certified the Otay Ranch Village 14 and Planning Areas 16/19 Environmental Impact Report (Certified EIR 16-10-006) on June 26, 2019 (Approved Project). GDCI, L.P. ("Project Applicant") is processing an application for a Proposed Project Amendment which includes portions of the approved of the Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan. This Proposed Project Amendment will include a Specific Plan Amendment (Specific Plan Amendment) and Revised Vesting Tentative Map related to implementation of the Dispute Resolution Agreement between the Project Applicant, California Department of Fish and Wildlife and the County of San Diego. See Specific Plan Amendment, Chapter 1 for additional details regarding the associated land exchange as well as the Proposed Project Amendment.

A summary of the relevant planning and policy documents include the following:

San Diego County General Plan

The County General Plan (2011) amended on June 26, 2019 (GPA 16-008) as part of the Approved Project, establishes a set of guiding principles designed to protect the County's unique and diverse natural resources and maintain the character of its rural and semi-rural communities. It reflects an environmentally sustainable approach to planning that balances the need for adequate infrastructure, housing, and economic vitality, while maintaining and preserving each unique community within the County, agricultural areas, and extensive open space. The General Plan directs future growth in the unincorporated areas of the County. (Refer to Section II. A. San Diego County General Plan Consistency Analysis)

Jamul/Dulzura Subregional Plan – San Diego County General Plan

Originally adopted by the County Board of Supervisors in 1979 (GPA 74-02) and most recently amended in 2019 (GPA-16-008), the Jamul/Dulzura Subregional Plan (JDSP) covers an area of approximately 168 square miles in southeastern San Diego County, located generally south of Loveland Reservoir and the Sweetwater River, adjacent to and north of the Mexican border and east of the Rancho San Diego land development. The JDSP implements the principles of the County General Plan Land Use Element and guides new urban development into those areas of the County where urbanization will be least costly, conserves future options for development and helps meet the housing needs of County residents (JDSP 2016, Page 18). (Refer to Section III. B. Jamul/Dulzura Subregional Plan – San Diego County General Plan Consistency Analysis)

The JDSP identifies the Otay Ranch project as a "Specific Planning Area" within it's boundary. The development policies for the Otay Ranch project are contained in Volume 2, of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993 and amended as part of the Approved Project on June 26, 2019 (GPA 16-008). The policies contained in the JDSP apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies in the Otay Ranch GDP/SRP shall take precedence (JDSP 2016, Page 11). (Refer to Section III. C. Otay Ranch GDP/SRP Consistency Analysis)

Otay Ranch General Development Plan/Subregional Plan

The Otay Ranch GDP/SRP covers approximately 23,000 acres in southwestern San Diego County. Portions of the Otay Ranch are within the City of Chula Vista and County of San Diego. The Otay Ranch GDP/SRP was jointly approved by the County of San Diego and City of Chula Vista on October 28, 1993 and recently amended by the County on June 26, 2019 as part of the Approved Project GPA 16-008 adoption. The Otay Ranch GDP/SRP identifies the land use patterns and intensities for the Otay Ranch community; identifies Otay Ranch land use, facility, environmental,

economic and social goals, objective and policies; informs citizens, the landowner, decision-makers and local jurisdictions of the policies which will guide development within Otay Ranch; guides the coordinated development of Otay Ranch consistent with the goals of the City of Chula Vista, County of San Diego and the region; and provides a foundation for subsequent consideration of Sectional Planning Area (SPA)/Specific Plans (SP) and Subdivision Maps. The County adopted GPA-16-008 on June 26, 2019 as a part of the adoption of the Approved Project.

Otay Ranch Resource Management Plan

The County of San Diego MSCP Plan (1997) (MSCP County Subarea Plan) implements the MSCP Plan within the unincorporated areas of the County of San Diego and encompasses 252,132 acres. The MSCP County Subarea Plan and Implementing Agreement (IA) incorporate the Otay Ranch Resource Management Plan (RMP) into the MSCP Plan. The RMP and the 11,375-acre Otay Ranch RMP Preserve (RMP Preserve) serve as mitigation of biological impacts identified in the Otay Ranch GDP/SRP Final Program EIR (Otay Ranch PEIR (City of Chula Vista and County of San Diego 1993c); IA Section 10.5.2). The Otay Ranch RMP Preserve is a hardline preserve system included in the MSCP Subregional Preserve and includes land reserved for mitigation[1] for impacts to sensitive resources as a result of Otay Ranch development. The County adopted the Phase 2 RMP Update on September 12, 2018. Revisions to the Phase 2 RMP included updates to the land use plan, adoption of habitat conservation plans, changes to ownership, and refinements to biological management and monitoring standards.

Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan Amendment

California Government Code (S.65450) authorizes the County of San Diego to adopt Specific Plans. The Approved Project adopted by the County on June 26, 2019, as well as the Specific Plan Amendment provide the guidelines for preparation of subdivision and improvement plans and determines permitted land uses, densities, maximum residential units, required public facilities and compliance with applicable County policies. The Otay Ranch GDP/SRP identifies a series of villages and planning areas that will be the subject of future SPA/SPs, which must include detailed development/site utilization plans, including site, landscape and grading plans at or near a tentative track map level of detail; land uses and acreages for parks, open space, schools, public/community purpose facilities, and residential uses (including lot lines, lot sizes, number of units, density, and parking); physical features and easements, including transit reservation/dedication must be identified; standards for planned public and private street; development standards and detailed design guidelines; demonstrated conformance with the guidelines and policies of the Otay Ranch GDP/SRP; a facility financing and phasing plan; and environmental EIR/RMP requirements and conditions.

The Applicant is processing an application of approval of an amendment to the Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan (Specific Plan Amendment) and a Revised Vesting Tentative Map that will satisfy the Otay Ranch GDP/SRP requirements for a specific plan.

This General Plan Consistency Analysis includes the following information:

- A summary description of the proposed Village 14 and Planning Areas 16/19 Specific Plan Amendment, including physical setting, existing County General Plan and Otay Ranch

[1] The Proposed Project Amendment may be required to meet additional mitigation requirements. See Certified EIR 16-19-006 Section 4.1.4. – Biological Resources, and the Biological Resources Technical Memorandum for the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment, Prepared by Dudek (December 2019) for additional details.

GDP/SRP land use designations and a summary of Specific Plan Amendment land uses. (See the Specific Plan Amendment for additional details); and

- A description of how the proposed Specific Plan Amendment meets the goals and policies of the County General Plan, JDSP and the Otay Ranch GDP/SRP.

A. PHYSICAL SETTING

The Village 14 and Planning Areas 16/19 Specific Plan Amendment Project Area (Project Area) is in southwestern San Diego County, approximately one-quarter mile east of the Chula Vista City limits and one-mile southeast of Jamul. The Project Area is located within the 7,895-acre Proctor Valley Parcel of the Otay Ranch GDP/SRP (see Regional Location Map, Exhibit 1). Access is provided via Proctor Valley Road west of the Project Area. There are approximately 1,543 acres within the total Project Area, of which 793.7 acres are within Village 14 and 119.8 acres are in Planning Areas 16/19.

The Proposed Project Amendment Area is undeveloped with on-site elevations ranging between 590 and 1,200 feet above mean sea level (amsl). The Proposed Project Amendment Area is surrounded by the San Miguel and Jamul Mountains immediately to the northwest and southwest with the foothills of these mountains encroaching into the Proposed Project Amendment Area. The portion of the Proposed Project Amendment Area, described as Village 14 in the Otay Ranch GDP/SRP, is nestled in the south sloping valley which encompasses existing unimproved Proctor Valley Road. The eastern portions of Planning Area 16 are located within the Jamul Mountains and contain the highest elevations.

South, north and northwest of the Jamul Mountains, the topography of Proctor Valley generally consists of broad gentle hillsides, while the terrain eastward toward the Jamul Mountains becomes increasingly rugged. Several small, narrow ephemeral drainages are present along the eastern edge of the valley. A low east-west trending ridgeline effectively divides the valley near the upper end of Village 14. To the north of the Jamul Mountains, Proctor Valley continues as a broad even meadow with rolling hillsides to the south. Proctor Valley is both physically and visually isolated from Chula Vista to the west/south and Jamul to the north/east.

The Proposed Project Amendment Area is located north-northeast of the Upper and Lower Otay Reservoirs, which are the two major water bodies within the Otay Watershed. The Upper Otay Reservoir was established in 1959 as a hatchery and has approximately 20 surface acres. The Lower Otay Reservoir has 1,100 surface acres and a water storage capacity of 49,848.9-acre feet.

The Proposed Project Amendment Area has been subjected to varying degrees of disturbances from grazing, human intrusion and off-road vehicles. The Proposed Project Amendment Area is currently vacant as farming and ranching activities ceased in the late 1990s, pursuant to the Agreements associated with the Otay Ranch GDP/SRP. The Proposed Project Amendment Area vegetation consists predominantly of chaparral, sage scrub and grassland. An approximately 4-acre vernal pool restoration site is located off-site immediately west of Proctor Valley Road in Central Village 14.

The Proposed Project Amendment Area is located approximately one-quarter mile east of Chula Vista, at the interface of urban development and open space, as depicted on Exhibit 2, Regional Context Aerial. The Chula Vista existing communities of Rolling Hills Ranch, Bella Lago, EastLake Vistas and EastLake Woods residential communities are located approximately one mile to the southwest of the Proposed Project Amendment Area and define the edge City of Chula Vista limits. Commercial centers located in EastLake and Rolling Hills Ranch and regional shopping located to the south are within three to five miles of the Proposed Project Amendment Area.

The rural community of Jamul is located northeast of the Proposed Project Amendment Area and Rancho San Diego, a built-out mixed use planned community comprised of low and medium density residential and commercial land uses, is located to the northwest of the Project Area. Most of the land northwest and east of the Proposed Project Amendment Area is vacant, some consisting of gently rolling hills; and some more rugged, steep open space. Development is primarily concentrated around Rancho San Diego and Jamul. The proposed Otay Ranch Village 13 development is located south of the Proposed Project Amendment Area.

City of San Diego's MSCP "Cornerstone Lands" are located adjacent to the Proposed Project Amendment Area to the south. The 11,152-acre San Diego National Wildlife Refuge, the USFWS contribution to the MSCP formed in 1996, after Otay Ranch GDP/SRP and MSCP approval, is located west of the Project Area within Otay Ranch. The approximately 5,600-acre Rancho Jamul Ecological Reserve lands, a component of the MSCP multi-habitat preserve system in southwestern San Diego, adjacent to Proposed Project Amendment Area.

Numerous public ownerships connect to provide a large core area of conserved land, including the Bureau of Land Management (BLM) Otay Mountain Wilderness Area, the U.S. Fish and Wildlife Service San Diego-Sweetwater National Wildlife Refuge, CDFW adjacent Hollenbeck Canyon Wildlife Area and various City and County of San Diego ownerships. The Cleveland National Forest is close but not immediately adjacent to State-owned lands. (see Surrounding Land Uses, Exhibit 3).



Exhibit 1 – Regional Location Map

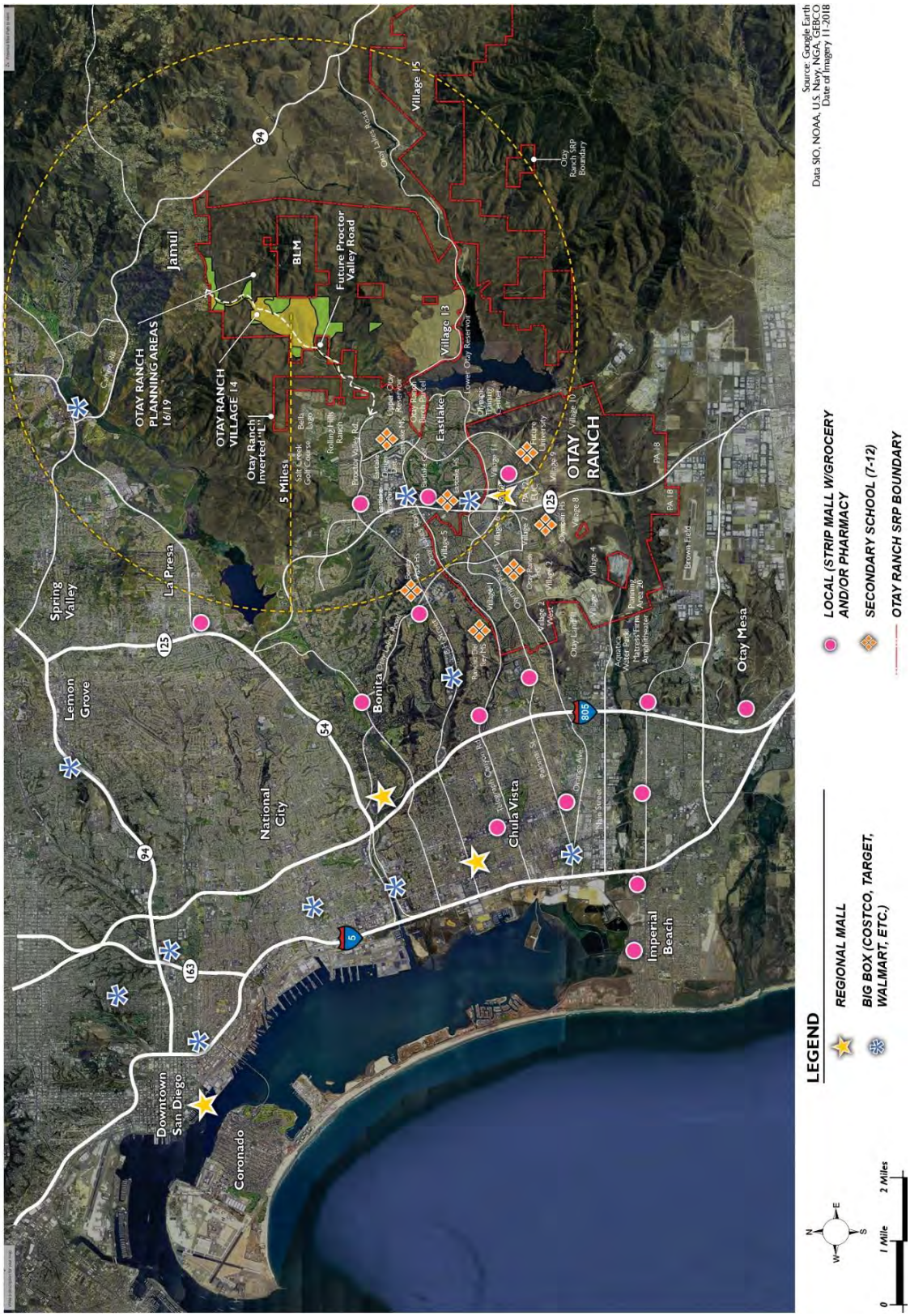

Exhibit 2 – Regional Context Aerial

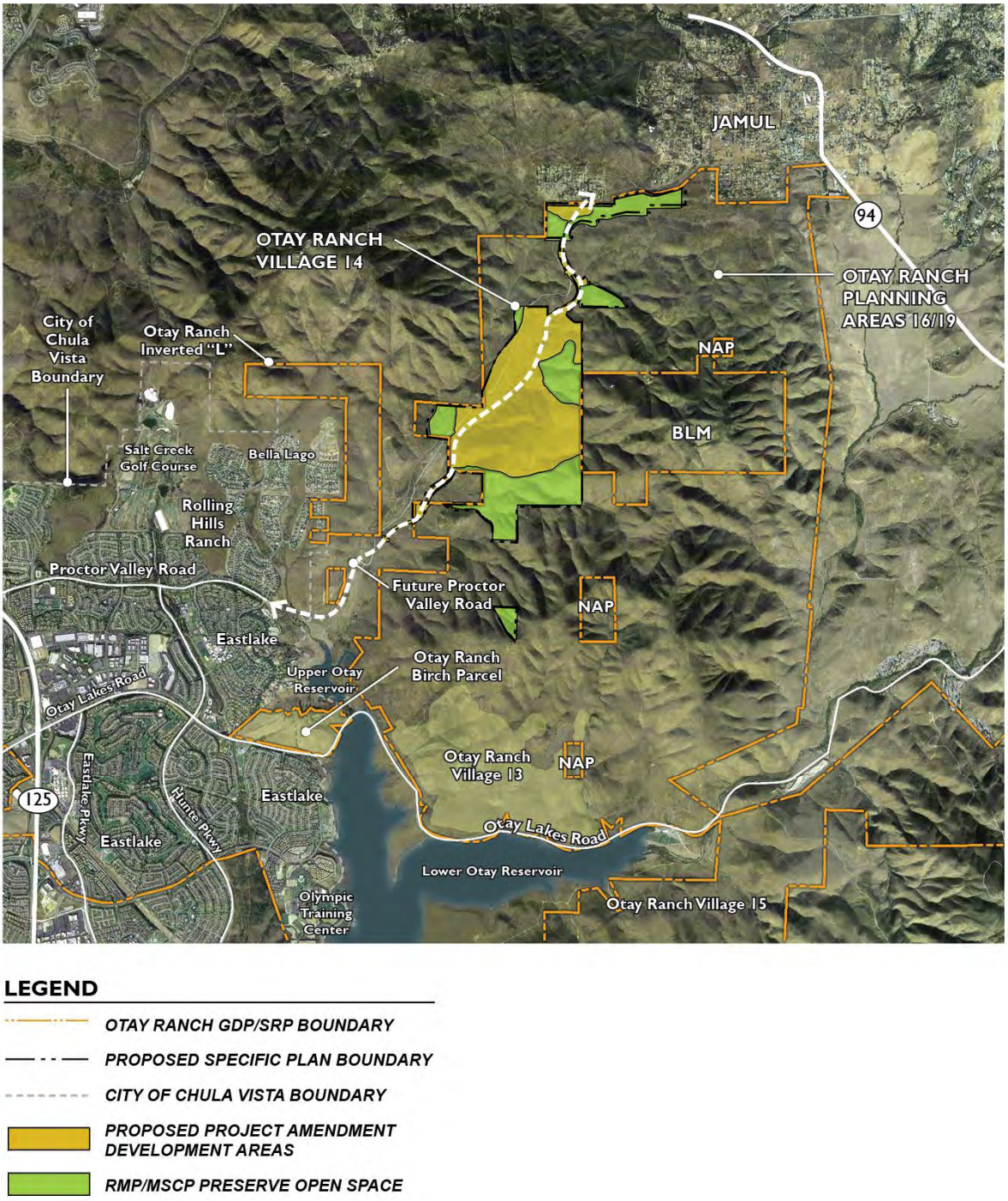

Exhibit 3 – Surrounding Land Uses

B. PROPOSED PROJECT AMENDMENT

The Proposed Project Amendment is a portion of the Otay Ranch Village and Planning Areas 16/19 and a land plan is depicted in Exhibit 4, Site Utilization Plan and defined in Table 1, Land Use Summary Table. The Proposed Project Amendment includes a development area of approximately 512.1 acres within Village 14 and Planning Area 19. Additional off-site improvements (40.1 acres) include the extension of Proctor Valley Road to the southwest and northeast, and the extension of sewer facilities from the City of Chula Vista to the Proposed Project Amendment.

Table 1 –Village 14 and Planning Areas 16/19 Site Utilization Plan Summary Table

Description	Village 14		Planning Area 16/19		Total Proposed Project	
	Gross Acres	Target Units	Gross Acres	Units	Gross Acres [1,4]	Target Units
Residential Subtotal [1]	386.6	1,253	14.9	13	401.4	1,266
Non-Residential Uses						
Mixed Use [2]	2.7				2.7	
Public Parks	10.2				10.2	
Private Parks/Recreation [3]	9.5				9.5	
Public Safety Site	2.3				2.3	
Elementary School Site	9.9				9.9	
Open Space	47.8		1.7		49.5	
Conserved Open Space	23.0		1.5		24.5	
Otay Ranch RMP Preserve	278.6		98.4		377.0	
Circulation	23.3		3.4		26.7	
Non-Residential Uses Subtotal	407.2		105.0		512.1	
Total Proposed Project Amendment	**793.7**	**1,253**	**119.8**	**13**	**913.6**	**1,266**
Other Offsites						
Offsite Improvements	40.1				40.1	
Offsite Preserve PA16			58.3		58.3	
Parcels Exchanged to CDFW	147.3		192.4		339.7	
Conservation Easement PA16			191.5		191.5	
Total Proposed Project Amendment Project Area					**1,543.1**	**1,266**

(1) Tota residential gross acres includes 98.6 acres of related internal slopes, fuel modification and/or preserve edge open space lots.

(2) Village 14 Mixed Use acreage includes 10,000 sf of commercial use.

(3) Village 14 has 2.1 acres of private pocket parks included in the residential acreage; therefore the subtotal including PPP is 11.6 acres.

(4) May not total due to rounding.

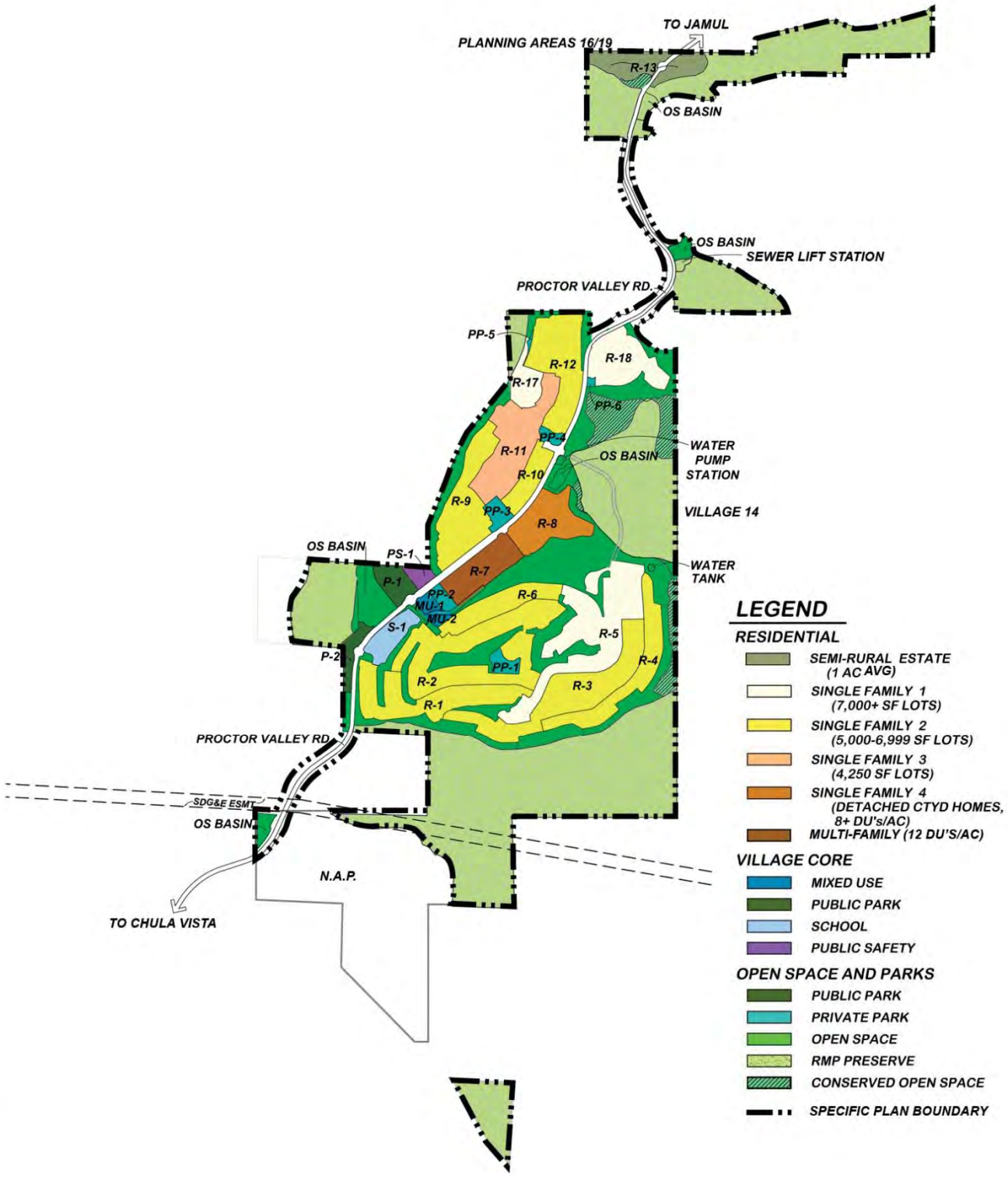

Exhibit 4 – Village 14 and Planning Area 16/19 Specific Plan Site Utilization Plan

C. SPECIFIC PLAN AMENDMENT CONSISTENCY

The Village 14 and Planning Areas 16/19 Specific Plan Amendment is consistent with the County General Plan (2011) and Otay Ranch GDP/SRP as most recently amended by the County on June 26, 2019 in conjunction with adoption of the Approved Project.

1. LAND USE

Existing Otay Ranch GDP/SRP Specialty Villages: The Otay Ranch GDP/SRP identifies "Specialty Villages" in the Proctor Valley and San Ysidro Mountains Parcels. "They consist of a resort village, and transition village and an estate village (Villages 13, 14, and 15, respectively). Neighborhood commercial and community services are provided in a Village Core, with limited medium and higher density residential**.** Low density, single family uses predominate, with potential recreation uses also provided. Open space is primarily undisturbed natural habitat, golf course, trails and promenades." (Otay Ranch GDP/SRP, Page 86).

Analysis: The Specific Plan Amendment is consistent with the Otay Ranch GDP/SRP "Specialty Village" designation. The Specific Plan Amendment provides a Village Core containing land uses that serve Village 14, while the balance of the land plan is comprised predominately of low and very low density single-family residential neighborhoods. The Specific Plan Amendment implements the recreational focus of Village 14. The Specific Plan Amendment also implements the Otay Ranch GDP/SRP vision for Village 14 by creating a centrally located Village Core with sufficient intensity at the heart of Village 14 that provides a sense of place for residents and establishes the activity and social center of the village and includes an elementary school site, parks and public assembly areas, a fire station and mixed-use site, with residential densities generally decreasing away from the Village Core.

Existing Otay Ranch GDP/SRP Village 14 as a "Transitional Village": The Otay Ranch GDP/SRP states "Proctor Valley is a "specialty village" which also serves as a Transitional Village between the more urban uses of the west to the more rural areas of Jamul. Because it is relatively isolated, the village functions as a self-contained service area." (Otay Ranch GDP/SRP, Page 190)

Analysis: Village 14 is consistent with the Otay Ranch GDP/SRP description of Proctor Valley as a Transitional Village. The Proposed Project Amendment implements a low intensity character, with an emphasis on low density single family residential, local-serving commercial and public uses. Village 14 remains a destination as opposed to a community through which traffic could traverse. Based on its visual and physical isolation from existing development to the west and north, predominately single-family homes are more appropriate in Village 14. This is consistent with the overall Otay Ranch vision to locate more compact and intense developments within Chula Vista's eastern territories and transition to less intense development within eastern or more remote villages.

Existing Otay Ranch GDP/SRP Planning Areas 16/19 as Rural Estate Areas: The Otay Ranch GDP/SRP (Page 201) describes Planning Areas 16/19 as a rural, low density residential community with development permitted in the least sensitive locations. Because of the relatively few number of dwelling units, it is not anticipated that a village core or commercial uses are needed in these planning areas.

Analysis: Planning Area 19 is consistent with the Otay Ranch GDP/SRP definition of a "Rural Estate Area." The Proposed Project Amendment implements Planning Area 19 as "Rural Estate Area," containing a very low density (0.9 dwelling units per acre) residential neighborhood. A portion of Planning Area 16 designated Preserve is included in the Proposed Project Amendment, while the remainder of Planning Area 16 is not a part of the Proposed Project Amendment; therefore, Otay Ranch GDP/SRP land uses will remain unchanged.

2. PROCTOR VALLEY ROAD ALIGNMENT AND CLASSIFICATION

The County adopted GPA 16-008 on June 26, 2019, which amended the classification of Proctor Valley Road from a 4 Lane Major Road to a 2 Lane Light Collector from Agua Vista Road/Northwoods Road (City of Chula Vista) to SR-94 (County of San Diego) and approved minor revisions to the road alignment. The Proposed Project Amendment implements the adopted alignment and classification of Proctor Valley Road.

3. OTAY RANCH RESOURCE MANAGEMENT PLAN (PHASE 1 AND 2) AND MSCP COUNTY SUBAREA PLAN

The Phase 1 RMP was adopted by the County of San Diego and the City of Chula Vista in October 1993, concurrent with adoption of the Otay Ranch GDP/SRP. On March 6, 1996, the County adopted the Otay Ranch RMP Preserve Owner/Manager (POM) JEPA between the County of San Diego and City of Chula Vista, the Preserve Financing Plan and the Open Space Conveyance Plan for SPA One. The City of Chula Vista adopted the Phase 2 RMP on June 4, 1996 in conjunction with adoption of the first Otay Ranch SPA/Specific Plan.

The County adopted the Phase 2 RMP Update on September 12, 2018. Revisions included updates to the land use plan, adoption of habitat conservation plans, changes to ownership, and refinements to biological management and monitoring standards.

The Biological Technical Report for the Approved Project and the Biological Resources Technical Memorandum for the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment demonstrate consistency with all Phase 2 RMP policies, mitigation measures and requirements including preparation of Specific Plan-level studies.

II. PLAN CONSISTENCY ANALYSIS

California Government Code Section 65454 requires Specific Plans to be consistent with the General Plan. This section evaluates the consistency of the Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan Amendment with the goals, objectives and policies contained in the San Diego County General Plan, the Jamul/Dulzura Subregional Plan and the Otay Ranch General Development Plan/Otay Subregional Plan (Otay Ranch GDP/SRP), also known as the County's Otay Subregional Plan, Volume 2, that relate to development of the Proposed Project Amendment. The Proposed Project Amendment land uses are consistent with the County General Plan and Otay Ranch GDP/SRP land use designations. The Proposed Project Amendment is consistent with the Specific Plan Area (Village 14) and the Semi-Rural (Planning Area 19) County Land Use Designations (Refer to Exhibit 5, Existing County General Plan Land Use Designations), and the Otay Ranch GDP/SRP land uses (Refer to Exhibit 6. Existing Otay Ranch GDP/SRP Land Use Map - Proctor Valley Parcel).

A. SAN DIEGO COUNTY GENERAL PLAN CONSISTENCY ANALYSIS

Pertinent elements, goals and policies of the County of San Diego General Plan followed by an evaluation of how the proposed Specific Plan Amendment conforms to the General Plan is provided below.

The following terms will be utilized in the analysis:

1. Village 14 and Planning Areas 16/19 Specific Plan and associated Appendices (Approved Project)
2. Village 14 and Planning Areas 16/19 Specific Plan Amendment (Specific Plan Amendment)
3. Amended Village 14 Design Plan (Village Design Plan)
4. Amended Planning Area 19 Design Guidelines (Design Guidelines)
5. Village 14 and Planning Areas 16/19 Specific Amendment Plan Boundary (Project Area)
6. Otay Ranch General Development Plan/Subregional Plan (Otay Ranch GDP/SRP)
7. Jamul/Dulzura Subregional Plan (JDSP)
8. MSCP County Subarea Plan, South County Segment (MSCP County Subarea Plan)
9. Otay Ranch Resource Management Plan (RMP)

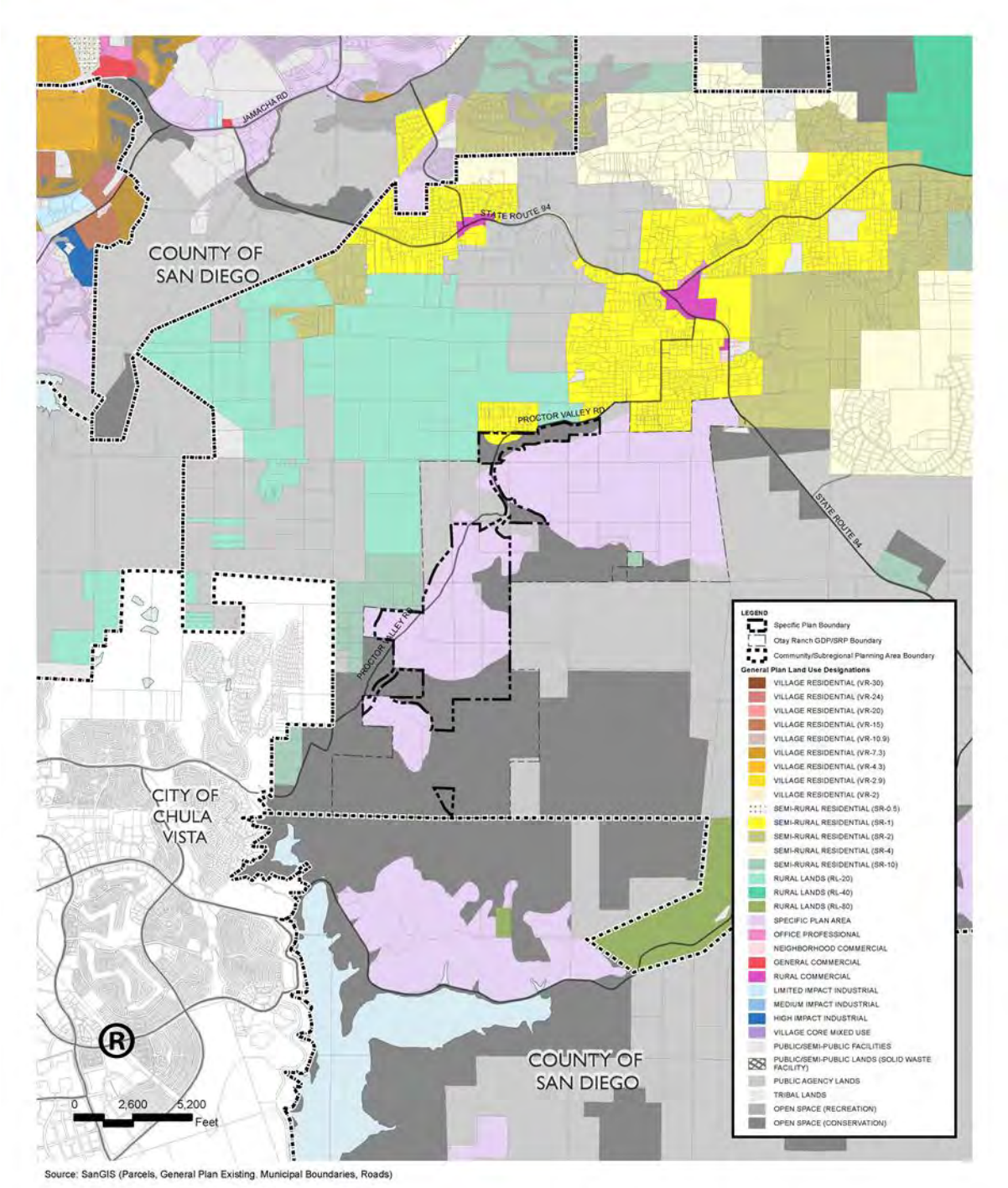

Exhibit 5 – Existing County General Plan Land Use Designations

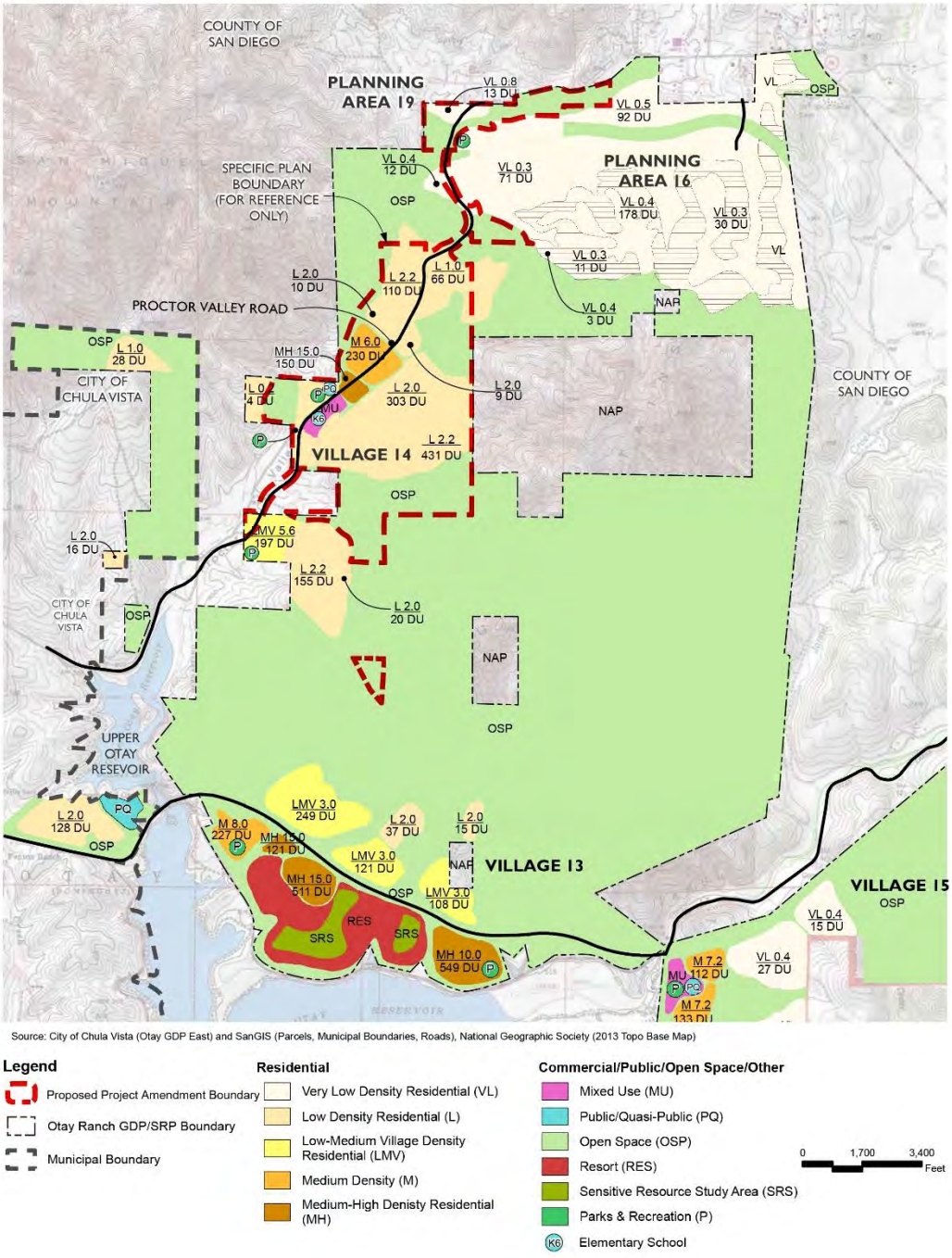

Exhibit 6 – Existing Otay Ranch GDP/SRP Land Use Map - Proctor Valley Parcel

(Otay Ranch GDP/SRP Exhibit 22)

For purposes of the County General Plan Consistency Analysis, it is important to understand the context of the Otay Ranch GDP/SRP adopted in 2003, the County General Plan and Jamul/Dulzura Subregional Plan both adopted in 2011 and most recently amended and adopted in 2019.

- Per the County General Plan: "As integral components of the County of San Diego General Plan, Community Plans have the same weight of law and authority in guiding their physical development."
- Per the Jamul/Dulzura Subregional Plan: "On October 28, 1993, the Board of Supervisors adopted the Otay Ranch privately initiated Plan Amendment, GPA 92-04. The Otay Ranch project covers approximately 23,000 acres and is located within the Jamul/Dulzura Subregional Area and in the Otay Subregional Area. Due to the size and complexity of the project, the policies governing the development of the Otay Ranch areas within the Jamul/Dulzura planning boundaries have been placed in Volume 2 of the Otay Subregional Plan Text. GPA 92-04 also amended the boundaries between the Jamul/Dulzura and Otay subregions by transferring approximately 1,180 acres from the Otay subregion to the southwestern area of the Jamul/Dulzura Planning Area, and by transferring approximately 4,000 acres in the Proctor Valley area from the Otay Subregion to the Jamul/Dulzura Subregion.
- Per the Jamul/Dulzura Subregional Plan Specific Planning Area Otay Ranch:

"POLICY 15 The development policies for the Otay Ranch project are contained in Volume 2 of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the Jamul/Dulzura Plan Text apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies contained in Volume 2 of the Otay Subregional Plan Text shall take precedence."

Therefore, the guiding and overriding land use document for Otay Ranch that is embedded within the County's General Plan is the Otay Ranch GDP/SRP and the consistency analysis below takes this into consideration.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
LAND USE ELEMENT	
GOAL LU-1	
Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories	
LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.	***Consistent***. The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. The Proposed Project Amendment's Regional Categories are Rural and Semi-Rural. In the General Plan, Table LU-1 (Page 3-11) (Land Use Designations and Compatible Regional Categories) indicates Specific Plan Area compatibility with all Regional Categories. The General Plan states that Regional Categories allow many different land use types to be planned in a more unified, regional manner. As a result, they do not regulate allowed uses or intensities of individual development proposals. Where the Regional Categories represent a broad framework for the form and organization of development, the Land Use Designations are property-specific and identify the type and intensity of land uses that are allowed. Land use designations on the Land Use Map is Specific Plan Area which is compatible with the Rural and Semi-Rural Regional Categories. The Otay Ranch GDP/SRP approved a variety of densities and land uses, including Low, Medium, Medium High, Mixed Use, Low-Medium Village, School and Parks in Village 14 and Very-Low density estates in Planning Area 19.
LU-1.2 Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries.	***Consistent.*** The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. Consistency was established by incorporating the Otay Ranch GDP/SRP into the County General Plan document. The Otay Ranch GDP/SRP "Land Use Plan provides for a balance of residential, employment and open space/recreation land uses sensitive to environmental condition, regional influences and adjacent communities." (Otay Ranch GDP/SRP, Page 66). The Proposed Project Amendment is identified as Village 14 and Planning Areas 16/19 in the Otay Ranch GDP/SRP and includes areas suitable for development and a large portion of the 11,375-acre area designated as the Otay Ranch RMP Preserve. Since the Otay Ranch GDP/SRP was adopted in 1993, ownership within the Otay Ranch has been fragmented; however, the Land Use Plan has remained intact. The Proposed Project Amendment is within the Otay Water District service boundaries and has been planned for sewer service per the Otay Ranch GDP/SRP Facilities Implementation Plan. The Proposed Project Amendment does not propose any changes to the existing General Plan land use designation or regional category.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.	***Consistent***. Village 14 is defined as a Specialty Village in the Otay Ranch GDP/SRP and serves as a Transitional Village between the more intense uses within Chula Vista (i.e. the Rolling Hills Ranch gross density is 2.0 dwelling units per acre) to the south and the rural communities within Planning Area 19 and Jamul to the north. The Specific Plan Amendment establishes a land use pattern that includes a centrally located Village Core comprised of an elementary school site[2], the Village Green and Scenic public parks connected via an 8-foot wide meandering paseo, the Village Square (private park)and the Mixed-Use sites (up to 10,000 sq. ft. of commercial/retail). The Village Core also includes a public safety site planned to accommodate a fire station and Sheriff's storefront facility. The Community Pathway located along Proctor Valley Road connects the surrounding single-family homes to the Village 14 Core. An internal park-to-park loop and perimeter trail connect residential neighborhoods to the public and private parks within Village 14. A 5-foot DG walkway along one side of the Private Rural Residential Roads within Planning Area 19 provides a pedestrian network through the single-family neighborhood. Consistent with the Otay Ranch RMP and MSCP County Subarea Plan, the Proposed Project Amendment includes 377.0 acres designated RMP Preserve on-site. The Proposed Project's Preserve Conveyance Obligation will be met by conveying acreage to the POM as part the 11,375-acre Otay Ranch RMP Preserve to be managed pursuant to the Otay Ranch Resource Management Plan The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement within Planning Area 16. Planning Area 19 is designated "Semi-Rural,", preserving the rural character of the surrounding areas by providing estate home sites.

[2] The Proposed Project Amendment identifies a site for a potential elementary school within the Village 14 core area. The Chula Vista Elementary School District will determine whether it is necessary to construct an elementary school on the Village 14 elementary school site.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
LU-1.5 Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions, as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.	***Consistent***. The County of San Diego and City of Chula Vista jointly processed and approved the Otay Ranch GDP/SRP in 1993. The Proposed Project Amendment is consistent with the adopted Otay Ranch GDP/SRP Land Use Plan, as amended and adopted for the Approved Project in 2019. The Applicant coordinated with the City of Chula Vista regarding the reclassification of Proctor Valley Road (approximately. 1,200 linear feet) from a 4-Lane Major Road to a Class II Collector within the City of Chula Vista's municipal boundaries, which was part of the adopted GPA16-008 (2019). The County of San Diego and City of Chula Vista entered into a Sewage Transportation Agreement that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Proposed Project Amendment, to be conveyed through the Salt Creek Interceptor. Under this agreement, the Proposed Project Amendment will be required to annex into the San Diego County Sanitation District and sewer flows from the Proposed Project Amendment will be conveyed to the San Diego Metro System via the Salt Creek Interceptor.
LU-1.7 Maximum Residential Densities. Determine the maximum number of dwelling units permitted within the boundaries of any subdivision or single lot based on the applicable land use designation(s). When the total number of dwelling units is less than one, this shall be interpreted as permitting one dwelling unit. When more than one dwelling unit is permitted, fractional dwelling units are rounded down to the nearest whole number of dwelling units.	***Consistent***. The General Plan "Specific Plan Area" Land Use Designation refers to the applicable Specific Plan for density information. The Specific Plan Amendment establishes the maximum permitted number of dwelling units within the Proposed Project Amendment (See Specific Plan Amendment, Table, 2, Village 14 and Planning Areas 16/19 Land Use Summary Table) and is also consistent with the Otay Ranch GDP/SRP land uses.
LU-1.8 Density Allocation on Project Sites. Permit changes in density within a project site with parcels that have more than one land use designation to provide flexibility in project design only when approved by Major Use Permit or Specific Plan. The policy does not allow a project to receive more units than is established by the Land Use Maps nor to supersede Housing Element requirements related to achieving the County's Regional Housing Needs Allocation.	***Consistent***. The Specific Plan Amendment, Chapter V. Implementation, includes provisions for shifting units from one planning area to another so long at the total authorized number of dwelling units is not exceeded.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
LU-1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.	***Consistent***. The Proposed Project Amendment has achieved the planned densities shown on the Land Use Map, as well as the densities established in the Otay Ranch GDP/SRP.
GOAL LU-2	
Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character	
LU-2.1 Community Plans. Maintain updated Community Plans, as part of the General Plan, to guide development and to reflect the character and vision for each individual unincorporated community, consistent with the General Plan.	***Consistent***. The Proposed Project Amendment is within the boundaries of the Jamul/Dulzura Subregional Plan (JDSP) and the Otay Ranch GDP/SRP. The JDSP was adopted August 3, 2011 and recently amended with the adoption of the Approved Project on June 26, 2019. The Proposed Project Amendment is consistent with the JDSP and does not propose any amendments to the JDSP. The vision for development within the Proposed Project Amendment Area is established in the Otay Ranch GDP/SRP. Village 14 is described a "Specialty Village" that also serves as a Transitional Village on the edge of South County's urban development within the City of Chula Vista. The Otay Ranch GDP/SRP describes Planning Areas 16/19 as a rural, low density residential community. The Proposed Project Amendment implements this vision by planning large lot estate lot development within Planning Area 19 adjacent to the rural community of Jamul. The Proposed Project Amendment implements the Otay Ranch GDP/SRP amendment adopted by the County in 2019 that reduced the width of Proctor Valley Road and realigned it through Proctor Valley to minimize impacts to sensitive resources and maintain the rural character of the road.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
LU-2.2 Relationship of the Community Plans to the General Plan. Community Plans are part of the General Plan. These plans focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller geographic region and provide a forum for resolving local conflicts. As legally required by State law, Community Plans must be internally consistent with the General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan.	***Consistent***. The Proposed Project Amendment is within the boundaries of the JDSP and Otay Ranch GDP/SRP. The JDSP identifies the Otay Ranch project as a "Specific Planning Area" within it's boundary. Due to its size and complexity, the development policies for the Otay Ranch project are contained in Volume 2, of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993 and recently amended with the adoption of the Approved Project on June 26, 2019. The policies contained in the JDSP apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies in the Otay Ranch GDP/SRP shall take precedence. The Proposed Project Amendment implements the 2019 Otay Ranch GDP/SRP amendment that realigned and reclassified Proctor Valley Road and updated the Village 14 and Planning Areas 16/19 descriptions, land use summary tables and land use maps. The JDSP and Otay Ranch GDP/SRP are internally consistent with the General Plan.
LU-2.3 Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	***Consistent***. The rural community of Jamul is proximate to the Proposed Project Amendment. Consistent with the General Plan Regional Land Use Category, the JDSP and the Otay Ranch GDP/SRP, Village 14 is a lower density community comprised primarily of single family residential land uses that provide a transition between the rural development patterns to the north and east in Planning Area 19 and Jamul and the edge of South County's urban development within the City of Chula Vista to the south and west. ***Consistent.*** The General Plan Regional Land Use Category, the JDSP and the Otay Ranch GDP/SRP Planning Area 19 includes large estate lots in a rural setting. Proposed one - acre average lots are compatible with the existing rural residential character of Jamul.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.	***Consistent***. The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. Consistency was established by incorporating the Otay Ranch GDP/SRP into the County General Plan document. The Specific Plan Amendment includes a variety of residential and non-residential land uses arranged to meet the County General Plan Guiding Principles, which generally provide for the development of land uses, investment in infrastructure and public services, and conservation of natural resources that enable the County's residents and businesses to enjoy a more sustainable environment, economy, well-being and health. The Proposed Project Amendment includes the development of a variety of single-family lots, with an active lifestyle and wellness focus centered on an extensive connected series of public and private parks and trails network, with recreation facilities located within walking distance of all Village 14 neighborhoods. The Proposed Project Amendment infrastructure includes the extension of Proctor Valley Road through the Proposed Project Amendment Area, connecting to existing improvement within the City of Chula Vista and the community of Jamul. Proctor Valley Road improvements include a series of five roundabouts, which serve as traffic calming measures by slowing traffic to 25 MPH through the roundabouts. In addition, the Proposed Project Amendment includes the preservation of 377.0 of natural resources on-site. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage to the POM as part of the 11,375-acre Otay Ranch RMP Preserve to be managed pursuant to the Otay Ranch Resource Management Plan. The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5 acre Conservation Easement within Planning Area 16. The topography and natural beauty of the Proposed Project Amendment Area combined with the scenic roadway traversing the valley provide an ideal setting for the architectural forms, materials and architectural styles found in the historic towns of Old California. The Old California design theme will be implemented throughout the Village Core and residential neighborhoods to create a cohesive community character and theme, consistent with the Proposed Project Amendment's rural setting.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	The land uses are consistent with the Regional Category and Specific Plan Area Land Use designations in the General Plan. Village 14 includes a village core containing village-serving land uses and lower density single family residential land uses, providing a Transitional Village between the urban limits of Chula Vista and the planned residential rural land uses in Planning Area 19 and the existing rural community of Jamul. See Jamul/Dulzura Subregional Plan and Otay Ranch GDP/SRP Consistency Analysis below.
LU-2-5 Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities.	***Consistent***. The Proposed Project Amendment perimeter is comprised of landscaped slopes creating a greenbelt edge surrounding the residential neighborhoods. In addition, the Proposed Project Amendment Area is located within the Otay Ranch, which includes an 11,375-acre RMP Preserve system.
LU-2.6 Development near Neighboring Jurisdictions. Require that new development in the proximity of neighboring jurisdictions retain the character of the unincorporated community and use buffers or other techniques where development in the neighboring jurisdiction is incompatible.	***Consistent***. The Otay Ranch GDP/SRP describes Village 14 as a Specialty Village that also serves as a Transitional Village on the edge of South County's urban development within the City of Chula Vista. The Otay Ranch GDP/SRP describes Planning Area 19 as a rural, low density residential community. The Proposed Project Amendment implements this vision by planning large lot estate lot development adjacent to the rural community of Jamul.
LU-2.7 Commercial Viability. Ensure that new commercial centers maintain or enhance the viability of existing commercial areas.	***Consistent***. The Proposed Project Amendment includes Mixed-Use Sites totaling 2.7 acres with up to 10,000 sq. ft. of retail/commercial uses focused on meeting the needs of local residents. The closest existing commercial centers are located approximately three and five miles north/west of the Proposed Project Amendment within the Jamul Village and approximately five miles south of the Proposed Project Amendment within the City of Chula Vista (Rolling Hills Ranch and EastLake communities). (Refer to Exhibit 2, Regional Context Aerial)
LU-2.8 Mitigation of Development Impacts. Require measure that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.	***Consistent***. The Proposed Project Amendment includes measures to minimize significant impacts related to noise, vibration, dust, odor and aesthetics. These include Mitigation Measures M-N-1 through M-N-10, M-AQ-3, M-AQ-8, M-AE-1 and M-AE-2 as described in detail in the Certified EIR (16-19-006), Sections 2.1, Aesthetics Resources, Section 2.3, Air Quality and Section 2.8, Noise and the Proposed Project Viewshed Analysis, Air Quality and Noise Analysis Technical Memorandums (Dudek 2019).

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
LU-2.9 Maintaining Rural Character. Consider level of service criteria, in accordance with Policy M-2.1, to determine whether adding lanes to a Mobility Element road would adversely impact the rural character of a community or cause significant environmental impacts. In those instances, consider options to mitigate LOS where appropriate.	***Consistent***. See Policy M-2.1. Proctor Valley Road is a Mobility Element roadway where adding lanes would adversely impact the rural character of the community and cause significant environmental impacts. Options to mitigate LOS include the implementation of five roundabouts to limit the delays along the roadway and keep traffic constantly flowing, utilizing D.G. trails through natural areas instead of hardscaped pedestrian facilities such as sidewalks, and minimizing median widths where possible to limit the footprint of the roadway. The Proposed Project Amendment is consistent with the County General Plan Mobility Element, Table M-4, Roadway Segments Where Adding Travel Lanes is Not Justified, as well as Appendix I – Rationale for Accepting Roadways with Level of Service E/F.
GOAL LU-3	
Diversity of Residential Neighborhoods. A land use plan that accommodates a range of building and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.	
Policies	
LU-3.1 Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.	***Consistent***. The Proposed Project Amendment includes 10 single family lot sizes within 14 neighborhoods, which are anticipated to accommodate approximately 23 varied single-family floorplans. Lot sizes range from 4,250 sq. ft. to 1-acre average. The Proposed Project Amendment also includes a site planned for detached courtyard homes which may include four unique floorplans, and a site planned for multi-family attached homes with a density of 11.8 dwelling units per acre. The Specific Plan Amendment includes development regulations and design guidelines that accommodate various building types and styles.
LU-3.2 Mix of Housing Units in Large Projects. Require new large residential developments (generally greater than 200 dwelling units) to integrate a range of housing types and lot and building sizes.	***Consistent***. The Proposed Project Amendment includes 10 lot sizes, are anticipated to accommodate approximately 23 varied single-family plans. Lot sizes range from 4,250 sq. ft. to over 1- acre average. The Proposed Project Amendment also includes a site planned for detached courtyard homes which may include four unique floorplans, and a site planned for multi-family attached homes with a density of 11.8 dwelling units per acre.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
LU-3.3 Complete Neighborhoods. Require new development sufficiently large to establish a complete neighborhood (typically more than 1,000 dwelling units) to include a neighborhood center within easy walking distance of surrounding residences.	***Consistent***. The Proposed Project Amendment includes a Village Core located in the geographic center of the Village 14, within easy walking distance (1/2 to 1 mile) of most residents. The Village Core includes an elementary school site, the Village Green and Scenic neighborhood parks connected via an 8-foot wide meandering paseo, two Mixed-Use sites with up to 10,000 sq. ft. of commercial/retail and the Village Square private park. The Village Core also includes a public safety site planned to accommodate a fire station and Sheriff's storefront facility. The Proposed Project Amendment's pedestrian network is comprised of the Community Pathway located along Proctor Valley Road, an internal park-to-park loop and the perimeter trail that provide pedestrian connectivity between the Village 14 residential neighborhoods and park facilities, and a D.G. walkway along one side of the Private Residential Rural Road within Planning Area 19.
GOAL LU-5	
Climate Change and Land Use. A land use plan and associated development techniques and patterns that reduce emissions of local greenhouse gases in accordance with state initiatives, while promoting public health. *[Note: The Proposed Project Amendment is part of the Otay Ranch GDP/SRP and, as such, is part of the General Plan's existing land use framework. The Proposed Project Amendment would not result in residential densities or non-residential intensities that exceed the framework set forth in the Otay Ranch GDP/SRP for the subject portions of Village 14 and Planning Areas 16/19. The Otay Ranch GDP/SRP was developed to provide a master framework for the Otay Ranch planned community and captures the environmentally beneficial results of a systematic and comprehensive site design and planning effort for Otay Ranch.]*	
Policies	
LU-5.1 Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.	***Consistent***. The Proposed Project Amendment has a mix of land uses including a centrally located elementary school site, locally sited neighborhood parks, a public safety site and a Mixed-Use retail/commercial area. These land uses are supported by an extensive network of bike lanes, the Community Pathway along the full length of Proctor Valley Road, the internal park-to-park loop and the perimeter trail within Village 14 that connect these land uses and promote a wide range of alternative travel modes to reduce vehicular trips and reduce emissions. Potential transit stops are identified in the Specific Plan Amendment within the Village 14 core, adjacent to the Mixed-Use Site and the P-1 park. A 5-foot wide DG walkway is planned along one side of the Private Rural Residential Road within Planning Area 19, providing a pedestrian network within the single-family neighborhood.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
LU-5.2 Sustainable Planning and Design. Incorporate into new development sustainable planning and design.	***Consistent***. The Proposed Project Amendment has a mix of land uses including a centrally located elementary school site, conveniently locally sited neighborhood and private parks, a public safety site, and a Mixed-Use retail/commercial area. These land uses are supported by an extensive network of bike lanes throughout the Proposed Project Amendment Area, the Community Pathway, the internal park-to-park loop (CTMP specialty trail) and the perimeter trail (CTMP primitive trail) within Village 14 that connect these land uses and provide a variety of alternative travel modes to reduce vehicular trips and emissions. In addition, a 5-foot wide DG walkway is planned along one side of the Private Rural Residential Road within Planning Area 19, providing a pedestrian network through the single-family neighborhood. Residential streets are designed to provide a pleasant pedestrian experience by separating walkways from the street with a canopy tree-line landscaped parkway. The Specific Plan Amendment identifies the location for potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-1 Park. The comprehensive park and recreation system places parks within walking distance of all Village 14 residential neighborhoods. The pedestrian experience is enhanced through the landscaped parkways planned along residential streets, separating pedestrians from vehicles. The Energy Conservation Plan[3] provides that the Proposed Project Amendment would incorporate solar panels and other features on all single-family residences to achieve Net Zero Energy. All single-family homes constructed as part of the Proposed Project Amendment would be designed with pre-plumbing for solar water heaters and solar and/or wind renewable energy systems. In addition, all buildings would be designed, at a minimum, to meet the California 2016 Title 24 Building Energy Efficiency Standards, or the Title 24 code in effect at the time of building permit issuance.

[3] All references herein to the Energy Conservation Plan include the Approved Specific Plan Energy Conservation Plan, Appendix 3 and the Energy Technical Memorandum for the Otay Ranch Village 14 and Planning Area 19 Proposed Project Amendment.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	Water conservation is maximized through the implementation of strategies and measures in the Water Conservation Plan[4] 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 Proposed Project Amendment and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. Greywater systems (pursuant to CA Health and Safety Code Section 17922.12) and Rainwater Harvesting systems may also be utilized within the Proposed Project Amendment, if approved by the City of San Diego. The Proposed Project Amendment incorporates Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units. In addition, 10 level 2 EV charging stations are to be installed within the Mixed-Use Sites and public parks. All EV charging stations are subject to review and approval by the County. The Proposed Project Amendment includes parkways landscaped with canopy trees adjacent to all streets to minimize heat gain and reduce the urban heat island effect. In addition, Site-specific Site plans within the Village Core will ensure sufficient landscaping in and around large parking lot areas to reduce heat gain. Private swim clubs will be designed to include photovoltaic systems.

[4] All references to the Water Conservation Plan herein include the Approved Project, Water Conservation Plan, Specific Plan Appendix 6 and the Water Conservation Plan and Water Conservation Plan Update for Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
LU-5.3 Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations.	***Consistent***. The General Plan Regional Designation for the Proposed Project Amendment Area is "Semi-Rural". Consistent with this designation, the largest on-site component of the Proposed Project Amendment is the designation of 377.0 acres natural resources on-site. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage to the POM as part of the 11,375-acre Otay Ranch RMP Preserve to be managed pursuant to the Otay Ranch Resource Management Plan. The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement within Planning Area 16. In addition, the Specific Plan Amendment is a subset of the Otay Ranch GDP/SRP and over 70% of the Proctor Valley Parcel is designated open space.
LU-5.5 Projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.	***Consistent***. Street sections within Village 14 include landscaped parkways separating sidewalks from travel lanes to increase pedestrian safety. Private Rural Roads within Planning Area 19 take on a more rural character with narrowed paving, less landscaping and incorporate a DG pathway on one side for pedestrian access. The Proposed Project Amendment provides a multi-use Community Pathway and bike lanes along Proctor Valley Road. Within Village 14, an internal park-to-park loop (CTMP Specialty Trail) and the perimeter trail (CTMP Primitive Trail) connect single family neighborhoods to public and private parks and the Village Core along the Community Pathway. In addition, easements for potential access to off-site regional trails are identified in the Specific Plan Amendment within Planning Area 19. Bike lanes planned along Proctor Valley Road complete the link between the City of Chula Vista the community of Jamul. A 5-foot DG walkway is planned along one side of the Private Rural Residential Roads within Planning Area 19, providing a pedestrian network through the single-family neighborhood. The Specific Plan Amendment identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-1 Park.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL LU-6	
Development—Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.	
Policies	
LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.	***Consistent***. The MSCP County Subarea Plan Implementing Agreement identifies mitigation for the Otay Ranch to be the 11,375 Otay Ranch RMP Preserve. These habitat preservation plans preserve the most sensitive natural resources within the Proposed Project Amendment Area. The Specific Plan Amendment is consistent with and implements the Otay Ranch RMP. The Proposed Project Amendment will convey 1.188 acres of Otay Ranch RMP Preserve for every acre of development plan subject to the Preserve Conveyance Obligation. The largest on-site component of natural resources within the Proposed Project Amendment Area is the designation of 377.0 of RMP Preserve land. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage to the POM as part of the 11,375-acre Otay Ranch RMP Preserve to be managed pursuant to the Otay Ranch Resource Management Plan. The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement within Planning Area 16. Open space corridors are expanded and extended through the central and northern portions of the County and Chula Vista MSCP Preserve, and the City of San Diego "Cornerstone properties." These open space corridors contain natural habitats, including vernal pools and coastal sage scrub.
LU-6.3 Conservation-Oriented Project Design. Support conservation-oriented project design. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character.	***Consistent***. The Proposed Project Amendment is designated a Specific Plan Area in the County General Plan. A Specific Plan Amendment has been prepared for the Proposed Project Amendment and is consistent with the Otay Ranch RMP Preserve design. The land use plan contained within the Specific Plan Amendment was developed to achieve a conservation-oriented project, including the designation of 377.0 acres of RMP Preserve land on-site, which will be conveyed to the POM as part of the 11,375-acre Otay Ranch RMP Preserve system, a component of the MSCP County Subarea Plan to be managed pursuant to the Otay Ranch RMP. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage from one of the following areas: 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement off-site within Planning Area 16.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	The Specific Plan Amendment is consistent with the development footprint established in the RMP and MSCP County Subarea Plan. These habitat conservation plans preserve the most sensitive resources, while designating areas suitable for development.
LU-6.4 Sustainable Subdivision Design. Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities.	***Consistent***. The Specific Plan Amendment land use plan was developed to achieve a conservation-oriented project, including designation of 377.0 acres of RMP Preserve on site. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveyed acreage to the POM as become part of the 11,375-acre Otay Ranch RMP Preserve to be managed pursuant to the Otay Ranch RMP. The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre off-site Conservation Easement within Planning Area 16. The Proposed Project Amendment has a mix of land uses including a centrally located elementary school site, conveniently located neighborhood and private parks, a public safety site, and mixed-use retail/commercial area within Village 14. These land uses are supported by an extensive network of bike lanes, the Community Pathway, perimeter trail and the internal park-to-park loop that connect these land uses, and potential future transit stops and provide a wide range of alternative travel modes to reduce vehicular trips and reduce emissions. The comprehensive park and recreation system places parks within walking distance of all Village 14 residential neighborhoods. The Proposed Project Amendment implements sustainability features including utilizing DG on the Community Pathway, pervious paving on the park-to-park loop system a native soil trail tread on the perimeter trail within Village 14. Within Planning Area 19, DG walkways along one side of the Private Rural Roads. Pervious paving surfaces on residential driveways are also planned. The Energy Conservation Plan provides that the Proposed Project Amendment would incorporate solar panels and other features on all single-family residences to achieve Net Zero Energy. All single-family homes constructed as part of the Proposed Project Amendment would be designed with pre-plumbing for solar water heaters and solar and/or wind renewable energy systems. In addition, all buildings would be designed, at a minimum, to meet the California 2016 Title 24 Building Energy Efficiency Standards, or more likely the Title 24 code in effect at the time of building permit issuance. Private swim clubs will be designed to include photovoltaic systems.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	The Proposed Project Amendment includes Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units. In addition, a total of ten (10) Level 2 EV charging stations would be installed within the parking lots in the Mixed-Use Sites and public parks. All EV charging stations are subject to review and approval by the County. The Fire Protection Plan[5] (FPP) establishes a 100' Fuel Modification Zone (FMZ) around the perimeter of the Proposed Project Amendment Area, which coincides with the required 100' Preserve Edge in some areas. Per the Otay Ranch RMP, the 100' FMZ is also proposed within portions of the 100' Preserve Edge, which provides a buffer between development and the RMP Preserve. The Proposed Project Amendment designates Open Space Lot OS-22 in Central Village 14 an FMZ Special Management Area. This FMZ Special Management Area is managed consistent with the fuel modification requirements of Zone 2 and will be maintained on a regular basis along with Zones 1 and 2, with a focus on removal of prohibited plant species and dead and dying plant materials. The FMZ must be planted per the Approved Plant List included in the FPP. The 100' FMZ is comprised of two 50' zones. Zone 1 is 50' measured from the property line outward and must be permanently irrigated. Zone 2, closest to the RMP Preserve, will not be permanently irrigated. Water conservation is maximized through the implementation of strategies and measures in the 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 Proposed Project Amendment and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. Graywater systems (pursuant to CA Health and Safety Code Section 17922.12) and Rainwater Harvesting systems may also be utilized within the Proposed Project Amendment, if approved by the City of San Diego. The Proposed Project Amendment also includes a plant palette (Approved Plant List) which is water-efficient to minimize irrigation needs along landscaped parkways and manufactured slopes.

[5] All references herein to the Fire Protection Plan include the Adopted Project Specific Plan, Fire Protection Plan, Appendix 2 and the Fire Protection Technical Memorandum – Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	The Proposed Project Amendment has been designed to incorporate passive solar design and building orientation principles to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer, to the extent practicable or where feasible. The Parks, Recreation, Open Space, Preserve and Trails Plan includes 21.8 acres of public and private parks and recreation facilities, including two public parks, ranging in size from 3.9 acres to 6.2 acres. Private park facilities include two swim clubs, the Village Square private park, three additional private parks and private pocket parks distributed throughout single family neighborhoods in Village 14. The Proposed Project Amendment includes a pedestrian network comprised of the Community Pathway along Proctor Valley Road that extends for approximately 4.5 miles between the existing EastLake Woods Community, through the Proposed Project Amendment to Jamul. The 2.0-mile internal park-to-park loop and 2.0-mile perimeter trail network connects all the public and private parks to the residential neighborhoods within Village 14. A 5-foot wide DG walkway is planned within Planning Area 19, providing a pedestrian network within the single-family neighborhood.
LU-6.5 Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.	***Consistent***. The storm water facilities have been designed in accordance with the County's BMP/LID requirements for permanent site design, stormwater treatment, design of landscaped areas as bio-filters and hydromodification management. Drainage from paved areas, including streets, sidewalks, driveways and parking areas, is directed into biofiltration basins to remove trash, debris and pollutants prior to discharging into the downstream natural conveyance channels.
LU-6.6 Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.	***Consistent***. The Specific Plan Amendment land use plan was developed to achieve a conservation-oriented project. The Proposed Project Amendment includes the designation of 377.0 acres of RMP Preserve. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage to the POM as part of the 11,375-acre Otay Ranch RMP Preserve to be managed pursuant to the Otay Ranch RMP. The Preserve Conveyance Obligation will be me by conveying acreage from one or more of the following areas: 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-2site RMP Preserve land and an additional 191.5-acre Conservation Easement within Planning Area 16., The Proposed Project Amendment enhances the scenic quality of Proctor Valley Road by implementing a narrowed (two-lane) roadway through the Proposed Project Amendment. The adopted southern road segment avoids impacts to sensitive resources (vernal pools).

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
LU-6.7 Open Space Network. Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.	***Consistent***. The Specific Plan Amendment implements the Otay Ranch Phase 1 RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The largest on-site component of open space in the Proposed Project Amendment is designation of377.0 acres of RMP Preserve land on-site. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage to the POM as part of the 11,375-acre Otay Ranch RMP Preserve system to be managed pursuant to the Otay Ranch RMP. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas:377.0 acres of on-site RMP Preserve Land, 58.3 acres of off-site RMP Preserve Land and an additional 191.5-acre Conservation Easement within Planning Area 16. The POM will be responsible for maintenance and management of all conveyed RMP Preserve land, with funding assured through the establishment of a CFD or similar assessment mechanism. The Otay Ranch RMP Preserve lands to be conveyed to the POM are consistent with the MSCP County Subarea Plan, the Otay Ranch GDP/SRP and RMP. Open space corridors extend through and to the north of the Proposed Project Amendment Area to establish valuable habitat connections between the MSCP County Subarea Plan Preserve, the Chula Vista MSCP Subarea Plan Preserve and the City of San Diego "Cornerstone properties." These open space corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub. A connection to the Otay Valley Regional Park is provided through the planned Community Pathway located along the full length of Proctor Valley Road connecting to the City of Chula Vista and Jamul.
LU-6.8 Oversight of Open Space. Require that open space associated with future development that is intended to be preserved in perpetuity either be: 1. Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or 2. Transferred into public ownership of an agency that manages preserved open space.	***Consistent***. The Proposed Project Amendment implements the adopted Otay Ranch Phase 1 RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The largest on-site component of open space in the Proposed Project Amendment includes the designation of377.0 acres of RMP Preserve land. The Proposed Project Amendment's Preserve Obligation will be met by conveying acreage to the POM as part of the 11,375-acre Otay Ranch RMP Preserve to be managed pursuant to the Otay Ranch RMP. The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191-acre Conservation Easement within Planning Area 16.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County.	Within the Planning Area 19 portion of the Proposed Project Amendment, Limited Building Zones are within private lots, owned and maintained by the private property owner and/or HOA. These areas are subject to restrictive easements that limit the use of the land. In 1996, the County adopted the Otay Ranch Preserve Owner/Manager JEPA between the City of Chula Vista and County of San Diego, the Preserve Conveyance Plan and the Preserve Finance Plan which established a conveyance plan requiring that for every developable acre, 1.188 acres of RMP Preserve land must be conveyed to the Otay Ranch POM, concurrent with final map approval. As such, RMP Preserve land is dedicated into public ownership (POM) at no cost. The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. POM activities have been fully funded within the City of Chula Vista by a Community Facilities District (CFD 97-2), the only fully funded and managed regional preserve within the MSCP system. A similar CFD funding mechanism will be formed by the County for the Proposed Project Amendment.
LU-6.9 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.	***Consistent***. Topography in the lower portions of the site is characterized by relatively level to gently sloping terraces incised by modern drainages. The upper portions of the site are characterized by moderately steep hillsides and ridges that have been dissected by several tributary drainages. Current grading plans generally conform to the existing topography and maintain natural drainages as storm water conveyances. The post-grade site relief is consistent with current topography and manufactures slopes maintain the predominately moderately sloping terrain. In addition, the proposed streets typically follow the natural landforms and graded slopes are organically shaped and blended into the existing topography at toe of slope and development boundaries. In the steeper portions of the site located in the northerly and easterly edges of propped development, grading is limited to minor portions of the overall lot and "daylight" into natural terrain, maintaining the dominant physical characteristics of the areas.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
LU-6.10 Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.	***Consistent***. A Phase 1 Environmental Site Assessment was prepared for the Proposed Project Amendment which did not identify natural hazards risks within the Project Area. A Geotechnical Review of the Preliminary Tentative Map and Grading Plan identifies potential natural and man-made hazards related to site development, assesses the relative risk of such hazards and provides mitigation recommendations, as necessary. Based on the conclusions presented in the Geotechnical Review of the Preliminary Tentative Map[6] and Grading Plan, no hazards have been identified at the Project Area whose risk cannot be mitigated to less than significant. The development is located and designed to protect property and residents from the risks of natural and man-made hazards.
GOAL LU-9	
Distinct Villages and Community Cores. Well-defined, well-planned, and well –developed community cores, such as Villages and Town Centers, that contribute to a community's identity and character	
Policies	
LU-9.1 Village and Community Core Planning. Encourage the delineation of and development of more detailed direction for the character, design, uses, densities, and amenities of Village area, Town Centers, and other community cores in Community Plans to assist in the future planning of residencies, infrastructure, businesses, and civic uses	**Consistent**. The Proposed Project Amendment includes a Village Core located in the geographic center of Village 14, within easy walking distance of most residences. The Village Core includes an elementary school site, the Village Green and Scenic public parks connected via an 8-foot wide meandering paseo, the Mixed-Use sites containing up to 10,000 sq. ft. of commercial/retail and the Village Square private park. The Village Core also includes a public safety site planned to accommodate a fire station and Sheriff's storefront facility. The Village Core is composed of land uses that form the social, civic and recreational focus of Village 14. The Village 14 Design Plan (Specific Plan Amendment, Appendix 5), establishes an "Old California" theme for Village 14 through site and land uses, character, pedestrian orientation, grading and landscape design, park design and entryway and identity design. The Design Plan also presents the architectural theme for Village 14 implemented through a variety of architectural styles influenced by the Old California theme.

[6] All references herein to geotechnical evaluations/analysis include the Geotechnical Review of Preliminary Tentative Map and Grading Plan, Otay Ranch Village 14 and Planning Areas prepared for the Approved Project and the Geotechnical Review of Preliminary Tentative Map and Grading Plan, Otay Ranch Village 14 and Planning Area 16/19 Proposed Project Amendment.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	Per the Design Plan, the Village Core will contain a higher level of architectural and landscape design than the residential neighborhoods within the village. The Village Core will create a sense of place and a highly identifiable character through design of monumentation, streetscape landscaping, roundabout design, consistent with the Old California architectural style with a strong emphasis on Spanish architecture. The use of rustic, lodge pole fencing, decorative light fixtures and informal landscape concepts will reinforce the rural character of the Village Core. The Village 14 Design Plan provides additional details.
LU-9.2 Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]	***Consistent***. The Proposed Project Amendment is described as a Specialty Village (Village 14) in the Otay Ranch GDP/SRP that also serves as a Transitional Village between the more intense development patterns within the City of Chula Vista and the one-acre average estate lots within Planning Area 19 (Rural Estate Areas) and the rural community of Jamul. The more intense land uses are planned within the Village Core located along Proctor Valley Road. Residential lot sizes increase as development moves away from the Village 14 Village Core. Traditional single-family lots within Village 14 are between 4,250 and 7,500 sq. ft., with the largest lots (1-acre average lots) located within Planning Area 19. The steeper portions of the site are in the north (Planning Area 19) where lower density development is proposed. Steep slopes are also within RMP Preserve areas.
LU-9.3 Village and Community Core Guidelines and Regulations. Support the development and implementation of design guidelines, Village-specific regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Ensure that new development be compatible with the overall scale and character of established neighborhoods.	***Consistent***. The Specific Plan Amendment includes Development Regulations which establish Zoning Districts within the Proposed Project Amendment Area. The Development Regulations govern density, zoning, permitted uses, setbacks, signage and parking. The Village 14 Design Plan guides development of residential, mixed use, road, parking and lighting. The Planning Area 19 Design Guidelines guide development of the estate lots. The "D" Designator is a zoning tool in the County that will be applied to the Proposed Project Amendment to ensure that the design of the proposed land uses is consistent with the Village 14 Design Plan and Planning Area 19 Design Guidelines. Development patterns planned within Village 14 are similar to and compatible with development within the existing neighborhoods of EastLake, Rolling Hills Ranch and Otay Ranch within the City of Chula Vista as it relates to density, amenities, site conditions, roadway network, schools, etc. Development patterns within Planning Area 19 are consistent with the rural character of Jamul as it relates to lots size, roadway standards, character, etc.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
LU-9.5 Villages Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	***Consistent***. The Village 14 Core is comprised of an elementary school site, Village Green and Scenic public parks connected via an 8-foot wide meandering paseo, Mixed-Use sites, with up to 10,000 sq. ft. of commercial/retail uses and the Village Square private park. Residential neighborhoods are defined by entries and monumentation, establishing a distinct neighborhood identity. The Proposed Project Amendment includes 10 lot sizes from attached multi-family homes to courtyard homes to large lot estates, providing a wide variety of housing types. This mix of land uses provides residents with places to live, work and shop.
GOAL LU-10	
Function of Semi-Rural and Rural Lands. Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.	
Policies	
LU-10.1 Residential Connectivity. Require residential development in Semi-Rural areas to be integrated with existing neighborhoods by providing connected and continuous street, pathway/trail, and recreational open space networks.	***Consistent***. The Otay Ranch GDP/SRP was jointly planned by the City of Chula Vista and the County to integrate project design and compatibility with adjacent existing and planned communities. The development pattern within Village 14 is consistent and compatible with existing single-family neighborhoods to the west, including the Rolling Hills Ranch and EastLake Woods neighborhoods within the City of Chula Vista. These communities are integrated along the circulation system through the City of Chula Vista which provides primary access to the Proposed Project Amendment via Proctor Valley Road. Development within adjacent City of Chula Vista neighborhoods includes the preservation of large, connected Preserve areas as prescribed in the City of Chula MSCP Subarea Plan, providing connectivity with the RMP Preserve areas surrounding and within the Proposed Project Amendment. The regional trail network connects the surrounding areas along the Proctor Valley Road Community Pathway, as well as along existing and planned trails traversing Preserve areas. The development pattern within Planning Area 19 is consistent with the rural community character within Jamul, where Rural and Semi-Rural development patterns extend into existing neighborhoods. Proctor Valley Road provides the primary connection for vehicular, bicycle and pedestrian access. Large natural open space areas and a rural trail network connect Planning Area 19 to the adjacent Jamul community.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
LU-10.2 Development—Environmental Resource Relationship. Require development in Semi- Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.	***Consistent***. The largest on-site component of open space in the Proposed Project Amendment is the designation of 377.0 of RMP Preserve land. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage to the POM as part of the Otay Ranch RMP Preserve system to be managed pursuant to the Otay Ranch RMP. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 acres of on-site Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement within Planning Area 16. The Otay Ranch RMP Preserve lands to be conveyed are consistent with the MSCP County Subarea Plan South County Segment. Open space corridors extend through and to the north of the Proposed Project Amendment to establish valuable habitat connections between the MSCP County Subarea Plan Preserve, the City of Chula Vista MSCP Subarea Plan Preserve and the City of San Diego "Cornerstone properties." These open space corridors contain natural habitats, including vernal pools and coastal sage scrub.
GOAL LU-12	
Infrastructure and Services Supporting Development. Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development.	
Policies	
LU-12.1 Concurrency of Infrastructure and Services with Development. Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.	***Consistent***. The Proposed Project Amendment includes the Public Facilities Finance Plan which identifies public facilities and services thresholds and triggers for provision of those facilities and services. Each phase of development is independently analyzed such that any area may be developed and have services and facilities constructed without relying upon another phase. Project-wide thresholds apply to larger facilities such as the public safety site, elementary school site and public parks.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
LU-12.2 Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.	***Consistent***. The Proposed Project Amendment includes the Public Facilities Finance Plan which identifies public facilities and services thresholds and triggers for provision of those facilities and services. Consistent with the County General Plan Mobility Element, Proctor Valley Road is planned as a Two-Lane Light Collector (2.2E) through the Project Area and is consistent with the County General Plan Mobility Element, Table M-4, Road Segments Where Adding Travel Lanes is Not Justified, as well as Appendix I – Rationale for Accepting Roadways with Level of Service E/F. Proctor Valley Road is projected to operate at LOS E under Year 2025 Cumulative conditions between the City of Chula Vista municipal boundary and Street "A." The Highway Capacity Software (HCS) 2000 arterial analysis shows that the average travel speed would be consistent with LOS D conditions when constructed to the ultimate classification as a 2.2A facility. Due to the minimal interruptions along Proctor Valley Road, and with more than one mile between Northwood Drive (within the City of Chula Vista) and the entrance to Central Village 14 (Street "A"), the HCS arterial analysis determined that the average travel speed would be LOS D when constructed to its ultimate 2.2A classification. In addition, traffic control along Proctor Valley Road would include five roundabouts with implementation of the Proposed Project Amendment which enhance traffic flow. Based on national-level research, it has been documented that 2 lanes of travel with a roundabout has a capacity of up to 25,000 ADTs, which exceeds projected 15,100 ADTs for Proctor Valley Road. Based on the supplemental analysis in the Traffic Impact Analysis (Certified EIR 16-19-006, Appendix 4.1.9), the cumulative impact along Proctor Valley Road, between the City of Chula Vista boundary and Street "A", is expected to be reduced to less than significant with construction of the segments to a 2.2A facility. However, based on the results of the volume to capacity analysis, this impact is conservatively considered significant and unavoidable.
LU-12.3 Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate.	***Consistent***. Proposed Project Amendment related public facilities and services have been planned to minimize impacts to sensitive resources to the greatest extent practicable, including implementation of the following measures: • The Proposed Project Amendment will implement Proctor Valley Road as a Two-Lane Collector consistent with the Otay Ranch GDP/SRP and County General Plan classification.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	• The Proposed Project Amendment will implement the adopted alignment of Proctor Valley Road consistent with the Otay Ranch GDP/SRP and County General Plan to avoid sensitive natural resources within the RMP Preserve. • Sidewalks have minimized in natural areas and D.G. pathways and walkways are provided for pedestrian travel. • Public infrastructure, including dry utilities, drainage, sewer, potable water facilities and construction of culverts to accommodate runoff from the Proposed Project Amendment Area will be co-located within the roadway right-of-way to avoid additional impacts. • The "Final Salt Creek Basin Gravity Sewer Analysis" prepared by Dexter Wilson Engineering, Inc. dated November 8, 1994, included sewer service for the County's unincorporated Villages and Planning Areas, including the Proposed Project Amendment in the analysis. • Proctor Valley Road has been designed to accommodate drainage from the roadway. • The OWD water reservoir is an allowed facility in the RMP Preserve, however this facility has been located within the development footprint, outside of the RMP Preserve. • The public safety site is anticipated to accommodate both a fire station and Sheriff's storefront facility. In addition to the on-site fire station, fire and medical emergencies are likely to include mutual aid response from neighboring communities (Jamul and Chula Vista), as needed and available. Further wildfire emergencies would include mutual aid from regional fire agencies and beyond, including the full weight response of CAL FIRE. The Applicant and SDCFA have entered into a Fire Protection and Mitigation Term Sheet dated June 24, 2019.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
LU-12.4 Planning for Compatibility. Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved.	***Consistent***. Public facilities and services are planned outside the RMP Preserve, with the exception of, sewer lift stations, water pump stations, portions of Proctor Valley Road, internal access roads and drainage facilities which are within the RMP Preserve and are sited consistent with RMP siting criteria. By implementing the narrowed Proctor Valley Road street section and implementing the adopted alignment, consistent with the Otay Ranch GDP/SRP and County General Plan, impacts to both the MSCP County Subarea Plan and City of San Diego MSCP Cornerstone lands are minimized.
GOAL LU-13	
Adequate Water Quality, Supply, and Protection. A balanced and regionally integrated water management approach to ensure the long-term viability of San Diego County's water quality and supply.	
Policies	
LU-13.1 Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.	***Consistent***. The Otay Water District prepared a Water Supply and Assessment Verification (WSAV) Report for the Approved Project that was adopted by their Board of Director's on January 3, 2018 and updated the WSAV on _____, which state that the district anticipates sufficient water supply in normal, single dry and multiple dry years to serve the Proposed Project Amendment. Water conservation is maximized through implementation of strategies and measures identified in the 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 Proposed Project Amendment and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. The Proposed Project Amendment also includes a plant palette which is water-efficient to minimize irrigation needs along landscaped parkways and manufactured slopes.
LU-13.2 Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.	***Consistent***. The Otay Water District prepared a Water Supply and Assessment Verification (WSAV) Report for the Approved Project that was adopted by their Board of Director's on January 3, 2018 and updated the WSAV on _____ states that the district anticipates sufficient water supply in normal, single dry and multiple dry years to serve the Proposed Project Amendment.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL LU-14	
Adequate Wastewater Facilities. Adequate wastewater disposal that addresses potential hazards to human health and the environment.	
Policies	
LU-14.2 Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.	***Consistent***. Sewer service will be provided to the Proposed Project Amendment via the Salt Creek Interceptor, which is owned and operated by the City of Chula Vista and has been planned to accommodate flows from Otay Ranch Village 14 and Planning Areas 16 and 19 since 1994. The County of San Diego and City of Chula Vista have entered into a Sewage Transportation Agreement (June 2016) that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Proposed Project Amendment, to be conveyed through the Salt Creek Interceptor. Under this agreement, the Proposed Project Amendment will be required to annex into the San Diego County Sanitation District, but sewer flows from the Proposed Project Amendment will be conveyed to the San Diego Metro System via the Salt Creek Interceptor.
MOBILITY ELEMENT	
GOAL M-2	
Responding to Physical Constraints and Preservation Goals. A road network that provides adequate capacity to reasonably accommodate both planned land uses and regional traffic patterns, while supporting other General Plan goals such as providing environmental protections and enhancing community character.	
Policies	
M-2.1 Level of Service Criteria. Require development projects to provide associated road improvements necessary to achieve a level of service of "D" or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in the accompanying text box (Criteria for Accepting a Road Classification with Level of Service E/F). When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network.	***Consistent***. The Proposed Project Amendment includes construction of Proctor Valley Road, a County Mobility Element Road. The Highway Capacity Software (HCS) 2000 arterial analysis was run for Proctor Valley Road and shows that the average travel speed would be consistent with LOS D conditions when constructed to its ultimate classification as a 2.2A facility. This analysis is relevant because it demonstrates that the roadway will operate at an acceptable level of service during worst case or peak times. This is a more detailed analysis than a roadway segment analysis; therefore, it provides a better indication of true roadway operations. In addition, traffic control along Proctor Valley Road would include five roundabouts which will provide traffic calming. See Analysis of Criteria for Accepting a Roadway Classification with Level of Service E/F provided above in Section II.B.1.b. The Proposed Project Amendment Applicant will pay the appropriate Transportation Impact Fee (TIF).

M-2.2 Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.	***Consistent***. The Proposed Project Amendment includes seven community access points along Proctor Valley Road. Five entries are controlled by roundabouts, which are traffic calming elements. The separation between the nearest off-site intersection and the project entries meets the County road standards for the build out classification of Proctor Valley Road while also providing the necessary fire access.
M-2.3 Environmentally Sensitive Road Design. Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce roadkill and to direct animals to under crossings.	***Consistent***. The Proposed Project Amendment implements the adopted realignment of Proctor Valley Road which is designed to minimize impacts to significant biological resources (vernal pools). The Proposed Project Amendment also implements the adopted 2-Lane Light Collector to minimize impacts to both the MSCP County Subarea Plan South County Segment and City of San Diego MSCP Cornerstone lands. The Proposed Project Amendment circulation network has been designed to minimize grading impacts through the Proposed Project Amendment Area and when crossing environmentally sensitive areas. Wildlife culverts [crossings] are provided in two locations to facilitate movement or animal species present or expected to occur within the Proposed Project Amendment Area. The Proposed Project Amendment circulation network has also been designed in accordance with the County's General Plan guiding principles calling for consolidated development footprints and protection of natural resources. Where Proposed Project Amendment roads cross wildlife corridors, the roads have been designed to follow the natural contour of the landscape to minimize the grading impacts of the road as it crosses the corridor.
M-2.4 Roadway Noise Buffers. Incorporate buffers or other noise reduction measures consistent with standards established in the Noise Element into the siting and design of roads located next to sensitive noise-receptors to minimize adverse impacts from traffic noise. Consider reduction measures such as alternative road design, reduced speeds, alternative paving, and setbacks or buffers, prior to berms and walls.	***Consistent***. The nearest existing noise sensitive land uses (NSLUs) to the Proposed Project Amendment Area are single-family residences near the southwest boundary of Jamul, located approximately 140 feet to the north and single-family residences in the Bella Lago community, located approximately 3,100 feet to the west. Intervening terrain or structures would reduce noise levels" at the nearest existing NSLUs. There are existing single-family homes approximately 140 feet from the proposed Proctor Valley Road (northern segment) improvements and associated construction. The Certified EIR (16-19-006) includes Mitigation Measures M.N-4 through M.N-9 which would reduce potential noise impacts to less than significant. Where future noise sensitive receptors (residential and school land uses) are planned, landscaped buffers and noise walls adjacent to Proctor Valley Road are planned per the Noise Analysis Update Technical Memorandum prepared for the Proposed Project Amendment. Proctor Valley Road has also been designed to a lower design speed (30 mph vs. 40 mph) to further reduce noise levels. Five roundabouts are planned at key intersections with Proctor Valley Road

	and neighborhood entries slow traffic to 25 mph and include connectivity between the bike lanes and community sidewalks. The maximum speed limit within residential neighborhoods is anticipated to be 25 mph. Lastly, the Proposed Project Amendment includes noise reducing internal sound walls and/or design features where necessary to reduce road noise to meet County thresholds.
M-2.5 Minimize Excess Water Runoff. Require road improvements to be designed and constructed to accommodate stormwater in a manner that minimizes demands upon engineered stormwater systems and to maximize the use of natural detention and infiltration techniques to mitigate environmental impacts.	***Consistent***. The Proposed Project Amendment's storm water facilities have been designed in accordance with the County's Standard Urban Stormwater Mitigation Plan, Hydromodification Plan, and Low Impact Development Design Guidelines. Drainage from paved areas, including streets, sidewalks, driveways, and parking areas, is directed into biofiltration basins to remove trash, debris, and pollutants and will provide flow control (HMP) detention. The areas within landscaped parkways and parks will provide some natural infiltration as part of the improvements. Run-off will then flow into biofiltration basins for further treatment and natural infiltration.
GOAL M-3	
Transportation Facility Development. New or expanded transportation facilities that are phased with and equitably funded by the development that necessitates their construction.	
Policies	
M-3.1 Public Road Rights-of-Way. Require development to dedicate right-of-way for public roads and other transportation routes identified in the Mobility Element roadway network (see Mobility Element Network Appendix), Community Plans, or Road Master Plans. Require the provision of sufficient right-of-way width, as specified in the County Public Road Standards and Community Trails Master Plan, to adequately accommodate all users, including transit riders, pedestrians, bicyclists, and equestrians.	***Consistent***. The Proposed Project Amendment includes adequate public right-of-way to accommodate travel lanes, emergency parking areas/bike lanes, and pedestrian access in accordance with the County's Mobility Element standards. The internal public roadways are designed with appropriate right of ways to include non-motorized multi-use trails, including a Community Pathway located along Proctor Valley Road as designated in the County Community Trail Master Plan, Jamul/Dulzura Community Trails and Pathways Plan and Otay Valley Regional Park Trails plan. In addition, the Proposed Project Amendment includes an internal park-to-park loop, perimeter trail and pedestrian system within Village 14 that connects single family neighborhoods to the park system and the Village Core. A 5-foot wide DG walkway is planned along the Private Rural Residential Road within the Planning Area 19 single family neighborhood. The Specific Plan Amendment identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-1 Park.
M-3.2 Traffic Impact Mitigation. Require development to contribute its fair share toward financing transportation facilities, including mitigating the associated direct and	***Consistent***. Mitigation for Proposed Project Amendment-generated traffic impacts includes the construction of Proctor Valley Road as a 2-Lane Light Collector from the existing western limits through the Proposed Project

cumulative traffic impacts caused by their project on both the local and regional road networks. Transportation facilities include road networks and related transit, pedestrian and bicycle facilities, and equestrian.	Amendment to the north. Proctor Valley Road includes a Community Pathway, as well as bike lanes/emergency lanes along the entire 4.5-mile segment through the Proposed Project Amendment Area. The Proposed Project Amendment Applicant will also be required to pay the appropriate Transportation Impact Fee. Proctor Valley Road will accommodate the planned build-out traffic volumes.
M-3.3 Multiple Ingress and Egress. Require development to provide multiple ingress/egress routes in conformance with State law and local regulations.	***Consistent***. The Proposed Project Amendment complies with the County's Subdivision Ordinance, the County Fire Code, and state regulations governing ingress, egress, and circulation. The Proposed Project Amendment includes eight fully improved access points along Proctor Road, which serves a backbone roadway connecting all the neighborhoods. There are secondary access points within each neighborhood, via an extensive internal circulation with loop streets and multiple ingress and egress points. The County Fire Marshal and the Fire Authority Having Jurisdiction have reviewed the Circulation Plan, including the proposed street sections and fire access.
GOAL M-4	
Safe and Compatible Roads. Roads designed to be safe for all users and compatible with their context.	
Policies	
M-4.1 Walkable Village Roads. Encourage multi-modal roads in Villages and compact residential areas with pedestrian-oriented development patterns that enhance pedestrian safety and walkability, along with other non-motorized modes of travel, such as designing narrower but slower speed roads that increase pedestrian safety.	***Consistent***. The Specific Plan Amendment incorporates multiple pedestrian routes, including sidewalks, walking paths, and trails providing connections between neighborhoods and the Village Core and public and private parks, as well as easements for potential trail access, trail heads, a trail staging area, open space, and other recreational opportunities. Internal streets and landscaped parkways are designed to enhance pedestrian safety while providing alternative modes of transportation, including bicycling and walking and providing a pedestrian park to park loop system. Curb adjacent landscaped parkways buffer pedestrian from parking and the travel way, creating an enhanced pedestrian experience. Design speeds have been reduced to 30 mph on the Proctor Valley Road central and north segments and 25 mph on internal streets to increase pedestrian safety. Traffic calming measures including roundabouts, parallel bay parking with landscape pop-outs and intersection neckdowns are integrated in the Proposed Project Amendment to further enhance the pedestrian experience. Five roundabouts planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. In addition, consistent with the County General Plan, Mobility Element, Proctor Valley Road is proposed to be constructed as a 2-Lane Light Collector to slow traffic and increase pedestrian safety.

M-4.3 Rural Roads Compatible with Rural Character. Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character. [See applicable community plan for possible relevant policies.]	***Consistent***. The Village 14 Design Plan and Planning Area 19 Design Guidelines establish an overall character for the community. The road network is designed to comply with the County's Mobility Element Map. Street sections include designated bike lanes to accommodate bicyclists. The internal streets include landscaped parkways to separate sidewalks from the streets to create a more semi-rural feel to the neighborhoods. A 10-foot wide DG Community Pathway along Proctor Valley Road connects neighborhoods to the Village Core and a 6-foot wide pervious pavement internal park to park loop and perimeter trail network. An 8-foot wide meandering paseo connects the Village Green and Scenic public parks within the Village 14 Core. Additionally, 5-foot wide DG walkways are planned along one side of the Private Rural Residential Roads within Planning Area 19. Five roundabouts are planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. The Specific Plan Amendment identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-1 Park.
M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.	***Consistent***. The roadways have been designed to provide adequate lane width for fire apparatus and emergency vehicles, while minimizing paved width to increase pedestrian and vehicle safety. The Proposed Project Amendment provides additional median breaks along Proctor Valley Road to accommodate emergency access.
M-4.5 Context Sensitive Road Design. Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors.	***Consistent***. The circulation network has been designed to minimize grading impacts when crossing environmentally sensitive areas. Wildlife crossings are provided in three locations to facilitate movement of animal species present or expected to occur within the Proposed Project Amendment Area. Where the roads cross wildlife corridors, the roads have been designed to follow the natural contour of the landscape to minimize the grading impacts of the road as it crosses the corridor. The circulation network has been designed in accordance with the County General Plan guiding principles calling for consolidated development footprints and protection of natural resources.
M-4.6 Interjurisdictional Coordination. Coordinate with adjacent jurisdictions so that roads within Spheres of Influence (SOIs) or that cross jurisdictional boundaries are designed to provide a consistent cross-section and capacity. To the extent practical, coordinate with adjacent jurisdictions to construct road improvements concurrently or	***Consistent***. The Proposed Project Amendment includes Proctor Valley Road, a roadway connection with the neighboring City of Chula Vista and the community of Jamul. Proctor Valley Road is planned as a Class II Collector within the City of Chula Vista transitioning to 2-Lane Light Collector within the County from the existing improvements to the west, through the center of the Proposed Project Amendment Area and north to the community of Jamul. Proctor Valley Road is also a City of

sequentially to optimize and maintain road capacity.	Chula Vista Circulation Element Road and a planned facility in the City of Chula Vista MSCP Subarea Plan. Proctor Valley Road is also an allowable facility in the City of San Diego MSCP Subarea Plan. Proctor Valley Road segments within the City of Chula Vista and City of San Diego are subject to Improvement Plans/Site Development Permits respectively.
M-8.5 Improved Transit Facilities. Require development projects, when appropriate, to improve existing nearby transit and/or park and ride facilities, including the provision of bicycle and pedestrian facilities, provisions for bus transit in coordination with NCTD and MTS as appropriate including, but not limited to, shelters, benches, boarding pads, and/or trash cans, and to provide safe, convenient, and attractive pedestrian connections.	***Consistent***. The San Diego Association of Governments (SANDAG) is responsible for regional transportation and transit planning. The SANDAG Board of Directors adopted the 2050 Regional Transportation Plan (RTP) for the San Diego region in 2011. Potential future transit stops are identified in the Specific Plan Amendment within the Village Core, adjacent to the Mixed-Use Site and P-1 Public Park.
M-10.1 Parking Capacity. Require new development to:	
• Provide sufficient parking capacity for motor vehicles consistent with the project's location, use, and intensity	***Consistent***. The Proposed Project Amendment is predominantly comprised of single-family residential neighborhoods where parking needs will be accommodated within on-site private garages, driveways and on-street parking. The parking areas within the Village Core, including the Mixed-Use and Village Square will be subject to future Site-specific Site Plans which include meeting the County's parking standards for these uses. Both public parks within the Proposed Project Amendment include on-site parking areas.
• Provide parking facilities for motorcycles and bicycles	***Consistent***. Parking facilities for motorcycles and bicycles will be provided at the Mixed Use, school and public park sites consistent with the County's parking standards. Where on-site parking is planned, private parks and swim clubs will accommodate both motorcycle and bicycle parking on-site.
• Provide staging areas for regional and community trails	***Consistent***. The Specific Plan Amendment identifies a Trail Staging Area in the P-1 Park located within the Village 14 Core. In addition, the Specific Plan Amendment identifies the location of easements for potential trail access at two locations within the Planning Area 19 portion of the Proposed Project Amendment.
MU-10.6. On-Street Parking. Minimize on-street vehicular parking outside Villages and Rural Villages where on-street parking is not needed, to reduce the width of paved shoulders and provide an opportunity for bicycle lanes to retain rural character in low-intensity areas. Where on-street parking occurs outside Villages and Rural Villages,	***Consistent***. On-street parking is minimized within the Proposed Project Amendment. On-street parking is prohibited along Proctor Valley Road, except within the Village Core adjacent to the Mixed Use, Village Square and Multi-family neighborhood, where parallel parking is planned on the east side without interrupting the planned bike lane. Bike lanes are planned within the Proctor Valley Road right-of-way through the Proposed Project

require the design to be consistent with the rural character.	Amendment Area. On-street parking is provided along all residential streets. No on-street parking is provided in Planning Area 19, consistent with the more rural Jamul community character and fire access safety.
M-10.7 Parking Area Design for Stormwater Runoff. Require that parking areas be designed to reduce pollutant discharge and stormwater runoff through site design techniques such as permeable paving, landscaped infiltration areas, and unpaved but reinforced overflow parking areas that increase infiltration. Require parking areas located within or adjacent to preserve areas to also include native landscaping and shielded lighting.	***Consistent***. Parking lot areas for the Mixed-Use Site will be subject to future Site-specific Site Plans which will include storm water runoff requirements. The CEQA Drainage Study and Priority Development Project Storm Water Quality Management Plan for the Proposed Project Amendment anticipate development of parking lots and identified and sized biofiltration basins to accommodate flows from parking lots.
GOAL M-11	
Bicycle and Pedestrian Facilities. Bicycle and pedestrian networks and facilities that provide safe, efficient, and attractive mobility options as well as recreational opportunities for County residents.	
Policies	
M-11.1 Bicycle Facility Design. Support regional and community-scaled planning of pedestrian and bicycle networks.	***Consistent***. Proctor Valley Road has been designed to include bike lanes and a 10' Community Pathway which is designated on the Jamul-Dulzura Community Trails and Pathways Plan, the Otay Valley Regional Park Trails Plan and the City of Chula Vista Greenbelt Master Plan. A 2.0-mile park-to-park loop and 2.0-mile perimeter trail network within Village 14 connect to the Community Pathway along Proctor Valley Road providing a link for bicyclists and pedestrians from residential areas to the neighborhood parks, private pocket parks, private swim club facilities and the Village Core, which includes the Mixed-Use Sites, Village Square private park, elementary school site and the Village Green and Scenic public parks connected via an 8-foot wide meandering paseo. A 5-foot wide DG walkway along one side of the Private Rural Residential Roads provides a pedestrian network within Planning Area 19. Internal streets have been designed at lower design speeds and are planned to have a posted speed limit of 25 mph..
M-11.2 Bicycle and Pedestrian Facilities in Development. Require development and Town Center plans in Villages and Rural Villages to incorporate site design and on-site amenities for alternate modes of transportation, such as comprehensive bicycle and pedestrian networks and facilities, including both on-street facilities as well as off-street bikeways, to safely serve the full range of intended users, along with	***Consistent with General Plan Amendment***. Proctor Valley Road has been designed to include bike lanes and a 10' Community Pathway as identified in the Otay Ranch GDP/SRP, the Jamul-Dulzura Community Trails and Pathway Plan, the Otay Valley Regional Park Trails Plan and the Chula Vista Greenbelt Master Plan. Internal to the Proposed Project Amendment, a park to park loop and perimeter trail pedestrian network connects to the Community Pathway providing bicyclists and pedestrians access to the two neighborhood parks, the Village Square

areas for transit facilities, where appropriate and coordinated with the transit service provider.	private park located in the Village Core, three additional private parks, private pocket parks, two private swim club facilities and the Village Core, which includes the Mixed-Use sites, elementary school site, the Village Green and Scenic public parks connected via an 8-foot wide meandering paseo. A 5-foot wide DG walkway along one side of the Private Rural Residential Road provides a pedestrian network within Planning Area19. Design speeds have been reduced to increase pedestrian safety and traffic calming measures including roundabouts and intersection neckdowns are integrated into the Proposed Project Amendment to further enhance the pedestrian experience. Five roundabouts planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. Bike circulation is provided off-street through the roundabout. Walkability and pedestrian safety to and around the elementary school site will be enhanced through implementation of traffic calming measures including roundabouts and intersection neckdowns. A "Safe routes to school" program may include implementation of additional features such as setback limit lines, non-slip sidewalks, pedestrian ramps, ADA compliant sidewalks and flashing yellow beacons/school warning signs. In addition, a Walking School Bus program may be established, in cooperation with the elementary school. The Specific Plan Amendment identifies the location of potential future transit stops within the Village Core, adjacent to the Mixed-Use Site and the P-1 Park.
M-11.3 Bicycle Facilities on Roads Designated in the Mobility Element. Maximize the provision of bicycle facilities on County Mobility Element roads in Semi-Rural and Rural Lands to provide a safe and continuous bicycle network in rural areas that can be used for recreation or transportation purposes, while retaining rural character.	***Consistent***. Bike lanes are planned on Proctor Valley Road, a County Mobility Element roadway. Further, a 10' Community Pathway is also designed on the east side of the road as depicted on the Jamul-Dulzura Community Trails and Pathways Plan, the Otay Valley Regional Park Trails Plan and the Chula Vista Greenbelt Plan to provide a safe and continuous bicycle network between the City of Chula Vista and the eastern regions within south San Diego County. The multi-use Community Pathway is separated from the travel lanes by a landscaped parkway through the Village 14 Development Area and continuous post and rail/rope fencing between the Community Pathway and travel lanes through open space areas to provide a safe and continuous bicycle network between the City of Chula Vista and the community of Jamul.
M-11.8 Coordination with the County Trails Program. Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan's proposed trails and pathways.	***Consistent***. The Proposed Project Amendment includes a pedestrian network which includes multi-modal pathways, designed to connect to existing community and regional trails, per the Otay Valley Regional Park Trails Plan, and County's Community Trails Master Plan, Jamul-Dulzura Community Trails and Pathways Plan, the Otay Regional

	Trail Alignment Study and the Chula Vista Greenbelt Master Plan.
GOAL M-12	
County Trails Program. A safe, scenic, interconnected, and enjoyable non-motorized multi-use trail system developed, managed, and maintained according to the County Trails Program, Regional Trails Plan, and the Community Trails Master Plan.	
Policies	
M-12.1 County Trails System. Implement a County Trails Program by developing the designated trail and pathway alignments and implementing goals and policies identified in the Community Trails Master Plan.	***Consistent***. The Proposed Project Amendment includes a pedestrian network, including multi-modal pathways, designed to connect to existing community and regional trails, per the Otay Valley Regional Park Trails Plan, and County's Community Trails Master Plan, Jamul-Dulzura Community Trails and Pathways Plan and the Chula Vista Greenbelt Master Plan. In addition, the Specific Plan Amendment includes a trail staging area within the Village 14 core (P-1 Park) and easements for potential trail access in two locations within Planning Area 19. In addition to dedicating the Proctor Valley Road Community Pathway, the Proposed Project Amendment includes the paseo, the park to park loop and the perimeter trail pedestrian network within Village 14.
M-12.2 Trail variety. Provide and expand the variety of trail experiences that provide recreational opportunities to all residents of the unincorporated County, including urban/suburban, rural, wilderness, multi-use, staging areas, and support facilities.	***Consistent***. The Proposed Project Amendment includes a pedestrian trail system comprised of a variety of trail experiences, including: the Community Pathway (Community Trails Master Plan (CTMP) Trail 52), a 10-foot wide D.G. Trail along Proctor Valley Road; a trail staging area within the P-1 Park; easements for potential trail access to CTMP Trails per the Otay Regional Trail Alignment Study; an internal park-to-park loop and perimeter trail connecting the single family neighborhoods to the public and private park system in Village 14, a paseo connecting the Village Green and Scenic public parks; and an informal D.G. walkway along one side of the Private Rural Residential Road within Planning Area 19.
M-12.3 Trail Planning. Encourage trial planning, acquisition, development, and management with other public agencies that have ownership or jurisdiction within or adjacent to the County.	***Consistent***. The Otay Ranch RMP Preserve is jointly managed by the County of San Diego and City of Chula Vista in their capacity as Preserve Owner/Manager (POM). The County, in conjunction with local jurisdictions and agencies, is preparing the "Otay Regional Trail Alignment Study," which will identify sustainable and feasible trail alignments within and adjacent to the Proposed Project Amendment. The Proposed Project Amendment includes the Community Pathway (CTMP Trail 52) a 10-foot wide D.G. Pathway along Proctor Valley Road. The Specific Plan Amendment also includes a trail staging area within the P-1 Park and easements for potential trail access to CTMP Trails per the Otay Regional Trail Alignment Study.
M-12.4 Land Dedication for Trails. Require development projects to dedicate	***Consistent***. The Proposed Project Amendment will dedicate a 10' Community Pathway, consistent with the County's

and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.	Community Trail Master Plan, Jamul-Dulzura Community Trails and Pathways Plan and the Otay Valley Regional Park Trails Plan. This pathway is designed on the east side of Proctor Valley Road. The Proposed Project Amendment also reserves a trail easement east of Planning Area 19 in the RMP Preserve (subject to POM approval). The County, in conjunction with local jurisdictions and agencies, is preparing the "Otay Regional Trail Alignment Study," which will identify sustainable and feasible trail alignments within and adjacent to the Proposed Project Amendment. The Proposed Project Amendment includes the Community Pathway (CTMP Trail 52), a 10-foot wide D.G. Pathway along Proctor Valley Road. The Specific Plan Amendment also includes a trail staging area within the P-1 Park.
M-12.5 Future Trails. Explore opportunities to designate or construct future trails on County-owned lands, lands within the Multiple Species Conservation Program (MSCP), or other lands already under public ownership or proposed for public acquisition.	***Consistent***. The Proposed Project Amendment includes the designation of 377.0 acres of RMP Preserve land which are connected to much larger network of open space and RMP Preserve land. The POM, in consultation with appropriate wildlife agencies and property owners, is responsible for controlling access to these trails as well as developing an overall trails plan for trails within the Otay Ranch RMP Preserve. The County has initiated the Otay Regional Trail Alignment Study, which will determine the feasibility and alignment of trails within and surrounding the Proposed Project Amendment. In addition to dedicating the Proctor Valley Road Community Pathway, the Specific Plan Amendment also includes easements for potential access to trails within the Proposed Project Amendment, subject to the Otay Regional Trail Alignment Study.
M-12.9 Environmental and Agricultural Resources. Site and design specific trail segments to minimize impacts to sensitive environmental resources, ecological system and wildlife linkages and corridors, and agricultural lands. Within the MSCP preserves, conform siting and use of trails to County MSCP Plans and MSCP resource management plans.	***Consistent with General Plan Amendment***. The County of San Diego, in cooperation with the POM and wildlife agencies, is currently preparing an updated Community Trails Master Plan which will determine the feasibility of trails within the RMP Preserve. The County has initiated the Otay Regional Trail Alignment Study, which will determine the feasibility and alignment of trails within and surrounding the Proposed Project Amendment.
M-12.10 Recreational and Educational Resources. Design trail routes that meet a public need and highlight the County's biological, recreational and educational resources, including natural, scenic, cultural, and historic resources.	***Consistent with General Plan Amendment***. The County of San Diego, in cooperation with the POM and wildlife agencies, is currently preparing an updated Community Trails Master Plan which will determine the feasibility of trails within the RMP Preserve. The County has initiated the Otay Regional Trail Alignment Study, which will determine the feasibility and alignment of trails within and surrounding the Proposed Project Amendment.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
CONSERVATION AND OPEN SPACE ELEMENT	
GOAL COS-1	
Inter-Connected Preserve System. A regionally managed, inter-connected preserve system that embodies the regional biological diversity of San Diego County.	
Policies	
COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.	***Consistent***. The Proposed Project Amendment implements the Otay Ranch Phase 1 RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The largest on-site component of open space in the Proposed Project Amendment is the designation of377.0 acres of RMP Preserve land. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage to the POM as part of the 11,375-acre Otay Ranch RMP Preserve system to be managed pursuant to the Otay Ranch RMP Preserve. The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement within Planning Area 16. RMP Preserve lands are consistent with the County MSCP Subarea Plan. The Proposed Project Amendment may be required to meet additional mitigation requirements. See Certified (16-19-006) S Biological Resources Technical Memorandum for Village 14 and Planning Areas 16/19 the Proposed Project Amendment (Dudek 2019) for additional details. Two open space corridors were expanded and extend through the Proposed Project Amendment Area to establish a valuable habitat connection between the MSCP County Subarea Plan Preserve, the City of Chula Vista MSCP Subarea Plan Preserve and the City of San Diego "Cornerstone properties." These open space corridors contain natural habitats, including vernal pools and coastal sage scrub.
COS-1.2 Minimize Impacts. Prohibit private development within established preserves. Minimize impacts within established preserves when the construction of public infrastructure is unavoidable.	***Consistent with General Plan Amendment***. The Proposed Project Amendment development footprint is consistent with the Otay Ranch GDP/SRP. To minimize impacts related to the construction of public infrastructure, the Proposed Project Amendment implements the adopted 2-Lane Light Collector classification for Proctor Valley Road. By narrowing the Proctor Valley Road ROW, impacts to both the MSCP County Subarea Plan and City of San Diego MSCP Cornerstone lands are minimized. Approximately 1,650 feet of Proctor Valley Road between South and Central Proctor Valley will provide a 100' buffer from the vernal pools located within City of San Diego "cornerstone" properties.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	Limited Building Zones (LBZ) are established on the private lots within Planning Area 19, which preclude structures where the required fuel management zones are not achievable. This provides an additional buffer between development and the RMP Preserve.
COS-1.3 Management. Monitor, manage, and maintain the regional preserve system facilitating the survival of native species and the preservation of healthy populations of rare, threatened, or endangered species.	***Consistent***. The RMP Preserve is jointly managed by the County of San Diego and City of Chula Vista, in their capacity as the Otay Ranch RMP Preserve Owner/Manager (POM). The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. A similar CFD funding mechanism will be formed by the County for the Proposed Project Amendment. Consistent with the RMP, the Proposed Project Amendment will convey RMP Preserve land at a ratio of 1.188 acres of RMP Preserve land for one acre of development area. The Preserve Conveyance Obligation will be met in conjunction with the approval of each final map within the Proposed Project Amendment. To date, all Otay Ranch development has occurred within the City of Chula Vista. POM activities have been fully funded by a Community Facilities District (CFD No. 97-2) formed within the City of Chula Vista, the only such fully funded and managed regional preserve within the MSCP Preserve system. A similar CFD funding mechanism will be formed by the County for the Proposed Project Amendment. Consistent with the RMP, the Proposed Project Amendment will convey RMP Preserve land to the POM at a ratio of 1.188 acres of RMP Preserve land for one acre of development area, less common use areas. The Preserve Conveyance Obligation will be met in conjunction with the approval of each final map within the Proposed Project Amendment.
COS-1.4 Collaboration with Other Jurisdictions. Collaborate with other jurisdictions and trustee agencies to achieve well-defined common resource preservation and management goals.	***Consistent***. Otay Ranch, including the Otay Ranch RMP Preserve, was jointly planned by the County of San Diego and City of Chula Vista. The Otay Ranch RMP Preserve was designed to preserve the most sensitive habitat and species and create a regional reserve system connected by wildlife corridors. The Otay Ranch Resource Management Plan preservation standards meet or exceed most of the MSCP County Subarea Plan preservation standards. The Otay Ranch RMP Preserve is jointly managed by the County of San Diego and City of Chula Vista, in their capacity as the POM. The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. The City of San Diego Site Development Permit process facilitates coordination and collaboration of planned MSCP facilities. Both the City of Chula Vista and City of San Diego will process site development permits for planned MSCP facilities, including Proctor Valley Road.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
COS-1.6 Assemblage of Preserve Systems. Support the proactive assemblage of biological preserve systems to protect biological resources and to facilitate development through mitigation banking opportunities.	***Consistent***. The Otay Ranch Phase 2 Resource Management Plan requires that 1.188 acres of land must be conveyed to the Otay Ranch POM for every developable acre concurrent with final map approval. As such, development of Otay Ranch within the County of San Diego and City of Chula Vista, including the Proposed Project Amendment, ensures dedication of the Otay Ranch RMP Preserve system into public ownership at no cost to the public.
COS-1.7 Preserve System Funding. Provide adequate funding for assemblage, management, maintenance, and monitoring through coordination with other jurisdictions and agencies.	***Consistent***. The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. To date, all Otay Ranch development has occurred within the City of Chula Vista. POM activities have been fully funded by a Community Facilities District (CFD 97-2) formed by the City of Chula Vista, the only such fully funded and managed regional preserve within the MSCP system. A similar CFD funding mechanism will be formed by the County for the Proposed Project Amendment. Through the Preserve Conveyance process outlined in the Phase 2 RMP, development of Otay Ranch ensures dedication of land within the Otay Ranch RMP Preserve system into public ownership at no cost.
COS-1.9 Invasive Species. Require new development adjacent to biological preserves to use non-invasive plants in landscaping. Encourage the removal of invasive plants within preserves.	***Consistent***. Consistent with RMP requirements, the Preserve Edge Plan evaluates the design, function and intent for the 100' Preserve Edge, the outer-most 100' of development adjacent to the RMP Preserve. The Preserve Edge Plan also provides an Approved Plant List that limits the types of plants permitted adjacent to the RMP Preserve to drought-tolerant, locally sourced native plants.
GOAL COS-2	
Sustainability of the Natural Environment. Sustainable ecosystems with long-term viability to maintain natural processes, sensitive lands, and sensitive as well as common species, coupled with sustainable growth and development.	

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
COS-2.1 Protection, Restoration and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.	*Consistent*. The Project Area is within the MSCP County Subarea Plan and is consistent with the limits of development in the MSCP County Subarea Plan and Otay Ranch GDP/SRP. The Proposed Project Amendment includes the designation of377.0 acres of RMP Preserve land on-site. The Proposed Project Amendment's Preserve Obligation will be met by conveying acreage to the POM as part of the Otay Ranch 11,375-acre RMP Preserve to be managed pursuant to the Otay Ranch RMP. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas:377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement within Planning Area 16. Consistent with the Otay Ranch RMP Preserve lands are conveyed to the POM for permanent protection and management in conjunction with the approval of each final maps within Otay Ranch. The Proposed Project Amendment may be required to meet additional mitigation requirements. See Certified EIR (16-19-006) Section 4.1.4. Biological Resources and the Village 14 and Planning Area19 Proposed Project Amendment Biological Resources Technical Memorandum (Dudek 2019), for additional details.
COS-2.2 Habitat Protection through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.	***Consistent***. The MSCP County Subarea Plan Implementing Agreement identifies mitigation for Otay Ranch to be the 11,375 Otay Ranch RMP Preserve. These habitat preservation plans preserve the most sensitive natural resources within the Project Area. The Specific Plan Amendment implements the Otay Ranch RMP, which designates 11,375 acres of RMP Preserve land within Otay Ranch. The Village 14 development footprint has been designed to avoid impacts to coastal sage scrub, San Diego fairy shrimp and vernal pools and coastal sage scrub. Two open space corridors extend through the Proposed Project Amendment Area to establish habitat connections between the MSCP County Subarea Plan Preserve, the Chula Vista MSCP Subarea Plan Preserve and the City of San Diego "Cornerstone properties."
GOAL COS-3	
Protection and Enhancement of Wetlands. Wetlands that are restored and enhanced and protected from adverse impacts.	
Policies	
COS-3.1 Wetland Protection. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.	***Consistent***. The Proposed Project Amendment development footprint preserves the most sensitive wetlands onsite (the R-5 vernal pool complex) and provides a minimum 100' buffer. Further, by implementing the adopted alignment and 2-lane Proctor Valley Road, impacts to City of San Diego "Cornerstone" properties and wetlands are avoided and mitigation for residual impacts is provided.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
COS-3.2 Minimize Impacts of Development. Require development projects to:	
• Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and	***Consistent***. The Certified EIR (16-19-006) for the Approved Project includes mitigation for impacts on jurisdictional wetlands and water of the United States, as outlined in the Biological Technical Report and the Biological Resources Technical Memorandum for the Otay Ranch Village 14 and Planning Area 16/19 Proposed Project Amendment.
• Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species.	***Consistent***. The Proposed Project Amendment avoids impacts to vernal pools, including any impacts associated with discharges, dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing. The Preserve Edge Plan establishes a plant palette for the 100' Preserve Edge which restricts the types of plants permitted adjacent to the RMP Preserve to drought-tolerant, locally sourced native plants.
GOAL COS-4	
Water Management. A balanced and regionally integrated water management approach to achieve the long-term viability of the County's water quality and supply.	
Policies	
COS-4.1 Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.	***Consistent***. Water conservation is maximized through implementation of strategies identified in the 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 include residential graywater and collection of rainwater techniques. The Proposed Project Amendment requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.
COS-4.2 Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.	***Consistent***. 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 Proposed Project Amendment and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
COS-4.3 Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.	***Consistent***. Stormwater filtration and/or infiltration facilities are not proposed within the Proposed Project Amendment due to low infiltration capacity of the surrounding ground. Biofiltration basins are proposed for pollutant treatment of storm water and will be equipped with impervious liner. There are no septic sewer systems anticipated within the Proposed Project Amendment.
GOAL COS-5	
Protection and Maintenance of Water Resources. Protection and maintenance of local reservoirs, watersheds, aquifer-recharge areas, and natural drainage systems to maintain high-quality water resources.	
Policies	
COS-5.2 Impervious Surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.	***Consistent***. Site design, drainage and biofiltration basin source control measures are proposed for the Proposed Project Amendment to aid in the reduction of pollutants and storm water runoff and intensity/volume. In addition, the park-to-park loop includes pervious pavement along the pedestrian facility. The Private Rural Roads within Planning Area 19 include a pedestrian walkway comprised of D.G. surface improvements. Residential driveways will also be pervious pavement, where appropriate.
COS-5.3 Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.	***Consistent***. The Proposed Project Amendment retains natural drainages in areas which are not impacted by development to the maximum extent practical to protect downslope areas. Drainage and urban runoff from the developed portions of the Proposed Project Amendment will drain to discharge locations via an internal storm drain system and will outlet to biofiltration basins which will address water quality and hydromodification prior to discharging into the downstream existing natural drainages.
COS-5.5 Impacts of Development to Water Quality. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.	***Consistent***. First flush and dry weather runoff from developed areas will be diverted to biofiltration basins prior to discharge into the downstream existing natural drainages. Runoff conveyed in the storm drain systems will be treated in compliance with RWQCB regulations and federal criteria prior to discharging to natural watercourses, including implementation of post-construction best management practices.
GOAL COS-7	
Protection and Preservation of Archaeological Resources. Protection and preservation of the County's important archeological resources for their cultural importance to local communities, as well as their research and educational potential.	

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
COS-7.1 Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.	***Consistent***. A project-specific Cultural Resources Technical Memorandum and Cultural Resources Report[7] include a survey and evaluation program which concluded that no significant archaeological resources lie entirely within the Proposed Project Amendment Area. The report identified 21 cultural resources located wholly or partially in the ADI, including 14 archaeological sites, and seven isolates. Three sites were subject to evaluation excavations, while the other 18 were previously determined to be ineligible for listing in the CPHR or local register. No significant archaeological impacts to know archeological resources were identified within the1,139-acre survey area ADI.
COS-7.2 Open Space Easements. Require development to avoid archeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources.	***Consistent***. As described above under Policy COS-7.1, no known significant archeological resources are located within the Proposed Project Amendment Area. Nonetheless, mitigation measures, including installation of construction fencing and archaeological monitoring are recommended which would reduce potential inadvertent discoveries of known archaeological resources.
COS-7.3 Archaeological Collections. Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner	***Consistent***. The project-specific Cultural Resources updated Technical Memorandum includes mitigation requiring the presence of a certified archaeologist during grading activity to ensure any important archaeological resources discovered are not lost or destroyed. Any such artifacts are required to be curated.
COS-7.4 Consultation with Affected Communities. Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.	***Consistent***. California Assembly Bill (AB52), which took effect July 1, 2015, establishes a consultation process between California Native American Tribes and lead agencies to address tribal concerns regarding project impacts to "tribal cultural resources" (TCR) and mitigation for such impacts. The Local and Tribal Intergovernmental Consultation process, embodied in Senate Bill (SB) 18, was signed into law in September of 2004 and took effect on March 1, 2005. SB 18 establishes responsibilities for local governments to contact, provide notice to, refer plans to, and consult with California Native American Tribes. The NAHC did not identify any resources in their Sacred Lands File and specifically recommended contacting the Campo Band of Diegueño Indians and provided a list of other tribal contacts which should be contacted regarding the Proposed Project Amendment.

[7] All references herein to the Cultural Resources Report prepared for the Approved Project also include the Cultural Resources Technical Memorandum for the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment was prepared by Dudek (2019).

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	For the Approved Project letters were sent to each of the contacts on May 16, 2016. To date, only the Jamul Indian Village has responded. In a letter dated December 12, 2016, the Tribe requested that it be informed of any resources discovered, and requested copies of reports, records searches, site records, and SLF search results. The Tribe also requested to participate in formal government-to-government consultation for the Project. On January 31, 2017, Dudek provided the Tribe with an update regarding the Adopted Project and that surveys and evaluations were being prepared. This was followed up by an on-site visit on September 12, 2017. This consultation meeting was attended by the County, the Applicant, Dudek and representatives of three Kumeyaay tribes: Santa Ysabel, Campo and Jamul. In addition to the contacts made by Dudek, the County conducted formal consultation with Native American representatives in the area. Tribal correspondence document can be found in Appendix D of the Cultural Resources Report for the Adopted Project. From a geographical perspective, each acre that comprises the Proposed Project Amendment's Development Footprint is located either within the Approved Project Development Footprint or within the EIR Land Exchange Alternative Development Footprint (i.e., no portion of the Proposed Project Amendment Development Footprint is outside the combined Approved Project and EIR Land Exchange Alternative Development Footprints). Therefore, no further consultation is required as no new or greater impacts to tribal cultural resources would occur under the Proposed Project Amendment.
COS-7.5 Treatment of Human Remains. Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations.	***Consistent***. No human remains were found as part of the Archaeological research and site evaluations; however, the study includes a mitigation measure should human remains be discovered during construction of the Proposed Project Amendment. If any human remains are discovered, the property owner or his/her representative shall contact the County Coroner and the PDS staff archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the property owner or his/her representative to determine proper treatment and disposition of the remains.
GOAL COS-9	
Educational and Scientific Uses. Paleontological resources and unique geologic features conserved for educational and/or scientific purposes.	

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
COS-9.1 Preservation. Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.	***Consistent***. The Paleontological Study[8] includes mitigation measures requiring the presence of a certified paleontologist during grading activity to ensure any important paleontological resources discovered are not lost or destroyed.
COS-9.2 Impacts of Development. Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.	***Consistent***. The Geotechnical Review of Preliminary Tentative Map and Grading Plan, Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment prepared by Advanced Geotechnical Services (AGS) (December 2019) determined that no unique geological features are present within the Proposed Project Amendment Area; therefore, no impacts to any such features would occur as a result of implementation of the Proposed Project Amendment.
GOAL COS-11	
Preservation of Scenic Resources. Preservation of scenic resources, including vistas of important natural and unique features, where visual impacts of development are minimized.	
Policies	
COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.	***Consistent***. Scenic values extend through Proctor Valley. Views of the Arroyo, San Miguel and Jamul Mountains, as well as Upper Otay Reservoir support the classification of Proctor Valley Road as County-designated Scenic Highway. To protect this scenic resource, the Proposed Project Amendment includes design criteria regulating landscaping, building heights, and setbacks of buildings. Further, the alignment of Proctor Valley Road seeks to preserve significant outcroppings and landforms and preserve views to the Upper Otay Reservoir. With adoption of the Approved Project on June 26, 2019, the County adopted the same design criteria for Proctor Valley Road as a "Scenic Highway" which is implemented in the design of the Proposed Project Amendment. Five roundabouts are located at key neighborhood entries along Proctor Valley Road and create vista points through aesthetically pleasing designs that include specimen trees and low walls comprised of natural materials and colors, lighting and community signage. Due to surrounding hills and landforms, Proctor Valley is generally not visible from adjacent areas. However, primary views are generally from existing development within the City of Chula Vista.

[8] The Paleontological Resources Technical Memorandum for the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment (Dudek December 2019) addresses paleontological resources associated with the Proposed Project Amendment.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
COS-11.2 Scenic Resource Connections. Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.	***Consistent with General Plan Amendment***. Proctor Valley Road is County-designated Scenic Highway. The County adopted GPA 16-008 (2019) which included a reduced Proctor Valley Road width and minor realignment to avoid impacts to adjacent sensitive resources through Proctor Valley. A 10' Community Pathway is proposed along Proctor Valley Road, which connects with the regional trail system within the City of Chula Vista and Jamul to the north.
COS-11.3 Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following: • Creative site planning • Integration of natural features into the project • Appropriate scale, materials, and design to complement the surrounding natural landscape • Minimal disturbance of topography • Clustering of development so as to preserve a balance of open space vistas, natural features, and community character. • Creation of contiguous open space networks	***Consistent***. The Proposed Project Amendment includes design criteria regulating landscaping, building heights, and setbacks of buildings. The Development Regulations and Zoning requires Parcel-specific Site Plan review prior to building permit issuance. The Village 14 Design Plan establishes guidelines to create a cohesive vision for Village 14. Site planning within the Village Core District is comprised preparation of Site-specific Site Plans which will establish the development program, facilities, site design, parking, architecture and landscaping for land uses within the Village Core District that require preparation of a Site Plan (the Mixed-Use Site). The Planning Area 19 Design Guidelines establish guidelines for the architectural design of homes and ancillary structures, fencing, landscaping and grading. Proctor Valley Road is designed to avoid impacts to areas designated RMP Preserve in the Proposed Project Amendment. Development adjacent to the road, on the east and north sides, is buffered by landscaped slopes. Where the Proposed Project Amendment is adjacent to undeveloped open space areas, views to the San Miguel and Jamul Mountains are provided. The Village Core is centrally located within the natural valley floor. The largest lots are planned along the perimeter of the Proposed Project Amendment Area, adjacent to RMP Preserve areas. Since the Otay Ranch GDP/SRP was adopted in 1993, ownership within the Otay Ranch has been fragmented; however, the Land Use Plan has remained intact.
COS-11.7 Underground Utilities. Require new development to place utilities underground and encourage "undergrounding" in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.	***Consistent***. Utilities are planned to be undergrounded within the Proposed Project Amendment to maintain view-sheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies. Existing power line traversing the Proposed Project Amendment Area will remain in place.
GOAL COS-12	
Preservation of Ridgelines and Hillsides. Ridgelines and steep hillsides that are preserved for their character and scenic value.	

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
COS-12.1 Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.	***Consistent***. Topography on site ranges from gently sloping terraces to moderately steep existing natural slopes approaching 1:1 (horizontal to vertical) slope inclinations. The Proposed Project Amendment Area is proposed at lower density one-acre average estate lots, consistent with rural and semi-rural designations and does not impact steep slopes or ridgelines. Many steep slopes remain in the RMP Preserve.
COS-12.2 Development Location on Ridges. Require development to preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky.	***Consistent***. The Proposed Project Amendment is consistent with areas designated for both development and preservation in the Otay Ranch GDP/SRP and Otay Ranch RMP. Steep slope resources are preserved consistent with the Otay Ranch RMP standard to preserve 83% of steep slopes Otay Ranch-wide.
GOAL COS-13	
Dark Skies. Preserved dark skies that contribute to rural character and are necessary for the local observatories.	
Policies	
COS-13.1 Restrict Light and Glare. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.	***Consistent***. The Village Design Plan and Design Guidelines require that lighting be shielded downward such that no light is transmitted across a property line and utilize low watt bulbs or LED lighting. The Preserve Edge Plan further restricts lighting adjacent to the Preserve to reduce indirect lighting impacts and comply with the County of San Diego Code of Regulatory Ordinances, Section 51.201-51.209, Light Pollution Code.
GOAL COS-14	
Sustainable Land Development. Land use development techniques and patterns that reduce emissions of criteria pollutants and GHGs through minimized transportation and energy demands, while protecting public health and contributing to a more sustainable environment. [See also Goal LU-6] *[Note: The Proposed Project Amendment is part of the Otay Ranch GDP/SRP and, as such, is part of the General Plan's existing land use framework. The Proposed Project Amendment would not result in residential densities or non-residential intensities that exceed the framework set forth in the Otay Ranch GDP/SRP for the subject portions of Village 14 and Planning Areas 16/19. Further, the Proposed Project Amendment includes a balanced mix of residential and resident-serving uses, all while benefiting from the overarching community structure established by the Otay Ranch GDP/SRP for the Otay Ranch planned community.]*	
Policies	
COS-14.1 Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.	***Consistent***. The Proposed Project Amendment locates school and park uses in proximity to residential areas to encourage pedestrian and bicycle travel as an alternative to the automobile. Bike lanes and the Community Pathway as well as the internal park to park loop and perimeter trail system within Village 14 and a DG walkway within Planning Areas 19 provide alternative travel modes to reduce emissions.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
COS-14.2 Villages and Rural Villages. Incorporate a mixture of uses within Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions.	***Consistent***. The Proposed Project Amendment has a mix of land uses including a centrally located Village Core comprised of an elementary school site, Village Green and Scenic public parks connected via an 8-foot wide meandering paseo, the Village Square private park, Mixed-Use Sites and a public safety site. Pocket pedestrian parks are distributed through residential neighborhoods in Village 14 to provide convenient access to active and passive recreation facilities. Bike lanes, the Community Pathway and the internal park-to-park loop and perimeter trail network connect these uses and provide alternative travel modes to reduce emissions. In addition, 5-foot wide DG walkway is provided along one side of the Rural Residential Roads within Planning Area19. The Specific Plan Amendment identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-1 Park.
COS-14.3 Sustainable Development. Require design of residential subdivisions and nonresidential development through "green" and sustainable land development practices to conserve energy, water, open space, and natural resources.	***Consistent***. The Specific Plan Amendment includes both an Energy Conservation Plan (see Appendix 3) and a Water Conservation Plan (see Appendix 6). The Energy Conservation Plan identifies the suite of regulatory standards and project design features that reduce the energy demands of, and corresponding emissions from, the following Project-related sources: (a) energy (i.e., the built environment); (b) mobile (i.e., light-duty cars and trucks); (c) water and wastewater; (d) solid waste; and, (e) construction. The Proposed Project Amendment includes Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units. In addition, a total of 10 Level 2 EV charging stations are to be installed with the parking lots in the Mixed-Use Site and public parks. All EV charging stations are subject to review and approval by the County. See Specific Plan Amendment, Chapter VI. H. Wireless Facility Implementation, regarding the siting of wireless facilities within the Proposed Project Amendment. The Water Conservation Plan, among other things, separately requires a complementary reduction in outdoor water usage through compliance with the Model Landscape Ordinance. The Water Conservation Plan also includes Grey Water and Rainwater Harvesting measures. The Proposed Project Amendment designates approximately 377.0 acres of RMP Preserve onsite. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage to the POM as part of the 11,375-acre Otay Ranch RMP Preserve to be managed pursuant to the Otay Ranch RMP. The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 acres of on-site RMP Preserve land 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement within Planning Area 16.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	Together, and when combined with other land use design elements of the Specific Plan Amendment, both the Energy Conservation Plan and Water Conservation Plan ensure that the Project Proposed Amendment will result in sustainable development.
COS-14.5 Building Siting and Orientation in Subdivisions. Require that buildings be located and oriented in new subdivisions and multi-structure non-residential projects to maximize passive solar heating during cool seasons, minimize heat gains during hot periods, enhance natural ventilation, and promote the effective use of daylight.	***Consistent***. As provided in the Energy Conservation Plan (see Specific Plan, Appendix 3), the Proposed Project Amendment has been designed to incorporate passive solar design and building orientation principles to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer, to the extent practicable or where feasible.
COS-14.7 Alternative Energy Sources for Development Projects. Encourage development projects that use energy recovery, photovoltaic, and wind energy.	***Consistent***. As provided in the Energy Conservation Plan (see Specific Plan, Appendix 3), the Proposed Project Amendment will incorporate solar panels on single family residences to offset 100% of the electrical energy usage of those residences consistent with the Certified EIR (16-19-006), PDF-AQ/GHG-2). Additionally, at a minimum, the Proposed Project Amendment's non-residential land uses shall achieve a 10% greater building energy efficiency than required by the California Energy Commission's 2016 Title 24 standards (Certified EIR, (16-19-006), PDF-AQ/GHG-3. All swimming pool design plans also shall demonstrate that pools located at the Proposed Project Amendment's private recreation centers are designed and shall be constructed to use solar water heating or other technology with an equivalent level of energy efficiency (Certified EIR (16-19-006), PDF-AQ/GHG-5).
COS-14.9 Significant Producers of Air Pollutants. Require projects that generate potentially significant levels of air pollutants and/or GHGs such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design.	***Consistent***. Please see discussion of COS-14.7 above for a discussion of the Proposed Project Amendment's renewable energy commitments. Additionally, the Energy Conservation Plan (see Specific Plan, Appendix 3) sets forth relevant regulatory standards and project design features that equate to best available control technologies and practices for purposes of reducing the emissions of GHGs and air pollutants. Certified EIR (16-19-006), Section 2.3, Air Quality, and Section 2.7, Greenhouse Gas Emissions, of the set forth numerous project design features and mitigation measures that are consistent with industry-accepted best practices for the control of air pollutants and GHG emissions. The Proposed Project Amendment includes the same project design features and mitigation measures, as described in the Air Quality Technical Memorandum for the Village 14 and Planning Areas 16/19 Proposed Project Amendment and the Greenhouse Gas Emissions Technical Memorandum for the Village 14 and Planning Areas 16/19 Proposed Project Amendment (Dudek 2019). Examples include, but are not limited to the following Certified EIR (16-19-006) Mitigation Measures: the use of Tier 4 construction equipment (M-AQ-1, M-AQ-4); the use of electrical powered equipment (M-AQ-6); Zero Net Energy residences (PDF-AQ/GHG-2); energy

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	improvement standards for non-residential buildings (PDF-AQ/GHG-3); Energy Star appliances (PDF-AQ/GHG-4); solar hot water heating for swimming pools at the private recreation centers (PDF-AQ/GHG-5); electric vehicle charging stations (PDF-AQ/GHG-10); and, a comprehensive TDM Program (PDF-TR-1).
COS-14.10 Low-Emission Construction Vehicles and Equipment. Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.	***Consistent***. The Energy Conservation Plan (see Specific Plan Amendment, Appendix 3) identifies, as relevant project design features, the use of alternative fuels and electric and hybrid equipment during the Proposed Project Amendment's construction phase where feasible. Additionally, Section 2.3, Air Quality, of the Certified EIR (16-19-006) sets forth numerous mitigation measures. The Proposed Project Amendment includes the same mitigation measures has described in the Air Quality Technical Memorandum for the Village 14 and Planning Areas 16/19 Proposed Project Amendment and the Greenhouse Gas Emissions Technical Memorandum for the Village 14 and Planning Areas 16/19 Proposed Project Amendment (Dudek 2019) to minimize the emissions of air pollutants and GHGs associated with construction equipment. For example, the Proposed Project Amendment is required to implement the following mitigation measures from the Certified EIR (16-19-006): to utilize Tier 4 or better diesel engines in the construction fleet (M-AQ-1 and M-AQ-4); on-site electrical hook-ups are to be provided to reduce the need for electric generators and fuel-powered equipment (M-AQ-6); and, all construction equipment shall be outfitted with best available control technology devices certified by the California Air Resources Board (M-AQ-7).
COS-14.11 Native Vegetation. Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control.	***Consistent***. The Fire Protection Plan establishes a 100' Fuel Modification Zone around the perimeter of the Proposed Project Amendment. The Approved Plant List, FPP, Appendix H, for this FMZ includes drought tolerant, locally sourced native vegetation.
COS-14.12 Heat Island Effect. Require that development be located and designed to minimize the "heat island" effect as appropriate to the location and density of development, incorporating such elements as cool roofs, cool pavements, and strategically placed shade trees.	***Consistent***. The Proposed Project Amendment includes street-adjacent parkways landscaped with canopy trees adjacent to all streets to minimize heat gain and reduce the urban heat island effect. In addition, Site-specific Site Plans for the Mixed-Use Sites will ensure sufficient landscaping in and around large parking lot areas to reduce heat gain.
GOAL COS-15	
Sustainable Architecture and Buildings. Building design and construction techniques that reduce emissions of criteria pollutants and GHGs, while protecting public health and contributing to a more sustainable environment.	

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
COS-15.1 Design and Construction of New Buildings. Require that new buildings be designed and constructed in accordance with "green building" programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants.	***Consistent***. The Specific Plan Amendment's Energy Conservation Plan (see Appendix 3) identifies the regulatory standards that will govern development of the Proposed Project Amendment's built environment, including the California Building Code's Title 24 Building Energy Efficiency Standards and California Green Building Standards. The Proposed Project Amendment also would exceed existing code requirements through the installation of energy-efficient residential appliances, exterior electric outlets, and on-site renewable energy that offsets 100% of the electrical energy usage of single-family residences. Please see PDF-AQ/GHG-1 through PDF-AQ/GHG-10, and PDF-UT-1 through PDF-UT-5 in the Certified EIR (16-19-006) for examples of various "beyond code" design and construction elements of the Proposed Project Amendment.
COS-15.4 Title 24 Energy Standards. Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards.	***Consistent***. Please see discussion of COS-15.1 above. As discussed therein, the Specific Plan Amendment's Energy Conservation Plan (see Appendix 3) includes project design features that exceed the requirements of Title 24.
COS-15.6 Design and Construction Methods. Require development design and construction methods to minimize impacts to air quality.	***Consistent***. The Specific Plan Amendment's Energy Conservation Plan (see Appendix 3) and Certified EIR (16-19-006) Section 2.3, Air Quality, and the Air Quality Technical Memorandum for the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment (Dudek 2019) identify the regulatory standards and project design features that will minimize the Proposed Project Amendment's impacts to air quality. In addition, the Certified EIR (16-19-006), Section 2.3, Air Quality, identifies numerous mitigation measures. The Proposed Project Amendment includes the same mitigation measures as described in the Air Quality Technical Memorandum for the Village 14 and Planning Areas 16/19 Proposed Project Amendment (Dudek 2019), including. applicable mitigation measures for construction and operational phases that reduce the Proposed Project Amendment's impacts to air quality to the extent feasible.
GOAL COS-17	
Sustainable Solid Waste Management. Perform solid waste management in a manner that protects natural resources from pollutants while providing sufficient, long term capacity through vigorous reduction, reuse, recycling, and composting programs.	
Policies	
COS-17.1 Reduction of Solid Waste Materials. Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with State law.	***Consistent***. The Proposed Project Amendment will comply with the County's Solid Waste Recycling Ordinance. Accordingly, refuse collection service to the Proposed Project Amendment's residential and non-residential uses will include separate collection of recyclable and non-recyclable solid waste, and green waste.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
COS-17.2 Construction and Demolition Waste. Require recycling, reduction and reuse of construction and demolition debris.	***Consistent***. Other than one existing metal structure, no demolition is planned as part of the Proposed Project Amendment as no other structures currently exist within the Proposed Project Amendment Area. The Proposed Project Amendment will comply with the County's Construction and Demolition Waste Recycling Ordinance ensuring that excess/waste construction materials are recycled in accordance with the County's minimum diversion requirements as contained in their ordinance.
COS-17.6 Recycling Containers. Require that all new land development projects include space for recycling containers.	***Consistent***. The Proposed Project Amendment will include space within garages or in side-yard setbacks for recycling containers.
GOAL COS-19	
Sustainable Water Supply. Conservation of limited water supply supporting all uses including urban, rural, commercial, industrial, and agricultural uses.	
Policies	
COS-19.1 Sustainable Development Practices. Require land development, building design, landscaping, and operational practices that minimize water consumption.	***Consistent***. The Specific Plan Amendment's Water Conservation Plan (see Appendix 6) requires a reduction in outdoor water usage through compliance with the County's Water Conservation in Landscaping Ordinance No. 10032 and the Water Efficient Landscape Design Manual. In addition, compliance with the California Green Building Code will further reduce indoor water usage. The Proposed Project Amendment also includes a drought-tolerant and water-efficient plant palette to minimize irrigation needs along landscaped parkways and manufactured slopes. (Please also see the related discussion in the Specific Plan Amendment's Energy Conservation Plan (see Appendix 3).) The HOA will be responsible for implementation of required water conservation measures in common landscaped areas, include private parks and swim clubs.
COS-19.2 Recycled Water in New Development. Require the use of recycled water in development wherever feasible. Restrict the use of recycled water when it increases salt loading in reservoirs. A permit is required from the County Department of Environmental Health for the use of recycled water.16	***Consistent***. The Proposed Project Amendment Area is situated above Upper Otay Reservoir and therefore, is not proposing to use recycled water. The City of San Diego has not allowed the use of recycled water on properties that are tributary to its drinking water storage reservoirs.
GOAL COS-20	
Governance and Administration. Reduction of local GHG emissions contributing to climate change that meet or exceed requirements of the Global Warming Solutions Act of 2006. (As adopted in 2011.) Reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions contributing to climate change that meet or exceed requirements of the Global Warming Solutions Act of 2006, as amended by Senate Bill 32 (as amended, Pavley. California Global Warming Solutions Act of 2006: emissions limit). (As amended in 2018.)	

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Consistent. The Proposed Project Amendment would reduce GHG emissions contributing to global climate change, thereby helping the County help the state meet the statewide reduction targets established by AB 32 and SB 32, neither of which apply directly to the Proposed Project Amendment. Consistent with recommendations in the 2017 Scoping Plan, which is the blueprint for how the state will meet its SB 32 targets, the Proposed Project Amendment has committed to offset all of its GHG emissions to achieve and maintain carbon neutrality (i.e. net zero emissions) for the 30-year life of the Proposed Project Amendment through: (i) implementation of a suite of on-site reduction strategies, which will reduce the Proposed Project Amendment's CO_2e emissions by approximately 27%, and (ii) the purchase of off-site carbon offsets, which will reduce to zero the Proposed Project Amendment's remaining CO_2e emissions. (The 27% emissions reduction attributable to on-site strategies reflects implementation of PDF-AQ/GHG-1 through PDF-AQ/GHG-5 and PDF-TR-1, as well as landscaping/vegetation plans. This emissions reduction estimate does not reflect implementation of PDF-AQ/GHG-6 through PDF-AQ/GHG-10, which conservatively serves to underestimate emissions reductions that will follow from the Proposed Project Amendments's on-site emission reduction strategies.)

Section 8.4.5, *Thematic Response - Use of Carbon Offsets*, of the Certified EIR 16-19-006, includes additional information regarding the County's interpretation of this General Plan Goal. As provided therein, the County did not intend for and does not interpret this Goal as requiring that projects achieve all identified GHG reductions locally, i.e., within the boundaries of the County of San Diego. To the contrary, the Goal imposes no restriction on the use of all available measures to reduce GHG emissions.

Because of the scientific basis for global climate change, which recognizes that a metric ton of carbon dioxide equivalents is not directly linked to localized effects, the County – like many other agencies with expertise in the field – has determined that the reduction of GHG emissions in off-site locations (including those outside the County boundary) serves to effectively reduce, minimize and avoid the effects of global climate change. Indeed, the County has permitted land use development projects to offset their GHG emissions by purchasing out-of-County offsets since 2013. Under CEQA, the County has a duty to impose all feasible mitigation measures to address a significant impact. Requiring project applicants with projects that have a cumulatively considerable contribution to climate change, even after implementing all feasible on-site mitigation, to purchase offsets from within and outside the County to reduce such impacts is consistent with and implements this CEQA requirement.

The County's use of offsets as a recognized GHG reduction tool is consistent with numerous State laws and policies that also recognize carbon offsets as a GHG reduction tool, including (i) CEQA Guidelines Section 15126.4(c); (ii) the California Air Resources Board's 2017 Scoping Plan, including Appendix B thereto; (iii) the California Air Resources Board's approval of AB 900 projects, which are designated "environmental leadership development projects" following a determination that such projects achieve a no net increase level in GHG emissions and meet other requirements; and, (iv) AB 32 and SB 32, as codified in the California Health & Safety Code, which authorize the use of market-based compliance mechanisms, such as offset transactions.

The County's interpretation of this Goal as not limiting the use of all available GHG reduction tools allows the County to meet its GHG reduction objectives while also satisfying those policies in the General Plan which require the County to plan for the anticipated housing demand within its jurisdictional boundaries. It is well recognized that the San Diego region is experiencing a housing crisis and a shortage of attainable, workforce housing. The Proposed Project Amendment furthers implementation of the Otay Ranch GDP/SRP, providing a needed mix of housing product types to serve the County's residents. In this regard, the Proposed Project Amendment provides residential housing opportunities that have been planned for and expected since approval of the Otay Ranch GDP/SRP in 1993 – to halt delivery of those units would conflict with the County's planning framework for the creation of the requisite housing opportunities.[9]

[9] For purposes of the 2010 to 2020 planning period, the California Department of Housing and Community Development (HCD) advised SANDAG that the land use jurisdictions within its region needed to provide 161,980 housing units across a mix of income categories. (See https://www.sandag.org/uploads/projectid/projectid_189_13279.pdf.) Of this total, and as discussed in the Housing Element of the County's General Plan, 22,412 housing units were assigned to the County's

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
COS-20.1 Climate Change Action Plan. Prepare, maintain, and implement a climate change action plan with a baseline inventory of GHG emissions from all sources; GHG emissions reduction targets and deadlines, and enforceable GHG emissions reduction measures. (As adopted in 2011.) Prepare, maintain, and implement a Climate Action Plan for the reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions consistent with the California Environmental Quality Act (CEQA) Guidelines Section 15183.5. (As amended in 2018.)	***Not Applicable***. This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Proposed Project Amendment. The County's Climate Action Plan, adopted in February 2018, currently is the subject of pending judicial proceedings. As provided in the Certified EIR (16-19-006), Section 8.4.6, Thematic Response – CAP Consistency, CEQA Guidelines Section 15064.4 does not require a lead agency to have an adopted climate action plan in order to evaluate and determine the impacts of a proposed project under CEQA.
COS-20.2 GHG Monitoring and Implementation. Establish and maintain a program to monitor GHG emissions attributable to development, transportation, infrastructure, and municipal operations and periodically review the effectiveness of and revise existing programs as necessary to achieve GHG emission reduction objectives.	***Not Applicable***. This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Proposed Project Amendment. That being said, it is noted that Proposed Project Amendment-related construction and operational emissions were estimated and are disclosed the Greenhouse Gas Emissions Technical Memorandum for the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment, in furtherance of the County's CEQA compliance obligations.

unincorporated areas. During the hearing on the County's Climate Action Plan in February 2018, Board Chair Gaspar underscored the County's obligation to meet its regional housing need allocation and noted that – eight years into the 2010 to 2020 planning period – the County had only issued building permits for 4,644 of its required 22,412 units.

In July 2018, HCD provided SANDAG with its regional housing needs for the 2020 to 2029 planning period, which has increased from 161,980 housing units to 171,685 housing units, again across a mix of include categories. (See https://www.sandag.org/uploads/projected/projectid_189_24169.pdf). SANDAG has not yet allocated that total for the 2020 to 2029 planning period to the individual land use jurisdictions in the region; however, the increase in the total unit count is highly concerning due to the region's inability to meet the existing (let alone projected) demand for housing during the 2020 to 2029 planning period.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
COS-20.3 Regional Collaboration. Coordinate air quality planning efforts with federal and State agencies, SANDAG, and other jurisdictions.	***Not Applicable***. This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Proposed Project Amendment. That being said, it is noted that the Proposed Project Amendment is part of the Otay Ranch GDP/SRP and, as such, has long been the subject of regional collaboration between the County of San Diego, City of Chula Vista and SANDAG. For example, as discussed in Table 2.7-12, San Diego Forward: The Regional Plan Consistency Analysis, of the Certified EIR (16-19-006), the Otay Ranch GDP/SRP planning area has benefited from extensive inter-agency coordination in the area of transit development. The collaboration has resulted in the identification of no less than five transit stops within the planning area as part of the South Bay Bus Rapid Transit (BRT) system, and the development of conceptual plans for a "mobility hub" at the Otay Ranch Station.
COS-20.4 Public Education. Continue to provide materials and programs that educate and provide technical assistance to the public, development professionals, schools, and other parties regarding the importance and approaches for sustainable development and reduction of GHG emissions.	***Not Applicable***. This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Proposed Project Amendment. That being said, it is noted that the Proposed Project Amendment would provide educational materials to its residents. For example, PDF-AQ/GHG-7 in the Certified EIR (16-19-006) requires the distribution of information on energy efficiency, energy efficient lighting and lighting control systems, energy management, and existing energy incentive programs to new homebuyers prior to the issuance of Certificates of Occupancy for new homes. Further, under Certified EIR (16-19-006), PDF-TR-1, the Proposed Project Amendment's Transportation Demand Management (TDM) Program would benefit from the designation of a coordinator responsible for marketing the Program to the Proposed Project Amendment's residents.
GOAL COS-21	
Park and Recreational Facilities. Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately ten acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County.	

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
COS-21.1 Diversity of Users and Services. Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.	***Consistent***. The Specific Plan Amendment Parks, Recreation, Open Space, Preserve and Trails Master Plan includes 21.8 acres of public and private park land, including two public parks, ranging in size from 3.9 acres to 6.2 acres. Private park facilities include two swim clubs, the Village Square private park located in the Village Core, three additional private parks and pocket parks located within residential neighborhoods within Village 14. An 8-foot wide meandering paseo connects the Village Green and Scenic public parks within the Village 14 Core. The public and private park system provides a variety of recreational experiences, including active sport courts (soccer, basketball, pickleball), parkour stations, open turf areas, community gathering space, picnic and BBQ facilities, tot lots, dog parks, a swim clubs with dining areas, outdoor game areas. In addition, the Proposed Project Amendment provides the 4.5-mile Community Pathway along Proctor Valley Road and a 2.0-mile internal park to park loop and 2.0-mile perimeter trail pedestrian network which connects all the public and private parks. In addition, a D.G. walkway is planned along one side of the Private Rural Residential Road within Planning Area 19, providing a pedestrian network through the single-family neighborhood.
COS-21.2 Location of Parks. Locate new local parks and recreation facilities near other community-oriented public facilities such as schools, libraries, and recreation centers where feasible, so that they may function as the "heart" of the community.	***Consistent***. The Village Core is centrally located in the "heart" of the Proposed Project Amendment. The Village Core includes the Village Green and Scenic public parks connected via an 8-foot wide meandering paseo. These recreation facility are adjacent to the planned elementary school site. In addition, private recreational facilities and pocket parks are planned to provide parks and recreation facilities within walking distances of all residences in Village 14.
COS-21.5 Connections to Trails and Networks. Connect public parks to trails and pathways and other pedestrian or bicycle networks where feasible to provide linkages and connectivity between recreational uses.	***Consistent***. The Proposed Project Amendment provides a 4.5-mile Community Pathway along Proctor Valley Road and a 2.0-mile internal park to park loop and 2.0-mile perimeter trail within Village 14. Village 14 provides park facilities within ½ mile of all residential neighborhoods. The park to park loop provides a connection between the parks and the Community Pathway. The 5-foot wide DG walkway along one side of the Private Rural Residential Road within Planning Area 19 provides a pedestrian network within the single-family neighborhood. In addition, bike lanes are provided on Proctor Valley Road to provide a west to east connection.

GENERAL PLAN CONSISTENCY ANALYSIS – HOUSING ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL H-1	
Housing Development and Variety. A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics.	
Policies	
H-1.6 Land for All Housing Types Provided in Villages. Provide opportunities for small-lot single-family, duplex, triplex, and other multi-family building types in Villages.	***Consistent***. The Specific Plan Amendment includes a mix of lot sizes, including 10 single family lot sizes, detached courtyard homes and a site planned to accommodate attached multi-family homes within Village 14. Planning Area19 includes one-acre average estate lots. See H-1.7 for additional details.
H-1.7 Mix of Residential Development Types in Villages. Support the design of large-scale residential developments (generally greater than 200 dwelling units) in Villages that include a range of housing types, lot sizes, and building sites	***Consistent***. As a Specific Plan Area, the Proposed Project Amendment includes 10 single family lots sizes, which are anticipated to accommodate approximately of 23 varied single-family plans. Lot sizes range from 4,250 sq. ft. to 7,500 square feet within Village 14. Village 14 also includes a site planned for detached courtyard homes and a site planned for attached multi-family homes with a density 11.8 dwelling units per acre, which may include eight unique floorplans. Planning Area 19 includes thirteen one -acre average estate lots. In addition to the diversity of single-family homes, the Mixed-Use sites are planned to accommodate up to 10,000 sq. ft. of retail/commercial uses providing a unique building type and style. The Specific Plan Amendment includes development regulations and design guidelines that accommodate various building types and styles.
H-1.8 Variety of Lot Sizes in Large-Scale Residential Developments. Promote large-scale residential development in Semi-Rural that include a range of lot sizes to improve housing choice.	***Consistent***. Refer to H-1.7 for additional details. The variety of lot sizes and single-family product choice provides a wide range of choices for potential homebuyers. Gated communities within Village 14 create a unique setting for single family neighborhoods. The Specific Plan Amendment includes development regulations and design guidelines that accommodate various building types and styles.

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT	
APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	**CONSISTENCY ANALYSIS**
GOAL S-3	
Minimized Fire Hazards. Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.	
Policies	
S-3.1 Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.	***Consistent***. The Proposed Project Amendment has been designed to comply with the County's Fire Code, the County Subdivision Ordinance, and the County's Wildland Fire & Fire Protection Guidelines. Buildings will include automatic fire sprinklers systems and comply with the California Building Code, Chapter 7A. Buildings will be limited to 2-stories, with exceptions for towers and architectural elements. Buildings along the perimeter of the Proposed Project Amendment will be protected by a minimum of 100 feet of defensible space (100' Fuel Modification Zone) and fire-rated perimeter walls. In addition to the 100' Fuel Modification Zone, a wet zone between structures and rear property lines is required. The Proposed Project Amendment designates Open Space Lot OS-22 in Central Village 14 an FMZ Special Management Area. This FMZ Special Management Area is managed consistent with the fuel modification requirements of Zone 2 and will be maintained on a regular basis along with Zones 1 and 2, with a focus on removal of prohibited plant species and dead and dying plant material. Fuel Modifications Zones within Planning Area 19 will be specifically sited based on building location. The Proposed Project Amendment also includes an onsite fire station and sheriff's substation, as well as an off-site Otay Water District 980 Zone water reservoir.
S-3.2 Development in Hillsides and Canyons. Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires.	***Consistent***. The Fire Protection Plan and the Fire Protection Technical Memorandum – Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment include mapping fire environment risk analysis, including fire behavior modeling to assist in estimating the necessary defensible space, including areas where the terrain or topography affect a structure's susceptibility to wildfire. Flame lengths were modeled under worst case conditions at 31 feet. Buildings along the perimeter will be protected by a minimum of 100 feet of defensible space. This 100' fuel modification zone will be planned and managed to reduce fire intensity, slow fire spread, and minimize the spread of flames into/from the Proposed Project

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT	
APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	**CONSISTENCY ANALYSIS**
	Amendment Area. The plant palette has been reviewed and approved by a wildfire specialist. The Fire Protection Plan includes restrictions on plant height and spacing in the fuel medication zone to further minimize the spread of flames. In Planning Area 19, a Limited Building Zone (LBZ) has been established for each lot that borders open space/conservation areas to limit where buildings may be constructed on the larger lots by excluding their positioning within 100 feet of open space areas.
S-3.3 Minimize Flammable Vegetation. Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.	***Consistent***. The Proposed Project Amendment has been designed to achieve a careful balance between protecting wildlife corridors and linkages and minimizing the potential for wildland fires to penetrate the developed areas. Development is concentrated in two major areas with no significant sources of flammable vegetation internal to these development areas. The HOA-maintained landscaping complies with the approved plant list for urban-wildland areas and the CC&Rs will require private yard landscape to comply with this plant list as well. Within Planning Area 19, a temporary FMZ has established 100' from the graded pad area. The FMZ will be further refined at the building permit, when the house is sited on the lot. In addition, the LBZ established on lots bordering open space/conservation areas requires that buildings must be 100' from open space areas. The 100' Preserve Edge requirements will be enforced and managed via the CC&Rs.
S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned.	***Consistent***. The Proposed Project Amendment includes a public safety site which is anticipated to house a future onsite fire station and sheriff's storefront facility. The Fire Protection Plan calls for a temporary onsite fire station to serve the projects' initial phases prior to construction of a permanent fire station within the Village Core. Under both the temporary station and permanent station, the General Plan response time threshold of 5-minutes is met.

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT	
APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	**CONSISTENCY ANALYSIS**
S-3.5 Access Roads. Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.	***Consistent***. A Wildland Fire Evacuation Plan (Certified EIR (16-19-006), Appendix 3.1.1-3) was prepared for the Approved Project. The Proposed Project Amendment is consistent with the plan as it includes seven fully improved access points along Proctor Road, a backbone roadway connecting neighborhoods connecting the Proposed Project Amendment's neighborhoods. There are secondary access points within each neighborhood, via an extensive internal circulation with loop streets and multiple ingress and egress points. Proctor Valley Road completes the regional connection between the City of Chula Vista and the community of Jamul. The roadways have been designed to ensure adequate travel width for fire apparatus and emergency vehicles. Residential Collector Streets without driveways or homes fronting provide wider travel lanes to accommodate evacuation routes.
S-3.6 Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.	***Consistent***. The Proposed Project Amendment has been designed to comply with the County's Fire Code, the County Subdivision Ordinance, and the County's Wildland Fire & Fire Protection Guidelines. Buildings will include automatic fire sprinkler systems and comply with California Building Code, Chapter 7A. Buildings will be limited to 2-stories, with exceptions for towers and architectural elements. Buildings along the perimeter of the Project Area will be protected by a minimum of 100 feet of defensible space. This 100-foot fuel modification zone will be landscaped to protect against the spread of flames into the project. The plant palette has been reviewed and approved by a wildfire specialist. The Proposed Project Amendment also includes an onsite fire station and Sheriff's storefront facility, as well as an Otay Water District 980 Zone water reservoir. The roadways have been designed to ensure adequate travel width for fire apparatus and emergency vehicles. Backbone spine roads without driveways or homes fronting on these roads are widened roads to accommodate evacuation routes. Access to off-site properties adjacent to Proctor Valley Road is provided via driveway access directly from Proctor Valley Road. See Wildland Fire Evacuation Plan (Certified EIR (16-19-006) Appendix 3.1.1-3).

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT	
APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	**CONSISTENCY ANALYSIS**
	Within Planning Area 19, a temporary FMZ has established 100' from the graded pad area. The FMZ will be further refined at the building permit level, when the homes are sited on individual lots. In addition, the LBZ established on lots bordering open space/conservation areas requires that buildings must be 100' from open space areas. The 100' Preserve Edge requirements will be enforced and managed via the CC&Rs.
S-3.7 Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.	***Consistent***. Buildings will be designed with automatic fire sprinklers and will comply with California Building Code, Chapter 7A, as well as the County Fire Code.
GOAL S-6	
Adequate Fire and Medical Services. Adequate levels of fire and emergency medical services (EMS) in the unincorporated County.	
Policies	
S-6.1 Water Supply. Ensure that water supply systems for development are adequate to combat structural and wildland fires.	***Consistent***. The Specific Plan Amendment includes the Overview of Water Service facility plan, which addresses fire flow requirements necessary to serve the Proposed Project Amendment, as discussed further in the FPP. The phasing and financing of water facilities are addressed in the PFFP. The Otay Water District approved an SB610/SB221 water supply assessment/water verification report on January 3, 2018 and updated the WSAV for the Approved Project on _____for the Proposed Project Amendment. This report, prepared by the Otay Water District, ensures that the Specific Plan Amendment's 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.

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT	
APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	**CONSISTENCY ANALYSIS**
S-6.3 Funding Fire Protection Services. Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.	***Consistent***. The Proposed Project Amendment includes a public safety site which is anticipated to house a future onsite fire station. The Applicant will be required to pay the County Fire Mitigation Fee. The Applicant has entered into a project-specific Fire Protection and Mitigation Term Sheet (June 24, 2019) that determines the Proposed Project Amendment's fair share of fire station construction and maintenance and operations costs necessary to serve the Proposed Project Amendment.
0	***Consistent***. The Fire Protection Plan calls for a temporary onsite fire station to serve the projects initial phases prior to construction of a permanent fire station within the Village Core. Under both the temporary station and permanent station, the General Plan response time threshold of 5-minutes is met. Although out of the direct protection area, the neighboring fire agency, City of Chula Vista Fire Department, has resources that may be available to respond to emergency calls as second or third engine via the existing or an updated automatic or mutual aid agreement.
S-6.5 Concurrency of Fire Protection Services. Ensure that fire protection staffing, facilities and equipment required to serve development are operating prior to, or in conjunction with, the development. Allow incremental growth to occur until a new facility can be supported by development	***Consistent***. Prior to recordation of the first final map, the Project Applicant will enter into a Fire Services Agreement consistent with the terms of the Fire Protection and Mitigation Term Sheet (June 24, 2019) between the Project Applicant and SDCFA.
0	
Reduced Seismic Hazards. Minimized personal injury and property damage resulting from seismic hazards.	
S-7.1 Development Location. Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.	***Consistent***. The Silver Strand section of the Newport-Ingelwood-Rose Canyon Fault Zone located approximately 15 miles to the west is the closest known active fault to the Proposed Project Amendment Area. The La Nacion Fault, a potentially active fault, is located approximately 6 miles to the west.

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT	
APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	**CONSISTENCY ANALYSIS**
S-7.2 Engineering Measures to Reduce Risk. Require all development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards.	***Consistent***. No unusual climatic, geologic, or seismic conditions on or near the Project Area exist to warrant building code, engineering standards, or construction methods in excess of California Building Code requirements, County building codes and land use regulations, and other formally established and conventional engineering and design standards and practices.
GOAL S-10	
Floodway and Floodplain Capacity. Floodways and floodplains that have acceptable capacity to accommodate flood events.	
S-10.4 Stormwater Management. Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities.	***Consistent***. The Stormwater Management Plan for Proposed Project Amendment was prepared to address LID, hydromodification management and other measure to minimize stormwater impacts on drainage and flood control facilities. Storm water facilities have been designed in accordance with the County's BMP requirements for permanent site design, stormwater treatment, and hydromodification management. Drainage from paved areas, including streets, sidewalks, driveways, and parking areas, is directed into biofiltration basins to remove trash, debris, and pollutants prior to discharging into the downstream natural conveyance channels.
S-10.5 Development Site Improvements. Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.	***Consistent***. The Priority Development Project Stormwater Management Plan for Village 14 and Planning Area 16, Proposed Project Amendment identifies necessary facilities required both on and off-site to drain the Proposed Project Amendment and avoid impacts due to storm water runoff. Runoff from the developed portion of the Proposed Project Amendment will drain to the Upper Otay Reservoir via Proctor Valley. The runoff from the 85th percentile storm will be treated by eight (8) biofiltration basins and two (2) proprietary compact biofiltration units (Modular Wetland Units) located adjacent to Proctor Valley Road and northwest of Jamul Creek. The proposed basins will be engineered to serve for both water quality treatment control and hydromodification purposes. The basin sizes, composition and riser structures are to be designed by the Project Design Engineer to comply with flow control requirements of the MS4 Permit. Implementing flow control hydromodification

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT	
APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	**CONSISTENCY ANALYSIS**
	requirements will minimize the potential of storm water discharges from the MS4 from causing altered flow regimes and excessive downstream erosion in receiving waters. For San Diego area watersheds, the range of flows that result in increased potential for erosion or degraded instream habitat down-stream of Priority Development Projects shall be based on the Final HMP mentioned above. For the Proposed Project Amendment, this range of flows was determined to be 0.1Q2 to Q10. The BMPs were selected based on their effectiveness for pollutant removal and ability to also be utilized for flow control. Additionally, pre-treatment BMPs will be installed upstream of the larger biofiltration bases, on an as needed bases, in order to prevent trash and larger pollutants from entering the basins.
S-10.6 Stormwater Hydrology. Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology.	***Consistent***. The CEQA Drainage Study has been prepared for the Proposed Project Amendment in accordance with the County of San Diego Hydrology and Hydraulic Design Manuals to minimize adverse impacts on the surrounding area. The Proposed Project Amendment currently and ultimately drains into the Upper Otay Reservoir. Natural runoff from most areas north of the Proposed Project Amendment 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 Proctor Valley and the Upper Otay Reservoir, and not comingle with runoff from the development until downstream of the proposed biofiltration basins (after low flows from the development have been treated). The onsite storm drains which conveys developed flows will be routed through a biofiltration basin prior to discharging into Proctor Valley. Increased peak flows to Proctor Valley and both the Upper and Lower Otay Reservoirs due to the development will be accepted by the City of San Diego on the condition that the quality of runoff is acceptable, and the Source Protection Guidelines for New Development are used to address water quality matters.
GOAL S-12	
Adequate Law Enforcement Facilities. Timely development of law enforcement facilities in locations that serve the unincorporated areas of the County.	

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT	
APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	**CONSISTENCY ANALYSIS**
Policies	
S-12.1 New Law Enforcement Facilities. Coordinate new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County.	***Consistent***. The Proposed Project Amendment includes an onsite public safety site which is anticipated to house a future Sheriff's storefront facility.
GOAL S-13	
Safe Communities. Law enforcement facilities and services that help maintain safe communities.	
Policies	
S-13.1 Sheriff Facility Locations. Locate Sheriff facilities to best serve existing and planned development and the corresponding demand for services.	***Consistent***. The Proposed Project Amendment includes a public safety site which is anticipated to house a Sheriff's storefront facility. (See S-12.1 above)
S-13.2 Sheriff Facilities in Non-Residential Areas. Locate future Sheriff facilities in commercial, industrial, or mixed-use areas; they may also be located within residential areas when other sites are unavailable or unsuitable based on circulation, geography, proximity to demand, and other factors that impact the practical provision of services.	***Consistent***. The Proposed Project Amendment includes a public safety site which is anticipated to house a Sheriff storefront facility. As an alternative, the Sheriff's facility may be located in the commercial/retail Mixed Use Sites.
GOAL S-14	
Crime Prevention. Crime prevention through building and site design.	
Policies	
S-14.1 Vehicular Access to Development. Require development to provide vehicular connections that reduce response times and facilitate access for law enforcement personnel, whenever feasible.	***Consistent***. The internal streets within the Proposed Project Amendment have been designed to connect to and through the neighborhoods rather than end in cul-de-sacs. The Proposed Project Amendment is bisected by a Circulation Element public road (Proctor Valley Road) that connects the four major development phases. Finally, the Proposed Project includes Amendment seven fully improved community access points along Proctor Valley Road. Public parks and other facilities are situated along Proctor Valley Road for easy access and visibility.
S-14.2 Development Safety Techniques. Require development within Village areas to utilize planning and design techniques, as appropriate, that deter crime.	
Examples of design features include the following:	

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT	
APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	**CONSISTENCY ANALYSIS**
• Avoiding landscaping that might create blind spots or hiding places • Centrally locating open green spaces and recreational uses so that they are visible from nearby homes and streets • Designing streets to discourage cut-through or high-speed traffic • Installing paving treatments, plantings, and architectural design features, such as columned gateways, to guide visitors to desired entrances and away from private areas • Installing walkways in locations safe for pedestrians • Designing lots, streets, and homes to encourage interaction between neighbors • Including mixed land uses that increase activities on the street	***Consistent***. The street network has been designed in accordance with County Public Road Standards which incorporate public safety and includes separate bicycle and pedestrian access design considerations. Neighborhoods are designed to promote connectivity and interaction with other neighborhoods. Public and private park and recreation facilities are located central to neighborhoods to enhance visibility and deter crime. Monument/signage will mark primary community entries, backbone circulation system, and neighborhood entrances. Landscaping and street lighting will be designed to enhance pedestrian safety and deter crime. The Proposed Project Amendment includes seven primary and one secondary gated neighborhood access points and accommodates a Sheriff's storefront facility within the public safety site or Mixed-Use Sites. The Village Design Plan includes building siting guidelines and CPTED design guidelines intended to deter crime. The Proposed Project Amendment will have an HOA, which generally implements a positive approach to facilitate neighbor communication and cooperation regarding community safety.
• Siting and designing buildings oriented for occupants to view streets and public spaces	

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	**CONSISTENCY ANALYSIS**
NOISE ELEMENT	
GOAL N-1	
Land Use Compatibility. A noise environment throughout the unincorporated County that is compatible with the land uses.	
Policies	
N-1.1 Noise Compatibility Guidelines. Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses.	***Consistent***. The Proposed Project Amendment's Noise Analysis[10] uses the Noise Compatibility Guidelines and Noise Standards to determine the acceptability of exterior and interior noise levels for the proposed land uses.
N-1.2 Noise Management Strategies. Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary:	

[10] All references herein the Noise Analysis Technical Memorandum prepared for the Approved Project also include the Noise Technical Memorandum for the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment prepared by Dudek (2019).

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
• Avoid placement of noise sensitive uses within noisy areas • Increase setbacks between noise generators and noise sensitive uses	***Consistent***. The Proposed Project Amendment layout and design considered the relationships between proposed residential, mixed use, public, and institutional land uses to avoid noise incompatibilities. Homes along Proctor Valley Road and the backbone roads are setback to shield homes from roadway/traffic noise. Where single-family residences are exposed to noise levels in excess of 60 dBA CNEL a minimum 6-foot-high solid noise barrier will be constructed along the exposures. See the Acoustical Analysis Report[11], Certified EIR (16-19-0060), Appendix 4.1.8, for noise barrier locations and heights.
• Orient buildings such that the noise sensitive portions of a project are shielded from noise sources	
• Use sound-attenuating architectural design and building features • Employ technologies when appropriate that reduce noise generation (i.e. alternative pavement materials on roadways)	
N-1.3 Sound Walls. Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall.	***Consistent***. Village 14 Design Plan and Planning Area Design 19 Guidelines provide materials appropriate for noise walls and landscaping will be used interior to the Proposed Project Amendment along Proctor Valley Road to provide additional shielding of homes from road/vehicle noise, consistent with the Acoustical Analysis Report. The noise barriers may be constructed as a wall, berm or a combination of both. These noise walls may consist of masonry material, 0.625-inch thick Plexiglas, or 0.25-inch thick plate glass, or a combination of these materials. See Acoustical Analysis Report, Certified EIR (16-19-006), Appendix 4.1.8 for noise barrier locations and heights
GOAL N-2	
Protection of Noise Sensitive Uses. A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels.	

[11] All references herein to the Acoustical Analysis Technical Memorandum Report for the Approved Project also includes the Noise Technical Memorandum for the Otay Ranch Village 14 and Planning Area 16/19 Proposed Project Amendment.

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
N-2.1 Development Impacts to Noise Sensitive Land Uses. Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.	***Consistent***. The Certified EIR (16-19-006) includes a mitigation measure (M-N-1) requiring the preparation of an acoustical study prior to issuance of a building permit when a building or land use would be subject to exterior noise levels in excess of 60 dBA. In order to more accurately determine noise levels, this acoustical study will be conducted after floor plans have been designed and buildings plotted based on horizontal and vertical setbacks from the noise generator. The Certified EIR (16-19-006) also includes noise mitigation measures for sensitive land uses to reduce noise impacts from other noise sources, including outdoor equipment, traffic, etc. The Proposed Project Amendment will be required to comply with these mitigation measures.
N-2.2 Balconies and Patios. Assure that in developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use developments exceed 65 CNEL, a solid noise barrier is incorporated into the building design of the balconies and patios while still maintaining the openness of the patio or balcony.	***Consistent***. The Certified EIR (16-19-006) includes a mitigation measure requiring the preparation of an acoustical study prior to issuance of a building permit when a building or land use would be subject to exterior noise levels in excess of those contained in the County Noise Ordinance. In order to more accurately determine noise levels, this acoustical study will be conducted after floor plans have been designed and buildings plotted based on horizontal and vertical setbacks from the noise generator.
GOAL N-3	
Groundborne Vibration. An environment that minimizes exposure of sensitive land uses to the harmful effects of excessive groundborne vibration.	
Policies	
N-3.1 Groundborne Vibration. Use the Federal Transit Administration and Federal Railroad Administration guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from trains, construction equipment, and other sources.	***Consistent***. The Certified EIR (16-19-006) includes noise mitigation measures for ground-borne vibration from construction equipment such that a vibration monitoring plan shall be required prior to beginning construction within 200 feet of an existing or future occupied residence. The roundabouts along Proctor Valley Road are designed for W-40 truck movement, accommodating trucks with a trailer of 35' or shorter. Minimizing large truck circulation has the potential to result in reduced groundborne vibration. All blasting and crushing construction operations are subject to strict implementation of applicable County ordinances.
GOAL N-4	
Transportation-Related Noise Generators. A noise environment that reduces noise generated from traffic, railroads, and airports to the extent feasible.	

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
N-4.2 Traffic Calming. Include traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise in development that may impact noise sensitive land uses.	***Consistent***. The proposed roadway network has been designed in accordance with the County Public Road and Private Street Standards. Design speeds within Proctor Valley central and north have been reduced to 30 mph. Five roundabouts are planned at key intersections from Proctor Valley Road and neighborhood entry features will slow traffic to 25 mph. In addition, intersection neckdowns at key internal intersections and reduced design speeds on internal streets reduce traffic noise throughout the Proposed Project Amendment.
N-4.5 Roadway Location. Locate new or expanded roads designated in the Mobility Element in areas where the impact to noise sensitive land uses would be minimized.	***Consistent with General Plan Amendment***. The Proposed Project Amendment extends Proctor Valley Road as a fully improved roadway through the Proposed Project Amendment, consistent with General Plan Amendment adopted by the County for the Approved Project in 2019. The narrowed alignment will largely follow the existing unimproved alignment, thereby minimizing the potential to create new noise impacts. The adopted alignment for the southern segment of Proctor Valley Road has been shifted 100'+/- to the southeast to avoid impacts on sensitive vernal pool habitat.
N-4.6 Road Improvement Projects. For County road improvement projects, evaluate the proposed project against ambient noise levels to determine whether the project would increase ambient noise levels by more than three decibels. If so, apply the limits in the noise standards listed in Table N-2 for noise sensitive land uses that may be affected by the increased noise levels. For federally-funded roadway construction projects, use the limits in the applicable Federal Highway Administration Standards.	***Consistent***. The Proposed Project Amendment includes offsite improvements to Proctor Valley Road. The Noise Analysis Technical Memorandum for the Village 14 and Planning Areas16/19 Proposed Project Amendment evaluated the Proposed Project Amendment against ambient and future noise levels as anticipated by Certified EIR (16-19-006). The Noise Analysis Technical Memorandum concluded that, similar to the Approved Project, the Proposed Project Amendment would also exceed 3dB above ambient (i.e. existing) noise levels for noise sensitive land uses located within the County. Therefore, the noise standards listed in Table N-2 were applied and, similar to the Acoustical Analysis Report for the Approved Project, found that the existing plus Proposed Project Amendment noise level would be approximately 52 dBA CNEL, which would not exceed the County noise standard (60 dBA) for these single-family residential land uses. Under the Year 2030, estimated noise level would be 62 dBA CNEL, which would exceed the County standard. However, it should be noted that the standard would be exceeded under the Year 2030 with or without development of the Proposed Project Amendment. The Noise Analysis Technical Memorandum

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	analysis determined that the Proposed Project Amendment would be in accordance with Policy N-4.6, and therefore is consistent with this policy.
N-4.9 Airport Compatibility. Assure the noise compatibility of any development projects that may be affected by noise from public or private airports and helipads during project review by coordinating, as appropriate, with appropriate agencies such as the San Diego County Regional Airport Authority (SDCRAA) and the Federal Aviation Administration (FAA).	***Consistent***. The Noise Analysis Technical Memorandum determined that the Proposed Project Amendment would not experience significant impacts from airport noise. The nearest private airstrip is the John Nichol's Field Airport, located at 13531 Otay Lakes Road, Jamul, California. The airport is located approximately 3 miles to the southeast of the Proposed Project Amendment Area and separated by numerous hills and ridgelines. Because of the distance, intervening topography, and the facility size, the project would not expose people living or residing in the Proposed Project Amendment Area to excessive noise levels from private airstrips or associated activities.
GOAL N-5	
Non-Transportation-Related Noise Sources. A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods.	
Policies	
N-5.1 Truck Access. Design development so that automobile and truck access to industrial and commercial properties abutting residential properties is located at the maximum practical distance from residential zones.	***Consistent***. Best design considerations will be implemented in the preparation of Site-Specific Site Plans for commercial uses within the Village Core to shield adjacent land uses (residential, school, etc.) from noise generated by parking lots and deliveries.
GOAL N-6	
Temporary and/or Nuisance Noise. Minimal effects of intermittent, short-term, or other nuisance noise sources to noise sensitive land uses.	
Policies	
N-6.3 High-Noise Equipment. Require development to limit the frequency of use of motorized landscaping equipment, parking lot sweepers, and other high-noise equipment if their activity will result in noise that affects residential zones.	***Consistent***. Onsite uses, including landscape maintenance and other noise generating uses, will be governed by the CC&Rs to control noise, hours of operations and impacts on residential uses and sensitive receptors consistent with the County Noise Ordinance.
N-6.4 Hours of Construction. Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses.	***Consistent***. Construction activities will comply with the County's standard hours of construction. The CC&Rs will restrict and control homeowner landscape and construction activities after the homes are occupied.

B. JAMUL/DULZURA SUBREGIONAL PLAN – SAN DIEGO COUNTY GENERAL PLAN CONSISTENCY ANALYSIS

Originally adopted by the County Board of Supervisors in 1979 (GPA 74-02) and most recently amended in 2016 (GPA 16-008), the Jamul/Dulzura Subregional Plan covers an area of approximately 168 square miles in southeastern San Diego County. The JDSP implements the principles of the County General Plan Land Use Element. This Plan guides new urban development into those areas of the County where urbanization will be least costly, conserves future options for development and helps meet the housing needs of County residents (JDSP 2016, Page 18). The JDSP identifies the Otay Ranch project as a "Specific Planning Area" within it's boundary. Because of the Project's size and complexities, the development policies for the Otay Ranch project are contained in Volume 2, of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the JDSP apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies in the Otay Ranch GDP/SRP shall take precedence. Therefore, the guiding, and overriding, land use document for Otay Ranch that is embedded within the County's General Plan is the Otay Ranch GDP/SRP and the consistency analysis below takes this into consideration.

This Consistency Analysis focuses on relevant goals and policies within the JDSP and determines if the Proposed Project Amendment is consistent. The following terms will be utilized in the analysis:

1. Village 14 and Planning Areas 16 and 19 (Proposed Project Amendment)
2. Village 14 and Planning Areas 16 and 19 Specific Plan (Specific Plan Amendment)
3. Amended Village 14 Design Plan (Village Design Plan)
4. Amended Planning Area 19 Design Guidelines (Design Guidelines)
5. Village 14 and Planning Areas 16 and 19 Specific Plan Amendment Boundary (Proposed Project Amendment Area)
6. Otay Ranch General Development Plan/Subregional Plan (Otay Ranch GDP/SRP)
7. Jamul/Dulzura Subregional Plan (JDSP)
8. MSCP County Subarea Plan, South County Segment (MSCP County Subarea Plan)
9. Otay Ranch Resource Management Plan (RMP)

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
LAND USE	
Goal 1 Development of the land in such a manner as to retain the rural densities and land uses of the community	
Goal 2 Agricultural land uses, which are compatible with limited water resources and established residential development	
Policy 1 The treatment of wastewater for all commercial or residential uses shall be limited to on-site sewage disposal systems.	***Not Applicable***. The Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use polices, Section III. B. See Otay Ranch GDP/SRP, Part II, Chapter F, Page 194 "The provision of sewer service is not precluded in Village 14." The Proposed Project Amendment has been planned to be served by the Salt Creek Interceptor within the City of Chula Vista since 1994. The County of San Diego and City of Chula Vista have entered into a Sewage Transportation Agreement which allows flows exclusively from the Otay Ranch in the County of San Diego. With adoption of the Approved Project, the County approved sewer service for both Village 14 and Planning Areas 16 and 19. The Proposed Project Amendment is consistent with this approval.
Policy 2 Semi-rural residential lots shall meet the following criteria:	The Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use polices, Section II.C.
a) All lots should have imported water and be able to provide for on-site sewage disposal. b) All future subdivisions of 20 or more lots should provide a minimum of 5% of the land in open space in addition to deeded lots. c) Road and street improvements should conform to the goals and policies as set forth under the Mobility Element of the County General Plan and the Mobility chapter of this document. d) New development should provide for equestrian trails as designated on the County Trails Master Plan. e) All future developments should meet County standards for lot design and street patterns. f) All utilities should be underground unless unfeasible.	All lots are within the Otay Water District boundaries for water service. See Policy 1 regarding sewer. ***Consistent***. The Otay Ranch RMP Preserve exceeds this 5% requirement. ***Consistent***. See Mobility Element County General Plan Consistency Analysis above. ***Consistent***. See County Policy M-11.8 ***Consistent.*** See Specific Plan Amendment for standards and waivers as required per County standards. ***Consistent***. Utilities are underground.

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
g) Clustering is permitted under the following circumstances: 1) Within the County Water Authority boundary when groundwater is not used. 2) Land not included within the clustered lots is reserved for permanent open space and an open space easement or fee title is granted to the County or a resource protection conservancy over such land. 3) On-site sewage disposal systems must be approved by the Health Department for immediate and long term usage. 4) The proposed development will have no adverse effect on the groundwater environment than would an equivalent non-clustered development as would otherwise be permitted in the subject land use category. 5) The proposed clustered development, including the open space areas, does not exceed overall density permitted without clustering by the County General Plan land use designation. 6) Proposed clustering development is compatible with the established community character. 7) The minimum lot size for clustering is one net acre for land designations SR-1, SR-2 and SR-4; and two net acres for land use designation SR-10.	***Not Applicable***. Due to size and complexities, the Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use polices, Section II.C.
RURAL RESIDENTIAL	
Policy 3 There should be no more than one dwelling per ten acres outside the County Water Authority boundary and Rural Villages.	***Not Applicable***. Due to size and complexities, the Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use polices, Section II.C.
Policy 4 The clustering of dwelling units is compatible in the rural areas under the following circumstances.	***Not Applicable***. Due to size and complexities, the Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use polices, Section II.C.
a) The minimum lot size for clustering is four net acres for land use designations RL-20, RL-40, RL-80, RL-160.	

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
b) Land not included within the clustered lots is reserved for permanent open space, and an open space easement or fee title is granted to the County or a resource protection conservancy over such land. c) On-site sewage disposal systems must be approved by the Health Department for immediate and long-term usage. d) The proposed development will have a no more adverse effect on the groundwater environment than would an equivalent non-clustered development as would otherwise be permitted in the subject land use category. e) The proposed clustered development, including the open space areas, does not exceed the overall density permitted without clustering by the County General Plan land use designation. f) Proposed clustered development is compatible with the established community character.	
Policy 5 Residential development outside the County Water Authority boundary should be limited to densities consistent with the County Groundwater Ordinance. The clustering of dwelling units is acceptable in areas that use groundwater, as long as they meet the provisions of the County Groundwater Ordinance.	***Not Applicable***. The Proposed Project Amendment is within the County Water Authority Boundary.
COMMERCIAL	
Policy 6 The major business center for the Subregion should be limited to one centralized area as generally defined by Highway 94 and Jefferson. Other commercial areas should be neighborhood type.	***Consistent***. The Proposed Project Amendment has 10,000 square feet of neighborhood serving commercial and is consistent with the Otay Ranch GDP/SRP land use policies.
Policy 7 Commercial development should retain the rural character of the Subregion and meet the following criteria: **a)** Structures limited to two stories in height **b)** Permanent exterior signs should be limited in size to 32 square feet and should have only indirect lighting. No sign shall have blinking lights. **c)** Non-permanent signage, such as inflatable advertisement, shall be limited to 90 days per year.	***Consistent***. Structures are limited to two story heights, except for architectural features. See Specific Plan Amendment, Village Design Plan and Design Regulations regarding site plan review, signage, parking lighting etc.

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
d) Site Plan review should be done by the County, whenever possible, in order to guarantee the rural character of the community is met and to minimize conflicts between the commercial and adjoining noncommercial development in terms of traffic, parking, lighting, landscaping, and service delivery.	
Policy 8 Commercial development should be discouraged outside the designated Village Boundary areas and should only be approved in the rural areas under the following conditions: **a)** The circulation and access needs can be met adequately. **b)** Neighborhood commercial development will not cause adverse impact on neighborhood properties. **c)** Site Plan review and appropriate landscaping be required.	The Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use polices, Section II.C.
AGRICULTURE	
Policy 9 Agricultural activities are essential in maintaining the existing rural life of the community. Therefore, the community encourages all types of agricultural activities, large or small, which provide a local or regional source of food/fiber/or livestock and when water and land resources are available.	***Not applicable in Village 14.*** ***Consistent in Planning Area 19.*** See Specific Plan Amendment, Village Design Plan and Design Regulations regarding animal and agricultural use.
Policy 10 Strongly support a study of the long-range availability of groundwater for agricultural uses.	***Not applicable***.
Policy 11 Keeping animals and other agricultural land uses on residential parcels of one acre or larger is desirable. As land holdings increase in size, the number of animals permitted should be increased. Land use regulations permissive enough to allow such agricultural uses are appropriate throughout the community.	***Not applicable in Village 14.*** Consistent in Planning Area 19. See Specific Plan Amendment, Village Design Plan and Design Regulations regarding animal and agricultural use.
Policy 12 Encourage agricultural preserves and land conservation contracts in the Jamul/Dulzura Subregion unless the land is unsuitable for any type of agricultural use.	***Not applicable***

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policy 13 Encourage the cooperation of federal and State agencies, along with the local government, to promote agricultural development through the use of soil and water conservation projects.	***Not applicable***
Policy 14 Agricultural businesses, such as wineries, custom butchering, smokehouses, and fruit and vegetable packing, are appropriate in areas designated Semi-Rural 4 or lower densities, when compatible with existing development.	***Not applicable***
SPECIFIC PLANNING AREA – OTAY RANCH	
Policy 15 The development policies for the Otay Ranch project are contained in Volume 2 or the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the Jamul/Dulzura Plan Text apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies contained in Volume 2 of the Otay Subregional Plan Text shall take precedence.	***Consistent***. See Otay Ranch GDP/SRP Consistency Analysis Section II.C.
MOBILITY	
Goal 1 Develop a transportation system that provides for safe, efficient travel throughout this rural community and preserve the beauty, quality, and rural character of the Jamul/Dulzura Subregional Planning area.	
Policy 1 Road design within the community shall be compatible with topography and landscape and minimize grading. All road improvements shall be designed to maximize environmental and aesthetic considerations.	***Consistent***. See consistency analysis for County General Plan Policies M-2.3, M-4.3, M-4.5
Policy 2 County policies that provide for replacement of all healthy, mature trees lost during highway maintenance or improvement projects shall be strictly enforced.	***Consistent***. The Proposed Project Amendment shall replace all healthy, mature trees lost during highway maintenance or improvement projects.
Policy 3 All subdivisions, residential and commercial, shall incorporate asphaltic berms, in lieu of concrete curbs and gutters, unless concrete curbs and gutters and required because of the grade of the road, and graded walkways instead of concrete sidewalks.	***Consistent***. Most of the internal roads are private. The grade on the public roads require concrete curbs and gutters.

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policy 4 Locate major roads, to be constructed in the future, so as to by-pass rather than divide residential neighborhoods.	***Consistent***. See consistency analysis for Otay Ranch GDP/SRP Policy "Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community."
Policy 5 In order to keep the rural character of the community, it is important to retain the dark skies. Therefore, street lighting should be of the type to reflect downward only. Such lighting, when required, should be located at street intersections, ends of cul-de-sacs, and other locations as necessary for safety only.	***Consistent***. The Proposed Project Amendment will comply with the San Diego County Code of Regulatory Ordinances, Sections 51.210 – 51.209, Light Pollution Code.
Policy 6 Require all new development to plan for secondary emergency access routes as adjacent parcels may develop in the future.	***Consistent***. The Proposed Project Amendment provides secondary emergency access routes. See Fire Protection Plan and County General Plan Policy M-3.3.
Policy 7 Encourage the establishment of secondary/emergency exit routes to existing development.	***Consistent***. The Proposed Project Amendment provides secondary emergency access routes. See Fire Protection Plan and County General Plan Policy M-3.3.
Goal 2 Automobile and non-motorized modes of travel are accommodated within the planning area.	
Policy 8 Support the construction of a local road network, which is designed to service the existing land use pattern and the future community development.	***Consistent***. See County General Plan Policy M-3-1,
Policy 9 Funding priority shall be given to maintaining the existing road system in good condition. The construction of new or the upgrading of existing roads, as shown on the Mobility Element, shall not be accomplished until their need has been demonstrated to the Jamul/Dulzura Community Planning Group. This shall be done by an annual evaluation of the Department of Public Work's multi-year Capital Improvements Program for this Planning Area.	***Consistent***. See County General Plan Policies LU 12.3 and M-3.2.
Policy 10 The development of public transportation to the Jamul/Dulzura area from El Cajon, Rancho San Diego, and San Diego is recognized as desirable. A study in the feasibility of extending the life line bus service in the community should be encouraged.	***Consistent***. See County General Plan Policy M-8.5

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policy 11 Residential development shall be designed with equestrian trails and foot paths as an integral part of the project. In addition, permission should be granted for short-term use of portions of Mobility Element road easements for equestrian trails until such time as full road improvements are necessary.	***Consistent***. See County General Plan Policies M-4.1, M-4.3
Policy 12 Support the design and construction of safe, attractive pedestrian, bicycle, and equestrian crossings at logical points of major thoroughfares. In particular, the junctions of Highway 94 and Jefferson and Skyline Truck Trail and Lyons Valley should have crossings.	***Not applicable***
Goal 3 A local road system that is safe and efficient.	
Policy 13 Include fire safe road standards as criteria for County evaluation of proposed road and subdivisions.	***Consistent***. See County General Plan Policies M-3.3, M-4.4
Policy 14 Road built to the County rural public road standards should be accepted into the County's maintained road system, when applicable.	***Consistent***. Public roads will be accepted into the County's maintained road system.
Policy 15 Encourage the elimination of safety hazards caused by direct access of traffic onto major arterial or collector streets. In particular, new commercial development shall have limited access on such roads. Consideration should be given to a method of limited access along State Highway 94 in the Steel Canyon area as traffic increases and congestion occurs.	***Consistent***. See County General Plan Policies M-2.2, M-4.3
RECREATION	
Goal 4 Support the establishment of improved recreational facilities in the Jamul/Dulzura Planning Area that will meet the distinctive needs of the community and enrich the lives of the residents.	
Policy 1 The early identification and acquisition of local recreation sites in order to reduce costs is encouraged	***Not applicable***. No acquisition necessary as parks are provided as development exactions.

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policy 2 Park development should be in the form of active recreation (i.e., multi-purpose play fields, community center, horse staging areas). The development of passive recreation (i.e., picnic grounds, open space) should be highly restricted. It is the strong belief of the citizens that the community's ultimate density provides for adequate open space by the individual landowners.	***Consistent***. See Specific Plan Amendment – Parks and Recreation Master Plan Chapter III.F. See also County General Plan Policies COS-21.1, 21.2
Policy 3 – The highest priority for recreation is the development of a community activity center near the Jamul town center to serve as a social focal point. Any proposal for such a center should include facilities for the keeping of historical artifacts and photographs and a listing of historic structures and their location.	***Not applicable***. The Proposed Project Amendment does not propose a Jamul town center.
Policy 4 The possibilities of developing State and federal land, as well as County or local district land, should be investigated in order to limit park costs. It would be considered ideal for local parks to located adjacent to other public facilities, such as schools, fire stations, State parks, or County road stations, to allow for common sharing of facilities as well as common policing.	***Consistent***. The Proposed Project Amendment will locate parks within the Proposed Project Amendment's ownership. Parks are located adjacent to other public facilities.
Policy 5 The establishment of an appropriate entity to provide for park and recreation facilities, services, maintenance, and operation as well as other need public facilities for the community is considered important for the general goals of the Plan to be met.	***Consistent***. The public parks and recreation facilities will be maintained and operated by an appropriate entity. See Specific Plan Amendment, Public Facilities Financing Plan.
Policy 6 Utilization of all potential sources of funding and aid that will improve the availability of youth recreational facilities and educational activities of all age groups should be encouraged.	***Consistent***. All potential funding sources will be encouraged.
Policy 7 Strick controls for prohibiting off-road vehicle use in other than specifically designated areas is highly desirable.	***Consistent***. The Proposed Project Amendment will prohibit off-road vehicle use. Common areas within the Proposed Project Amendment will be maintained by a Homeowner's Association with CC&Rs. The Otay Ranch Preserve will be maintained by the Preserve Owner Manager (POM).
Policy 8 Private enterprise should be encouraged to provide additional recreational facilities for the community. Examples of such facilities are tennis and handball courts, swimming pools, picnic areas, etc.	***Consistent***. Private recreational facilities are provided in the Proposed Project Amendment, including swim clubs, private parks and recreational areas. See Specific Plan Amendment Parks and Recreation Master Plan Chapter III.F.

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
CONSERVATION	
Goal 5 Environmental resources in the Jamul/Dulzura area that are carefully managed to maintain them for future needs.	
Policy 1 Require the preservation of diverse, viable natural habitats, and aesthetic resources, such as scenic rock outcroppings, ridge tops, and mountain peaks.	***Consistent***. See County General Plan, Conservation Element, Policies COS-1.1 to 1.9 and COS-2.1 and 2.2 consistency analysis.
Policy 2 – Protect sensitive biological, archaeological, aesthetic, mineral, and water resources within Resource Conservation Areas (RCAs) identified in the Plan**.**	***Not applicable***. The Proposed Project Amendment is not in an RCA.
Policy 3 – Strict controls over land uses in areas not served by imported water should be supported in order to ensure the long-term availability of groundwater resources**.**	***Not applicable***. The Proposed Project Amendment is served by imported water from Otay Water District.
Policy 4 – A large scale groundwater study in the Jamul/Dulzura Subregional Plan Area to clearly evaluate the capabilities of the local groundwater supply should be prepared at the earliest possible date.	***Not applicable***. The Proposed Project Amendment is served by the imported water from the Otay Water District.
Policy 5 – Historical buildings should be identified.	***Not applicable***. The Proposed Project Amendment has no historical buildings.
Policy 6 Standards should be developed for control over light pollution to preserve the dark sky characteristics of the Jamul/Dulzura Subregion.	***Consistent***. The Proposed Project Amendment will comply with the San Diego County Code of Regulatory Ordinances, Sections 51.210 – 51.209, Light Pollution Code.
Policy 7 Discourage development in areas with geologic hazards, such as landslide prone soils and seismic risks.	***Consistent***. See County General Plan Policies LU-6.10, S-7.10
SCENIC HIGHWAYS	
Goal 6 The designation of a scenic highway system that provides attractive and scenic travel routes within the Jamul/Dulzura Subregional area.	

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policy 1 The scenic highway corridors in the Jamul/Dulzura Subregional Area designated in the County General Plan Conservation and Open Space Element include: State Route 94, Lyons Valley Road, Skyline Truck Trail, Proctor Valley Road, Honey Springs, and Otay Lakes. In addition to these scenic highway corridors, Lawson Valley Road is a scenic corridor that is also important to the community	***Consistent***. With adoption of the Approved Project on June 26, 2019, the County adopted the same design criteria for Proctor Valley Road as a "Scenic Highway." The Proposed Project Amendment Proctor Valley Road design is consistent with the Approve Project. Proctor Valley Road is a scenic highway as specified in the Jamul/Dulzura Subregional Plan, the County General Plan and the Otay Ranch GDP/SRP. The Proposed Project Amendment's Proctor Valley Road design complies with the scenic highway designation.
Policy 2 The route identified above, and those identified in the Conservation and Open Space Element, should be protected by the application of a "S" Scenic designator.	***Consistent***. Proctor Valley Road is protected by the application of a "S" Scenic designator. With adoption of the Approved Project on June 26, 2019, the County adopted the same design criteria for Proctor Road as a "Scenic Highway." The Proposed Project Amendment Proctor Valley Road design is consistent. The Proposed Project Amendment's Proctor Valley Road design complies with the scenic highway designation.

C. OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

The County of San Diego General Plan includes the Otay Ranch GDP/SRP, as a local community plan element. The Otay Ranch GDP/SRP Volume 2 contains goals, objectives and policies to guide development of Otay Ranch. Many policies apply generally to development of all of Otay Ranch; while some are specific to individual villages. The goals, objectives and policies contained in the Otay Ranch GDP/SRP that relate specifically to development of the Proctor Valley Village, Village 14 and the Jamul Rural Estate Area (Planning Areas 16 & 19) are listed and analyzed below. The Consistency Analysis evaluates the extent to which the proposed Specific Plan Amendment and other discretionary actions conform to the Otay Ranch GDP/SRP policies specific to the Village 14 and Planning Areas 16 & 19. The following terms will be utilized in the Otay Ranch GDP/SRP Consistency Analysis:

1. Village 14 and Planning Areas 16 and 19 (Proposed Project Amendment)
2. Village 14 and Planning Areas 16 and 19 Specific Plan (Specific Plan Amendment)
3. Amended Village 14 Village Design Plan (Village Design Plan)
4. Amended Planning Area 19 Design Guidelines (Design Guidelines)
5. Otay Ranch General Development Plan/Subregional Plan, Volume 2 (Otay Ranch GDP/SRP)
6. MSCP County Subarea Plan, South County Segment (MSCP County Subarea Plan)
7. Otay Ranch Resource Management Plan (RMP)
8. Rancho Jamul Ecological Reserve[12]

[12] The Rancho Jamul Ecological Reserve is a component of the County MSCP multi-habitat preserve system in southwestern San Diego and is the State of California's contribution to the County MSCP.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
VILLAGE 14	
VILLAGE CHARACTER POLICIES	
The village character should be guided by the following qualities and characteristics unique to this village. • Topography • Location between two mountains • Transition to Jamul • Views to San Miguel and Jamul Mountains, and distant views to Mexico • Recreational Theme • Resources • Synergism with Jamul Planning Area.	***Consistent***. The Proposed Project Amendment character is guided by the location of the development area between two mountains that form a broad isolated valley. The topography provides an opportunity to place the highest density residential and the activity center of the Proposed Project Amendment within the valley. This creates a walkable Village Core at the heart of the village. Density and intensity of uses decrease away from the Village Core, with the largest single family lots planned at the perimeter, adjacent to the RMP Preserve. The neighborhoods are designed to take maximum advantage of views to the San Miguel and Jamul mountains through lot orientation and grade separation between lots. The Specific Plan Amendment establishes an active lifestyle and wellness recreation theme implemented through an extensive system of public parks, private swim clubs and private pocket parks distributed throughout residential neighborhoods. All Village 14 residents have access to a recreation facility within ½ mile of their homes. A park to park loop and perimeter trail network connects residential neighborhoods to public and private parks. In addition, an 8-foot wide meandering paseo provides a pedestrian connection between the Village Green and Scenic public parks within the Village Core. The Proposed Project Amendment designates approximately 377.0 acres of RMP Preserve onsite. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage to the POM as part of the 11,375-acre Otay Ranch RMP Preserve to be managed pursuant to the Otay Ranch RMP. The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement within Planning Area 16. Synergy with the Jamul Planning Area is accomplished through the provision of public facilities and services within the Village 14 village core. Village 14 remains a Transitional Village between the more intense development to the south within the City of Chula Vista and the rural town of Jamul to the north.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
The designation of this village as low intensity is intended to establish the character for the valley and is not intended to prohibit the use of areas of higher density associated with the village core.	***Consistent***. The Proposed Project Amendment focuses the higher density and intensity land uses within the valley and the lower intensity large-lot single family uses at the perimeter.
Medium and Low-Medium density residential uses should be located in areas in the immediate vicinity of the village core. Densities of remaining residential areas (comprising the bulk of total residential acreage) should decrease as these areas radiate from along Proctor Valley Road toward the Salt Creek and Jamul areas. In hillside areas, development should be clustered to provide lower densities on steeper slopes.	**Consistent**. The Proposed Project Amendment locates medium-high, medium and low medium density residential uses adjacent to the Village Core and in neighborhoods surrounding the Village Core. Residential densities decrease as development moves away from the Village Core, with the largest lots planned at the perimeter.
The unique characteristics of Proctor Valley, in particular the isolated wide valley, presents an opportunity for specialized recreational land uses.	***Consistent***. The Proposed Project Amendment establishes an active lifestyle and wellness recreation theme, through the provision of an extensive system of public parks and private parks and pocket parks distributed throughout the Village 14 core and residential neighborhoods. An internal pedestrian network includes a 2.0-mile park to park loop and 2.0-mile perimeter trail pedestrian system, connecting the public and private parks and a Community Pathway is along the 4.5-mile length of Proctor Valley Road, which connects the communities of Chula Vista and Jamul. In addition, an 8-foot wide meandering paseo provides a pedestrian connection between the Village Green and Scenic public parks located within the Village Core.
Final development areas shall be adjusted to accommodate the width of regional wildlife corridors. Affected dwelling units can be transferred to less environmentally sensitive areas during SPA level planning.	***Consistent***. The development areas were adjusted prior to Otay Ranch GDP/SRP approval to accommodate the increased width of the regional wildlife corridor. Because the Applicant does not own certain portions of Village 14, the Proposed Project Amendment does not propose density adjustments to the development area.
The most northern residential area should provide a transition to the more rural areas to the northeast, incorporating the larger lots next to the open space corridors.	***Consistent***. Larger single-family lots are planned within the northern portion of Village 14 adjacent to open space areas.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community.	***Consistent with the Otay Ranch GDP/SRP Amendment***. The Proposed Project Amendment implements the adopted Proctor Valley Road 2-Lane Light Collector classification from the existing improved limits to the west, through the Proposed Project Amendment Area to the north. Reduced speeds are anticipated through the Village Core to increase pedestrian safety and avoid conflicts with activities within the Village Core. Five roundabouts are planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. Consistent with the adopted General Plan Amendment for the Approved Project, Proctor Valley Road is a narrowed roadway through Planning Areas 16/19, which enhances Otay Ranch RMP Preserve design, reduces edge effects and increases preservation of sensitive habitats.
All buildings should be low profile and predominantly horizontal in nature.	***Consistent***. Residential development will include one and two-story structures. The Village Design Plan and Development Regulations provide guidelines for building height, scale, bulk and landscape elements.
Utilize building colors which harmonize with the natural surroundings.	***Consistent***. The Village Design Plan includes guidelines that require building materials and colors that harmonize with the surrounding natural open space areas.
VILLAGE CORE POLICIES	
Create a village core with sufficient intensity to provide facilities needed to establish a community focus: a viable commercial center, elementary school, multi-family residential uses, parks and a focal point for public assembly.	***Consistent***. The Proposed Project Amendment includes a synergistic mix of land uses within the Village Core. The Village Core is in the heart of the Project Area and includes: • An elementary school site • Village Green (Public Park P-1) • Scenic Park (Public Park P-2) • 8-foot Wide Meandering Paseo • Mixed Use Sites containing up to 10,000 sq. ft. of commercial/retail uses • Public Safety Site planned to accommodate a fire station and Sheriff's storefront facility

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
The village core will include a variety of housing types. Residential uses up to medium density (6-11 du/acre) are appropriate close to the village core. Affordable housing may be accommodated through limited high intensity housing in the village core. Affordable housing will be provided in accordance with the provisions of the Otay Ranch GDP/SRP Housing Chapter (Part II, Chapter 3).	***Consistent***. The Proposed Project Amendment implements the Village Core concept by planning a site for medium density attached multi-family homes adjacent to the Village Core. The Specific Plan Amendment includes development regulations and design guidelines that accommodate various building types and styles.
PARKS AND OPEN SPACE POLICIES	
Conservation and wildlife corridors shall be incorporated into the design and may also serve to separate the village development areas from surrounding areas. The design and location of these wildlife corridors should be consistent with the Wildlife Corridor Study and the RMP. Wildlife corridors may be added or widened, as a result of the study, reducing development acreage (see Section E, Implementation for Density Transfer provisions).	***Consistent***. Two open space corridors extend through the Proposed Project Amendment to establish a habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, and the City of San Diego "Cornerstone properties." These open space corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub.
Building and landscape materials used in this area should reflect the natural environment and be complimentary to the existing natural setting.	***Consistent***. The Village Design Plan includes guidelines that require building colors and materials that harmonize with the surrounding natural open space areas. In addition, the Village Design Plan and the Preserve Edge Plan establish a landscape palette compatible and complementary to the existing surrounding natural setting.
In keeping with the low intensity character and isolated setting, development should reflect the natural landforms, with natural contour grading techniques employed including: • Recontouring and slope variation. • Smooth transitions at tops of slopes, rather than harsh geometric slope banks and pads. • Rounded, finished contours.	***Consistent***. The Village 14 Design Plan and Planning Area 19 Design Guidelines establish grading guidelines which include landform grading techniques to reflect the natural landform and minimize grading impacts.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
OTHER PROCTOR VALLEY POLICIES	
Village Fourteen shall not be approved until a publicly or privately-initiated General Plan Amendment (GPA) has been processed for the adjacent properties which identifies the ultimate land uses; the needed services, facilities and roads, a drainage plan for reservoir protection; and how sensitive resources will be preserved. As an alternative to an approved GPA for the adjacent properties, the Village Fourteen analysis shall include the long term land uses, residential densities, and facility/service requirements for those adjacent properties that relate to the Village Fourteen Proctor Valley Specific Planning Area.	***Consistent.*** The County of San Diego prepared a comprehensive General Plan Update (General Plan 2020) which included Proctor Valley Village 14, Planning Areas 16 and 19 and adjacent properties. The County Board of Supervisors approved the comprehensive General Plan 2020 in August 2011.
Important view corridors to natural landforms should be identified at the SPA level and be addressed in the final project design.	***Consistent***. The Proposed Project Amendment maximizes view opportunities from single family neighborhoods and public parks to adjacent natural landforms. Scenic values extend through Proctor Valley. View of the Arroyo, San Miguel and Jamul Mountains are preserved. The County adopted the General Plan Amendment in conjunction with the Approved Project narrowed the Proctor Valley Road roadway and adopted a minor realignment. The Proposed Project Amendment Proctor Valley Road design is consistent. The Proposed Project Amendment Area contains undulating open space areas along Proctor Valley Road which will be preserved. The Proposed Project Amendment's Proctor Valley Road design is consistent with the scenic roadway designation. The Proctor Valley Road alignment preserves significant rock outcroppings and landforms and preserve views to Upper Otay Reservoir.
Site layout should create or enhance views from homesite.	***Consistent***. Homes are oriented to promote views of the surrounding mountains and are limited to two stories. The terraced nature of the development will promote views across Proctor Valley to adjacent open space areas.
Grading (large cut/fill slopes in particular) should be minimized.	***Consistent***. The Village Design Plan and Design Guidelines contain landform grading guidelines which must be implemented within the Proposed Project Amendment.
Landform grading guidelines shall be developed as part of the overall Ranch Design Plan and further refined in the Village Design Plan at the SPA level.	***Consistent***. The approved Otay Ranch Overall Design Plan, Village 14 Design Plan and Planning Area 19 Design Guidelines include grading guidelines including contour grading and manufactured slope to natural slope transition techniques.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Residential and recreational building should be designed to harmonize with the existing topography. Hillside sites should be designed to take advantage of the opportunities to create outdoor decks, terraces and viewing areas.	***Consistent***. The Village 14 Design Plan includes both residential and non-residential development and siting planning guidelines to take advantage of views into and across the Otay Ranch RMP Preserve areas. In addition, the Fire Protection Plan provides guidance regarding allowable uses at the perimeter of development within the Proposed Project Amendment Area.
Split level pads should be utilized wherever feasible, to help minimize manufactures slopes.	***Consistent***. Grading split lots in this terrain will be difficult and more expensive. Cut lots are not anticipated to exist after remedial grading due to the geologic units present on site which are predominantly comprised of hard rock, oversize rock, and expansive clays. Over-excavation and replacement with compacted fills soils is recommended for lots that expose these materials at or near design grade. This over-excavation will necessitate that the lot split slope be removed and replaced with a drained stabilization fill. To accomplish this substantially more grading will be required for each lot. In hard rock regimes, secondary blasting and/or use of large excavators equipped with rock breakers/hoe rams will be necessary to facilitate construction of the stabilization fills. In addition, each lot split slope will have a subterranean drain system requiring additional long-term maintenance for future homeowners. Failure to maintain these drainage systems can lead to post-grade seepage, slope instability and structural distress to the residence and associated improvements.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	Construction of homes across a lot split presents significant challenges from a geotechnical and structural engineering perspective, particularly as it relates to differential settlement/movement and drainage. From geotechnical perspective, it is recommended that structures uniformly bear on the same material across entire structural footprint to help minimize distress related to differential settlement/movement. This may require additional grading/over-excavation and replacement with compacted fill where deepened foundation elements are planned. Residential structures are typically built across a lot split utilize a restrained wall to accommodate the elevation difference. These walls require 'select' free draining soils for backfill which are not widely available onsite. Import of soils for select structural backfill should be anticipated. Waterproofing and drainage will be required for these walls presenting additional long-term homeowner maintenance. Another issue is the presence of expansive clays onsite. Fills comprised of expansive soils are typically mitigated by utilizing post-tensioned foundation systems. These foundation systems are not feasible or their efficacy drastically diminished when used in a split lot configuration. This may necessitate removal and replacement of expansive soils or use of deep foundation systems which are typically cost prohibitive.
The provision of sewer service is not precluded in Village Fourteen	***Consistent***. Sewer service to the Proposed Project Amendment will provided through the San Diego County Sanitation District via the Salt Creek Interceptor (City of Chula Vista). The County of San Diego and City of Chula Vista entered into a Sewage Transportation Agreement (June 2018) that allows exclusive flows from the Otay Ranch parcels only, including the Proposed Project Amendment, to be conveyed through the Salt Creek Interceptor. The Salt Creek Interceptor was designed to accommodate flows from the Proposed Project Amendment. With adoption of the Approved Project, the County approved sewer service for both Village 14 and Planning Areas 16 and 19. The Proposed Project Amendment is consistent with this approval.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
PLANNING AREAS 16 and 19 POLICIES	
VILLAGE CHARACTER POLICIES	
Define general building sites at the SPA level	***Consistent***. The Proposed Project Amendment establishes building sites on the large estate lots in Planning Area 19; however, the layout of building structures cannot be determined at this time.
Limited Development Areas may be included within private lots with no development allowed. Roads and utilities are anticipated to cross or lie within these areas	***Consistent***. The Proposed Project Amendment does not include development within Planning Area 16; therefore, there are no impacts to Limited Development Areas as shown on the Otay Ranch GDP/SRP Land Use Plan in the Proposed Project Amendment.
Adjust development areas based on wildlife corridors.	***Consistent***. The Otay Ranch GDP/SRP approved in 1993 was consistent with the Baldwin Wildlife Corridor Study (1992) prepared by Ogden, therefore the 1993 Otay Ranch GDP/SRP reflects the widened wildlife corridors. The Proposed Project Amendment is consistent with wildlife corridors in the Otay Ranch GDP/SRP.
Prepare architectural guidelines for homes, ancillary structures, fencing, landscaping and grading at the SPA level.	***Consistent***. The Planning Area 19 Design Guidelines include architectural design guidelines for homes and ancillary structures, fencing, landscaping and grading.
PARKS AND OPEN SPACE POLICIES	
Application of the 3 acres per 1,000 residents standard would result in the development of 3.7 acres of local parks in the Jamul Rural Estate Area. To satisfy this requirement, 2.5 acres of neighborhood parks/town square are planned. This obligation could be satisfied through the actual provision of a park within the rural estate area or the payment of park land dedication fees. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.	***Consistent***. Development of the 13 lots within Planning Area 19 creates a demand for approximately 0.1 acres of parkland. This park demand is satisfied within the adjacent Village 14 area.
The following policies will guide the design of parks and open spaces in the Jamul Rural Estate Area:	
Privately owned lots shall not extend into the management preserve identified in the RMP.	***Consistent***. Private lots do not extend into the RMP Preserve areas identified in the RMP.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Provide for wildlife corridors consistent with the conclusions contained in the Wildlife Corridor Study.	***Consistent***. The Proposed Project Amendment is consistent with the Phase 2 RMP Wildlife Corridor Study (Appendix 3). The Proposed Project Amendment preserves and widens the 1,300-foot-wide R-1 regional wildlife corridor and local corridors (L3 and L4). Wildlife corridors are also defined in the MSCP/RMP/GDP/SRP Wildlife Corridor Study. The land exchange contemplated in the Proposed Project Amendment provides additional habitat buffers surrounding the wildlife corridors beyond what was contemplated in the 1993 environmental planning documents and the Approved Project. The Proposed Project Amendment does not technically widen the corridor; however, it reduces development adjacent to the corridor by transferring ownership to CDFW adjacent to the corridor.
Provide setbacks and landscaping along Proctor Valley Road consistent with the area theme.	***Consistent with Otay Ranch GDP/SRP Amendment***. The County adopted General Plan Amendment in conjunction with adoption of the Approved Project which included the realignment of Proctor Valley Road (off-site north segment) through Planning Areas 16 and 19. The adopted alignment minimizes impacts to sensitive environmental resources and reduces grading impacts to create a more rural character for this segment between Village 14 and the community of Jamul. The 10' Community Pathway continues through Planning Area 19 connecting to Jamul.
Provide for equestrian, bike and pedestrian connections into the adjacent open space areas.	***Consistent***. The Proposed Project Amendment includes a 4.5 miles of multi-purpose trails designated the Community Pathway along Proctor Valley Road, which includes both bike and pedestrian components. The County, in conjunction with local jurisdictions and agencies is preparing the "Otay Regional Trail Alignment Study," which will identify sustainable and feasible trail alignments within and adjacent to the Proposed Project. The Proposed Project Amendment also includes easements for potential future connections to nature trails within the Otay Ranch RMP Preserve at two potential locations, subject to the Otay Regional Trail Alignment Study. A 5-foot wide DG walkway is planned adjacent to one side of the Private Rural Residential Roads within Planning Area 19, providing a pedestrian network through the single-family residential neighborhood.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Maintenance of open space areas which are not included in the Resource Management Preserve shall be assured through a homeowner's association or similar funding mechanism and addressed at the SPA level	***Consistent***. The Proposed Project Amendment anticipates the formation of a Community Facility District or other similar financing mechanism by the County to provide funding for the perpetual maintenance and management of Otay Ranch RMP Preserve lands. In addition, a Master Homeowners Association will be established to maintain certain open space areas within Planning Area 19 and to enforce the CC&Rs.
OTHER JAMUL RURAL ESTATE POLICIES	
Landform grading guidelines shall be developed as part of the Design Plan with the SPA. These shall address individual lot, road and other grading, and shall minimize grading in conjunction with lot development.	***Consistent***. The Planning Area 19 Design Guidelines address grading within private lots and roads to minimize grading wherever feasible.
Encourage the use of split pads to minimize grading, where feasible.	***Consistent***. Grading split lots in this terrain will be difficult and more expensive. Cut lots are not anticipated to exist after remedial grading due to the geologic units present on site which are predominantly comprised of hard rock, oversize rock, and expansive clays. Over-excavation and replacement with compacted fills soils is recommended for lots that expose these materials at or near design grade. This over-excavation will necessitate that the lot split slope be removed and replaced with a drained stabilization fill. To accomplish this substantially more grading will be required for each lot. In hard rock regimes, secondary blasting and/or use of large excavators equipped with rock breakers/hoe rams will be necessary to facilitate construction of the stabilization fills. In addition, each lot split slope will have a subterranean drain system requiring additional long-term maintenance for future homeowners. Failure to maintain these drainage systems can lead to post-grade seepage, slope instability and structural distress to the residence and associated improvements.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	Construction of homes across a lot split presents significant challenges from a geotechnical and structural engineering perspective, particularly as it relates to differential settlement/movement and drainage. From geotechnical perspective, it is recommended that structures uniformly bear on the same material across entire structural footprint to help minimize distress related to differential settlement/movement. This may require additional grading/over-excavation and replacement with compacted fill where deepened foundation elements are planned. Residential structures are typically built across a lot split utilize a restrained wall to accommodate the elevation difference. These walls require 'select' free draining soils for backfill which are not widely available onsite. Import of soils for select structural backfill should be anticipated. Waterproofing and drainage will be required for these walls presenting additional long-term homeowner maintenance. Another issue is the presence of expansive clays onsite. Fills comprised of expansive soils are typically mitigated by utilizing post-tensioned foundation systems. These foundation systems are not feasible or their efficacy drastically diminished when used in a split lot configuration. This may necessitate removal and replacement of expansive soils or use of deep foundation systems which are typically cost prohibitive.
Utilize rural road standards to minimize impacts from grading and to reinforce the proposed character of the area.	***Consistent with Otay Ranch GDP/SRP Amendment***. The County adopted the General Plan Amendment in conjunction with adoption of the Approved Project which included the reduced grading impacts to the off-site north segment of Proctor Valley Road. In addition, the ROW was reduced to reinforce the rural character of the area and minimize grading impacts on adjacent sensitive resources. This roadway segment eliminates median and parkway improvements and narrows the paved travel lanes. The Community Pathway is retained along one side of the roadway. The public roads are designed to public and private road standards.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
The provision of sewer service is not precluded in Planning Areas 16 and 19.	***Consistent***. With adoption of the Approved Project, the County approved sewer service for both Village 14 and Planning Areas 16 and 19. The Proposed Project Amendment is consistent with this approval. A sewer line is planned within Proctor Valley Road to the southern limit Planning Area 19 development. An additional private gravity sewer system is planned within Planning Area 19 to serve the development area. The County's sewer capacity in the Salt Creek Interceptor is limited to Otay Ranch.
OTAY RANCH GDP/SRP -- LAND USE GOALS	
Develop comprehensive, well integrated and balanced land uses, which are compatible with the surroundings.	***Consistent***. The Specific Plan Amendment land use pattern integrates the land uses within the natural setting of Proctor Valley. The land uses include: a mix of single-family residential neighborhoods, an elementary school site, a public safety site, planned to accommodate a fire station and Sheriff's storefront facility, parks and recreation facilities and open space. Larger estate lots are planned within Planning Area 19. The streets and buildings will be integrated into the natural topography on the hillsides. Neighborhood-serving land uses are located within Village 14 within walking distance of most residential neighborhoods. Landscaping will reference the historic agricultural setting with groves of trees and will sensitively transition between development areas and the natural RMP Preserve areas. Two open space corridors are expanded and extend through the Proposed Project Amendment Area to establish a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, and the City of San Diego "Cornerstone properties." This open space Preserve corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Environmentally sensitive development should preserve and protect significant resources and large open space areas.	***Consistent***. As established in the Otay Ranch Phase 2 RMP, 1.188 acres of RMP Preserve land, less common use land, must be conveyed to the RMP Preserve Owner Manager for every acre of development, in conjunction with final map approval. The Proposed Project Amendment designates approximately 377.0 acres of RMP Preserve onsite. The Proposed Project Amendment's Preserve Conveyance Obligation will be met by conveying acreage to the POM as part of the 11,375-acre Otay Ranch RMP Preserve to be managed pursuant to the Otay Ranch RMP. The Preserve Conveyance Obligation will be met by conveying acreage from one or more of the following areas: 377.0 acres of on-site RMP Preserve land, 58.3 acres of off-site RMP Preserve land and an additional 191.5-acre Conservation Easement within Planning Area 16. Two open space corridors extend through the Proposed Project Amendment Area to establish a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, and the City of San Diego "Cornerstone properties." These open space corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub.
Reduce reliance on the automobile and promote alternative modes of transportation.	***Consistent***. This policy is more applicable to the more intense development areas with the Otay Valley Parcel of Otay Ranch. The Otay Ranch GDP/SRP established Village 14 as a Specialty Village that also serves as a Transitional Village between the more intensive development with Chula Vista and the rural community of Jamul. To the greatest extent feasible and considering its isolated location, the Specific Plan Amendment endeavors to accommodate the alternative mobility program described in the Otay Ranch GDP/SRP.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	The land use plan includes a centrally located Village Core comprised of an elementary school site, Village Green and Scenic public parks connected via an 8-foot wide meandering paseo Mixed-Use Sites with up to 10,000 sq. ft. of commercial/retail uses and the Village Square private park. The Village Core also includes a public safety site. The Village Core is in the heart of Village 14, in proximity to residential uses to encourage pedestrian and bicycle travel as an alternative to the automobile. The Proposed Project Amendment provides for bicycle and pedestrian circulation. Pedestrian pathways and sidewalks are provided along all streets. The Specific Plan Amendment identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and P-1 Park.
Promote village land uses, which offer a sense of place to residents and promotes social interaction.	***Consistent***. The Village Core is comprised of an elementary school site, the Village Green and Scenic public parks connected via an 8-foot wide meandering paseo, Mixed-Use Sites containing up to 10,000 sq. ft. of commercial retail uses and the Village Square private park. The Village Core also includes a public safety site. Village Core land uses are linked with the surrounding single-family residential neighborhoods through pedestrian network comprised of the Community Pathway, the perimeter trail and the park-to-park loop. Village Core land uses provide opportunities for active and passive recreation and serve as gathering spots for residents and visitors.
Diversify the economic base within Otay Ranch.	***Consistent***. The foundation for a diverse economic base within Otay Ranch lies within the Otay Ranch GDP/SRP which identified Planning Area 12 and the EUC (within the City of Chula Vista) 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 14 is planned as a Specialty Village, as defined by the Otay Ranch GDP/SRP.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	The Village 14 active lifestyle and wellness theme is implemented through the provision of land uses and facilities that promote physical, contemplative and social activities. The Specific Plan Amendment creates a mixed-use village containing neighborhoods within a variety of housing types and sizes including lots that accommodate executive-level homes. Higher priced larger lot 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 large lot development areas effectively eliminated 516 higher-end single family detached homes, making the Proposed Project Amendment an even more important component of the region's economic strategy. The Specific Plan Amendment is consistent with the policy by creating a range of single-family neighborhoods to meet this need.
Promote synergistic uses between the villages and town centers of the Otay Ranch to provide a balance of activities, services, and facilities.	***Consistent***. The Proposed Project Amendment implements this goal by providing a unique combination of land uses, a mix of single-family and multi-family neighborhoods and Mixed-Use Sites, an elementary school site, a public safety site planned to accommodate a fire station and Sheriff's storefront facility, and park and recreation facilities.
OTAY RANCH GDP/SRP -- MOBILITY GOALS	
Provide a safe and efficient transportation system within Otay Ranch with convenient linkages to regional transportation elements abutting the Otay Ranch.	***Consistent***. This policy is more applicable to the more intense development areas within the Otay Valley Parcel of Otay Ranch. The Otay Ranch GDP/SRP established Village 14 as a Specialty Village that also serves as a Transitional Village between the more intensive development within the City of Chula Vista and the rural community of Jamul. To the greatest extent feasible and considering the isolated location, the Specific Plan Amendment endeavors to accommodate the alternative mobility program described in the Otay Ranch GDP/SRP. The Proposed Project Amendment implements this goal through an internal, local, and regional circulation network.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	The internal circulation concept provides adequate vehicular access, provides alternate routes to disperse traffic within the residential neighborhoods and provides connections to existing circulation roads to the west and northeast of the Proposed Project Amendment. Proctor Valley Road is proposed for a maximum travel speed of 30 miles per hour. Five roundabouts are planned at key intersections with Proctor Valley Road and neighborhood access points slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. This reduced speed will contribute to traffic calming and allow bicycles to travel on streets without designated travel lanes. The Specific Plan Amendment identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-1 Park. Primary local access to the Proposed Project Amendment is provided from the west by Proctor Valley Road, which also serves as a continuous through the village to the north to the community Jamul. Regional access is provided by State Route 125 (SR-125), located approximately three miles to the west. Interstate 805 (I-805), approximately eight miles to the west provides secondary north/south access. SR-54, located approximately six miles to the northwest, connects to SR-125 and I-805 and provides regional east/west access. I-905, located approximately seven miles to the south, provides additional east/west access and connects to SR-125 and I-805. SR-94, located approximately three miles to the northeast, passes through Jamul and provides additional east/west access.
Achieve a balanced transportation system which emphasizes alternatives to automobile use and is responsive to the needs of residents.	***Consistent***. The circulation plan incorporates vehicular and non-vehicular modes of transportation. These facilities are designed to create an integrated system of roadways, bike lanes, trails, and pedestrian pathways. Roads are arranged into a hierarchy, organized by function, to facilitate access within and around the Proposed Project Amendment. Road classifications are based on the General Plan classifications and have been refined to reflect the specific opportunities and constraints within the Proposed Project Amendment. Where feasible, street paving is reduced to slow the flow of traffic and create a pleasant walking environment.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	Roundabouts and intersection neckdowns are planned to slow traffic and enhance bicycle and pedestrian access. The Specific Plan Amendment identifies the locations for potential future transit stop within the Village 14 Core area, adjacent to the Mixed-Use Site and the P-1 Park.
Village entry streets should incorporate medians and be landscaped to reinforce village character and identity/	***Consistent***. The Proposed Project Amendment includes eight community access points along Proctor Valley Road, with five roundabouts planned at key intersections. Enhanced landscaping and signage within the roundabout create a gateway into the residential neighborhoods and reinforces the Old California theme for the community. In addition, landscaped parkways along these roadways carry the landscape theme into the residential neighborhoods, which are further reflected in the gated entry elements. See Village 14 Design Plan for additional details.
OTAY RANCH GDP/SRP -- HOUSING GOALS	
Create a balanced community exemplified by the provision of a diverse range of housing styles, tenancy types, and prices.	***Consistent***. The Proposed Project Amendment implements the goal of providing diverse housing types by providing 10 single family lots sizes, which are anticipated to accommodate approximately 23 varied single-family floorplans. Lot sizes range from 4,250 to 1-acre average estate lots. The Proposed Project Amendment also includes a residential site planned to accommodate detached courtyard homes, which may include four unique floorplans and a site planned to accommodate attached multi-family homes, which may also include four unique floorplans. The Specific Plan Amendment includes development regulations and design guidelines that accommodate various building types and styles.
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.	***Consistent***. An Affirmative Fair Marketing Plan or participation in the San Diego County Building Association's 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, will be prepared prior to construction and sales of the housing within the Project Area.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	The Proposed Project Amendment 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 Ranch GDP/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." See also the discussion of the types of residential uses (Section C.1) and the Project Description in the EIR.
OTAY RANCH GDP/SRP -- PARKS, RECREATION, OPEN SPACE GOALS	
Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural, and aesthetic needs of project residents of all ages and physical abilities.	***Consistent***. The Proposed Project Amendment implements this goal through the Specific Plan Amendment Parks, Recreation, Open Space, Preserve and Trails Master Plan which 21.8 acres of public and private parks, including two public parks, ranging in size from 1.4 acres to 6.2 acres. Private park facilities include two swim clubs, three additional private parks and pocket parks distributed through Village 14 single family neighborhoods. The public and private park system provides a variety of recreational experiences. In addition, the Proposed Project Amendment provides a pedestrian network which connects the Proposed Project Amendment to regional trails – the Community Pathway along Proctor Valley Road, the internal park to park loop system, the perimeter trail, the meandering paseo and the 5-foot wide DG walkway along one side of the Private Rural Residential Roads within Planning Area 19. Further, the Proposed Project Amendment will satisfy the Preserve Conveyance Obligation that 1.188 acres of RMP Preserve land be conveyed per one acre of developable land, less common use areas. A multi-use pathway and pedestrian system is incorporated as mobility and recreation components of the Proposed Project Amendment.
OTAY RANCH GDP/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.	***Consistent***. A Public Facility Financing Plan (PFFP) and Fiscal Impact Analysis (FIA) have been prepared in conjunction with the Proposed Project Amendment in compliance with the Otay Ranch GDP/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 construction responsibilities for each facility. The Fiscal Impact Analysis concludes that the Proposed Project Amendment generates an annual surplus revenue of $1,028,295 to the County at build-out.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Drainage Facilities Provide protection to the Otay Ranch project area and surrounding communities from fire, flooding, and geologic hazards. 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 shall not diminish.	***Consistent***. The Specific Plan Amendment implements the drainage and runoff goals with the provision of a storm drain system which filters urban runoff from the developed areas before mixing it with natural runoff from the undeveloped portion. Thus, runoff will meet water quality requirements before draining to Upper Otay Reservoir. Drainage and urban runoff from the developed portion of the Proposed Project Amendment will drain to discharge locations via an internal storm drain system. First flush and dry weather runoff from developed areas will be diverted to biofiltration basins prior to discharge into Upper Otay Reservoir. In addition, a CEQA Drainage Study and a Priority Development Project Storm Water Quality Management Plan have been prepared for the Proposed Project Amendment to protect the water quality in Upper Otay Reservoir. The phasing and financing of the drainage facilities are addressed in the PFFP.
Sewerage Facilities 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.	***Consistent***. With adoption of the Approved Project, the County approved sewer service for both Village 14 and Planning Areas 16 and 19. The Proposed Project Amendment is consistent with this approval. The Proposed Project Amendment includes the Overview of Sewer Service facility plan[13]. Sewer service will be provided through the San Diego County Sanitation District via the Salt Creek Interceptor (City of Chula Vista). The County of San Diego and City of Chula Vista entered into a Sewage Transportation Agreement that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Proposed Project Amendment, to be conveyed through the Salt Creek Interceptor. The Salt Creek Interceptor has enough capacity to accommodate flows from the Proposed Project Amendment. The phasing and financing of wastewater facilities are addressed in the PFFP. The Proposed Project Amendment does not propose utilizing recycled water for irrigation due to the proximity of the Proposed Project Amendment to Upper Otay Reservoir, which is a drinking water reservoir owned and operated by the City of San Diego.

[13] The Sewer Study Update Technical Memorandum for Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment was also prepared by Dexter Wilson Engineering (December 2019)

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APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Integrated Solid Waste Management Facilities Provide solid waste facilities and services which emphasize recycling of reusable materials and disposal of remaining solid waste so that the potential adverse impacts to public health are minimized.	***Consistent***. The Proposed Project Amendment 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 recyclable materials will be collected curbside and disposed at the Otay Landfill. 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.
Urban Runoff Facilities Ensure that water quality within the Otay Ranch Project Area is not compromised.	***Consistent***. The Proposed Project Amendment will be required to comply with the California Regional Water Quality Control Board San Diego Region Tentative Order R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100. All urban runoff will be diverted through state of the art biofiltration basins to clean urban storm flows prior to release to any natural water course. The flows will also be routed through biofiltration basins to assure that post development flows match predevelopment flows as required by the Water Quality Ordinance in effect at the time of project approval.
Ensure that the City of San Diego's water rights within the Otay River watershed shall not diminish.	***Consistent***. The City of San Diego Source Water Protection Guidelines for New Development were published in January of 2004. The document set Best Management Practice Standards for new development within any of the watersheds tributary to City of San Diego Reservoirs. Village 14 is tributary to the Upper and Lower Otay Reservoirs and is therefore required to comply with the City Source Water Protection Guidelines. In the years after the 2004 City of San Diego Ordinance the California Regional Water Quality Control Board have required the urban runoff from all projects be treated to a greater threshold than those contemplated in the City Source Water Protection requirements. the Proposed Project Amendment will be designed in compliance with both the City of San Diego Source Water Protection Guidelines and the California Regional Water Quality Control Board San Diego Region Tentative Order R9-2013-0001as amended by R9-2015-0001 and R9-2015-0100.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	All urban runoff will be diverted through biofiltration basins to clean urban storm flows prior to release to any natural water course. These basins will also serve as flow control hydromodification basins to assure that post development (o.10Q2 to Q10) flows match pre-development flows as required by the Water Quality Ordinance in effect at the time of project approval.
Water Facilities Ensure an adequate supply of water for build-out of the entire Otay Ranch project area; design the Otay Ranch project area to maximize water conservation.	***Consistent***. The Proposed Project Amendment includes the Overview of Water Service Facility Plan[14]. The phasing and financing of water facilities are addressed in the PFFP. The Otay Water District approved an SB610/SB221 water supply assessment/water verification report on January 3, 2018 for the Approved Project and a revision for the Proposed Project Amendment on _____. This report, prepared by the Otay Water District, ensures that the Specific Plan Amendment 's 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. The Proposed Project Amendment proposes to receive water service by expanding the existing 980 and 1296 Zones within the Central Service Area of the Otay Water District. There are several major 980 and 1296 Zone water system improvements within the Proposed Project Amendment that are identified in the Otay Water District's Capital Improvement Program. Water conservation is maximized through implementation of the strategies in the 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 for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.

[14] The Water Study Update Technical Memorandum for Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment was also prepared by Dexter Wilson Engineering (December 2019)

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	The street parkways, parks, and open spaces implemented by the Specific Plan Amendment will utilize water conservation landscape practices. Additionally, all non-residential developments will provide water-efficient landscaping and water-efficient irrigation. The Specific Plan Amendment, therefore, conforms to the water goals and policies of the Public Facilities Element.
Water Reclamation Facilities Design a sewerage system which will produce reclaimed water. Ensure a water distribution system will be designed and constructed to use reclaimed water. Construction of a "dual system" of water supply will be required for all development where reclaimed water is used.	The Proposed Project Amendment does not propose the use of recycled water to reduce potable water usage due to its proximity to Upper Otay Reservoir.
Arts and Cultural Facilities 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.	***Consistent***. The Otay Ranch Facility Implementation Plan anticipated a multi-use cultural complex in the Eastern Urban Center of Otay Ranch. In addition, public art artistic public improvements will be visible in the design of the Proposed Project Amendment such as landscaping, gateways, signage, streetlights, paving materials, fencing, street and park furnishings, and other key focal points. Public gathering and plaza spaces are planned within the public parks, providing opportunities for musical and other community events. These design issues are addressed in the Village Design Plan.
Childcare Facilities Provide adequate child care facilities and services to serve the Otay Ranch project area.	***Consistent***. The Specific Plan Amendment 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. Home-based childcare includes small family day care homes that serve 6 children and large family day care homes that serve 7-12 children. Consistent with County zoning and the Development Regulations, small family day care homes could potentially be located within all residential zones.

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APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	Facility-based childcare may be non-profit or commercial facilities located in non-residential land use areas of the Proposed Project Amendment. 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. Childcare facilities within the Proposed Project Amendment will comply with state and local regulations.
Health and Medical Facilities Ensure provision of and access to facilities which meet the health care needs of Otay Ranch residents.	***Consistent***. Based on existing and projected services provided in southern San Diego County, no additional acute hospital facility is needed to serve the Proposed Project Amendment. Both Scripps Memorial Hospital and Sharp Chula Vista Medical Center have the capacity to meet the medical needs of the Proposed Project Amendment's residents. The area may also be served by Paradise Valley Hospital and private facilities. In the area 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 Amendment population. Build-out of the Proposed Project Amendment generates an incremental demand for additional nursing home beds. This demand could be met in existing nursing facilities within southern San Diego County. Build-out of the Proposed Project Amendment 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, other areas of the Otay Valley Parcel in the City of Chula Vista and in the adjacent community of EastLake. In addition, these uses are permitted within the Proposed Project Amendment's Mixed-Use Sites.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Community and Regional Purpose Facilities 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.	***Consistent***. The Otay Ranch GDP/SRP identified the Eastern Urban Center in the City of Chula Vista as the location for regional services. The Proposed Project Amendment reserves approximately 12.2acres of civic uses including a public safety site and an elementary school site. In addition, the Specific Plan Amendment includes two public parks located on approximately10.2 acres and an additional 9.5 acres of private park and recreation facilities. The land uses identified above provide opportunities for community and social service facilities.
Social and Senior Facilities Ensure that Otay Ranch project area residents have adequate access to sources of governmental and private social and senior services programs.	***Consistent***. 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 over 100,000 persons each month. 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 Department coordinates activities and programs at the Norman Park Senior Center.
Animal Control Facilities 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.	***Consistent***. Animal control services and facilities for the Proposed Project Amendment are provided by the County animal health and regulatory services. Build-out of the Proposed Project Amendment generates a demand for additional facilities; however, no specific facilities are required for the development of the Proposed Project Amendment. 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.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Proposed Project Amendment 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 Otay Ranch GDP/SRP obligates the Proposed Project Amendment to contribute its proportionate fair share to any regional impact fee program, if one were to be established.
Civic Facilities 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.	***Consistent***. 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 approximately 4,549 residents, approximately 1,911 gross square feet floor area of civic facilities is required. The Otay Ranch GDP/SRP locates a Civic facility in the Eastern Urban Center, which serves as the Civic presence in Otay Ranch. Additionally, the fiscal analysis concluded that the Proposed Project Amendment will result in a net fiscal annual surplus at build-out. These revenues could be budgeted to fund additional facilities within the County of San Diego to meet the incremental increase in demand generated by this project. The Otay Ranch GDP/SRP also obligates the Proposed Project Amendment to contribute its proportionate fair share to any regional impact fee program, if one were to be established.
Correctional and Justice Facilities Prevent injury, loss of life, and damage to property resulting from crime occurrence through the provision of justice facilities.	***Consistent***. 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 Proposed Project Amendment may contribute to the need for additional correctional facilities.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Proposed Project Amendment 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 Otay Ranch GDP/SRP obligates the Proposed Project Amendment to contribute its proportionate fair share to any regional impact fee program, if one were to be established.
Fire Protection and Emergency Services Facilities Provide protection to the Otay Ranch project area and surrounding communities from the loss of life and property due to fires and medical emergencies.	***Consistent***. The Proposed Project Amendment reserves a 2.3-acre public safety site to ensure that adequate fire and emergency medical services are available to serve the Proposed Project Amendment. The Specific Plan Amendment PFFP and the Fire Protection Plan (FPP) identify the equipment needs, financing, and implementation necessary for site development, including the proposed fire station. 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 Proposed Project Amendment. The PFFP and FPP also include alternative service options to comply with County response time thresholds. The County Fire Mitigation Fee Ordinance, as implemented by Cal Fire, is also addressed into the PFFP/FIA and FPP. In addition, the Project Applicant has entered into a Fire Protection and Mitigation Term Sheet (June 24, 2019).
Law Enforcement Facilities Protection of life and property and prevention of crime occurrence.	***Consistent***. The County currently provides law enforcement services to the Proposed Project Amendment. Build out of the Proposed Project Amendment will increase the demand for law enforcement services from the Proposed Project Amendment. The Sherriff's Department has stated that a 500-square foot Sheriff storefront facility in the approximately 2.3-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.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Library Facilities Sufficient libraries to meet the information and education needs of Otay Ranch residents.	***Consistent***. The PFFP analyzes the demand for library facilities generated by the Project. The Otay Ranch GDP/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 build-out of the Proposed Project Amendment will ultimately be satisfied by this main Otay Ranch library, along with existing libraries within the vicinity of the Proposed Project Amendment. Future trends in the delivery of library services include the County's 24/7 "Library To Go Program" and e-library programs. The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Proposed Project Amendment 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 Ranch GDP/SRP obligates the Proposed Project Amendment to contribute its proportionate fair share to any regional impact fee program, if one were to be established.
School Facilities Provide high quality, K-12 educational facilities for Otay Ranch residents by coordinated planning of school facilities with the appropriate school district. Coordinate the planning of adult educational facilities with the appropriate district.	***Consistent***. The Otay Ranch Facility Implementation Plan acknowledged that the Proposed Project Amendment is within the boundaries of five school districts and requires that school district boundary adjustments be processed concurrent with the Village 14 Specific Plan. This is accomplished through a "transfer of uninhabited territory" process through the San Diego County Department of Education. The Plan further recommends that Village 14 be served by the Chula Vista Elementary School District (CVESD) (K-6) and the Sweetwater Union High School district t(SUHSD) (7-12). Therefore, if the "transfer of uninhabited territory" is approved by the County Department of Education, Village 14 would be wholly within the boundaries of the CVESD and SUHSD. Students generated from Planning Area 19 would be served by the Jamul-Dulzura Union School District (K-8) and the Grossmont Union School District (9-12). If the transfer of territory does not occur and the school district boundaries remain unchanged, CVESD, SUHSD, JDUSD and GUHSD have adequate capacity to serve the students generated by the Proposed Project Amendment within their existing district boundary. See the PFFP for more detailed information regarding student generation, phasing and financing of school facilities.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	The 1,266 planned homes within the Proposed Project Amendment generate the need to accommodate approximately 486 elementary (K-6) students (481 students from Village 14 and 5 from Planning Area 19). The Proposed Project Amendment reserves an approximately 9.9-acre elementary school site sized to serve approximately 750 students. In addition, the approximately 141 middle school (7-8) students (139 students from Village 14 and 2 from Planning Area 19) and 307 high school (9-12) students (304 students from Village 14 and 3 from Planning Area19) are generated within the Proposed Project Amendment. The Proposed Project Amendment will satisfy the statutory requirement to mitigate this impact through the payment of school fees pursuant to state statutes, or by entering into a school mitigation agreement(s). 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 Ranch GDP/SRP.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
OTAY RANCH GDP/SRP -- AIR QUALITY GOALS	
Minimize the adverse impacts of development on air quality.	***Consistent***. The Proposed Project Amendment implements this goal through Project Design FeaturesPDF-AQ-1 and PDF-AQ-2 and Mitigation Measures M-AQ-1 through M-AQ-8 (see Air Quality Technical Memorandum for the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment, Dudek 2019) for the reduction of construction-related emissions from the Proposed Project Amendment's on- and off-road equipment fleet, and PDF-AQ/GHG-1 through PDF-AQ/GHG-10, PDF-TR-1 and Mitigation Measures M-AQ-9 and M-AQ-10 for the reduction of operation-related emissions from the Proposed Project Amendment's area, energy and mobile sources (see Air Quality and Greenhouse Gas Emissions Technical Memorandums for the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment, Dudek 2019 and Village 14 and Planning Areas 16/19 Proposed Project Amendment Traffic Impact Analysis Update Technical Memorandum (Chen Ryan 2019). In addition, the Proposed Project Amendment's Greenhouse Gas Emissions Technical Memorandum (Dudek 2019) and Traffic Impact Analysis Technical Memorandum (Chen Ryan 2019), address greenhouse gas emissions in conformance with AB 32 and SB 32 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 which minimizes the number and length of single passenger vehicle trips.	***Consistent***. The Otay Ranch GDP/SRP designates Village 14 as a Transitional Village with only limited multi-modal opportunities. However, the Proposed Project Amendment facilitates pedestrian and bicycle travel. The circulation system is designed with pedestrian-friendly sidewalks and includes pedestrian enhancements, such as shaded pathways, lighting, benches and other amenities. Bicycles are accommodated on pathways and streets. Bicycle racks will be provided at strategic locations, such as Mixed-Use commercial areas and parks. The San Diego Association of Governments (SANDAG) is responsible for regional transportation and transit planning. The SANDAG Board of Directors adopted the 2050 Regional Transportation Plan (RTP) for the San Diego region in 2011. The Specific Plan Amendment identifies the locations for potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-1 Park.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Land development patterns which minimize the adverse impacts of development on air quality.	***Consistent***. The Proposed Project Amendment implements this goal by creating a land use pattern that encourages walkability. This is accomplished through the creation of the Village Core which encompasses major community activity centers including an elementary school site, the Village Green and Scenic public parks connected via an 8-foot wide meandering paseo, Mixed-Use Sites comprised of up to 10,000 sq. ft. of commercial/ retail uses and the Village Square private park. The Village Core also includes a public safety site, planned to accommodate a fire station and Sheriff's storefront and potential future transit stops adjacent to the Mix-Use Site and P-1 Park. Additionally, the land pattern includes streets with sidewalks separate from adjacent streets by landscaped parkways. Implementation of safe routes to school and a Walking School Bus Program[15] will encourage students to walk to school, minimizing adverse impacts on air quality while improving overall health and wellbeing through an active lifestyle. These components contribute to meeting the goals of an active pedestrian-oriented community.
OTAY RANCH GDP/SRP -- NOISE GOALS	
Promote a quiet community where residents live without noise which is detrimental to health and enjoyment of property.	***Consistent***. An Acoustical Analysis Report was prepared as part of the Certified EIR (16-19-006). Consistent with the noise analysis, the Certified EIR (16-19-006) includes feasible mitigation measures. The Proposed Project Amendment incorporates these same mitigation measures into the design to minimize the noise impacts associated with the Proposed Project Amendment. The design is consistent with the County exterior and interior CNEL noise levels. For further responsive information, please refer to the Acoustical Analysis Report.
Ensure residents are not adversely affected by noise.	***Consistent***. An Acoustical Analysis Report was prepared as part of the Certified EIR (16-19-006) and feasible mitigation measures will be incorporated into the Proposed Project Amendment design to ensure that residents are not adversely affected by noise as required by the Noise Analysis Technical Memorandum for the Proposed Project Amendment (Dudek 2019).

[15] See http://www.walkingschoolbus.org/ for additional information.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
OTAY RANCH GDP/SRP -- PUBLIC SAFETY GOALS	
Consistent. Promote public safety and provide public protection from fire, flooding, seismic disturbances, geologic phenomena, and man-made hazards in order to: • Preserve life, health, and property; • Continue government functions and public order; • Maintain municipal services; and • Rapidly resolve emergencies and return the community normalcy and public tranquility.	***Consistent***. The Proposed Project Amendment reserves a 2.3-acre public safety site which is planned to have a fire station and Sheriff's storefront facility. The Proposed Project Amendment 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. In addition, a Wildland Fire Evacuation Plan has been prepared for the Proposed Project Amendment that provide the evacuation approach for the Proposed Project Amendment.
OTAY RANCH GDP/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.	***Consistent***. A PFFP/FIA has been prepared in conjunction with the Specific Plan Amendment. The PFFP assures the efficient and timely provision of services and facilities concurrent with need, and provides descriptions of public infrastructure, thresholds, financing mechanisms, phasing, and responsibilities for each facility.
OTAY RANCH GDP/SRP -- RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT GOALS	
Resource Preserve 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).	***Consistent***. As described in the Otay Ranch Phase 2 RMP, 1.188 acres of Otay Ranch RMP Preserve land will be conveyed to the POM for every acre of development in conjunction with each final map. Development within Otay Ranch will ensure the conveyance of Otay Ranch RMP Preserve lands that surround the Proposed Project Amendment. Two open space corridors expand and extend through the Proposed Project Amendment to establish a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, and the City of San Diego "Cornerstone properties." These open space Preserve corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Mineral Resources Encourage the completion of the extraction of mineral resources before conflicts with planned development could occur.	***Consistent***. A Mineral Resources Technical Memorandum[16] was prepared for the Proposed Project Amendment which concluded that there are no known mineral resources located within the Proposed Project Amendment. In addition, based on site visits, there are no past or present mining extraction activities within the Proposed Project Amendment. As a result, there are no conflicts between mineral extraction activities and planned development. There may be the opportunity to reuse some material excavated during grading activities as road base or as surface materials on the multi-use pathways.
Soils Minimize soil loss due to development.	***Consistent***. Based on the Geotechnical Review of the Revised Vesting Tentative Map and Grading Plan, the onsite soils consist of alluvium, colluvium, soil, and artificial fill. During grading and construction of the Proposed Project Amendment, soil erosion may occur on the Proposed Project Amendment; however, best management practices will be implemented to ensure that erosion and the loss of topsoil are minimized.
Steep Slopes Reduce impacts to environmentally sensitive and potential geologically hazardous areas associated with steep slopes.	***Consistent***. The Proposed Project Amendment 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.
Floodways Preserve floodways and undisturbed flood plain fringe areas.	***Consistent***. There are no mapped floodplains or floodways within the Proposed Project Amendment. In addition, the Proposed Project Amendment requires construction of adequate drainage facilities to minimize the exposure of people and property to flooding.

[16] In addition to the Mineral Resources Report prepared as an appendix to the Certified EIR (16-19-006) associated with the Approved Project, a Technical Memorandum – Mineral Resources Report Otay Ranch Village 14 and Planning Area 16/19 Revised TM and Specific Plan Amendment was prepared by Leighton and Associates, Inc. (2019).

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Visual Resources Prevent degradation of the visual resources.	***Consistent***. Proctor Valley Road is designated a scenic corridor in the Otay Ranch GDP/SRP. The Proposed Project Amendment is consistent with this goal by enhancing the scenic values through Proctor Valley by undergrounding utilities and a comprehensive landscape, lighting and signage program, as described in the Village 14 Design Plan and Planning Area 19 Design Guidelines. Further, the Proposed Project Amendment is consistent with this goal by implementing a terraced development plan, which preserves the expansive views across Proctor Valley to the San Miguel and Jamul mountains and Upper Otay Reservoir. The undulating open space areas along Proctor Valley Road will be preserved. The Proposed Project's design of Proctor Valley Road is consistent with the alignment adopted by the County as part of General Plan Amendment for the Approved Project. The adopted alignment preserves significant rock outcroppings and landforms.
Energy Conservation Establish Otay Ranch as a "showcase" for the efficient utilization of energy resources and the use of renewable energy resources.	***Consistent***. The Energy Conservation Plan the Energy Technical Memorandum for the Otay Ranch Village 14 and Planning Area 19 Proposed Project Amendment provides that the Proposed Project Amendment would incorporate solar panels on all single-family residences to offset 100% of the electrical energy usage of those residences. Single-family homes constructed as part of the Proposed Project Amendment would be designed with pre-plumbing for solar water heaters and solar and/or wind renewable energy systems. In addition, buildings would be designed to meet the California 2016 Title 24 Building Energy Efficiency Standards or the code in effect at the time of building permit issuance. The Proposed Project Amendment 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 through the trails network and street linkages to reduce energy consumption.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Water Conservation Conserve water during and after construction of Otay Ranch.	***Consistent***. Water conservation is maximized through implementation of the strategies outlined in the 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 for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. The Village 14 Design Plan identifies a "California Friendly" and "Fire Safe" landscape palette. The Water Conservation Plan requires a reduction in outdoor water usage through compliance with the Model Landscape Ordinance. In addition, compliance with the California Green Building Code will further reduce indoor water usage. With regarding to implementing this goal, the Proposed Project Amendment is located above the Lower Otay Reservoir, a drinking water source for the City of San Diego. As such, the use of recycled water is not permitted within the Proposed Project Amendment.
Astronomical Dark Skies 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.	***Consistent***. The Proposed Project Amendment will comply with the San Diego County Code of Regulatory Ordinances, Sections 51.210 – 51.209, Light Pollution Code. 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 Proposed Project Amendment conforms to this goal.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Agriculture Recognize the presence of important agricultural soils both in areas subject to development and within the preserve.	***Consistent***. The Proposed Project Amendment would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural use, as shown on the maps prepared pursuant to the FMMP by the California Department of Conservation. However, the Proposed Project Amendment would convert approximately 24.6 acres designated as Farmland of Local Importance and 498.4 acres designated as grazing land to residential uses, thereby precluding it from potential agricultural use in the future. Although the Project Area is no longer used for crops or grazing (and has not been used as such since 1999) due to lack of reliable and affordable water, the conversion would contribute to an incremental loss of Farmland of Local Importance and Grazing Land. In the County, agricultural resources – and therefore the significance of impacts to such resources – are evaluated through the LARA Model. The LARA Model analysis determined that this site is not an important agricultural resource because the required factor of water resources and soil quality receiving a "low" rating. Scenario 5 states that when at least one factor is rated low importance, then the site is not an important agricultural resource. Thus, because the Proposed Project Amendment would have no direct impacts to on-site important agricultural resources and would not substantially impair the ongoing viability of the site for agricultural use, impacts are considered less than significant. In addition, the Proposed Project Amendment and surrounding areas are neither zoned for agricultural use, nor is the land under a Williamson Act contract. Therefore, the Proposed Project Amendment does not conflict with existing zoning for agriculture use or a Williamson Act contract.

Attachment D –
PUBLIC DOCUMENTATION

Public Comments are available at

https://www.sandiegocounty.gov/pds/ceqa/OtayRanchVillage14.html

JAMUL DULZURA
COMMUNITY PLANNING GROUP
FINAL AGENDA

Tuesday January 14, 2020

Oak Grove Middle School Library

7:30 p.m.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL** of the agenda for January 14, 2020 and minutes for the meeting of December 10, 2019.
4. **OPEN FORUM**
5. **PDS2019-SPA-19-001, PDS2019-TM-5616R, PDS2019-STP-19-STP-19-029, Village 14, PAs 16 & 19 (Proctor Valley Rd.). Dan Neirinckx presenting. Project update by Greg Mattson, San Diego County PDS.**
6. **ELECTION of CPG OFFICERS.**
7. **JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS.**

   JAMUL CASINO UPDATE.

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY JANUARY 28, 2020

OAK GROVE MIDDLE SCHOOL LIBRARY

Meeting minutes and agendas can be accessed at

http://www.sdcounty.ca.gov/pds/CommunityGroups.html

PUBLIC NOTICE

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Public Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

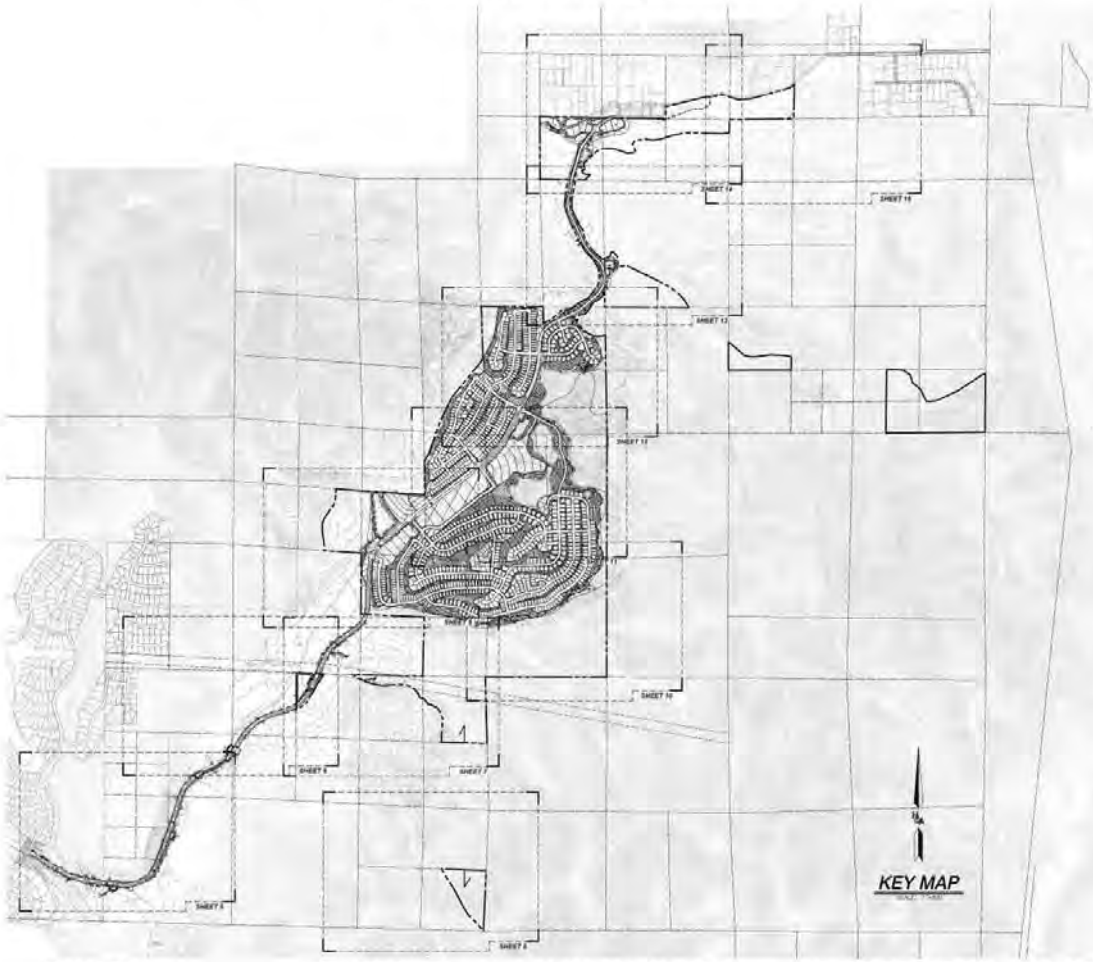


VICINITY MAP

LEGEND

R-1
OS-1

EXISTING ZONING



GENERAL NOTES

GENERAL DESIGN NOTES

EARTHWORK / GRADING QUANTITIES

ENGINEER

APPLICANT

OWNER/SUBDIVIDER

OWNER'S STATEMENT

CONDOMINIUM NOTES

ABBREVIATIONS

LEGAL DESCRIPTION

BOUNDARY & ENCUMBRANCES

BENCHMARK

SOLAR ACCESS STATEMENT

PUBLIC UTILITIES AND DISTRICTS

SOURCES OF TOPOGRAPHY

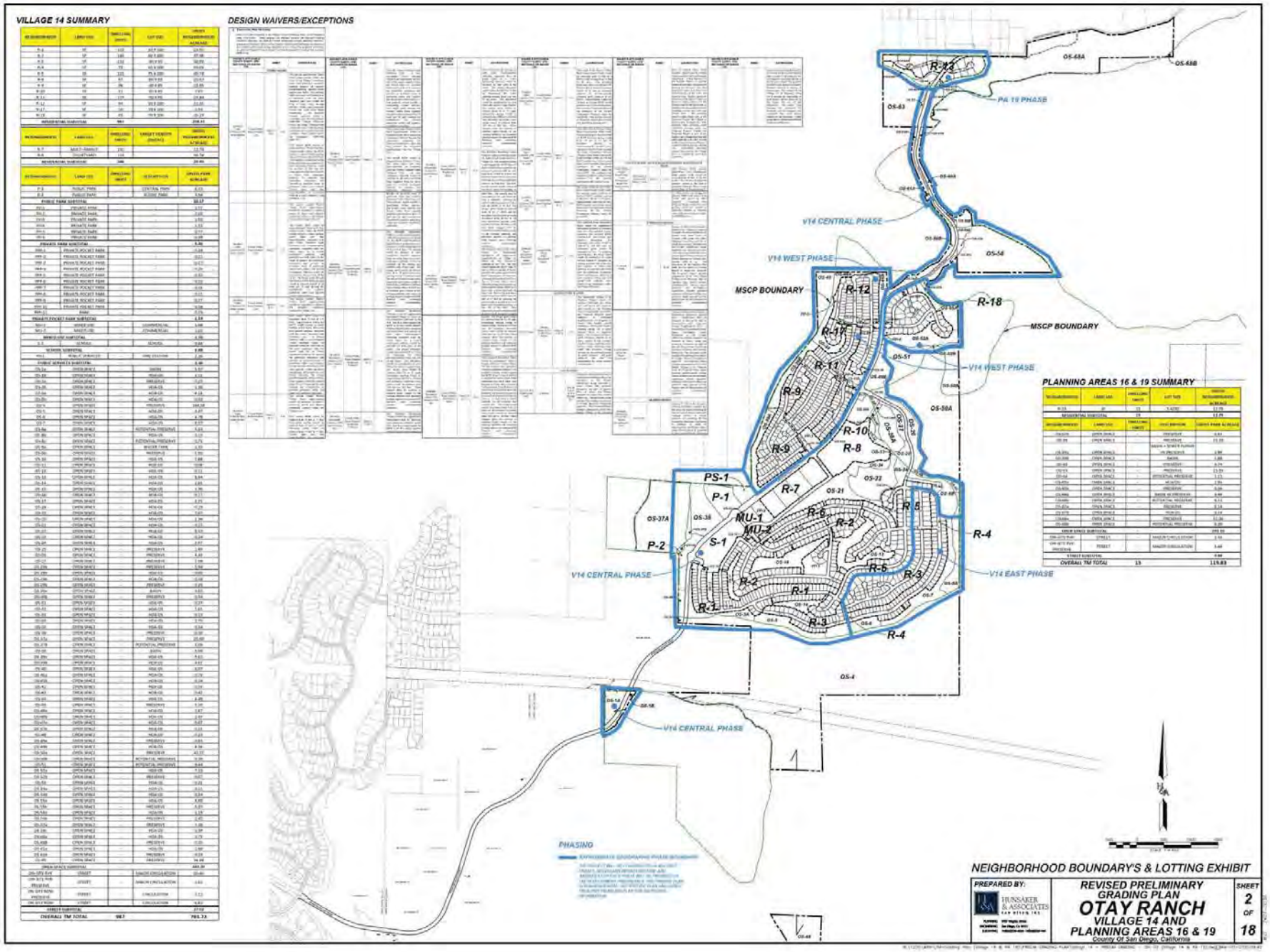
WAIVER REQUESTS

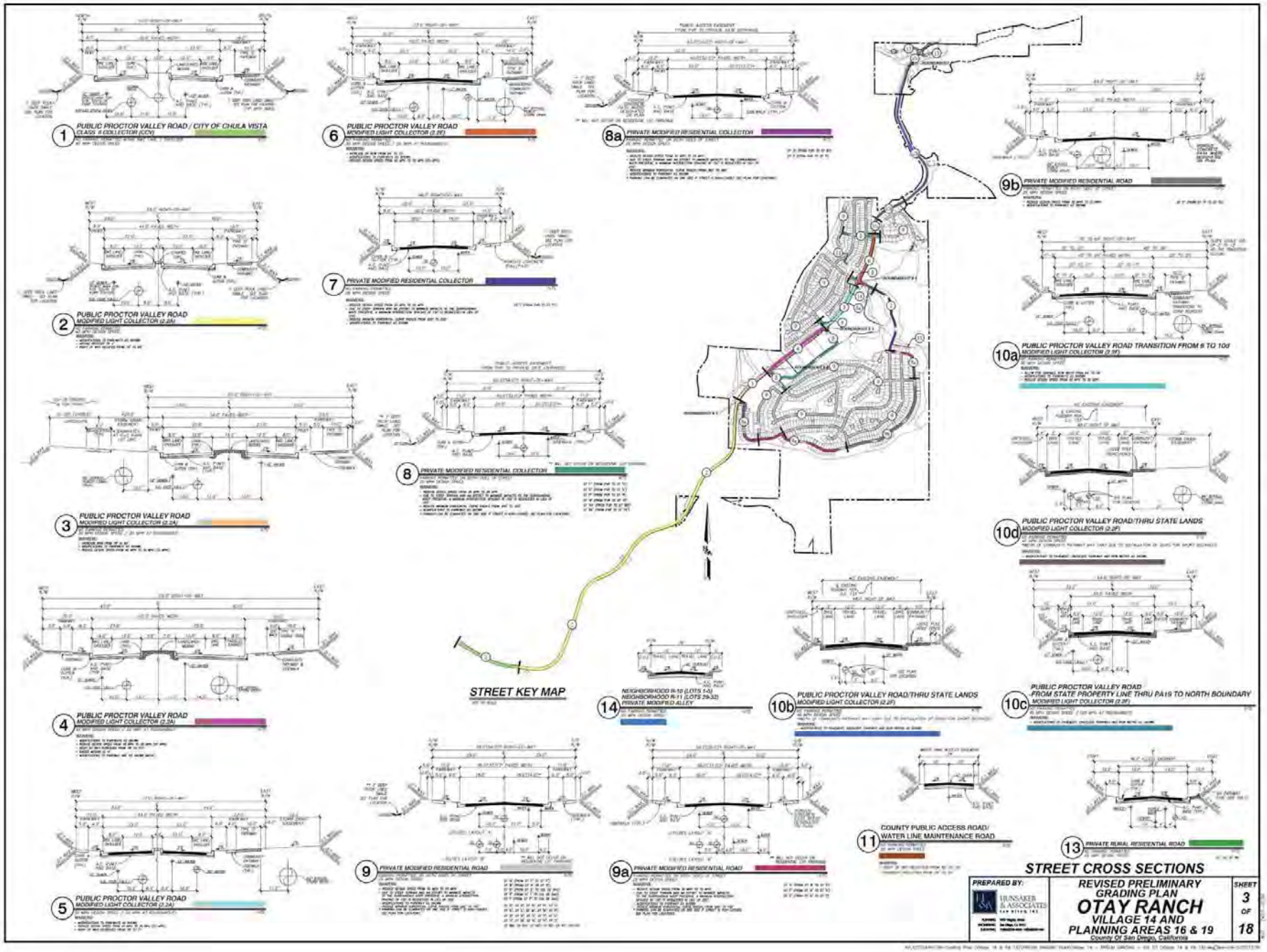
PREPARED BY:

NO.	REVISIONS	DATE	BY
1	1ST SUBMITTAL	08/11/15	HBA
2	2ND SUBMITTAL	11/02/16	HBA
3	3RD SUBMITTAL	12/21/17	HBA
4	4TH SUBMITTAL	10/29/2019	HBA
5			
6			
7			
8			

REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 1 OF 18


VILLAGE 14 SUMMARY
DESIGN WAIVERS/EXCEPTIONS
PLANNING AREAS 16 & 19 SUMMARY
PA 19 PHASE
V14 CENTRAL PHASE
V14 WEST PHASE
V14 EAST PHASE
MSCP BOUNDARY
PHASING
NEIGHBORHOOD BOUNDARY'S & LOTTING EXHIBIT
PREPARED BY:
HUNSAKER & ASSOCIATES
REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California
SHEET 2 OF 18

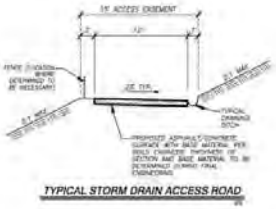

1 PUBLIC PROCTOR VALLEY ROAD / CITY OF CHULA VISTA
CLASS II COLLECTOR (CCV)
6 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2F)
8a PRIVATE MODIFIED RESIDENTIAL COLLECTOR
9b PRIVATE MODIFIED RESIDENTIAL ROAD
2 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)
7 PRIVATE MODIFIED RESIDENTIAL COLLECTOR
10a PUBLIC PROCTOR VALLEY ROAD TRANSITION FROM 6 TO 10d
MODIFIED LIGHT COLLECTOR (2.2F)
8 PRIVATE MODIFIED RESIDENTIAL COLLECTOR
3 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)
10d PUBLIC PROCTOR VALLEY ROAD/THRU STATE LANDS
MODIFIED LIGHT COLLECTOR (2.2F)
4 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)
STREET KEY MAP
14 NEIGHBORHOOD N-10 (LOTS 1-5)
NEIGHBORHOOD N-11 (LOTS 29-32)
PRIVATE MODIFIED ALLEY
10b PUBLIC PROCTOR VALLEY ROAD/THRU STATE LANDS
MODIFIED LIGHT COLLECTOR (2.2F)
10c PUBLIC PROCTOR VALLEY ROAD
-FROM STATE PROPERTY LINE THRU PA19 TO NORTH BOUNDARY
MODIFIED LIGHT COLLECTOR (2.2F)
5 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)
9 PRIVATE MODIFIED RESIDENTIAL ROAD
9a PRIVATE MODIFIED RESIDENTIAL ROAD
11 COUNTY PUBLIC ACCESS ROAD/
WATER LINE MAINTENANCE ROAD
13 PRIVATE RURAL RESIDENTIAL ROAD
STREET CROSS SECTIONS
PREPARED BY:
HUNSAKER & ASSOCIATES
REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California
SHEET 3 OF 18



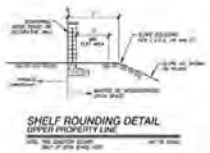
ROUNDABOUT # 1
PROCTOR VALLEY RD & ST. "A"



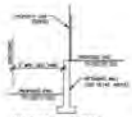
ROUNDABOUT # 2
PROCTOR VALLEY RD & ST. "C"



TYPICAL STORM DRAIN ACCESS ROAD



SHELF ROUNDING DETAIL
UPPER PROPERTY LINE



SIDE YARD DETAIL
TYPICAL PROPERTY LINE



TYPICAL DRAINAGE SWALE



PLANTABLE AREA DETAIL
TYPICAL PROPERTY LINE - SIDE YARD



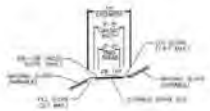
TYPICAL RETAINING WALL SECTION



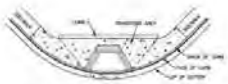
ROUNDABOUT # 3
PROCTOR VALLEY RD & ST. "O" & ST. "P"



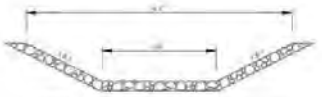
ROUNDABOUT # 4
PROCTOR VALLEY RD & ST. "I" & ST. "W"



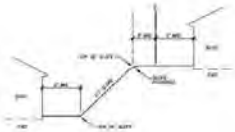
TYPE C TRAIL - PRIMITIVE TRAIL



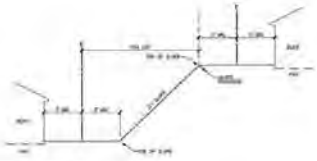
TYPICAL PEDESTRIAN RAMP DETAIL



1' DEEP ROCK LINED CHANNEL DETAIL



GRADING DETAIL
SLOPES UNDER 20' VERTICAL FEET



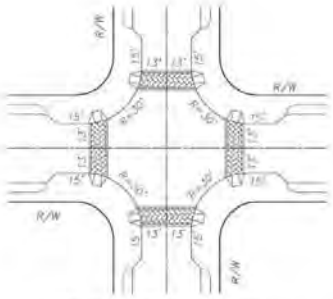
GRADING DETAIL
SLOPES OVER 20' VERTICAL FEET



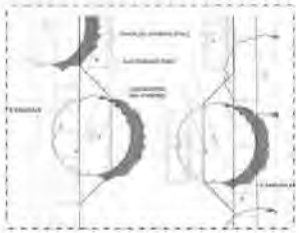
ROUNDABOUT # 5
PROCTOR VALLEY RD

ROUNDABOUT DETAILS

FIRE TRUCK DIMENSIONS
LENGTH - 41.92'
WIDTH - 9.83'
WHEEL BASE - 20.83'



TYPICAL INTERSECTION NECKDOWN



PARALLEL BAY PARKING WITH LANDSCAPED POP-OUTS



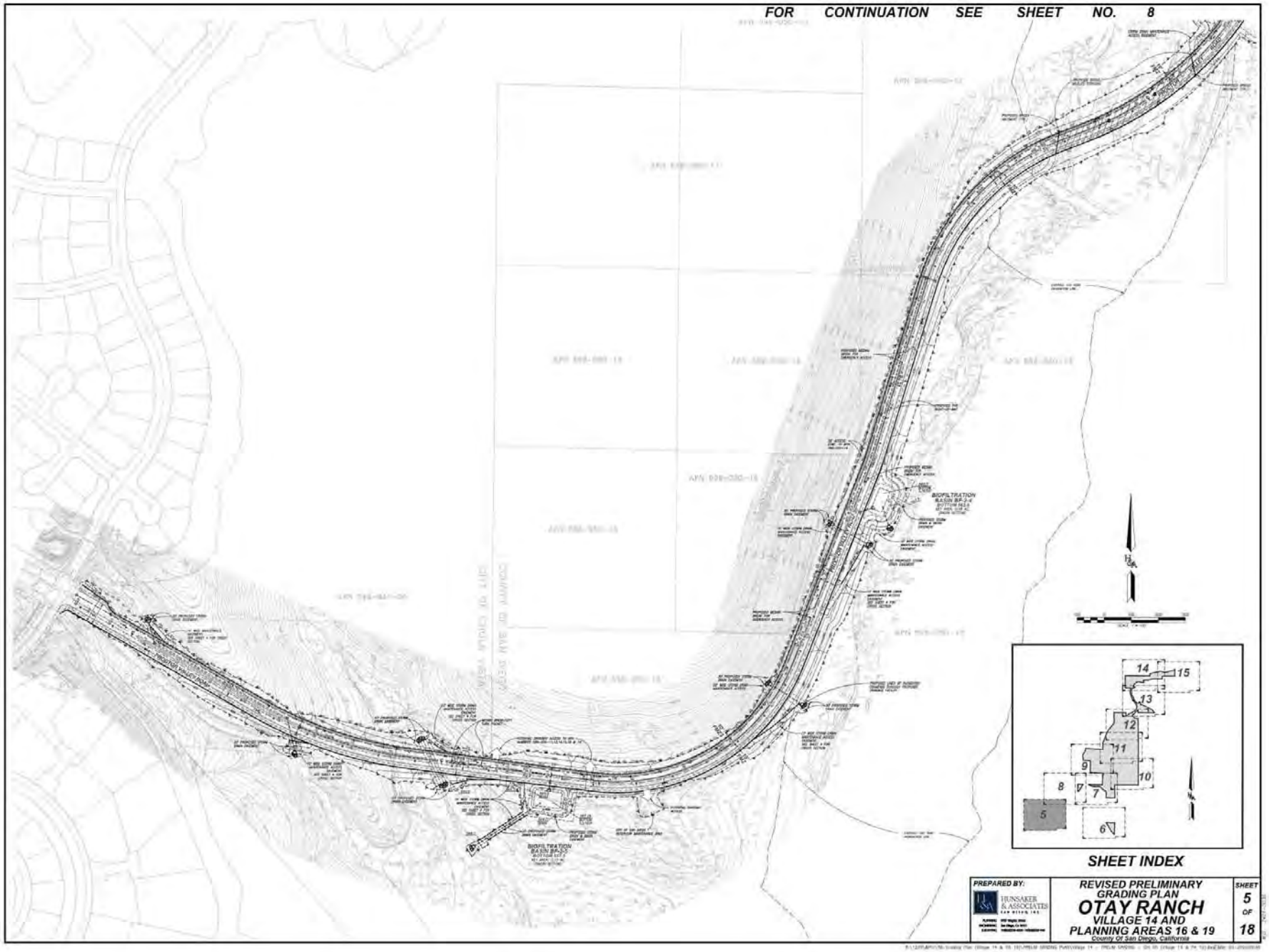
TYPICAL LOT DRAINAGE DETAIL

DETAILS

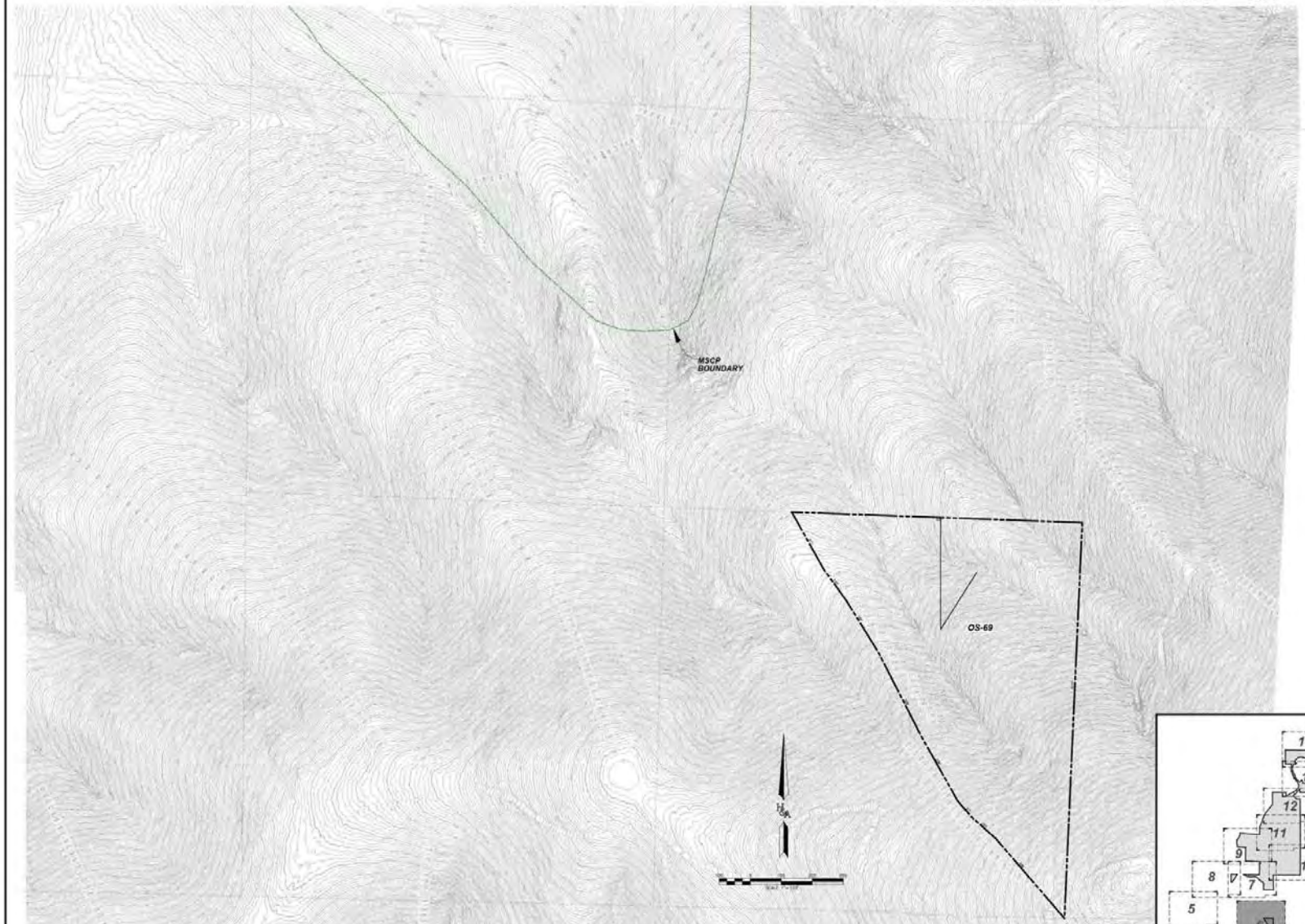
PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, CA

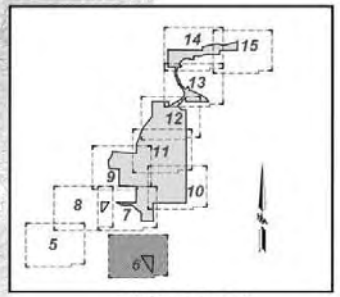
REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 4 OF 18


FOR CONTINUATION SEE SHEET NO. 8
BIOFILTRATION BASIN BF-3
BIOFILTRATION BASIN BF-2
14
15
13
12
11
9
10
8
7
5
6
SHEET INDEX
PREPARED BY:
HUNSAKER & ASSOCIATES
REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California
SHEET 5 OF 18

FOR CONTINUATION SEE SHEET NO. 7



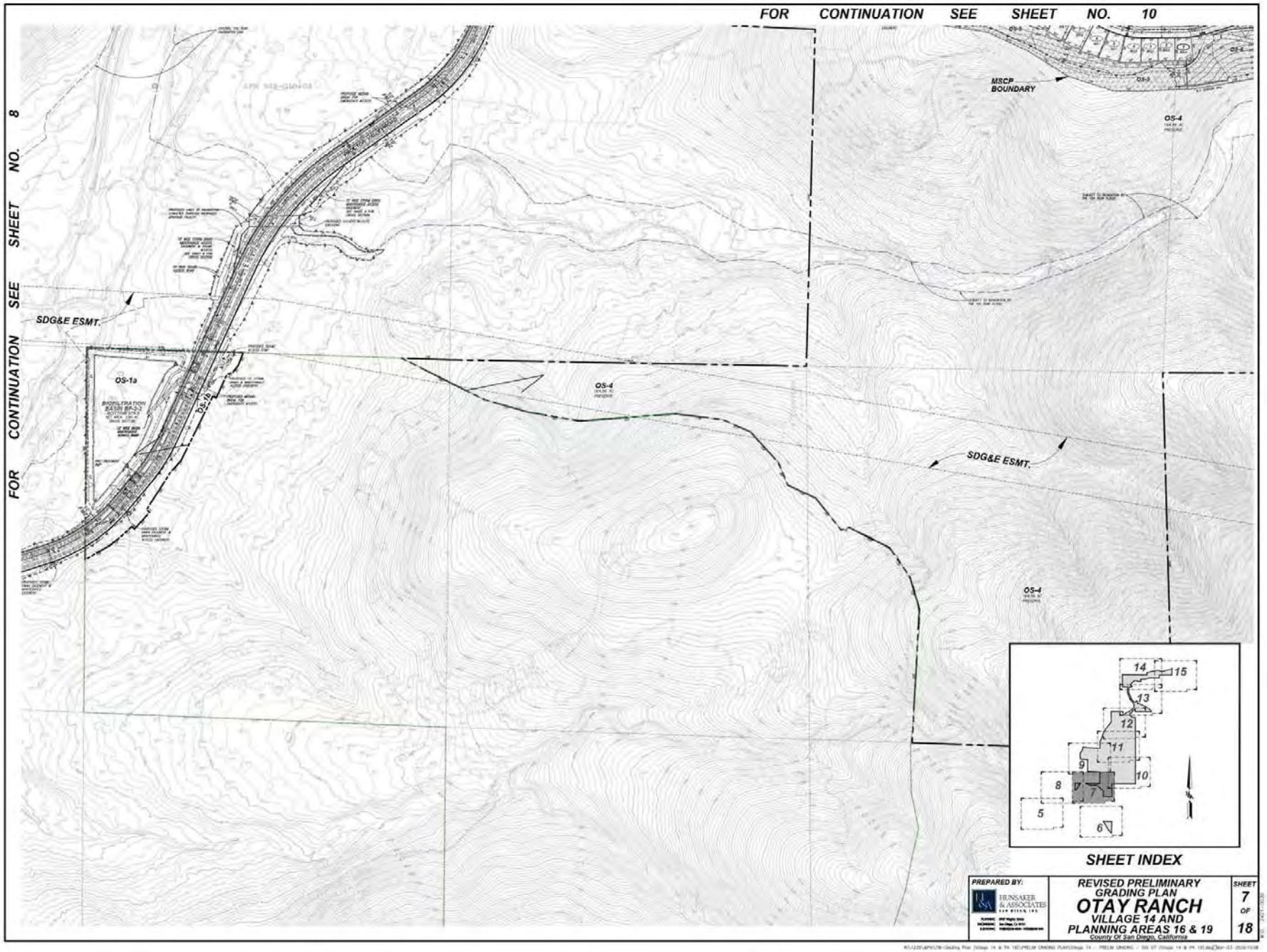


SHEET INDEX

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC.

REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 6 OF 18


FOR CONTINUATION SEE SHEET NO. 10
FOR CONTINUATION SEE SHEET NO. 8
MSCP BOUNDARY
SDG&E ESMT.
SDG&E ESMT.
OS-1a
OS-4
OS-4
OS-4
DS-16
14
15
13
12
11
9
10
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7
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6
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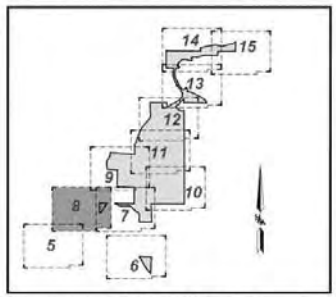
PREPARED BY:
HUNSAKER & ASSOCIATES
REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California
SHEET 7 OF 18

FOR CONTINUATION SEE SHEET NO. 9



SHEET INDEX

SDG&E ESMT.

OS-1a

BIOFILTRATION BASIN BF-1+2

BIOFILTRATION BASIN BF-3

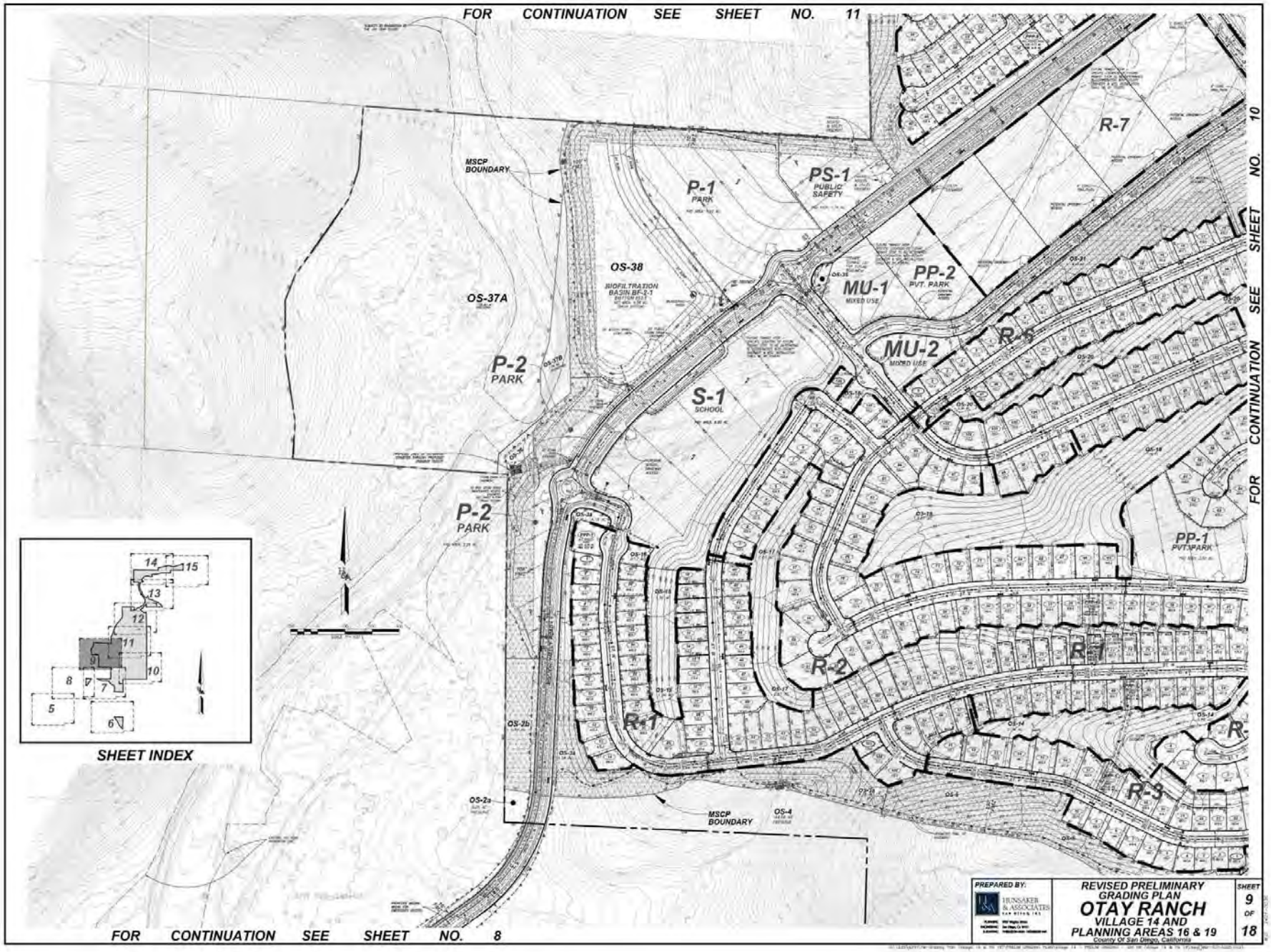
SEWER PUMP STATION

FOR CONTINUATION SEE SHEET NO. 5

PREPARED BY:
HUNSAKER & ASSOCIATES

REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 8 OF 18


FOR CONTINUATION SEE SHEET NO. 11
FOR CONTINUATION SEE SHEET NO. 10
FOR CONTINUATION SEE SHEET NO. 8
MSCP BOUNDARY
P-1 PARK
PS-1 PUBLIC SAFETY
R-7
OS-38
BIOFILTRATION BASIN BF-1-1
OS-37A
MU-1 MIXED USE
PP-2 PVT. PARK
MU-2 MIXED USE
R-5
P-2 PARK
S-1 SCHOOL
PP-1 PVT. PARK
R-2
R-1
R-3
OS-2b
OS-2a
OS-4
MSCP BOUNDARY
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PREPARED BY:
HUNSAKER & ASSOCIATES
REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California
SHEET 9 OF 18

JAMUL DULZURA COMMUNITY PLANNING GROUP
DRAFT MINUTES
JANUARY 28, 2020
Oak Grove Middle School Library
7:30 p.m.

1. **Dan Neirinckx, Chair, called the meeting to order at 7:30 p.m.**

2. **ROLL CALL:**

Present: Dan Neirinckx, Eve Nasby, Preston Brown, Darren Greenhalgh, Joe Stuyvesant, Streeter Parker, Steve Wragg, Summer Piper, and Kevin May, Ed Mollon, Michael Casinelli

Absent: None

Excused: Janet Mulder

Vacant Seats: 9, 13, &14.

3. **Motion for APPROVAL of the agenda for January 28, 2020, and the Final minutes for the meeting of December 10, 2019 passed unanimously. Preston objected to the Final Minutes for January 14th in that additions he proposed had not yet been added. The Chair tabled the approval of the Final Minutes for January 14, 2020 until next meeting.**

4. **OPEN FORUM:**

Streeter Parker said he received an email from Dennis Moser saying he represented investors in the Village 14 project. Streeter replied that it was inappropriate to reconnect at this time as he believed it would not be in accordance with the Brown Act. Streeter also commented that he had worked with Dennis Moser in the past on his own Peaceful Valley Ranch project and had no contact with him since 2013. The Chair and other members of the PG expressed that there was no apparent Brown Act violation in this matter. The Chair thanked Streeter for making this known to all.

Michael Casinelli thanked the CPG members who volunteered for "officer" positions. He also commented that the CPG should be acting in the best interest of the community when reviewing projects.

Steve Wragg said that he had heard that someone has filed plans for a 3rd gas station at the SR-94 and Steele Canyon Rd intersection. He also said that he had worked with Dennis Moser on other than the Village 14 project.

FROM the COMMUNITY:

Jeremy Adams, the new President of the Jamul Fire Safe Counsel (JFSC) introduced himself last meeting and wanted to follow up with introducing other members of our

local fire fighters: **Patrick Walker**, Cal Fire Battalion 3 Chief, and **Bret Brunno**, Liaison Cal Fire. The Jamul Fire Safe Counsel has an office at the Jamul Cal-Fire Station at 14024 Peaceful Valley Ranch Rd. and is conducting an outreach with the community. The JFSC is presently working on the Evacuation and Defensible Space Projects as well as seeking community members to join the Counsel.
Steve Wragg asked what their responsibilities would be. Jeremy replied that they would organize "Grant Funding Help" for the elderly, have community outreach using social media; function as a "neighborhood watch"; coordinate with the Sheriff; and review evacuation routes. The JFSCl will be connected with the Dulzura and other Fire Safe Counsels. In addition, they will have meetings once a month and be coordinating with SDGE and the humane society for animal evacuations.
Carlos D Carreon, a partner specialist from the Census Bureau, offered them help with the Red Cross co-ordination.
Interested residents of Jamul can contact Jeremy Adams at **619 490 6826 or JamulisfireSafe@yahoo.com**
Preston Brown thanked him for this work and said it was invaluable to the community. That like the JDPCG it could function like a "router" to relay information and connect people.

Jack Smith, President and board member of the Dulzura Community Center**,** said he would like to be on the JDCPG. He can be reached at jack82492@gmail.com

5. PDS2019-SPA-19-001, PDS2019-19-STP-19-029, PDS2019-VTM-5616R, and LOG NO. PDS2019-ER-16-19-006A (OTAY RANCH VILLAGE 14 AND PLANNING AREA 19. Proposed Project Amendment (Located along Proctor Valley Road.) Liz Jackson and Rob Cameron updated the Group on the Project Amendment changes for Village 14.

1. **SUB COMMITTEE Meeting Review:** Prior to the Regular Meeting we held a Sub-Committee Meeting**. Liz Jackson** and **Rob Cameron** attended. The main topics discussed were:
   A. Dan said he spoke with **Greg Mattson,** County Planner, this week and **Greg** said the applicant has not changed plans for sewer in PA-19. **Dan** objected to this and said that this part of the project greatly increase the chance of sewer extension into the rural/semi-rural areas and the resulting urbanization of the Jamul Village core.
   B. Dan mentioned that there is no proposed mitigation for the traffic increase that will undeniable impact Proctor Valley between SR94 and Echo Valley. This is currently a neighborhood road and will be elevated to at least a "minor arterial road" if not a major one. There are no bike or pedestrian lanes and it will turn a rural residential road into a feeder road.
   C. Dan also mentioned 192.5 acres not used for development will be turned over to the POM (Preserve Owner Manager), a Joint Powers Agreement between the City of Chula Vista and the County. Dan questioned whether this was necessarily a positive arrangement. Other lands will be deeded to the California Department of

Fish and Wildlife (CDFW) in exchange for some CDFW controlled lands near the project.

D. Would the development be taxed under a Mello Roos arrangement? The answer was yes.

The Chair opened with a review of the concerns expressed at our subcommittee as listed above. Dan asked the developer why they were not doing mitigation for the impacted segment of Proctor Valley. **Liz Jackson** replied that they are paying a TIF fee of 5 million dollars and these should be used for mitigation. It was mentioned that this fee often doesn't go back to the area to fix problems from which they were taken. **Liz** said that this was the County's responsibility and that we should make a deal with them. In response to the sewer concern, Liz and Rob reiterated that the County had approved the sewer. **Preston** reminded the developer that they did have a viable and legal alternative of OSWTS (On site Waste Water Treatment Systems). **Dan** emphasized that this was injurious to our community plan to stay rural. **Dan** also mentioned that the road study in the EIR was lacking and incomplete. It was noted that the new Village 14 plan was consolidated into a central area in Proctor Valley and eliminated the very negative traffic impact on Whispering Meadows Lane. Also the new design would lessen the traffic into Jamul and that more traffic from the project would inevitable be going south to Chula Vista. **Preston** mentioned again that the traffic study from the EIR did not take into consideration round trip visits to the casino from the project site nor did it analyze fire emergency evacuation routes to the north into the community of Jamul in a wildland fire event.

Michael Casinelli stated that we are charged as a group to look out for the best interest of our community when reviewing projects.

The Chair commented that the Group had recommended approval of the project with conditions and the County conveniently ignored the specific conditions. This project amendment puts more homes in a smaller area, fosters unnecessary sewer in PA 19, and does not provide for meaningful road safety. **Kevin May** expressed his great concern about the future use of the Proctor Valley segment going from a rural road to a feeder road to SR94. He also objected to allowing sewer into the Echo Valley area.

Eve Nasby said that even if half of the people from Village 14 came through Jamul that would be a large increase to traffic on 94.

Ed Mollon said he has lived here 25 years and knows of no one who wants the sewer. It is unacceptable to keep adding project traffic to our roads without making improvements.

Preston Brown said that one of the jobs of the PCG is to do "due diligence" and investigate fully the impacts of a project from the point of view of our community. The County Planners say they have met all the requirements for traffic and fire based on the models from SANDAG. And from their point of view, they have done their job but we have to do ours and see the areas where they fall short and point out the problems and dangers that we see that only someone who lives in this area might instinctively know. Questions about how traffic will interact with our community have to be address in the EIR and they were not. The interaction and impact on our community during a wildland fire emergency was ignored. The County said they did not have to consider this. And yet this is what they are being sued for a violation of CEQA, which requires that a developer analyze the "cumulative and long term impact of a project especially the impacts on the surrounding communities.

Summer Piper said that this project puts the Jamul community vulnerable to the same trap as Paradise Valley. She objects to the statement that Proctor Valley Road improvements will give Jamul additional safe access and fails to mitigate traffic impacts. She also objects to the idea that this is affordable housing. The County is responsible to mitigate the off project negative impacts.

Darren Greenhalgh said he respects property rights, whether for big or small developments, you

cannot just say no to all developments. The way you develop criteria is from how the state laws are set up. Cal Fire said this project meets the legal requirements. The Proctor Valley Road traffic circles were designed intentionally to be difficult. County and State regulations have identified what SANDAG models require. We need to move this project forward and he stated that he is in favor of the proposed plan amendment.

Joe Stuyvesant asked about PLDO funding from the project**. Rod Cameron** said that the project would not produce PLDO funds as the required park land was being dedicated within the project. Joe said he thinks the changes are improvements and further pointed out that the PG did recommended approval of this project previously. He believes the Fire and traffic issues are in accordance with established regulations and supported by Fire Chief Nissen. Traffic is an important concern and the study has it right; it will flow in a southerly direction. Road improvements will not happen until we have more people. It is the chicken and the egg thing. Affordable housing is not our responsibility but we do not want to be closed off and we need to grow. It does have multi- family units. We do not want to be like Marin County where no one can afford houses. Our kids cannot get houses today. If we always say no we run the risk of being marginalized. **Joe** thinks there are people that share his view in the community. **Steve Wragg** said that the project had been approved and that the amended project is better. He also noted that the Whispering Meadows thru-traffic concerns are resolved. We can argue about adding a paved access road for our community on Proctor Valley. The land swap design concentrates the high density portion of the project in a more compact area and reduces the fire edge effects. Protecting wildlife corridors is a plus I think. It is not affordable housing but our kids cannot get housing today. Ballot Measure "A", if passed, will limit development to village infill and infrastructure projects and approve development only by the public approval process. **Steve** stated we don't want to be that group where the County roles their eyes. We are better than that and he'd rather find a solution than just say no, so **Steve** supports the project.

Michael asked how **Steve** felt about the sewer as it has already been approved.

The applicants, Liz Jackson and Rob Cameron gave their summary of the changes and benefits of the new proposal. The CDFW raise issues and they sat down with them and the USFW to address them and work out a deal. This is a process and they are pursuing this process. They point out they have an approved plan and a specific plan amendment. They reject the idea that CDFW believes it is a bad trade, and they are recommending approval. The increase in units is compliant with the General Plan. They point out that they are giving back the heart of the project, by eliminating the million-dollar homes, building more smaller homes. The 150 multifamily town homes create a transition option for upwardly mobile homeowners. They feel the roads will be safe and are paying TIF's and are proud of this project. It is far better for Jamul. They have a large buffer around the village like Camp Pendleton surrounded by preserve lands. P**atrick Walker,** Cal Fire 3rd Battalion Chief said that Tecate is the biggest problem along SR-94, and that 80% of the traffic on SR 94 is from Tecate commuters. He pointed to the map of Village 14 and said we can more easily protect this grouping of housing. It is not a "Paradise Valley" trap situation. He said he did not have any comments about the Casino traffic.

Jack Smith, a Dulzura resident, talked extensively about the traffic dangers with speed and congestion on 94 going south to Tecate. He said he makes monthly trips to the CHP in El Cajon to lodge his concern. The Chair confirmed this very dangerous and growing public safety situation.

The requirements are very tough and never easy for the applicant. I trust the veracity of the project is now generating enough traffic to justify improvements to the north by their models. The process is rigorous.

Preston said that even with the models, not everyone agrees on how to interpret them. He said that Harry Mums, Chief of Operations of the City of Chula Vista Fire Department, had raised a number of concerns and questions in their formal response to the EIR. And the County was very dismissive and replied in effect that they had done their job and did not need to address his concerns. He certainly recognized there would be interaction and necessary co-operation in the event of an wildfire emergency.

Liz stated that the City of Chula Vista had reached an agreement with the Project over their various concerns expressed. **Preston** asked if they have a copy of the Agreement. **Liz** stated that they did. (NOTE: **Liz** handed to the Group a letter confirming this. It is enclosed as **Attachment A**)

Dan said he wanted to make a motion that was not easy for County PDS to misrepresent at the Planning Commission and Board of Supervisors (BOS) hearings. At the Planning Commission and BOS hearings for this project PDS was asked if the PG had recommended approval and the response was intentionally misleading. The "CONDITIONAL APPROVAL" aspect was omitted. He recognizes that his motion is more negative than in the past. He proposes to make a motion to reject the project and give the reasons why. We should include our original remaining conditions of approval comments. The comments on the new proposal is that the elimination of PA16 is an improvement. The defensible area with a consolidated village may be good. The traffic studies are inadequate to meet current conditions even if performed in good faith. Funds from the TIF tax need to be used to mitigate Proctor Valley Road between 94 and Echo Valley and designated for mitigation as part of this project. Recommend designation of all of PA16 to open space preserve.

Dan moved to reject the project including our original concerns as well as recognizing that the elimination of PA16 is an improvement, and the defensible area within a consolidated village may be good, the traffic studies are still inadequate to meet current conditions even if performed in good faith. In addition, the funds from the TIF tax need to be used to mitigate Proctor Valley Road between 94 and Echo Valley and designated for mitigation as part of the project. In addition, PA 19 would be recommended as designated open space preserve.

Motion Failed 6 for and 5 opposed.

**After discussion, and taking ideas from Summer Piper and Ed Mollon,
Darren Greenhalgh moved that we propose approval of the project on the condition that the TIF money is kept within our planning area including improving Proctor Valley Road and recommending no sewer in PA19**.

Motion Failed 6 for and 5 opposed.

Planning Group discussion followed with concerns voiced on all sides ending with a challenge by Preston reminding us that it is our job to challenge the experts and ask questions. We formed a subcommittee for that reason to hear independent experts in traffic and fire review and critique the conclusions and assumptions made by in the EIR. We researched the recent data from the wildfire over the last 3 years in California that has been produced by difference sources including the FRAP science and research department of CALFIRE. Assumptions are being made all the time about what will happen, if we do this we will get this result and all the assumptions are being turned on their heads.

Bret Brunno, liaison of CalFire, said that a lot has changes since the 2007 fires and there

are now more stringent "hardening" requirements for fire resistivity. **Preston** pointed out that the statistics from the recent wildfire in California showed that homes built to the highest standards burned at almost the same rate as older homes.

Dan, as Chair, thanked the firefighters from the County and CalFire for attending and said we had done a lot of research and hope we can all share information as we go forward.

6. **2020 CENSUS INFORMATION: Mr. Carreon presenting.**
Carlos D Carreon, a Partnership Specialist for the US Census Bureau, gave a brief explanation why the census is so important and valuable to communities. By not getting everyone counted we risk losing $2,000 per person of Federal dollars. The Census officially begins on March 13th. You can do this by mailing in your postcard or you can do it online at "2020census.gov". They need census takers and will be hiring people to be "enumerators" to go through the community, door to door, to hand out forms and inform people. You have to be 18 years old and will be paid $21 per hour. This is a great opportunity for the young folks to make some money and help out the community. You do not need a resume or experience and no questions are asked. He estimates that Jamul will need about 150 people. They also will pay 58 cents per mile for using a private vehicle. Work a maximum of 8 hours a day and 40 hours a week.

Howard Betts will do the recruiting in the area. He will be holding meetings and training and is looking for large meeting room assembly spaces to use. The Barret Lake Café and the Dulzura Community Center are possible venues.

7. **ADJOURNMENT: The chair adjourned the meeting at 9:55pm**

Respectfully Submitted:

Preston Brown, Acting Secretary (for Janet Mulder) and Dan Neirinckx

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, February 11, 2020

OAK GROVE MIDDLE SCHOOL LIBRARY

Meeting minutes and agendas can be accessed at

http://www.sdcounty.ca.gov/pds/CommunityGroups.html

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County of San Diego, Planning & Development Services

COMMUNITY PLANNING OR SPONSOR GROUP PROJECT REVIEW

ZONING DIVISION

Record ID(s): PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-TM-5616R, and LOG NO. PDS2019-ER-16-19-006A, VILLAGE 14 PAs 16 + 19

Project Name: OTAY RANCH VILLAGE 14 AND PLANNING AREA 19 AMENDMENT

Project Manager: GREGORY MATTSON

Project Manager's Phone: 858 649 1249

PROPOSED PROJECT AMENDMENT

Scope of Review:
Board Policy I-1 states; *"groups may advise the appropriate boards and commissions on discretionary projects as well as on planning and land use matters important to the community."* Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests your Group evaluate and provide comment on the project in the following areas:

- The completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g., traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources)

Initial Review and Comment:

Shortly after an application submittal, a copy of the application materials will be forwarded to the Chair of the applicable Planning or Sponsor Group. The project should be scheduled for initial review and comment at the next Group meeting. The Group should provide comments on planning issues or informational needs to the PDS Project Manager.

Planning Group review and advisory vote:

A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.

B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be noticed when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.

County of San Diego, Planning & Development Services

COMMUNITY PLANNING OR SPONSOR GROUP PROJECT RECOMMENDATION

ZONING DIVISION

Record ID(s): PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-TM-5616R, AND LOG NO. PDS2019-ER-16-19-006A.

Project Name: OTAY RANCH VILLAGE 14 AND PLANNING AREA 19 AMENDMENT

Planning/Sponsor Group: JAMUL DULZURA C.P.G.

Results of Planning/Sponsor Group Review

Meeting Date: JANUARY 28, 2020

A. Comments made by the group on the proposed project.

SEE PROJECT COMMENTS IN JANUARY 28, 2020 MINUTES OF THE JAMUL DULZURA CPG, Pages 2 thru 6.

MINUTES ATTACHED.

B. Advisory Vote: The Group ☐ **Did** ☒ **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION:

- ☐ Approve without conditions
- ☐ Approve with recommended conditions
- ☐ Deny
- ☐ Continue

VOTE: _____ **Yes** _____ **No** _____ **Abstain** _____ **Vacant/Absent**

C. Recommended conditions of approval:

Reported by: DAN NEIRINCKX Position: CHAIR Date: FEBRUARY 11, 2020

Please email recommendations to BOTH EMAILS;
Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov **and to** CommunityGroups.LUEG@sdcounty.ca.gov

ADDITIONAL INFORMATION ON THE OTAY RANCH VILLAGE 14 AND PLANNING AREA 16/19 PROPOSED PROJECT AMENDMENT ADDENDUM

The Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan Amendment and Revised Tentative Map (hereafter, the Proposed Project Amendment or PPA) was released for public review from January 2, 2020 through February 18, 2020. No comments were received on the Specific Plan Amendment or the Revised Tentative Map. Although CEQA does not require a lead agency to circulate an addendum for public review and comment, the County nevertheless made the contents of the Proposed Project Amendment EIR Addendum (to the Otay Ranch Village 14 and Planning Areas 16/19 Final Environmental Impact Report (EIR Addendum), available to the public for informational purposes. The County subsequently received a number of letters on the EIR Addendum, and while CEQA does not require responses to such comments, the following information helps to clarify for the decision makers some of the analyses contained in the EIR Addendum to the extent such analyses were addressed in public comments.

In general, similar issues identified during the public review for the Approved Project's Draft EIR and subsequently addressed by the Approved Project's Final EIR were referred to by CBD, EHL, and CNPSSD. Please refer to Volume II and Chapter 8.0 of the Approved Project FEIR for additional information.

STATUTORY REQUIREMENTS REGARDING PREPARATTION OF AN ADDENDUM VS A SUBSEQUENT EIR

For purposes of the Proposed Project Amendment, the County determined that an EIR Addendum, as opposed to a Subsequent or Supplement EIR, was the appropriate CEQA document in this instance. The County based its determination on the fact that the impacts of the Proposed Project Amendment, while slightly different than those of the Approved Project, were nevertheless adequately analyzed in the Final EIR for the Approved Project, including the Final EIR's assessment of project alternatives. Therefore, the impacts of the Proposed Project Amendment do not meet the criteria set forth CEQA Guidelines section 15162 requiring another EIR. See Attachment 1, which provides a side by side analysis of the requirements of Section 15162 regarding the preparation of Negative Declarations and Subsequent EIRs. As evidenced therein, the Proposed Project Amendment does not trigger any of the provisions requiring a Subsequent EIR.

GHG EMISSIONS OF THE PROPOSED PROJECT AMENDMENT AND IMPLEMENTATION OF THE DISPUTE RESOLUTION AGREEMENT COMPARED TO THE COUNTY'S APPROVED PLANNING FRAMEWORK

The Proposed Project Amendment, as explained in Section XI of the EIR Addendum is consistent with the County's land use planning framework. Specifically, the EIR Addendum (Appendix N, General Plan Consistency Analysis) comprehensively evaluated the consistency of the Proposed Project Amendment with the County's General Plan, Jamul/Dulzura Subregional Plan, and Otay Ranch GDP/SRP. The consistency analysis determined that the Proposed Project Amendment does not conflict with the land use designations, regional category designations and zoning for the Project Area set forth in the referenced land use plans. More specifically, the General Plan, Jamul/Dulzura Community Plan and Otay Ranch GDP/SRP allocated 2,123 dwelling units for development in Village 14 and Planning Areas 16/19. Under the framework of the Dispute Resolution Agreement, the total number of units for this area would be limited to 1,266 units as proposed by the Proposed Project Amendment. The Proposed Project Amendment also does not conflict with applicable goals, policies, and regulations of the County's General Plan, Jamul/Dulzura Subregional Plan and Otay Ranch GDP/SRP, or SANDAG's San Diego Forward: The Regional Plan.

Attachment E –
PLANNING DOCUMENTATION

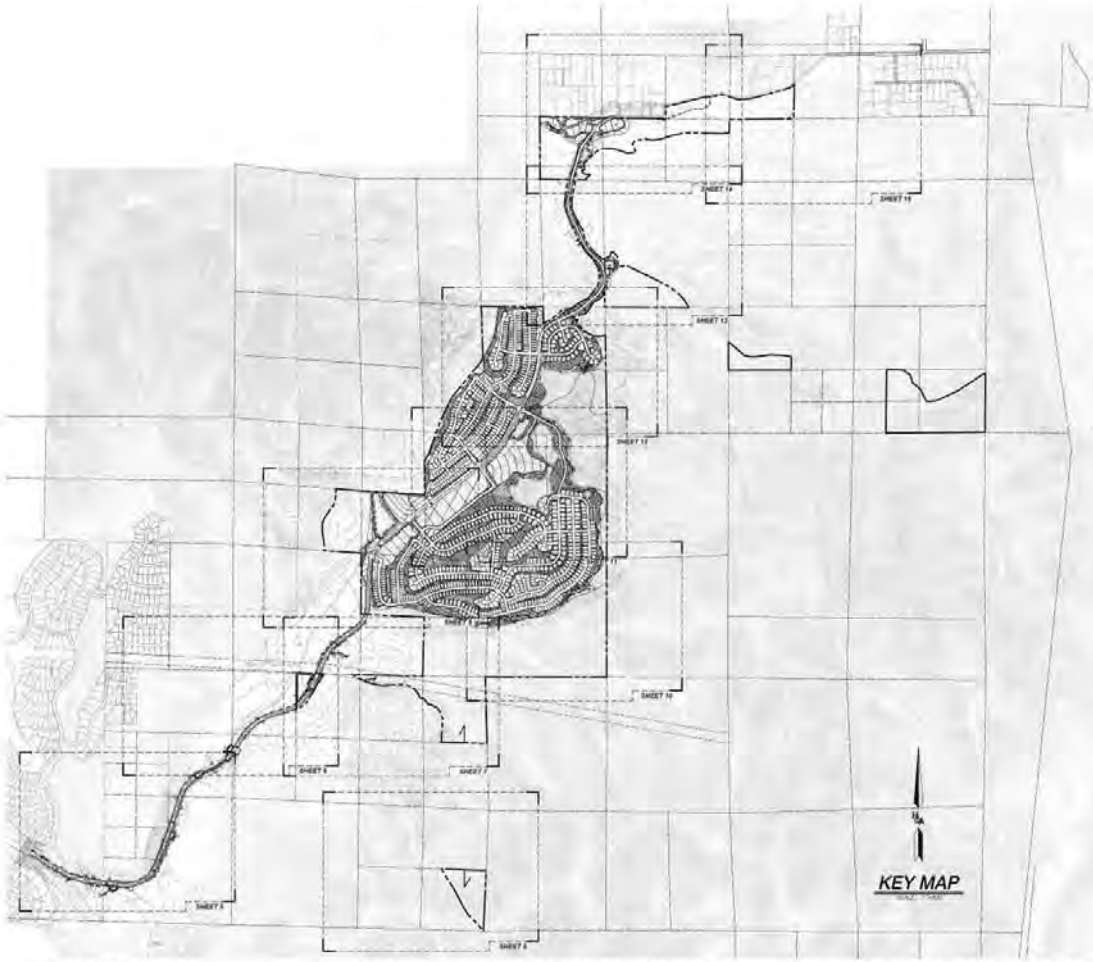
REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California



VICINITY MAP

LEGEND

EXISTING ZONING



GENERAL NOTES

GENERAL DESIGN NOTES

EARTHWORK / GRADING QUANTITIES

ENGINEER

APPLICANT

OWNER/SUBDIVIDER

OWNER'S STATEMENT

CONDOMINIUM NOTES

ABBREVIATIONS

LEGAL DESCRIPTION

BOUNDARY & ENCUMBRANCES

BENCHMARK

SOLAR ACCESS STATEMENT

PUBLIC UTILITIES AND DISTRICTS

SOURCES OF TOPOGRAPHY

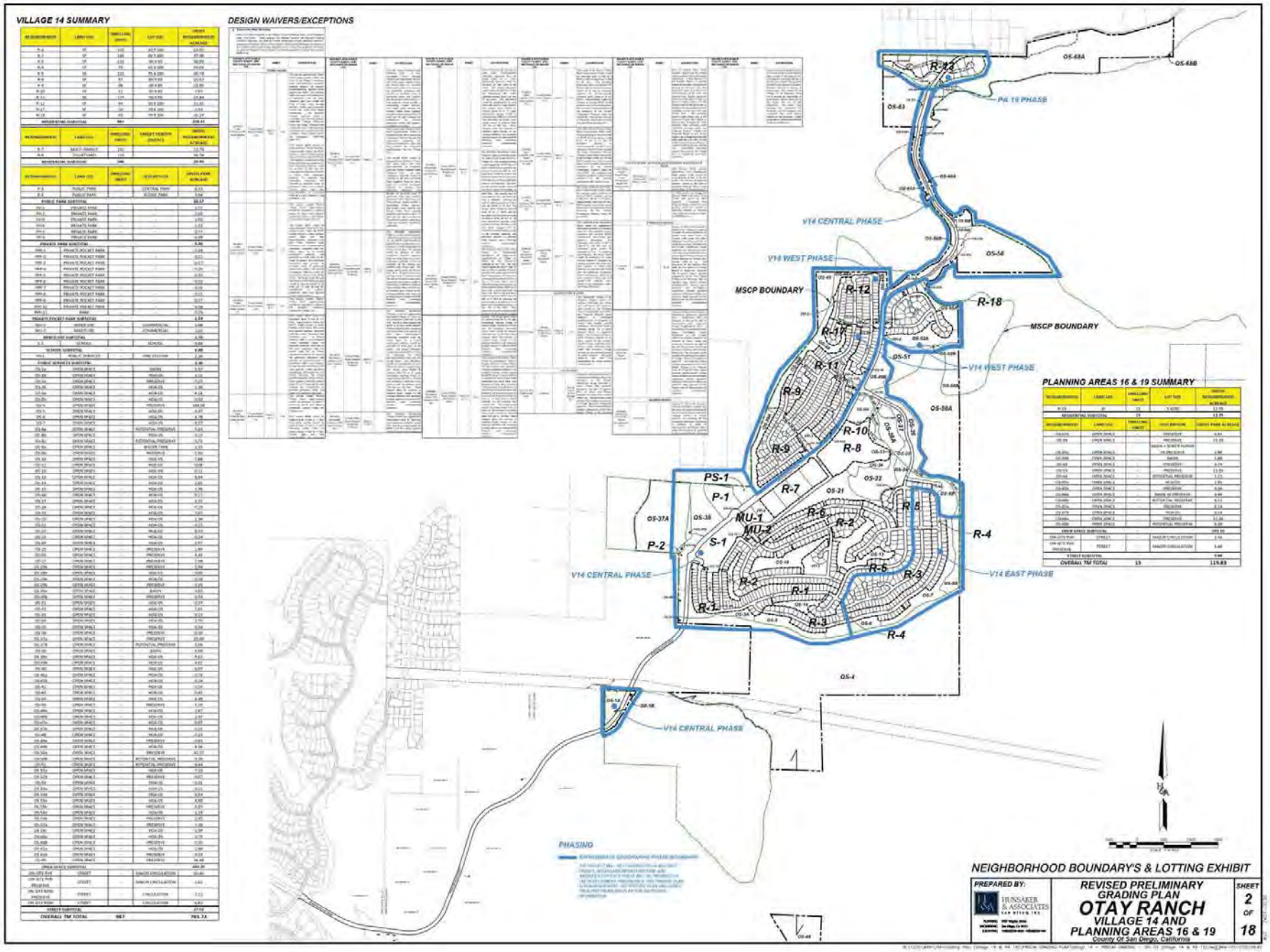
WAIVER REQUESTS

NO.	REVISIONS	DATE	BY
1	1ST SUBMITTAL	08/11/15	HBA
2	2ND SUBMITTAL	11/02/16	HBA
3	3RD SUBMITTAL	12/21/17	HBA
4	4TH SUBMITTAL	10/29/2019	HBA
5			
6			
7			

PREPARED BY: HUNSAKER & ASSOCIATES

REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 1 OF 18


VILLAGE 14 SUMMARY
DESIGN WAIVERS/EXCEPTIONS
PLANNING AREAS 16 & 19 SUMMARY
V14 CENTRAL PHASE
V14 WEST PHASE
V14 EAST PHASE
PA 19 PHASE
MSCP BOUNDARY
PHASING
NEIGHBORHOOD BOUNDARY'S & LOTTING EXHIBIT
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REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
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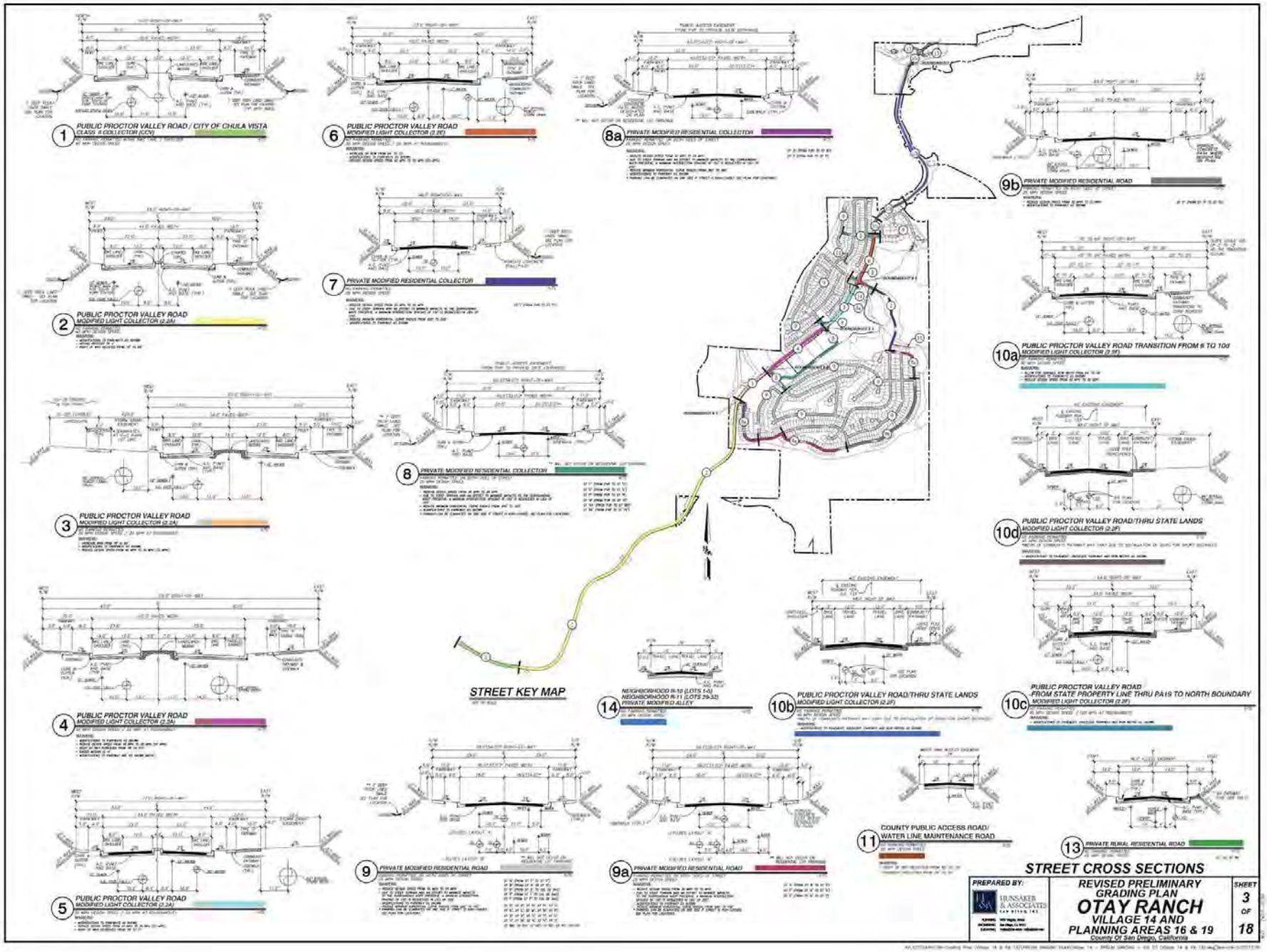
SHEET 2 OF 18


1 PUBLIC PROCTOR VALLEY ROAD / CITY OF CHULA VISTA
CLASS II COLLECTOR (CCV)
2 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)
3 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)
4 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)
5 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)
6 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2F)
7 PRIVATE MODIFIED RESIDENTIAL COLLECTOR
8 PRIVATE MODIFIED RESIDENTIAL COLLECTOR
8a PRIVATE MODIFIED RESIDENTIAL COLLECTOR
9 PRIVATE MODIFIED RESIDENTIAL ROAD
9a PRIVATE MODIFIED RESIDENTIAL ROAD
9b PRIVATE MODIFIED RESIDENTIAL ROAD
10a PUBLIC PROCTOR VALLEY ROAD TRANSITION FROM 6 TO 10d
MODIFIED LIGHT COLLECTOR (2.2F)
10b PUBLIC PROCTOR VALLEY ROAD/THRU STATE LANDS
MODIFIED LIGHT COLLECTOR (2.2F)
10c PUBLIC PROCTOR VALLEY ROAD
-FROM STATE PROPERTY LINE THRU PA19 TO NORTH BOUNDARY
MODIFIED LIGHT COLLECTOR (2.2F)
10d PUBLIC PROCTOR VALLEY ROAD/THRU STATE LANDS
MODIFIED LIGHT COLLECTOR (2.2F)
11 COUNTY PUBLIC ACCESS ROAD/
WATER LINE MAINTENANCE ROAD
13 PRIVATE RURAL RESIDENTIAL ROAD
14 NEIGHBORHOOD N-10 (LOTS 1-5)
NEIGHBORHOOD N-11 (LOTS 29-32)
PRIVATE MODIFIED ALLEY
STREET KEY MAP
STREET CROSS SECTIONS
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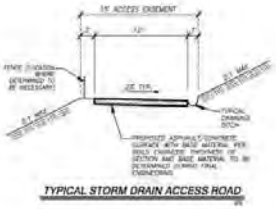
REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California
SHEET 3 OF 18



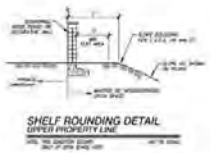
ROUNDABOUT # 1
PROCTOR VALLEY RD & ST. "A"



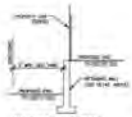
ROUNDABOUT # 2
PROCTOR VALLEY RD & ST. "C"



TYPICAL STORM DRAIN ACCESS ROAD



SHELF ROUNDING DETAIL
UPPER PROPERTY LINE



SIDE YARD DETAIL
TYPICAL PROPERTY LINE



TYPICAL DRAINAGE SWALE



PLANTABLE AREA DETAIL
TYPICAL PROPERTY LINE - SIDE YARD



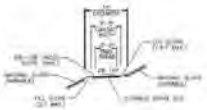
TYPICAL RETAINING WALL SECTION



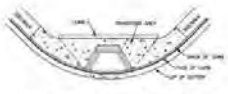
ROUNDABOUT # 3
PROCTOR VALLEY RD & ST. "O" & ST. "P"



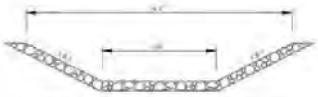
ROUNDABOUT # 4
PROCTOR VALLEY RD & ST. "I" & ST. "W"



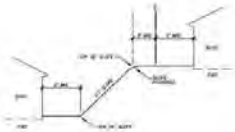
TYPE C TRAIL - PRIMITIVE TRAIL



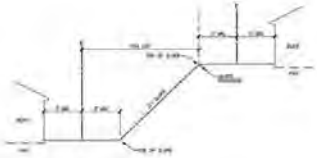
TYPICAL PEDESTRIAN RAMP DETAIL



1' DEEP ROCK LINED CHANNEL DETAIL



GRADING DETAIL
SLOPES UNDER 20' VERTICAL FEET



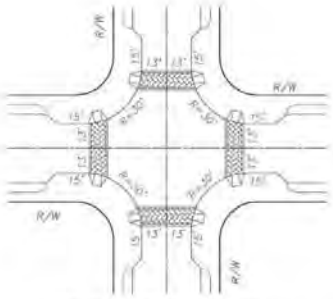
GRADING DETAIL
SLOPES OVER 20' VERTICAL FEET



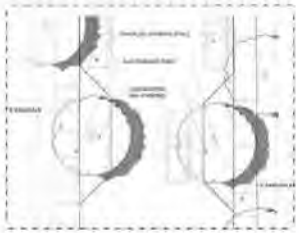
ROUNDABOUT # 5
PROCTOR VALLEY RD

ROUNDABOUT DETAILS

FIRE TRUCK DIMENSIONS
LENGTH - 41.92'
WIDTH - 9.83'
WHEEL BASE - 20.83'



TYPICAL INTERSECTION NECKDOWN



PARALLEL BAY PARKING WITH LANDSCAPED POP-OUTS



TYPICAL LOT DRAINAGE DETAIL

DETAILS

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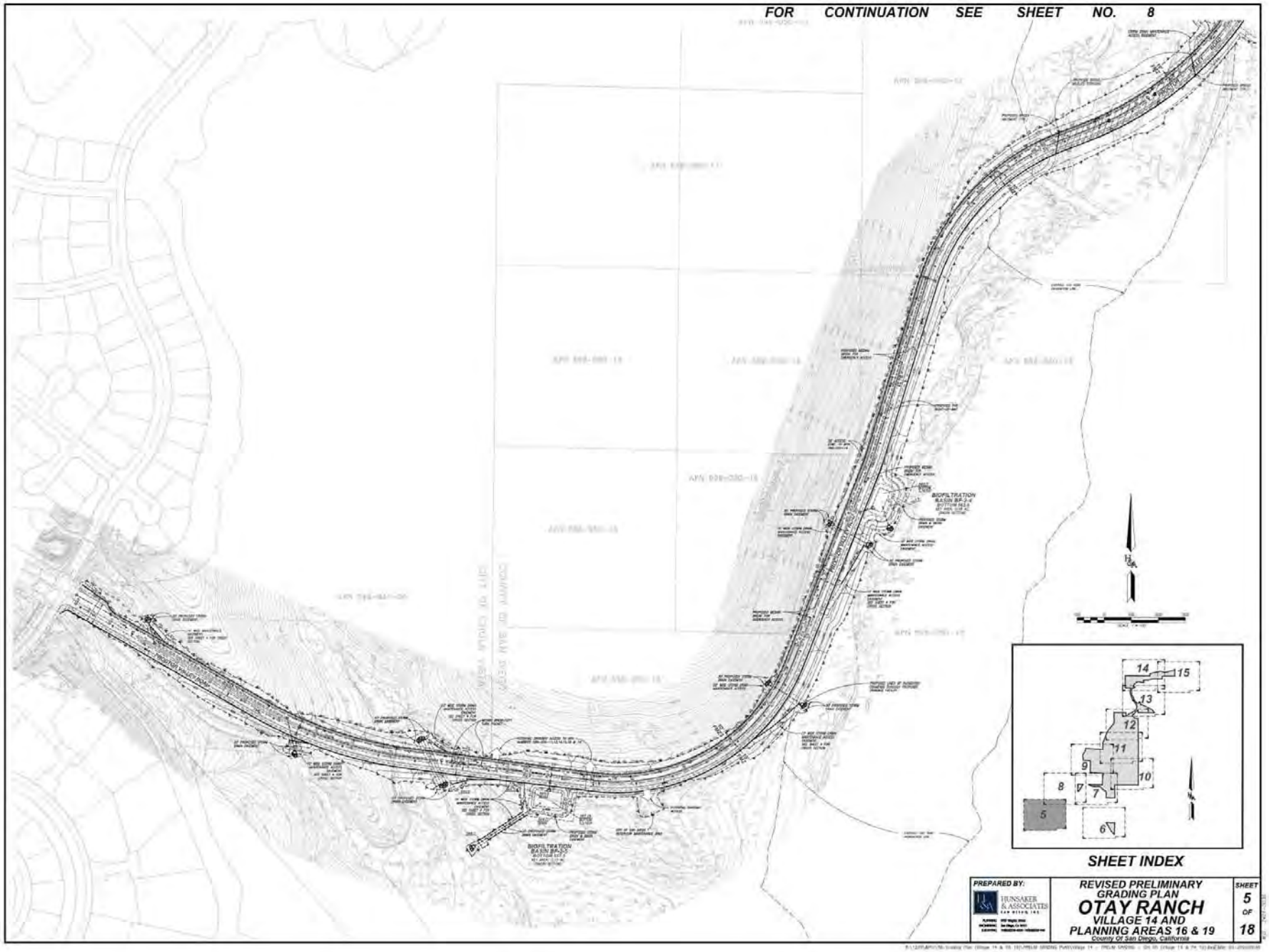
REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 4 OF 18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BIOFILTRATION BASIN BF-3
BIOFILTRATION BASIN BF-2
SHEET INDEX
PREPARED BY:
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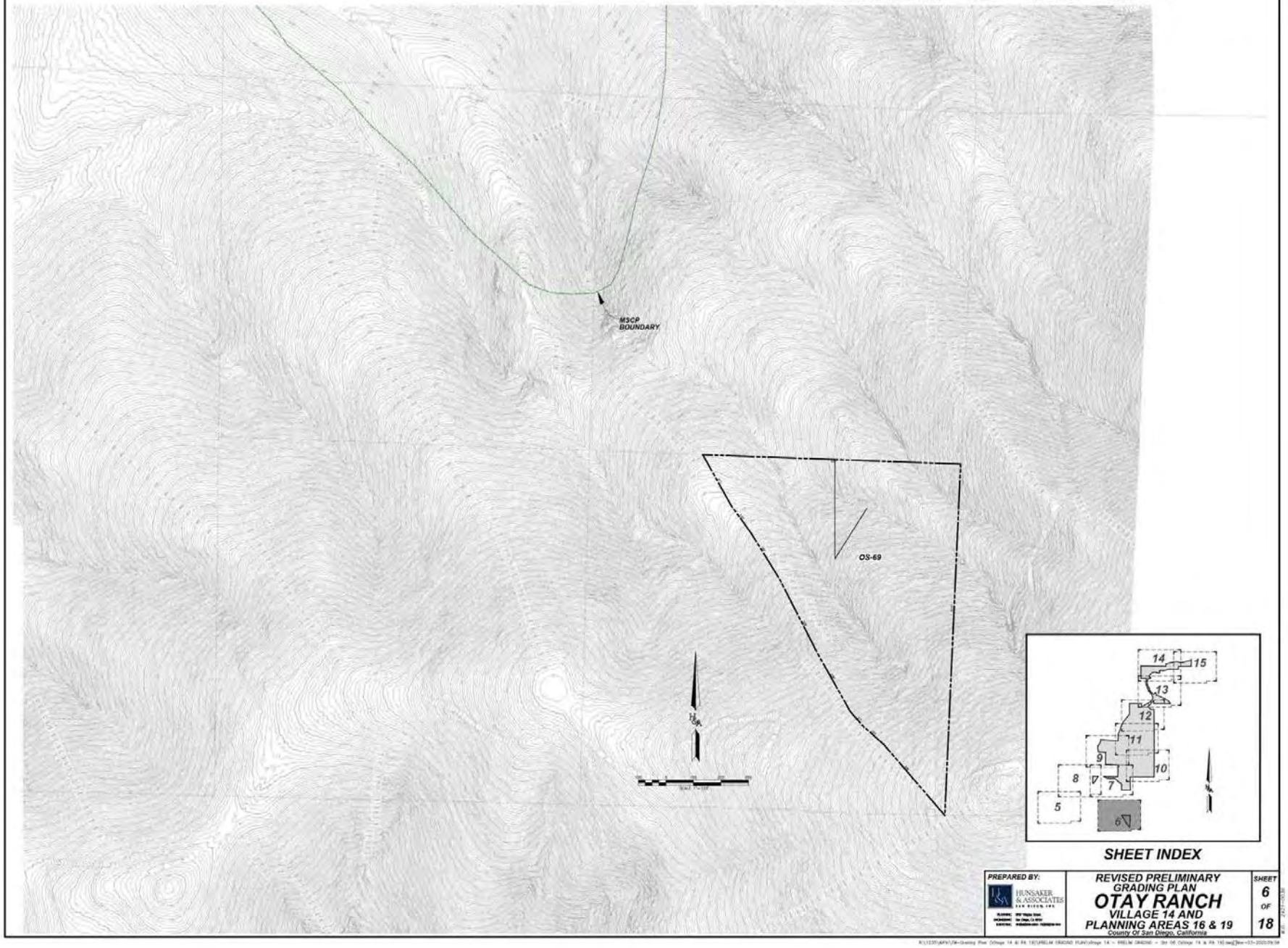
REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California
SHEET 5 OF 18

FOR CONTINUATION SEE SHEET NO. 7



SHEET INDEX

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC.

REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

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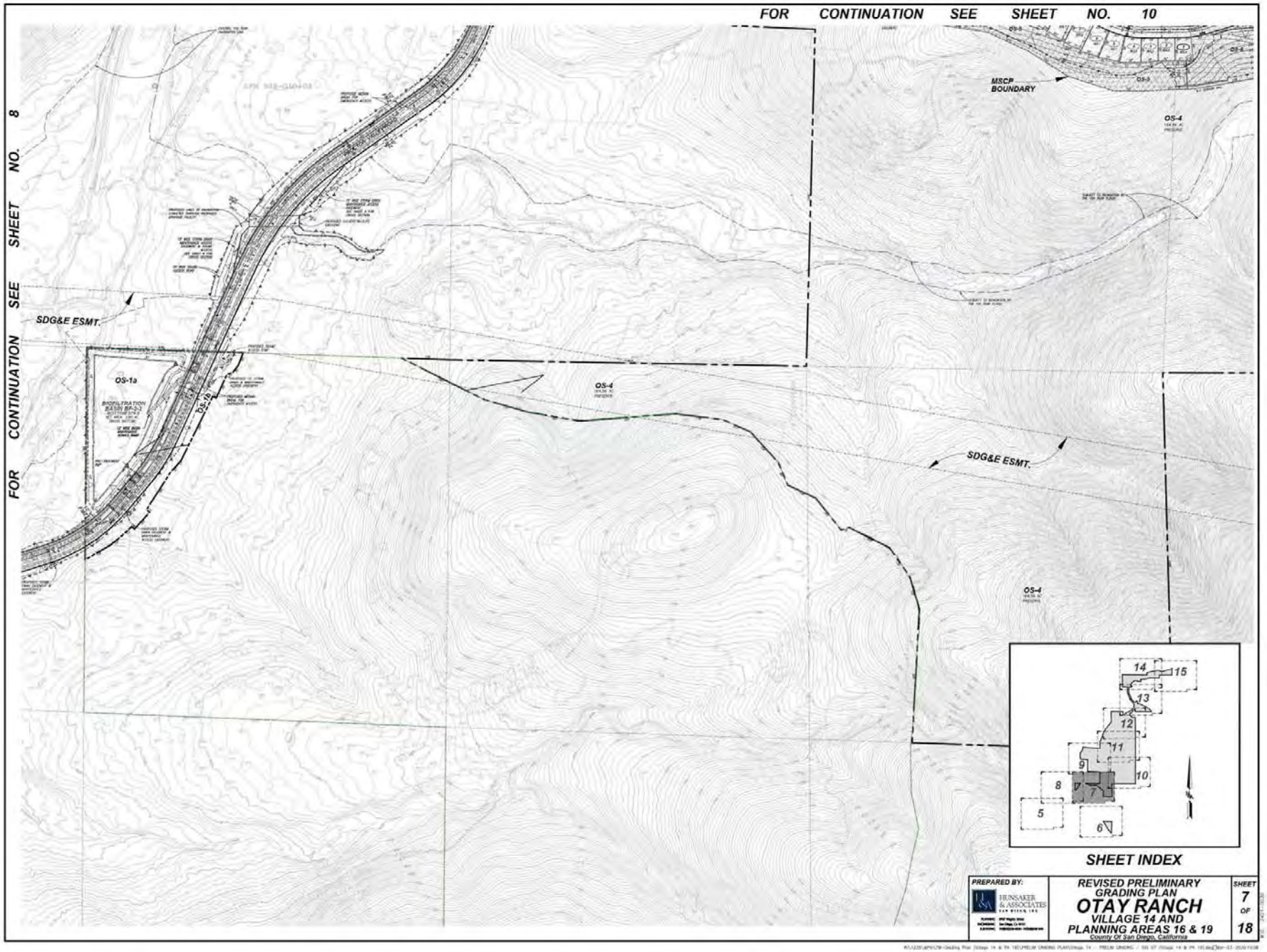
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MSCP BOUNDARY
SDG&E ESMT.
SDG&E ESMT.
OS-1a
BIOFILTRATION BASIN BP-D-2
DS-16
OS-4
OS-4
OS-4
14
15
13
12
11
9
10
8
7
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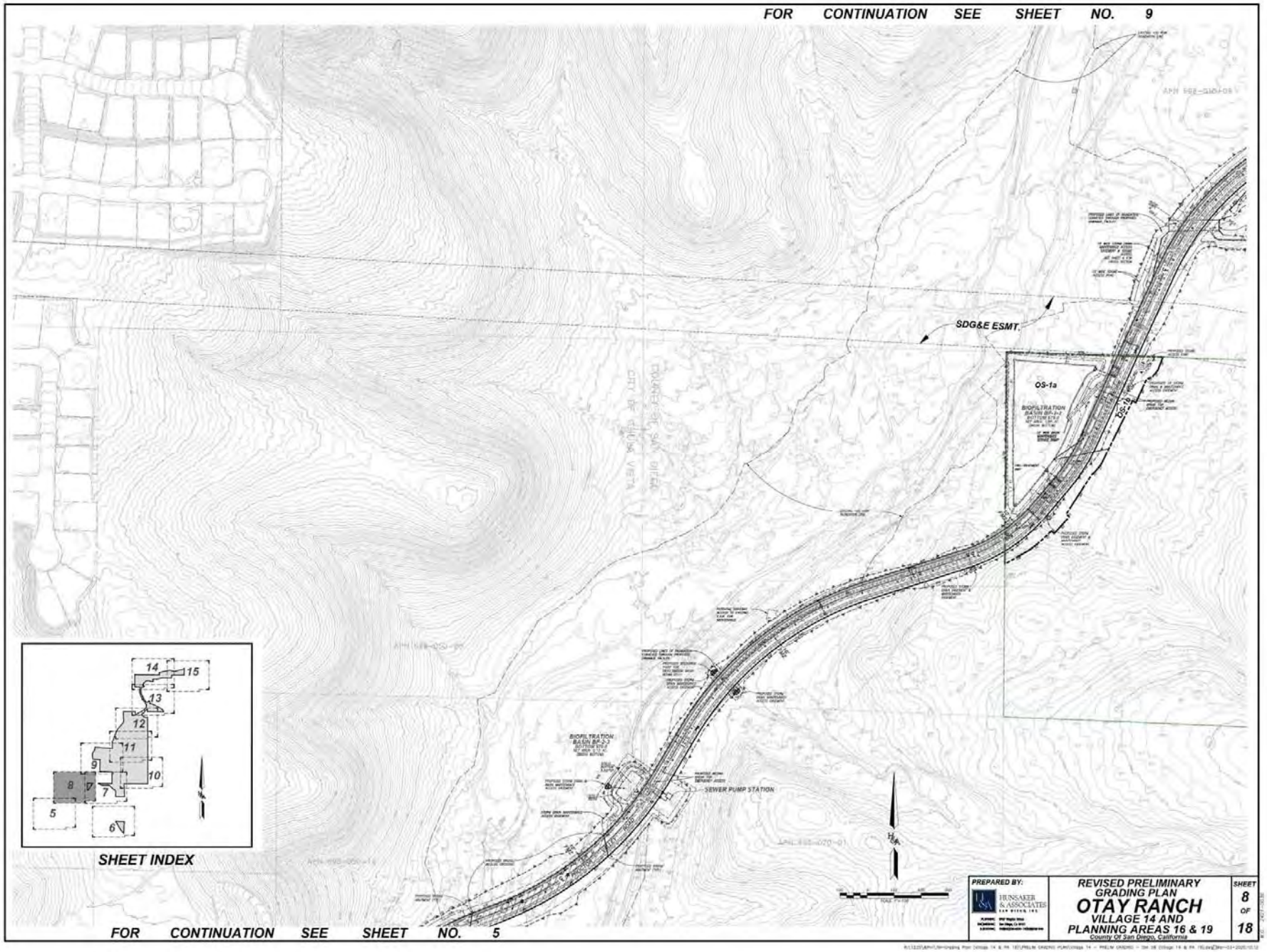
6
SHEET INDEX
PREPARED BY:
HUNSAKER & ASSOCIATES
REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California
SHEET 7 OF 18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SDG&E ESMT.
OS-1a
BIOFILTRATION BASIN BF-1
BIOFILTRATION BASIN BF-2
BIOFILTRATION BASIN BF-3
SEWER PUMP STATION
SHEET INDEX
FOR CONTINUATION SEE SHEET NO. 5
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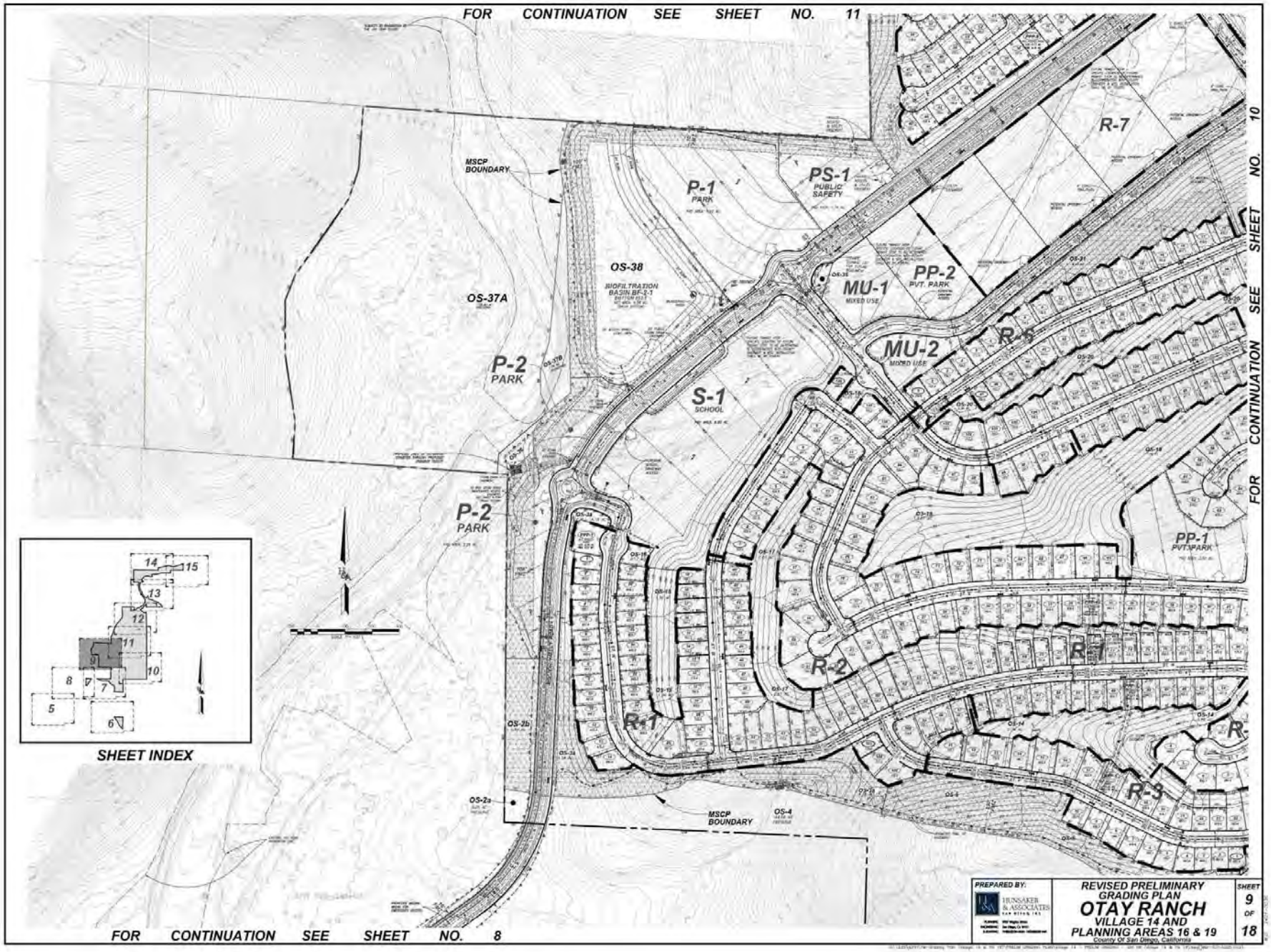
REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California
SHEET 8 OF 18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FOR CONTINUATION SEE SHEET NO. 8
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PS-1 PUBLIC SAFETY
R-7
OS-38
BIOFILTRATION BASIN BF-1-1
OS-37A
MU-1 MIXED USE
PP-2 PVT. PARK
R-5
MU-2 MIXED USE
P-2 PARK
S-1 SCHOOL
PP-1 PVT. PARK
R-2
R-1
R-3
OS-2b
OS-2a
OS-4
MSCP BOUNDARY
SHEET INDEX
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REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
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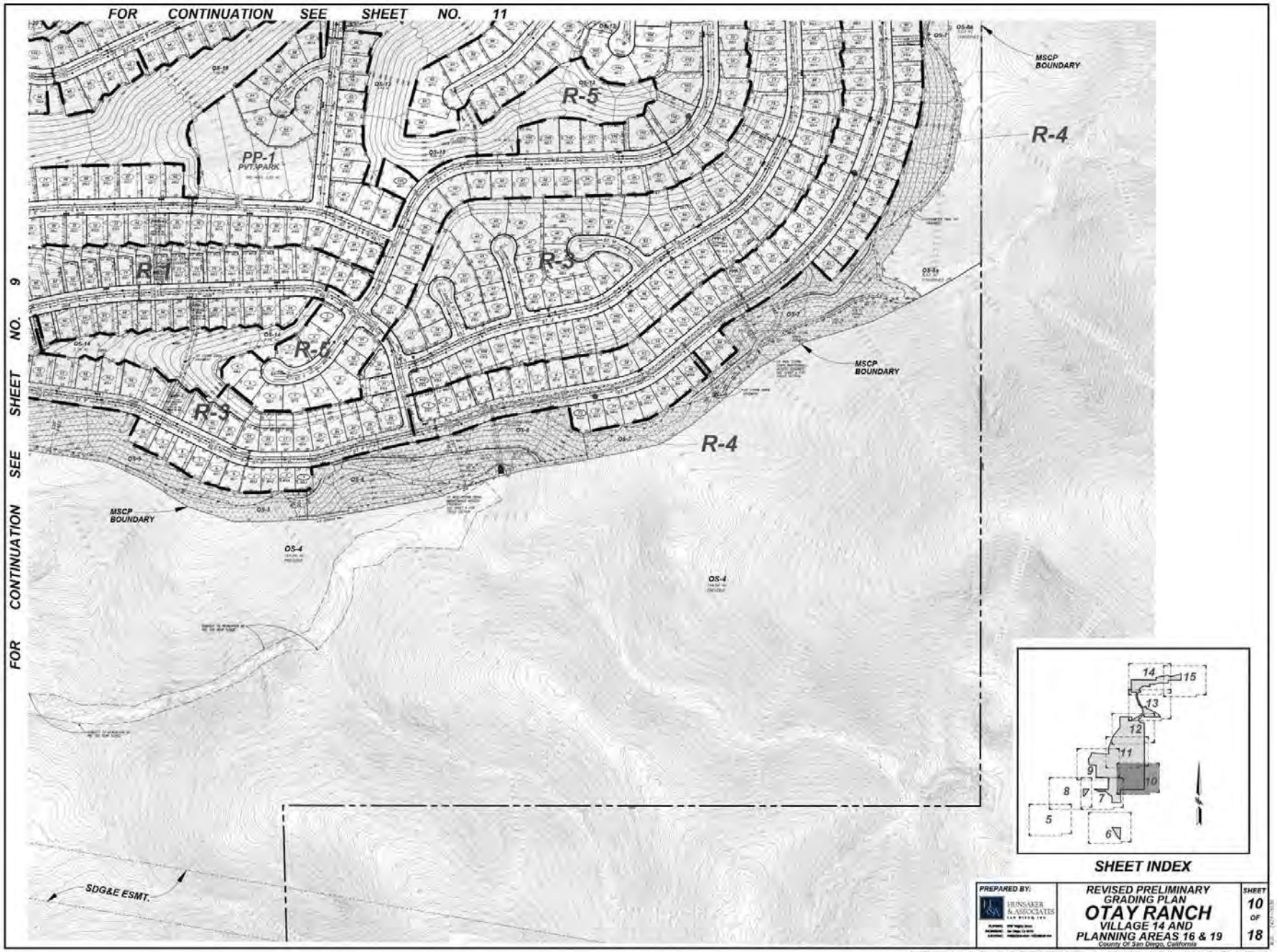
SHEET 9 OF 18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FOR CONTINUATION SEE SHEET NO. 9
R-5
R-4
PP-1
PVT. PARK
R-1
R-2
R-3
R-4
MSCP BOUNDARY
MSCP BOUNDARY
MSCP BOUNDARY
OS-4
OS-4
SDG&E ESMT.
SHEET INDEX
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REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
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FOR CONTINUATION SEE SHEET NO. 9
FOR CONTINUATION SEE SHEET NO. 10
SHEET INDEX
OS-30a
BIOFILTRATION BASIN BF-2.6
PP-3
PRIVATE PARK
PS-1
PUBLIC SAFETY
MU-1
MIXED USE
PP-2
PVT. PARK
MU-2
MIXED USE
PP-1
R-4
R-5
R-6
R-7
R-8
R-9
R-11
OS-22
MSCP BOUNDARY
WATER TANK
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VILLAGE 14 AND PLANNING AREAS 16 & 19
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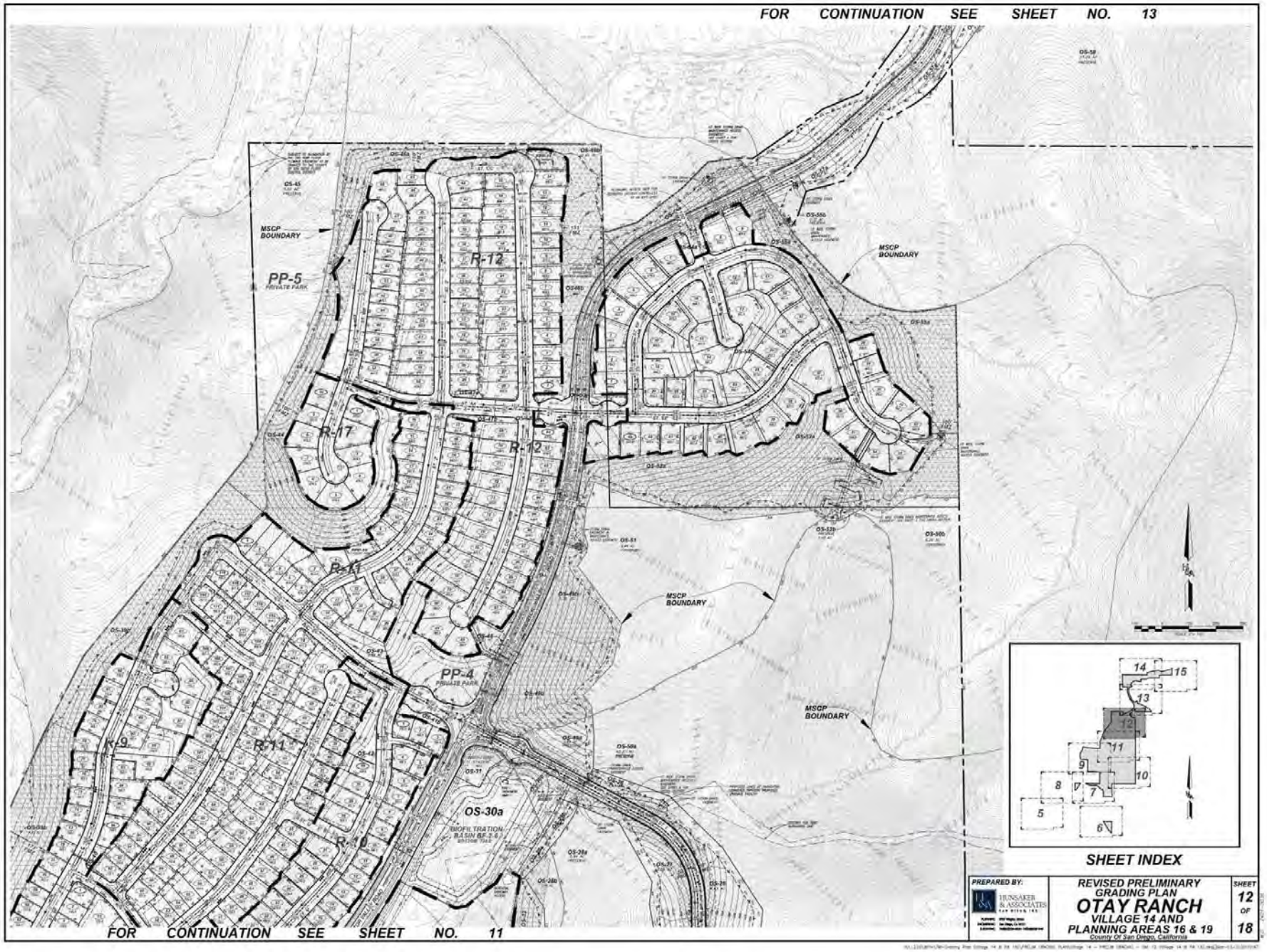
SHEET 11 OF 18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PRIVATE PARK
R-12
R-17
R-12
R-11
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R-9
R-11
R-10
OS-30a
BIOFILTRATION BASIN 6E-2.6
MSCP BOUNDARY
MSCP BOUNDARY
MSCP BOUNDARY
FOR CONTINUATION SEE SHEET NO. 11
SHEET INDEX
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OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
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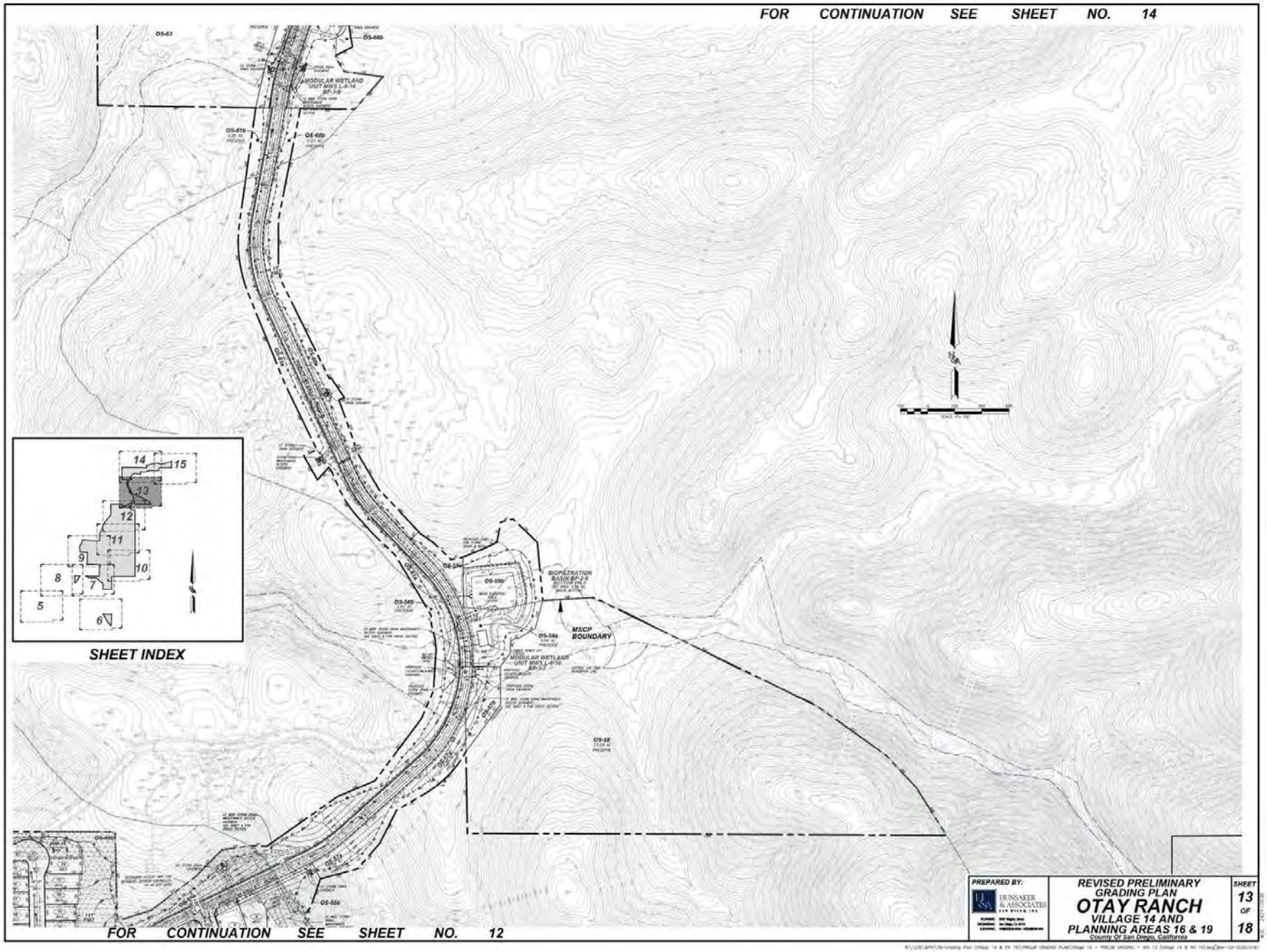
SHEET 12 OF 18


FOR CONTINUATION SEE SHEET NO. 14
SHEET INDEX
MSCP BOUNDARY
FOR CONTINUATION SEE SHEET NO. 12
PREPARED BY:
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REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
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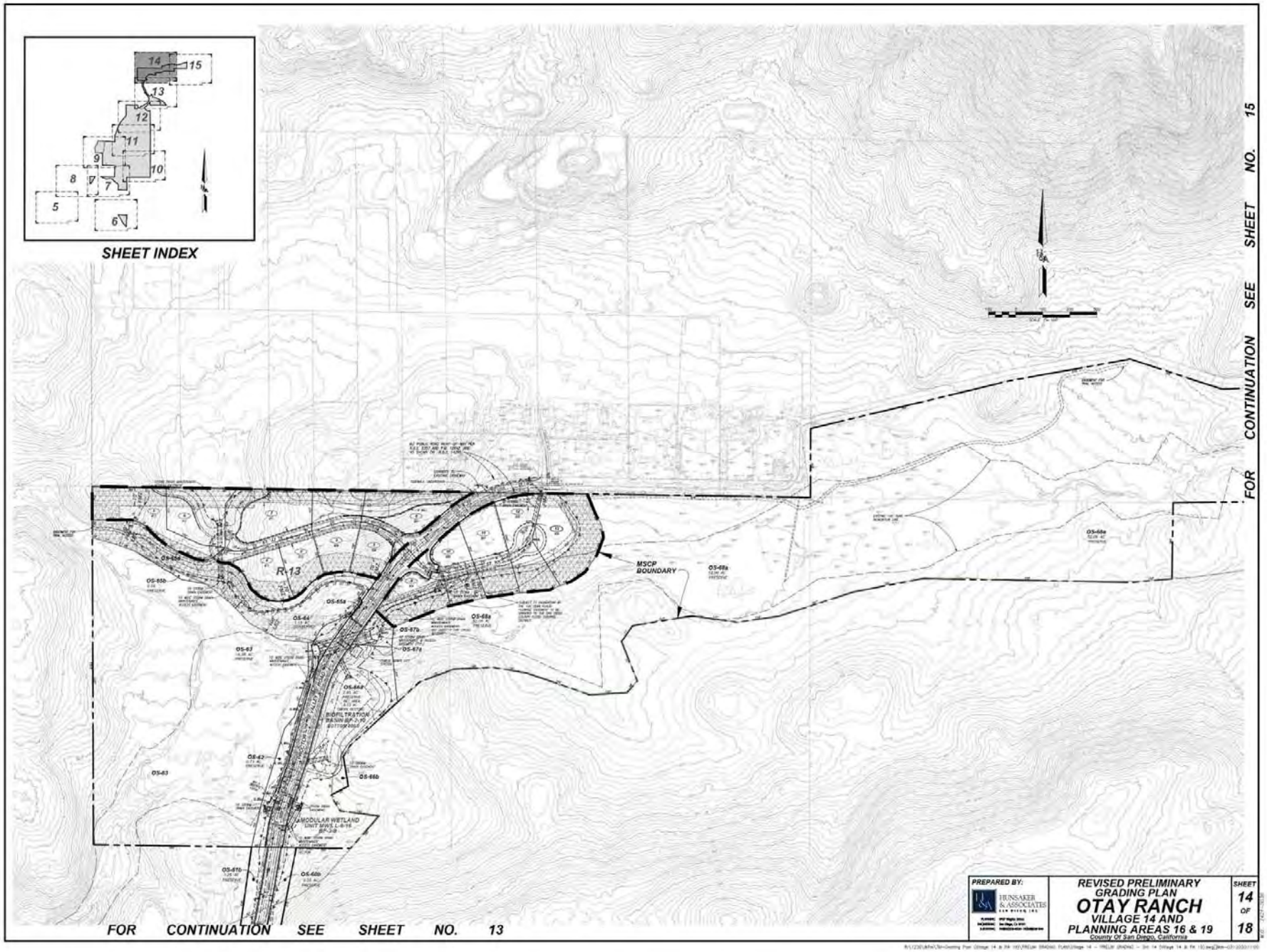
SHEET 13 OF 18


SHEET INDEX
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13
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FOR CONTINUATION SEE SHEET NO. 15
R-13
MSCP BOUNDARY
OS-68a
OS-65b
OS-65a
OS-44
OS-67b
OS-67a
OS-64a
OS-62
OS-63
OS-42
OS-66b
BIOFILTRATION BASIN BF-2-HS BOTTOM WIDE
MODULAR WETLAND UNIT MWS L-8-18 BF-2-S
OS-67c
OS-60b
FOR CONTINUATION SEE SHEET NO. 13
PREPARED BY:
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REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
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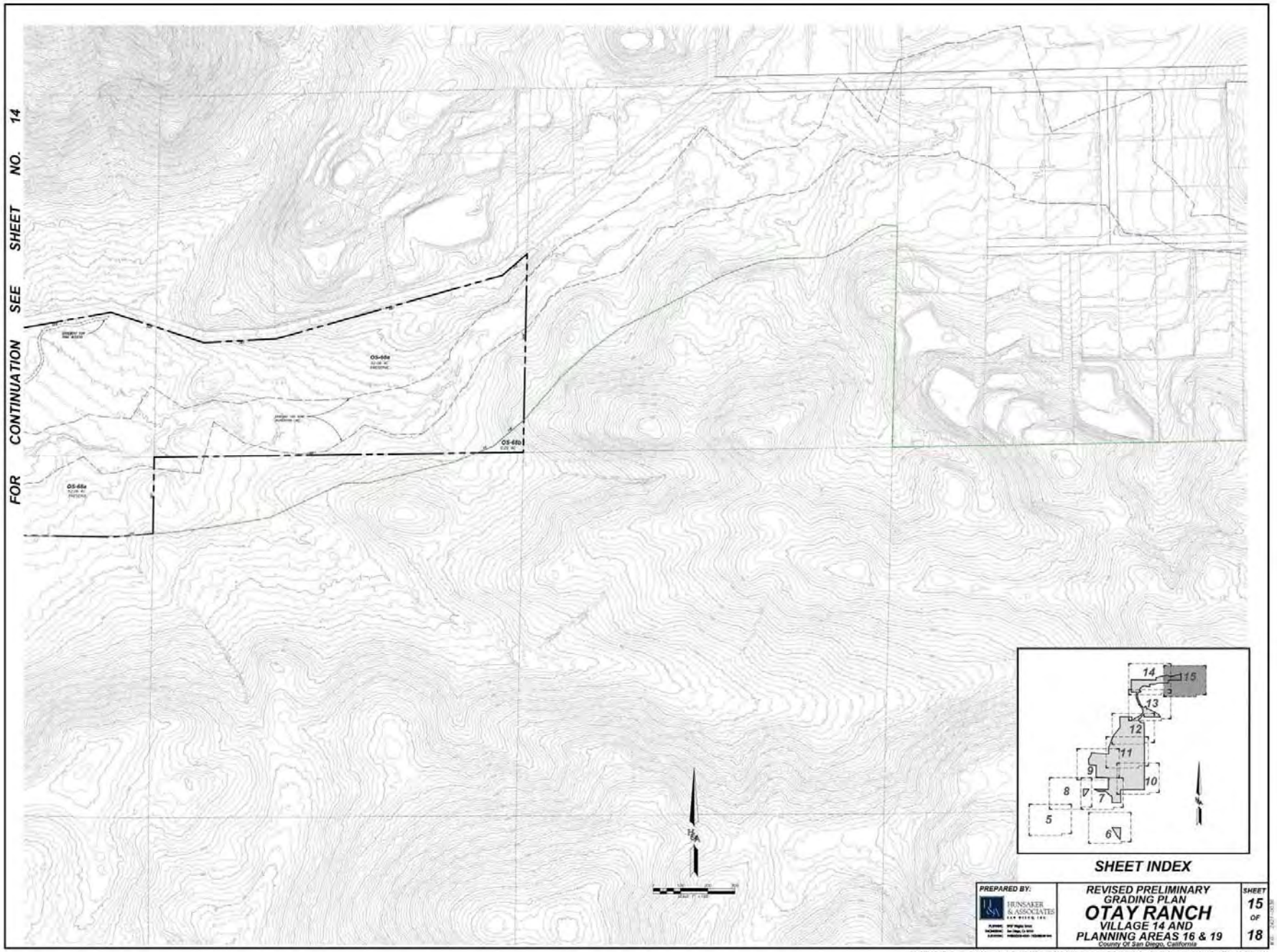
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OS-68a
OS-68b
OS-68a
14
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SHEET INDEX
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OTAY RANCH
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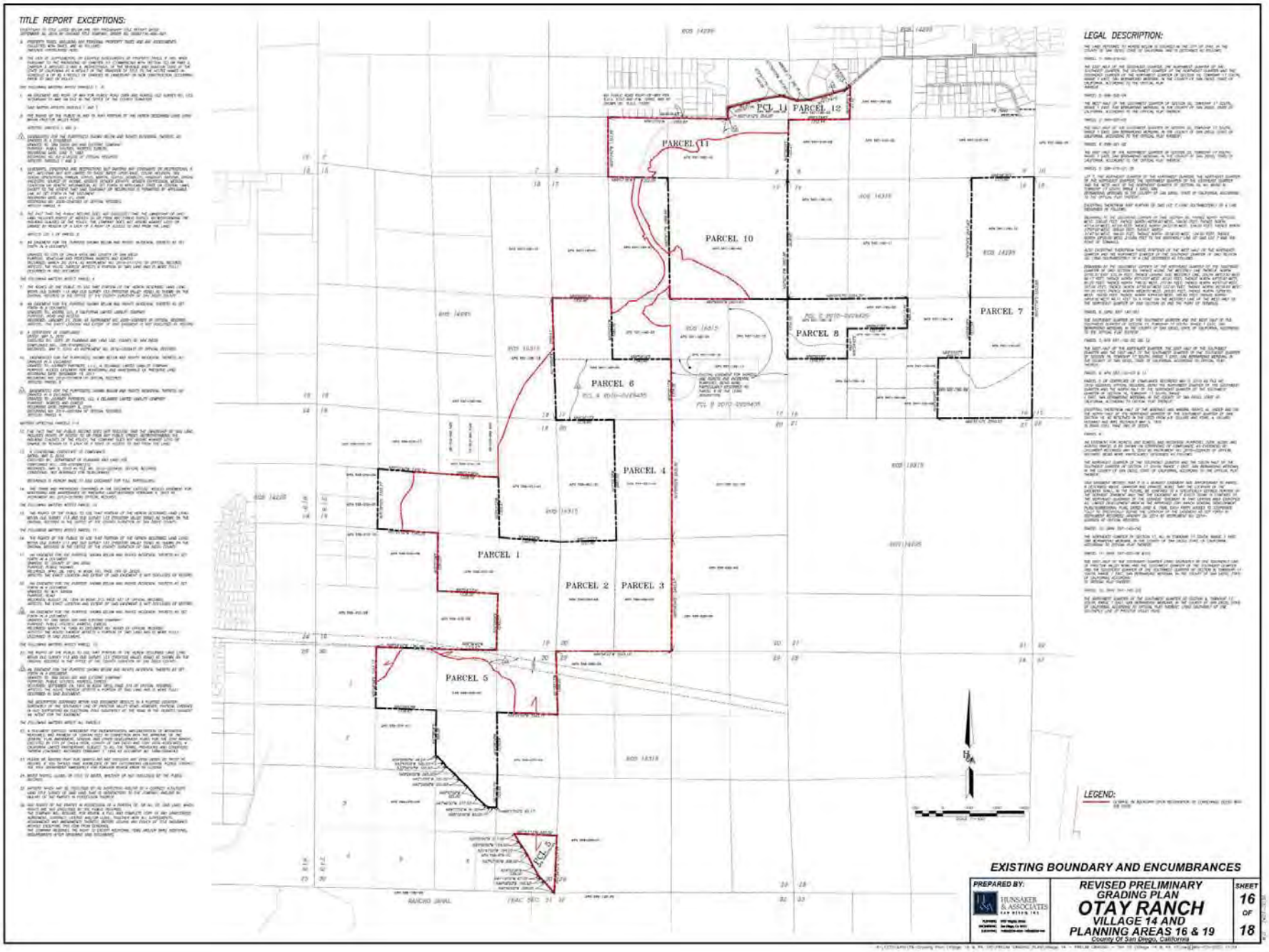
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PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 5
PARCEL 6
PARCEL 7
PARCEL 8
PARCEL 10
PARCEL 11
PARCEL 12
LEGEND:
EXISTING BOUNDARY AND ENCUMBRANCES
PREPARED BY:
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OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California
SHEET 16 OF 18

VILLAGE 14 SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	GROSS NEIGHBORHOOD ACREAGE
R-1	SF	282	50 ft (SF)	73.52
R-2	SF	130	60 ft (SF)	31.58
R-3	SF	112	45 ft (SF)	30.93
R-4	SF	75	50 ft (SF)	18.83
R-5	SF	51	55 ft (SF)	16.74
R-6	SF	37	60 ft (SF)	10.87
R-7	SF	50	50 ft (SF)	13.70
R-8	SF	66	45 ft (SF)	15.87
R-9	SF	55	55 ft (SF)	14.97
R-10	SF	47	60 ft (SF)	13.87
R-11	SF	46	70 ft (SF)	14.30
RESIDENTIAL SUBTOTAL		967		274.41

NEIGHBORHOOD	LAND USE	DWELLING UNITS	TARGET DENSITY (DU/GROSS AC)	GROSS NEIGHBORHOOD ACREAGE
R-12	MEDIUM HIGH	282		13.76
R-13	TOWNHOMES	151		18.74
RESIDENTIAL SUBTOTAL		284		32.51

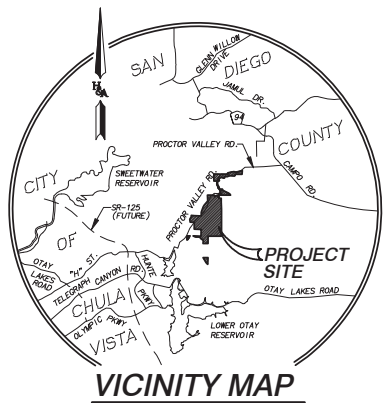
NEIGHBORHOOD	LAND USE	DWELLING UNITS	DESCRIPTION	GROSS NEIGHBORHOOD ACREAGE
P-1	PUBLIC PARK		CENTRAL PARK	8.73
P-2	PUBLIC PARK		NEAR PARK	5.49
PUBLIC PARK SUBTOTAL				14.22
PP-1	PRIVATE PARK	-	-	2.13
PP-2	PRIVATE PARK	-	-	0.85
PP-3	PRIVATE PARK	-	-	1.60
PP-4	PRIVATE PARK	-	-	2.08
PP-5	PRIVATE PARK	-	-	0.07
PP-6	PRIVATE PARK	-	-	0.35
PRIVATE PARK SUBTOTAL				7.08
PPR-1	PRIVATE RECREATION PARK			0.56
PPR-2	PRIVATE RECREATION PARK			0.32
PPR-3	PRIVATE RECREATION PARK			0.17
PPR-4	PRIVATE RECREATION PARK			0.20
PPR-5	PRIVATE RECREATION PARK			0.14
PPR-6	PRIVATE RECREATION PARK			0.21
PPR-7	PRIVATE RECREATION PARK			0.18
PPR-8	PRIVATE RECREATION PARK			0.24
PPR-9	PRIVATE RECREATION PARK			0.11
PPR-10	PRIVATE RECREATION PARK			0.24
PPR-11	PRIVATE RECREATION PARK			0.16
PRIVATE RECREATION SUBTOTAL				2.54
MU-1	MIXED USE		COMMERCIAL	1.50
MU-2	MIXED USE		COMMERCIAL	2.58
MIXED USE SUBTOTAL				4.08
S-1	SCHOOL		SCHOOL	9.89
SCHOOL SUBTOTAL				9.89
PS-1	PUBLIC SERVICES		FIRE STATION	2.00
PUBLIC SERVICES SUBTOTAL				2.00
OS-1	OPEN SPACE			3.47
OS-2a	OPEN SPACE			2.11
OS-2b	OPEN SPACE		RECREATION	0.49
OS-3a	OPEN SPACE		WATER	1.37
OS-3b	OPEN SPACE		RECREATION	4.13
OS-4a	OPEN SPACE		WATER	0.03
OS-4b	OPEN SPACE		RECREATION	0.04
OS-5	OPEN SPACE		WATER	3.47
OS-6	OPEN SPACE		WATER	4.35
OS-7	OPEN SPACE		WATER	0.41
OS-8a	OPEN SPACE		POTENTIAL RECREATION	1.23
OS-8b	OPEN SPACE		WATER	5.33
OS-9a	OPEN SPACE		POTENTIAL RECREATION	8.73
OS-9b	OPEN SPACE		DETENTION	1.31
OS-10a	OPEN SPACE		RECREATION	0.52
OS-10b	OPEN SPACE		WATER	1.09
OS-11	OPEN SPACE		WATER	0.08
OS-12	OPEN SPACE		WATER	0.53
OS-13	OPEN SPACE		WATER	5.64
OS-14	OPEN SPACE		WATER	0.34
OS-15	OPEN SPACE		WATER	0.97
OS-16	OPEN SPACE		WATER	8.27
OS-17	OPEN SPACE		WATER	2.51
OS-18	OPEN SPACE		WATER	6.29
OS-19	OPEN SPACE		WATER	7.61
OS-20a	OPEN SPACE		WATER	3.96
OS-20b	OPEN SPACE		WATER	9.17
OS-21	OPEN SPACE		WATER	9.32
OS-22	OPEN SPACE		WATER	9.28
OS-23	OPEN SPACE		WATER	3.61
OS-24	OPEN SPACE		WATER	1.20
OS-25	OPEN SPACE		RECREATION	1.60
OS-26	OPEN SPACE		WATER	4.15
OS-27	OPEN SPACE		RECREATION	2.06
OS-28a	OPEN SPACE		RECREATION	3.66
OS-28b	OPEN SPACE		WATER	0.60
OS-29a	OPEN SPACE		WATER	6.28
OS-29b	OPEN SPACE		RECREATION	0.74
OS-30a	OPEN SPACE		WATER	3.82
OS-30b	OPEN SPACE		RECREATION	4.14
OS-31a	OPEN SPACE		WATER	6.73
OS-31b	OPEN SPACE		RECREATION	6.61
OS-32a	OPEN SPACE		WATER	2.73
OS-32b	OPEN SPACE		WATER	0.19
OS-33a	OPEN SPACE		RECREATION	0.50
OS-33b	OPEN SPACE		RECREATION	15.83
OS-34	OPEN SPACE		POTENTIAL RECREATION	7.26
OS-35	OPEN SPACE		WATER	0.69
OS-36a	OPEN SPACE		WATER	0.33
OS-36b	OPEN SPACE		WATER	8.41
OS-37	OPEN SPACE		WATER	0.81
OS-38a	OPEN SPACE		WATER	2.60
OS-38b	OPEN SPACE		WATER	0.11
OS-39	OPEN SPACE		WATER	4.53
OS-40a	OPEN SPACE		RECREATION	4.09
OS-40b	OPEN SPACE		WATER	0.11
OS-41	OPEN SPACE		POTENTIAL RECREATION	44.20
OS-42a	OPEN SPACE		POTENTIAL RECREATION	6.39
OS-42b	OPEN SPACE		POTENTIAL RECREATION	5.09
OS-43	OPEN SPACE		WATER	7.13
OS-44	OPEN SPACE		RECREATION	0.91
OS-45	OPEN SPACE		WATER	0.11
OS-46	OPEN SPACE		WATER	0.14
OS-47	OPEN SPACE		WATER	0.14
OS-48	OPEN SPACE		WATER	3.65
OS-49	OPEN SPACE		RECREATION	0.32
OS-50	OPEN SPACE		WATER	1.31
OS-51	OPEN SPACE		RECREATION	2.63
OS-52	OPEN SPACE		WATER	5.49
OS-53a	OPEN SPACE		WATER	5.19
OS-53b	OPEN SPACE		WATER	1.19
OS-54	OPEN SPACE		WATER	0.71
OS-55	OPEN SPACE		WATER	7.49
OS-56	OPEN SPACE		RECREATION	0.78
OS-57	OPEN SPACE		RECREATION	13.68
OPEN SPACE SUBTOTAL				322.09
DRIVE 1	DRIVE 1		MAJOR CIRCULATION	19.46
DRIVE 2	DRIVE 2		MAJOR CIRCULATION	1.81
STREET	STREET		CIRCULATION	3.11
STREET	STREET		CIRCULATION	0.43
STREET SUBTOTAL				23.82
OVERALL TM TOTAL		967		701.12

VILLAGE 14 LOTTING

NEIGHBORHOOD R-1	
LOT #	LOT AREA
1	6,384
2	6,786
3	7,200
4	7,200
5	7,200
6	7,200
7	6,000
8	6,000
9	6,000
10	6,000
11	6,000
12	6,000
13	6,000
14	6,000


MSCP BOUNDARY
PP-4
PRIVATE PARK
R-11
R-10
OS-30a
BIOFILTRATION BASIN BF-2
PP-3
PRIVATE PARK
R-8
PAD AREA: 15.2 AC
LOT AREA: 16.74 AC
R-9
R-7
OS-22
WATER TANK
R-6
R-5
R-4
R-2
R-3
PP-2
PVT. PARK
OPTIONAL DESIGN FOR PORTION
OF STREET I FROM PVR TO STREET F
PREPARED BY:
REVISED PRELIMINARY
GRADING PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California
SHEET
18
OF
18

REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California



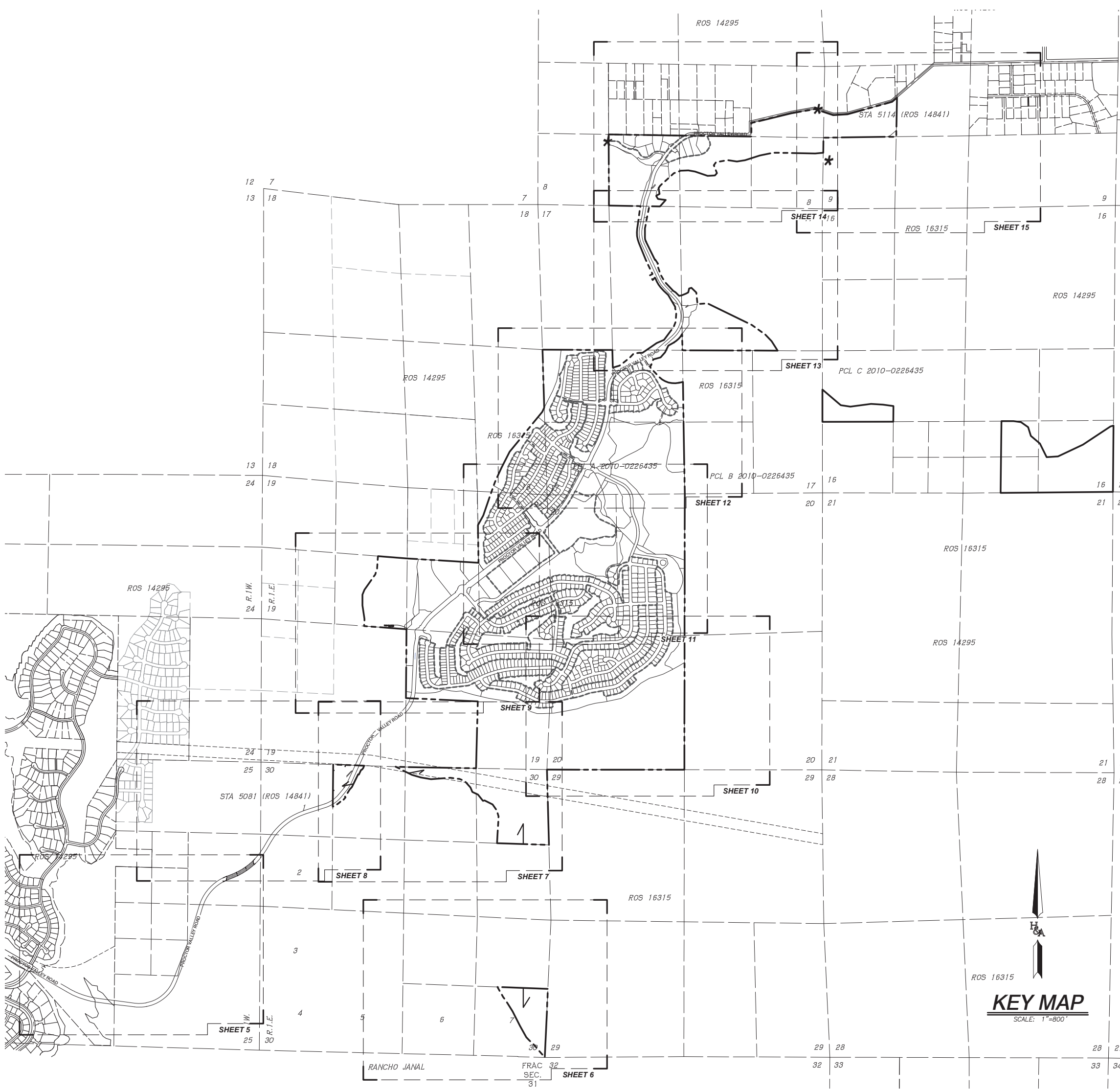
VICINITY MAP
NTS

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED NEIGHBORHOOD BOUNDARY
- EXISTING MAP DATA — LOT 270
- PROPOSED LOT NUMBER — 5
- PROPOSED RESIDENTIAL NEIGHBORHOOD — **R-1**
- PROPOSED OPEN SPACE — **OS-1**
- PROPOSED PRIVATE PARK — PP-1
- PROPOSED PRIVATE POCKET PARK — PPP-1
- PROPOSED RIPRAP (ENERGY DISSIPATER)
- PROPOSED BROW DITCH
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- TITLE REPORT ITEM NO. (SEE SHEET 16) — 1
- PROPOSED SEWAGE FORCE MAIN — FM
- EXISTING SEWER MAIN WITH MANHOLE
- PROPOSED SEWER MAIN WITH MANHOLE (8" PVC UNLESS OTHERWISE NOTED)
- EXISTING WATER MAIN WITH FIRE HYDRANT — W
- PROPOSED WATER MAIN WITH FIRE HYDRANT (8" PVC UNLESS OTHERWISE NOTED) — W
- PROPOSED STORM DRAIN SYSTEM
  - A. INLET OR CATCH BASIN
  - B. HEADWALL
  - C. CLEANOUT
  - D. CATCH BASIN
  - RIP RAP
- PROPOSED STREET CENTERLINE ELEVATION — 237.7
- MODULAR WETLAND UNIT — MW
- PROPOSED STREET DESIGNATION — 2b
- PROPOSED FUEL MODIFICATION ZONE
- PROPOSED LIMITED BUILDING ZONE
- PROPOSED FUEL MODIFICATION ZONE SPECIAL MANAGEMENT AREA
- NON GRADED LDA LINE

EXISTING ZONING

USE REGULATIONS		S-80/S88
ANIMAL REGULATIONS		-/D
DEVELOPMENT REGULATIONS	DENSITY	0/2.06
	LOT SIZE (MINIMUM)	-/-
	MAX FLOOR AREA	-/-
	FLOOR AREA RATIO	-/-
	BUILDING TYPE	-/W
	HEIGHT	G
	COVERAGE	-
	SETBACK	A
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		-



KEY MAP
SCALE: 1"=800'

GENERAL NOTES

1. TOTAL GROSS PROJECT SITE AREA: 913.56 ACRES (V14: 791.60 AC PA 16/19: 119.83 ACRES)
   TOTAL NET PROJECT SITE AREA: 519.30 ACRES (EXC. MAJOR CIRC. FOR PV RD.& PRESERVE LOTS)
2. TOTAL NUMBER OF UNITS: 1,266
   SINGLE FAMILY: 1,000
   COURTYARD: 116
   MULTIFAMILY: 150
3. TOTAL NO. LOTS: 1,118

SF RESIDENTIAL LOTS:	1,000	(R-1 THROUGH R-6, R-9 THROUGH R-12, R-15, R-17 AND R-18)
MULTIFAMILY RES. LOTS:	5	(R-7 THROUGH R-8)
MIXED USE LOT:	2	(MU-1 THROUGH MU-2)
OPEN SPACE LOTS:	68	(SEE TBLS SHT 2 AND 17)
PRESERVE OS LOTS:	27	(SEE TBLS SHT 2 AND 22)
PUBLIC PARK LOTS:	2	(P-1 THROUGH P-2)
PRIVATE PARK LOTS:	6	(PP-1 THROUGH PP-6)
PRIVATE POCKET PARK LOTS:	11	(PPP-1 THROUGH PPP-11)
SCHOOL LOT:	1	(S-1)
PUBLIC SAFETY LOT:	1	(PS-1)

4. ASSESSOR'S PARCEL NUMBERS:

VILLAGE 14	PLANNING AREA 19
598-070-07 & 09	597-140-04
598-010-02	597-020-06 & 10
598-020-04 & 06	597-190-23
598-021-02	
597-140-05	

5. EXISTING GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA & OPEN SPACE (CONSERVATION)
6. EXISTING GENERAL PLAN REGIONAL CATEGORY: N/A/RURAL/SEMI-RURAL
7. EXISTING ZONING: S80/S88 (SEE TBLS THIS SHEET) PROPOSED ZONING: SEE SPECIFIC PLAN
8. OVERALL GROSS PROJECT DENSITY: 1.39 D.U./AC. (1,266 D.U.'S/913.56 GROSS AC.)
   NET PROJECT DENSITY*: 2.43 D.U./AC. (1,266 D.U.'S/519.30 NET AC.)
   * NET ACREAGE = GROSS SITE AREA MINUS PRESERVE AREA & PV ROAD
9. EXISTING USE: VACANT
10. PROPOSED USE: SINGLE FAMILY, MULTIFAMILY, MIXED USE, PUBLIC SAFETY, PUBLIC PARK, PRIVATE PARKS, HOA OPEN SPACE & PRESERVE OPEN SPACE
11. TAX RATE AREA: 63076, 79006, 79007, 63165, 59151
12. THOMAS BROTHERS COORDINATES:
    1293 C4-C7, D4-D7, E4-E7, 1312 A2-A3, B1-B2, C1-C2, D1-D2, E1-E2
13. COMMUNITY PLAN/SUBREGIONAL AREA: JAMUL-DULZURA/OTAY SUBREGIONAL PLAN
14. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN AN VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

GENERAL DESIGN NOTES

1. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED,REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
2. SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS INVESTIGATION PREPARED BY: ADVANCED GEOTECHNICAL SOLUTIONS, INC DATED: SEPTEMBER 4, 2019
3. IT IS INTENDED THAT MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66456.1 OF THE SUBDIVISION MAP ACT. SEE SHEET 2 FOR CONCEPTUAL PHASING.
4. MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.
5. ALL STREET DESIGNS, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS OR AS APPROVED WITH WAIVERS BY THE DIRECTOR OF PUBLIC WORKS.
6. THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT. STREET LIGHTS AS SHOWN ON THIS MAP ARE TO BE USED AS A GUIDE ONLY.
7. FOR SETBACK REQUIREMENTS SEE THE OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 SPECIFIC PLAN AMENDMENT SECTION 7 DEVELOPMENT REGULATIONS, TABLES 14 & 17.
8. LIMITED BUILDING ZONE (LBZ) INFORMATION ADDRESSED IN THE FIRE PROTECTION PLAN, APPENDIX G
9. USE OF THE PRIVATE AND PUBLIC PARK LOTS WILL BE RESTRICTED FOR PARKS AND RECREATION PURPOSES BY AN OPEN SPACE OR RECREATIONAL EASEMENT OR OTHER INSTRUMENT APPROVED BY SAN DIEGO COUNTY COUNSEL.
10. FUEL MODIFICATION ZONES REFLECTED ON THIS MAP ARE PER THE CURRENT FIRE PROTECTION PLAN BY DUDEK & ASSOCIATES. PLEASE REFER TO THE FPP FOR DETAILS ABOUT EACH ZONE TYPE.
11. USES WITHIN THE BISECTED PORTIONS OF ANY LOTS WITHIN NEIGHBORHOODS R-15.
12. A NOISE RESTRICTION EASEMENT SHALL BE GRANTED OVER AREA R-1 LOTS 1 THROUGH 14; AREA R-9 LOTS 32 THROUGH 46; AREA R-10 LOTS 3 & 5 THOUGH 19; AREA R-12 LOTS 1 THROUGH 14 AND THROUGH 94; AREA R-18 LOTS 1 THROUGH 9; AREA R-13 LOTS 1 AND 8 THROUGH 13.
13. THIS VESTING TENTATIVE MAP [OR THIS SPECIFIC PLAN AMENDMENT] WILL NOT BE DEEMED FINALLY APPROVED OR EFFECTIVE UNLESS AND UNTIL ALL THREE OF THE PROCESSES DESCRIBED IN THE DISPUTE RESOLUTION AGREEMENT DATED JUNE 26, 2019 ("DRA") ARE DEEMED FINALLY APPROVED AND EFFECTIVE. THE COUNTY WILL BE DRAFTING A CONDITION OF APPROVAL TO REFLECT THIS UNDERSTANDING. AT SUCH TIME AS THE COUNTY PROVIDES THE LANGUAGE FOR THAT CONDITION IT WILL BE INSERTED HERE IN THE VESTING TENTATIVE MAP [OR THIS SPECIFIC PLAN AMENDMENT]
14. PROPOSED LINES OF INUNDATION WHICH IMPACT SITE WILL BE CONVEYED THROUGH THE PROPOSED DRAINAGE FACILITIES. [SEE PLAN FOR DETAILS AND LOCATION]

EARTHWORK / GRADING QUANTITIES

SEE GRADING PLAN FOR DETAILS.

ENGINEER

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
9707 WAPLES STREET
SAN DIEGO, CA 92121
(858) 558-4500 PH
(858) 558-1414 FX

APPLICANT

GDCI PROCTOR VALLEY, LP
IN C/O JACKSON PENDO DEVELOPMENT COMPANY
4364 BONITA ROAD #607
BONITA, CA 91902

OWNER/SUBDIVIDER

IN C/O JACKSON PENDO DEVELOPMENT COMPANY
IN C/O STATE OF CALIFORNIA
4363 BONITA ROAD #607
BONITA, CA 91902
(619) 267-4904

OWNER'S STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS DAY OF JANUARY, 2018, AT SAN DIEGO COUNTY, CALIFORNIA.

REPRESENTATIVE - JACKSON PENDO DEVELOPMENT COMPANY

REPRESENTATIVE - STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER ALISA S. VIALPANDO C 47945 Exp. 12/31/21 CIVIL STATE OF CALIFORNIA

ALISA S. VIALPANDO R.C.E. 47945 DATE
MY REGISTRATION EXPIRES ON 12/31/21

CONDOMINIUM NOTES

THIS IS A MAP OF A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. PLANNING NEIGHBORHOODS INCLUDED WITHIN THE RESIDENTIAL CONDOMINIUM PROJECT DESIGNATION ARE R-7 WITH 150 UNITS AND R-8 WITH 116 UNITS FOR A MAXIMUM NUMBER OF 266 DWELLING UNITS.

ABBREVIATIONS

FP	FLOOD PLAIN
MH	MANHOLE
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
NTS	NOT TO SCALE
S	SEWER
W	WATER
RW	RECLAIMED WATER
R/W	RIGHT OF WAY
PL	PROPERTY LINE
PI	POINT OF INTERSECTION (V.C.)
SF	GROSS SQ. FT.
NSF	NET SQ. FT.

LEGAL DESCRIPTION

SEE SHEET 16

BOUNDARY & ENCUMBRANCES

SEE SHEET 16
ALL EASEMENTS SHALL BE PROVIDED FOR, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.

BENCHMARK

BRASS DISK MARKED "CV GPS 5081" 4.5 MI SW OF INT PROCTOR VALLEY RD & MELODY RD OR 0.5 MI NE'LY FROM E'LY END OF BRIDGE 25' E'LY OF DIRT RD (PT # 5081 PER R.O.S. 14841) ELEVATION = 581.387' (NAVD '88)

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (M) OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE. ALL RESIDENTIAL UNITS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 100 SQUARE FEET OF UNOBSTRUCTED SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

PUBLIC UTILITIES AND DISTRICTS

GAS AND ELECTRIC	SAN DIEGO GAS & ELECTRIC CO.
WATER	OTAY MUNICIPAL WATER DISTRICT
SEWER	COUNTY SANITATION DISTRICT/ CITY OF CHULA VISTA
POLICE	COUNTY SHERIFFS DEPARTMENT
SCHOOLS	JAMUL-DULZURA UNION SCHOOL DISTRICT GROSSMONT UNION HIGH SCHOOL DISTRICT SWEETWATER UNION HIGH SCHOOL DISTRICT CHULA VISTA ELEMENTARY SCHOOL DISTRICT CAJON VALLEY UNION SCHOOL DISTRICT
FIRE	SAN DIEGO COUNTY FIRE AUTHORITY

SOURCE OF TOPOGRAPHY

SEE GRADING PLAN FOR DETAILS.

WAIVER REQUESTS

PLEASE SEE SHEET 2 FOR STREET WAIVER REQUESTS.

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

NO.	REVISIONS	DATE	BY
1	1ST SUBMITTAL	09/09/19	H&A
2	2ND SUBMITTAL	11/07/19	H&A
3	3RD SUBMITTAL	12/23/19	H&A
4	4TH SUBMITTAL	02/26/2020	H&A
5			
6			
7			
8			

REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 1 OF 18

W.O. 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 - TM - Sht 01 (Village 14 & PA 19).dwg[]Mar-04-2020:11:58

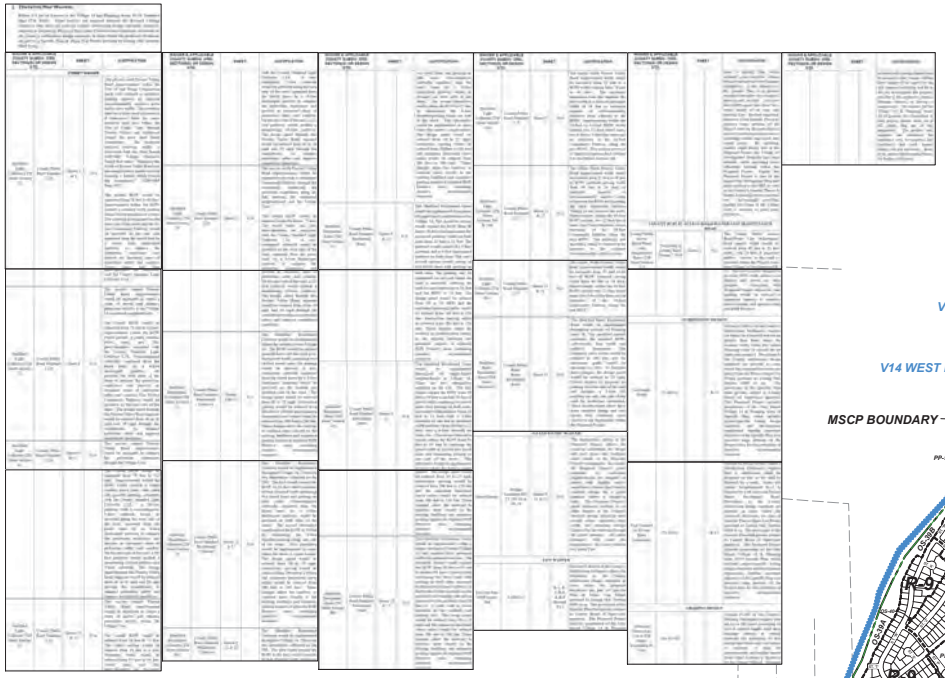
VILLAGE 14 SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	GROSS NEIGHBORHOOD ACREAGE
R-1	SF	103	50 X 100	23.92
R-2	SF	136	60 X 100	37.98
R-3	SF	112	60 X 85	30.89
R-4	SF	73	60 X 100	18.03
R-5	SF	121	75 X 100	40.74
R-6	SF	47	60 X 85	10.87
R-9	SF	96	60 X 85	22.55
R-10	SF	31	60 X 85	7.07
R-11	SF	119	50 X 85	24.84
R-12	SF	94	50 X 100	22.35
R-17	SF	10	70 X 100	2.93
R-18	SF	45	70 X 100	16.23
RESIDENTIAL SUBTOTAL		987		258.41

NEIGHBORHOOD	LAND USE	DWELLING UNITS	TARGET DENSITY (DU/AC)	GROSS NEIGHBORHOOD ACREAGE
R-7	MULTI-FAMILY	150	-	12.74
R-8	COURTYARD	116	-	16.74
RESIDENTIAL SUBTOTAL		266		29.49

NEIGHBORHOOD	LAND USE	DWELLING UNITS	DESCRIPTION	GROSS PARK ACREAGE
P-1	PUBLIC PARK	-	CENTRAL PARK	6.23
P-2	PUBLIC PARK	-	SCENIC PARK	3.94
PUBLIC PARK SUBTOTAL				10.17
PP-1	PRIVATE PARK	-	-	2.77
PP-2	PRIVATE PARK	-	-	2.09
PP-3	PRIVATE PARK	-	-	1.90
PP-4	PRIVATE PARK	-	-	1.53
PP-5	PRIVATE PARK	-	-	0.72
PP-6	PRIVATE PARK	-	-	0.39
PRIVATE PARK SUBTOTAL		-		9.46
PPP-1	PRIVATE POCKET PARK		-	0.29
PPP-2	PRIVATE POCKET PARK		-	0.22
PPP-3	PRIVATE POCKET PARK		-	0.17
PPP-4	PRIVATE POCKET PARK		-	0.20
PPP-5	PRIVATE POCKET PARK		-	0.22
PPP-6	PRIVATE POCKET PARK		-	0.22
PPP-7	PRIVATE POCKET PARK	-	-	0.16
PPP-8	PRIVATE POCKET PARK	-	-	0.12
PPP-9	PRIVATE POCKET PARK	-	-	0.17
PPP-10	PRIVATE POCKET PARK	-	-	0.16
PPP-11	PARK	-	-	0.23
PRIVATE POCKET PARK SUBTOTAL		-		2.14
MU-1	MIXED USE	-	COMMERCIAL	1.68
MU-2	MIXED USE	-	COMMERCIAL	1.02
MIXED USE SUBTOTAL				2.70
S-1	SCHOOL	-	SCHOOL	9.88
SCHOOL SUBTOTAL				9.88
PS-1	PUBLIC SERVICES	-	FIRE STATION	2.26
PUBLIC SERVICES SUBTOTAL		-		2.26
OS-1a	OPEN SPACE	-	BASIN	3.67
OS-1b	OPEN SPACE	-	HOA OS	1.11
OS-2a	OPEN SPACE	-	PRESERVE	0.25
OS-2b	OPEN SPACE	-	HOA OS	1.30
OS-3a	OPEN SPACE	-	HOA OS	4.18
OS-3b	OPEN SPACE	-	HOA OS	0.03
OS-4	OPEN SPACE	-	PRESERVE	164.56
OS-5	OPEN SPACE	-	HOA OS	4.47
OS-6	OPEN SPACE	-	HOA OS	4.78
OS-7	OPEN SPACE	-	HOA OS	8.57
OS-8a	OPEN SPACE	-	POTENTIAL PRESERVE	5.53
OS-8b	OPEN SPACE	-	HOA OS	5.13
OS-8c	OPEN SPACE	-	POTENTIAL PRESERVE	0.71
OS-9a	OPEN SPACE	-	WATER TANK	1.35
OS-9b	OPEN SPACE	-	PRESERVE	0.50
OS-10	OPEN SPACE	-	HOA OS	1.88
OS-11	OPEN SPACE	-	HOA OS	0.06
OS-12	OPEN SPACE	-	HOA OS	0.11
OS-13	OPEN SPACE	-	HOA OS	8.64
OS-14	OPEN SPACE	-	HOA OS	2.81
OS-15	OPEN SPACE	-	HOA OS	1.36
OS-16	OPEN SPACE	-	HOA OS	0.17
OS-17	OPEN SPACE	-	HOA OS	2.21
OS-18	OPEN SPACE	-	HOA OS	0.25
OS-19	OPEN SPACE	-	HOA OS	7.67
OS-20	OPEN SPACE	-	HOA OS	2.36
OS-21	OPEN SPACE	-	HOA OS	9.17
OS-22	OPEN SPACE	-	HOA OS	9.52
OS-23	OPEN SPACE	-	HOA OS	0.24
OS-24	OPEN SPACE	-	HOA OS	2.07
OS-25	OPEN SPACE	-	PRESERVE	1.85
OS-26	OPEN SPACE	-	PRESERVE	4.43
OS-27	OPEN SPACE	-	PRESERVE	2.08
OS-28a	OPEN SPACE	-	PRESERVE	5.94
OS-28b	OPEN SPACE	-	HOA OS	0.85
OS-29a	OPEN SPACE	-	HOA OS	0.18
OS-29b	OPEN SPACE	-	PRESERVE	0.25
OS-30a	OPEN SPACE	-	BASIN	3.83
OS-30b	OPEN SPACE	-	PRESERVE	0.54
OS-31	OPEN SPACE	-	HOA OS	0.37
OS-32	OPEN SPACE	-	HOA OS	1.63
OS-33	OPEN SPACE	-	HOA OS	0.13
OS-34	OPEN SPACE	-	HOA OS	2.75
OS-35	OPEN SPACE	-	HOA OS	0.14
OS-36	OPEN SPACE	-	PRESERVE	0.30
OS-37a	OPEN SPACE	-	PRESERVE	25.90
OS-37b	OPEN SPACE	-	POTENTIAL PRESERVE	1.06
OS-38	OPEN SPACE	-	BASIN	8.66
OS-39a	OPEN SPACE	-	HOA OS	5.62
OS-39b	OPEN SPACE	-	HOA OS	4.61
OS-40	OPEN SPACE	-	HOA OS	0.07
OS-41a	OPEN SPACE	-	HOA OS	0.70
OS-41b	OPEN SPACE	-	HOA OS	0.14
OS-42	OPEN SPACE	-	HOA OS	0.56
OS-43	OPEN SPACE	-	HOA OS	0.42
OS-44	OPEN SPACE	-	HOA OS	4.49
OS-45	OPEN SPACE	-	PRESERVE	5.50
OS-46a	OPEN SPACE	-	HOA OS	1.87
OS-46b	OPEN SPACE	-	HOA OS	2.45
OS-47a	OPEN SPACE	-	HOA OS	0.07
OS-47b	OPEN SPACE	-	HOA OS	0.11
OS-48	OPEN SPACE	-	HOA OS	0.53
OS-49a	OPEN SPACE	-	PRESERVE	0.83
OS-49b	OPEN SPACE	-	HOA OS	4.36
OS-50a	OPEN SPACE	-	PRESERVE	42.27
OS-50b	OPEN SPACE	-	POTENTIAL PRESERVE	6.26
OS-51	OPEN SPACE	-	POTENTIAL PRESERVE	9.44
OS-52a	OPEN SPACE	-	HOA OS	7.13
OS-52b	OPEN SPACE	-	PRESERVE	0.07
OS-53	OPEN SPACE	-	HOA OS	0.21
OS-54a	OPEN SPACE	-	HOA OS	0.11
OS-54b	OPEN SPACE	-	HOA OS	0.24
OS-55a	OPEN SPACE	-	HOA OS	3.85
OS-55b	OPEN SPACE	-	PRESERVE	0.37
OS-56a	OPEN SPACE	-	HOA OS	1.19
OS-56b	OPEN SPACE	-	PRESERVE	2.42
OS-57a	OPEN SPACE	-	PRESERVE	1.36
OS-59c	OPEN SPACE	-	HOA OS	0.39
OS-60a	OPEN SPACE	-	HOA OS	1.72
OS-60b	OPEN SPACE	-	PRESERVE	0.25
OS-61a	OPEN SPACE	-	HOA OS	1.86
OS-61b	OPEN SPACE	-	PRESERVE	0.33
OS-69	OPEN SPACE	-	PRESERVE	14.88
OPEN SPACE SUBTOTAL				442.20
ON-SITE PVR	STREET	-	MAJOR CIRCULATION	16.46
ON-SITE PVR PRESERVE	STREET	-	MAJOR CIRCULATION	1.61
ON-SITE ROW PRESERVE	STREET	-	CIRCULATION	2.12
ON-SITE ROW	STREET	-	CIRCULATION	6.82
STREET SUBTOTAL		-		27.02
OVERALL TM TOTAL		987		793.72

DESIGN WAIVERS/EXCEPTIONS



PLANNING AREAS 16 & 19 SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	GROSS NEIGHBORHOOD ACREAGE
R-13	SF	13	5 ACRE	12.79
RESIDENTIAL SUBTOTAL		13		12.79
NEIGHBORHOOD	LAND USE	DWELLING UNITS	DESCRIPTION	GROSS PARK ACREAGE
OS-57b	OPEN SPACE	-	PRESERVE	0.61
OS-58	OPEN SPACE	-	PRESERVE	23.29
OS-59a	OPEN SPACE	-	BASIN + SEWER PUMP IN PRESERVE	0.99
OS-59b	OPEN SPACE	-	BASIN	1.66
OS-62	OPEN SPACE	-	PRESERVE	0.74
OS-63	OPEN SPACE	-	PRESERVE	15.59
OS-64	OPEN SPACE	-	POTENTIAL PRESERVE	1.15
OS-65a	OPEN SPACE	-	HOA OS	1.93
OS-65b	OPEN SPACE	-	PRESERVE	0.06
OS-66a	OPEN SPACE	-	BASIN IN PRESERVE	3.48
OS-66b	OPEN SPACE	-	POTENTIAL PRESERVE	0.12
OS-67a	OPEN SPACE	-	PRESERVE	0.14
OS-67b	OPEN SPACE	-	HOA OS	0.14
OS-68a	OPEN SPACE	-	PRESERVE	52.06
OS-68b	OPEN SPACE	-	POTENTIAL PRESERVE	0.20
OPEN SPACE SUBTOTAL				102.16
ON-SITE PVR	STREET	-	MAJOR CIRCULATION	3.44
ON-SITE PVR PRESERVE	STREET	-	MAJOR CIRCULATION	1.44
STREET SUBTOTAL		-		4.88
OVERALL TM TOTAL	13			119.83

PHASING

APPROXIMATE GEOGRAPHIC PHASE BOUNDARY

THE PROJECT WILL BE CONSTRUCTED IN MULTIPLE PHASES. NECESSARY INFRASTRUCTURE AND AMENITIES FOR EACH PHASE WILL BE PROVIDED AS THE DEVELOPMENT PROGRESSES. THE PHASING PLAN IS NON-SEQUENTIAL. SEE SPECIFIC PLAN AND PUBLIC FACILITIES FINANCING PLAN FOR ADDITIONAL INFORMATION.

SCALE 1"= 500'

NEIGHBORHOOD BOUNDARY'S & LOTTING EXHIBIT

PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC

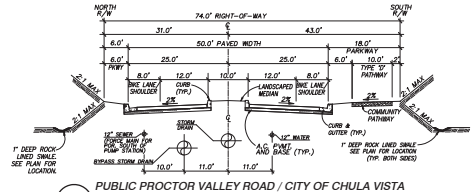
REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 2 OF 18

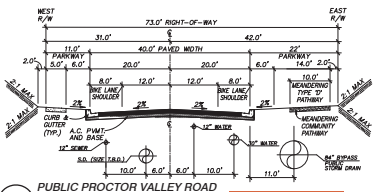
3 - 281

W.O. 2421-0036

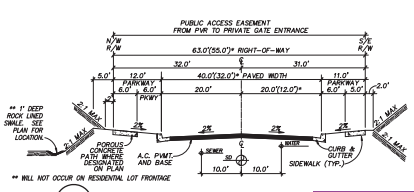
R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 – TM – Sht 02 (Village 14 & PA 19).dwg Mar-04-2020:11:07



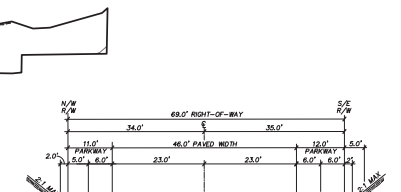
1 PUBLIC PROCTOR VALLEY ROAD / CITY OF CHULA VISTA
CLASS II COLLECTOR (CCV)
NO PARKING PERMITTED WITHIN BIKE LANE / SHOULDER
40 MPH DESIGN SPEED
NTS



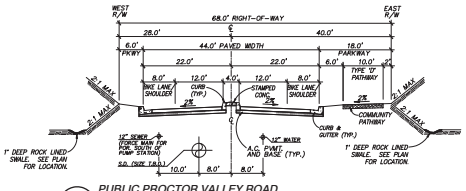
6 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2E)
NO PARKING PERMITTED
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT)
NTS
WAIVERS:
- INCREASE OF ROW FROM 64' TO 73'
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (20 MPH)



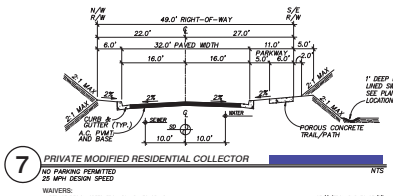
8a PRIVATE MODIFIED RESIDENTIAL COLLECTOR
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED
NTS
WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 200'
- MODIFICATIONS TO PARKWAY AS SHOWN
* PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.



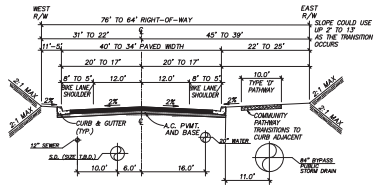
9b PRIVATE MODIFIED RESIDENTIAL ROAD
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED
NTS
WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- MODIFICATIONS TO PARKWAY AS SHOWN



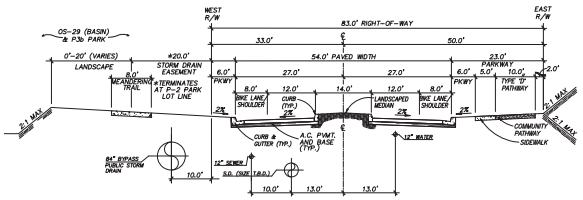
2 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)
NO PARKING PERMITTED
40 MPH DESIGN SPEED
NTS
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- MEDIAN REDUCED TO 4'
- RIGHT OF WAY REDUCED FROM 76' TO 68'



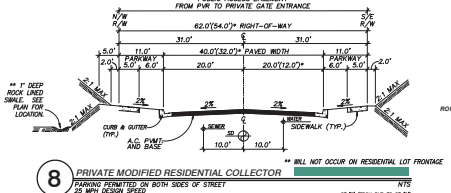
7 PRIVATE MODIFIED RESIDENTIAL COLLECTOR
NO PARKING PERMITTED
25 MPH DESIGN SPEED
NTS
WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 200'
- MODIFICATIONS TO PARKWAY AS SHOWN



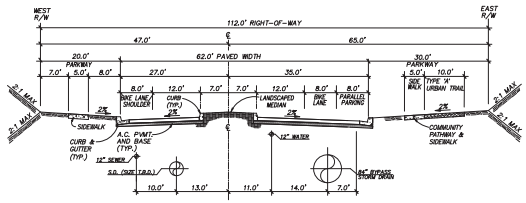
10a PUBLIC PROCTOR VALLEY ROAD TRANSITION FROM 6 TO 10d
MODIFIED LIGHT COLLECTOR (2.2F)
NO PARKING PERMITTED
30 MPH DESIGN SPEED
NTS
WAIVERS:
- ALLOW FOR VARIABLE ROW WIDTH FROM 64' TO 76'
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH



3 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)
NO PARKING PERMITTED
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT
NTS
WAIVERS:
- INCREASE ROW FROM 78' to 83'
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (20 MPH)



8 PRIVATE MODIFIED RESIDENTIAL COLLECTOR
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED
NTS
WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 200'
- MODIFICATIONS TO PARKWAY AS SHOWN
* PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.

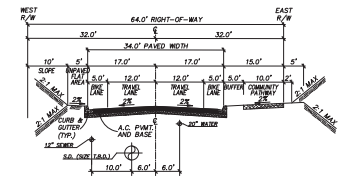


4 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT
NTS
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (20 MPH)
- RIGHT OF WAY INCREASED FROM 78' TO 112'
- RAISED MEDIAN IS 14'
- MODIFICATIONS TO PARKWAY ARE AS SHOWN ABOVE

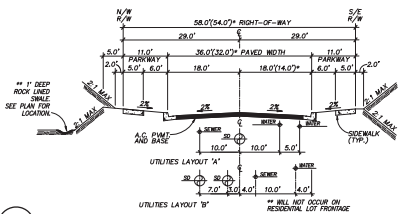
STREET KEY MAP
NOT TO SCALE

14 NEIGHBORHOOD R-10 (LOTS 1-5)
NEIGHBORHOOD R-11 (LOTS 29-32)
PRIVATE MODIFIED ALLEY
NO PARKING PERMITTED
25 MPH DESIGN SPEED
NTS

10b PUBLIC PROCTOR VALLEY ROAD/THRU STATE LANDS
MODIFIED LIGHT COLLECTOR (2.2F)
NO PARKING PERMITTED
40 MPH DESIGN SPEED
*WIDTH OF COMMUNITY PATHWAY MAY VARY DUE TO INSTALLATION OF SIGNS FOR SHORT DISTANCES
NTS
WAIVERS:
- MODIFICATIONS TO PAVEMENT, SHOULDER, PARKWAY AND ROW WIDTHS AS SHOWN.

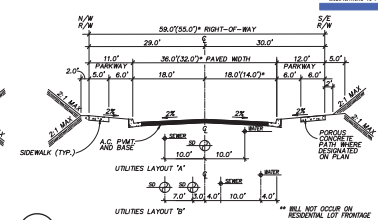


10c PUBLIC PROCTOR VALLEY ROAD
-FROM STATE PROPERTY LINE THRU PA19 TO NORTH BOUNDARY
MODIFIED LIGHT COLLECTOR (2.2F)
NO PARKING PERMITTED
40 MPH DESIGN SPEED / (20 MPH AT ROUNDABOUT)
NTS
WAIVERS:
- MODIFICATIONS TO PAVEMENT, SHOULDER, PARKWAY AND ROW WIDTHS AS SHOWN.



9 PRIVATE MODIFIED RESIDENTIAL ROAD
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED
NTS
WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'.
- MODIFICATIONS TO PARKWAY AS SHOWN
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 150'.
* PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.

ST 'A' (FROM ST 'F' TO ST 'Y')
ST 'B' (FROM ST 'A' TO ST 'D')
ST 'C' (FROM ST 'D' TO ST 'E')
ST 'D' (FROM ST 'D' TO ST 'E')
ST 'E' (FROM ST 'D' TO ST 'E')
ST 'F' (FROM ST 'D' TO ST 'E')
ST 'G' (FROM ST 'D' TO ST 'E')
ST 'H' (FROM ST 'D' TO ST 'E')
ST 'I' (FROM ST 'D' TO ST 'E')
ST 'J' (FROM ST 'D' TO ST 'E')
ST 'K' (FROM ST 'D' TO ST 'E')
ST 'L' (FROM ST 'D' TO ST 'E')
ST 'M' (FROM ST 'D' TO ST 'E')
ST 'N' (FROM ST 'D' TO ST 'E')
ST 'O' (FROM ST 'D' TO ST 'E')
ST 'P' (FROM ST 'D' TO ST 'E')
ST 'Q' (FROM ST 'D' TO ST 'E')
ST 'R' (FROM ST 'D' TO ST 'E')
ST 'S' (FROM ST 'D' TO ST 'E')
ST 'T' (FROM ST 'D' TO ST 'E')
ST 'U' (FROM ST 'D' TO ST 'E')
ST 'V' (FROM ST 'D' TO ST 'E')
ST 'W' (FROM ST 'D' TO ST 'E')
ST 'X' (FROM ST 'D' TO ST 'E')
ST 'Y' (FROM ST 'D' TO ST 'E')
ST 'Z' (FROM ST 'D' TO ST 'E')
ST 'AA' (FROM ST 'D' TO ST 'E')
ST 'BB' (FROM ST 'D' TO ST 'E')
ST 'CC' (FROM ST 'D' TO ST 'E')
ST 'DD' (FROM ST 'D' TO ST 'E')
ST 'EE' (FROM ST 'D' TO ST 'E')
ST 'FF' (FROM ST 'D' TO ST 'E')
ST 'GG' (FROM ST 'D' TO ST 'E')
ST 'HH' (FROM ST 'D' TO ST 'E')
ST 'II' (FROM ST 'D' TO ST 'E')
ST 'JJ' (FROM ST 'D' TO ST 'E')
ST 'KK' (FROM ST 'D' TO ST 'E')
ST 'LL' (FROM ST 'D' TO ST 'E')
ST 'MM' (FROM ST 'D' TO ST 'E')
ST 'NN' (FROM ST 'D' TO ST 'E')
ST 'OO' (FROM ST 'D' TO ST 'E')
ST 'PP' (FROM ST 'D' TO ST 'E')
ST 'QQ' (FROM ST 'D' TO ST 'E')
ST 'RR' (FROM ST 'D' TO ST 'E')
ST 'SS' (FROM ST 'D' TO ST 'E')
ST 'TT' (FROM ST 'D' TO ST 'E')
ST 'UU' (FROM ST 'D' TO ST 'E')
ST 'VV' (FROM ST 'D' TO ST 'E')
ST 'WW' (FROM ST 'D' TO ST 'E')
ST 'XX' (FROM ST 'D' TO ST 'E')
ST 'YY' (FROM ST 'D' TO ST 'E')



9a PRIVATE MODIFIED RESIDENTIAL ROAD
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED
NTS
WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'.
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- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 150'.
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ST 'F' (FROM ST 'D' TO ST 'E')
ST 'G' (FROM ST 'D' TO ST 'E')
ST 'H' (FROM ST 'D' TO ST 'E')
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ST 'J' (FROM ST 'D' TO ST 'E')
ST 'K' (FROM ST 'D' TO ST 'E')
ST 'L' (FROM ST 'D' TO ST 'E')
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ST 'P' (FROM ST 'D' TO ST 'E')
ST 'Q' (FROM ST 'D' TO ST 'E')
ST 'R' (FROM ST 'D' TO ST 'E')
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ST 'V' (FROM ST 'D' TO ST 'E')
ST 'W' (FROM ST 'D' TO ST 'E')
ST 'X' (FROM ST 'D' TO ST 'E')
ST 'Y' (FROM ST 'D' TO ST 'E')
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ST 'AA' (FROM ST 'D' TO ST 'E')
ST 'BB' (FROM ST 'D' TO ST 'E')
ST 'CC' (FROM ST 'D' TO ST 'E')
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ST 'HH' (FROM ST 'D' TO ST 'E')
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ST 'JJ' (FROM ST 'D' TO ST 'E')
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ST 'LL' (FROM ST 'D' TO ST 'E')
ST 'MM' (FROM ST 'D' TO ST 'E')
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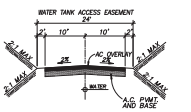
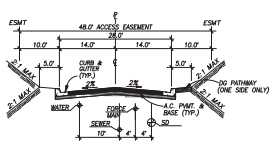
ST 'OO' (FROM ST 'D' TO ST 'E')
ST 'PP' (FROM ST 'D' TO ST 'E')
ST 'QQ' (FROM ST 'D' TO ST 'E')
ST 'RR' (FROM ST 'D' TO ST 'E')
ST 'SS' (FROM ST 'D' TO ST 'E')
ST 'TT' (FROM ST 'D' TO ST 'E')
ST 'UU' (FROM ST 'D' TO ST 'E')
ST 'VV' (FROM ST 'D' TO ST 'E')
ST 'WW' (FROM ST 'D' TO ST 'E')
ST 'XX' (FROM ST 'D' TO ST 'E')
ST 'YY' (FROM ST 'D' TO ST 'E')



11 COUNTY PUBLIC ACCESS ROAD/
WATER LINE MAINTENANCE ROAD
NO PARKING PERMITTED
25 MPH DESIGN SPEED
NTS
WAIVERS:
- RIGHT OF WAY REDUCTION FROM 40' TO 24'
- PAVEMENT REDUCTION FROM 24' TO 20'



13 PRIVATE RURAL RESIDENTIAL ROAD
NO PARKING PERMITTED
25 MPH DESIGN SPEED
NTS
ST 'JJ', ST 'NN'

STREET CROSS SECTIONS

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
9707 Waples Street
San Diego, CA 92121
(858) 558-4500 FAX (858) 558-1414

REVISED PRELIMINARY
VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 3 OF 18

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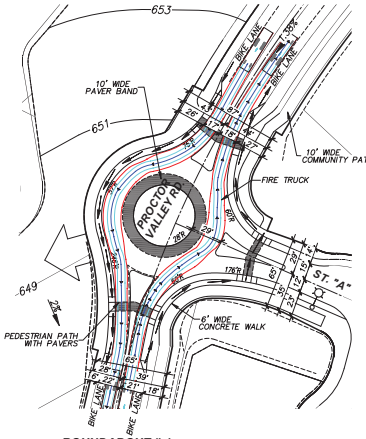
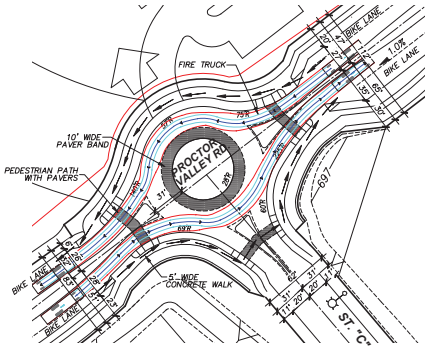
W.O. 2421-0036

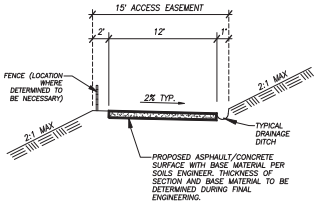
R:\12351\&Pln\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 – TM – Sht 03 (Village 14 & PA 19).dwg Mar-04-2020:12:03



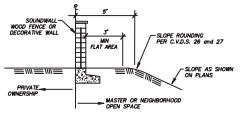
ROUNDABOUT # 1
PROCTOR VALLEY RD & ST."A" NOT TO SCALE



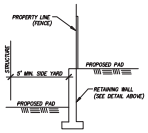
ROUNDABOUT # 2
PROCTOR VALLEY RD & ST. "C" NOT TO SCALE



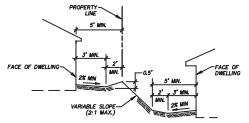
TYPICAL STORM DRAIN ACCESS ROAD
NTS



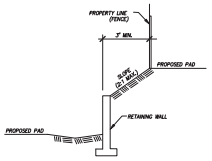
SHELF ROUNDING DETAIL
UPPER PROPERTY LINE
NOTE: THIS CONDITION OCCURS ONLY AT OPEN SPACE LOTS NOT TO SCALE



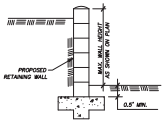
SIDE YARD DETAIL
TYPICAL PROPERTY LINE
NTS



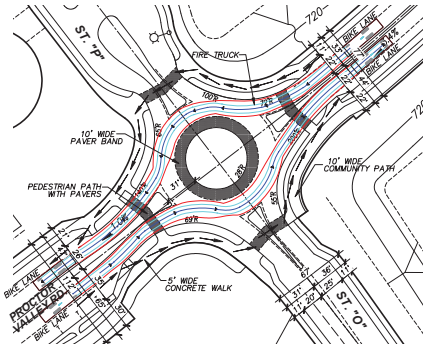
TYPICAL DRAINAGE SWALE
NOT TO SCALE



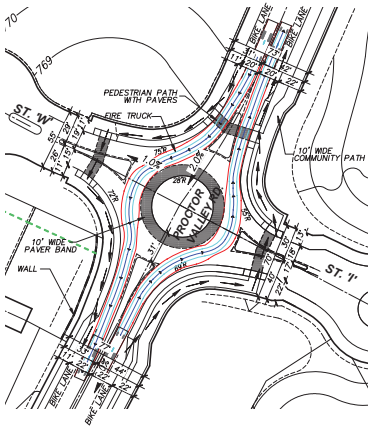
PLANTABLE AREA DETAIL
TYPICAL PROPERTY LINE - SIDE YARD
NOT TO SCALE



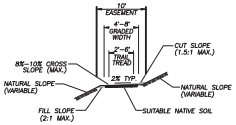
TYPICAL RETAINING WALL SECTION
NTS



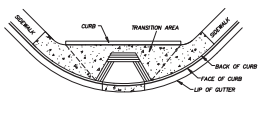
ROUNDABOUT # 3
PROCTOR VALLEY RD & ST. "O" & ST. "P" NOT TO SCALE



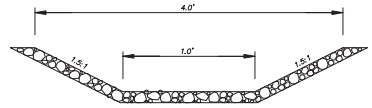
ROUNDABOUT # 4
PROCTOR VALLEY RD & ST. "I" & ST. "W" NOT TO SCALE



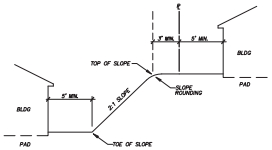
TYPE C TRAIL - PRIMITIVE TRAIL
NOTE: TRAIL SPECIFICATIONS PER THE COUNTY OF SAN DIEGO COMMUNITY TRAILS MASTER PLAN "DESIGN AND CONSTRUCTION GUIDELINES" NOT TO SCALE
NOTE: UP TO 30% GRADE MAXIMUM FOR ONLY SHORT PERIODS



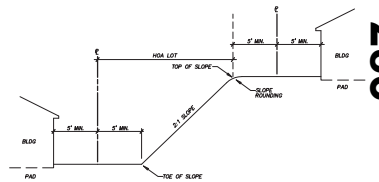
TYPICAL PEDESTRIAN RAMP DETAIL
RAMP PER ADA REQUIREMENTS SEE LANDSCAPE PLANS NTS



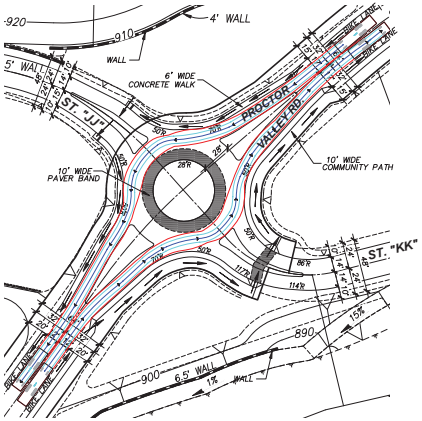
1' DEEP ROCK LINED CHANNEL DETAIL
NTS



GRADING DETAIL
SLOPES UNDER 30' VERTICAL FEET
NOT TO SCALE



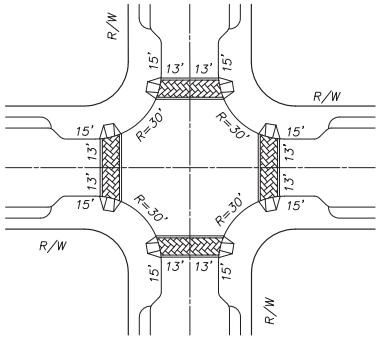
GRADING DETAIL
SLOPES OVER 30' VERTICAL FEET
* SEE GEOTECH LETTER RE: BENCHES NOT TO SCALE



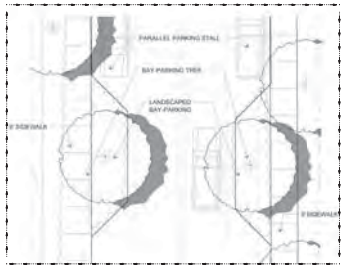
ROUNDABOUT # 5
PROCTOR VALLEY RD NOT TO SCALE
NOTE: SIGHT DISTANCE DETERMINED PER NATIONAL COOPERATIVE HIGHWAY RESEARCH PROGRAM REPORT 672

ROUNDABOUT DETAILS
SEE SHEET 2 FOR PRIMARY STREET CROSS SECTION INDEX

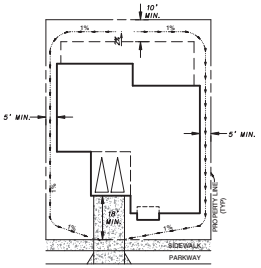
FIRE TRUCK DIMENSIONS
LENGTH - 41.92'
WIDTH - 9.83'
WHEEL BASE - 20.83'



TYPICAL INTERSECTION NECKDOWN
NOT TO SCALE



PARALLEL BAY PARKING WITH LANDSCAPED POP-OUTS
NOT TO SCALE



TYPICAL LOT DRAINAGE DETAIL
NOT TO SCALE

SECTION 1804.3 SITE GRADING OF THE INTERNATIONAL BUILDING CODE (IBC) TO ALLOW FOR AN ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. TYPICAL LOT DRAINAGE TO BE REDUCED FROM 5% SLOPE AWAY FROM THE FOUNDATION TO A MINIMUM 2% SLOPE. ALSO, LOT DRAINAGE SWALE GRADE TO BE REDUCED FROM 2% TO 1%.

DETAILS

PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC

REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 4 OF 18

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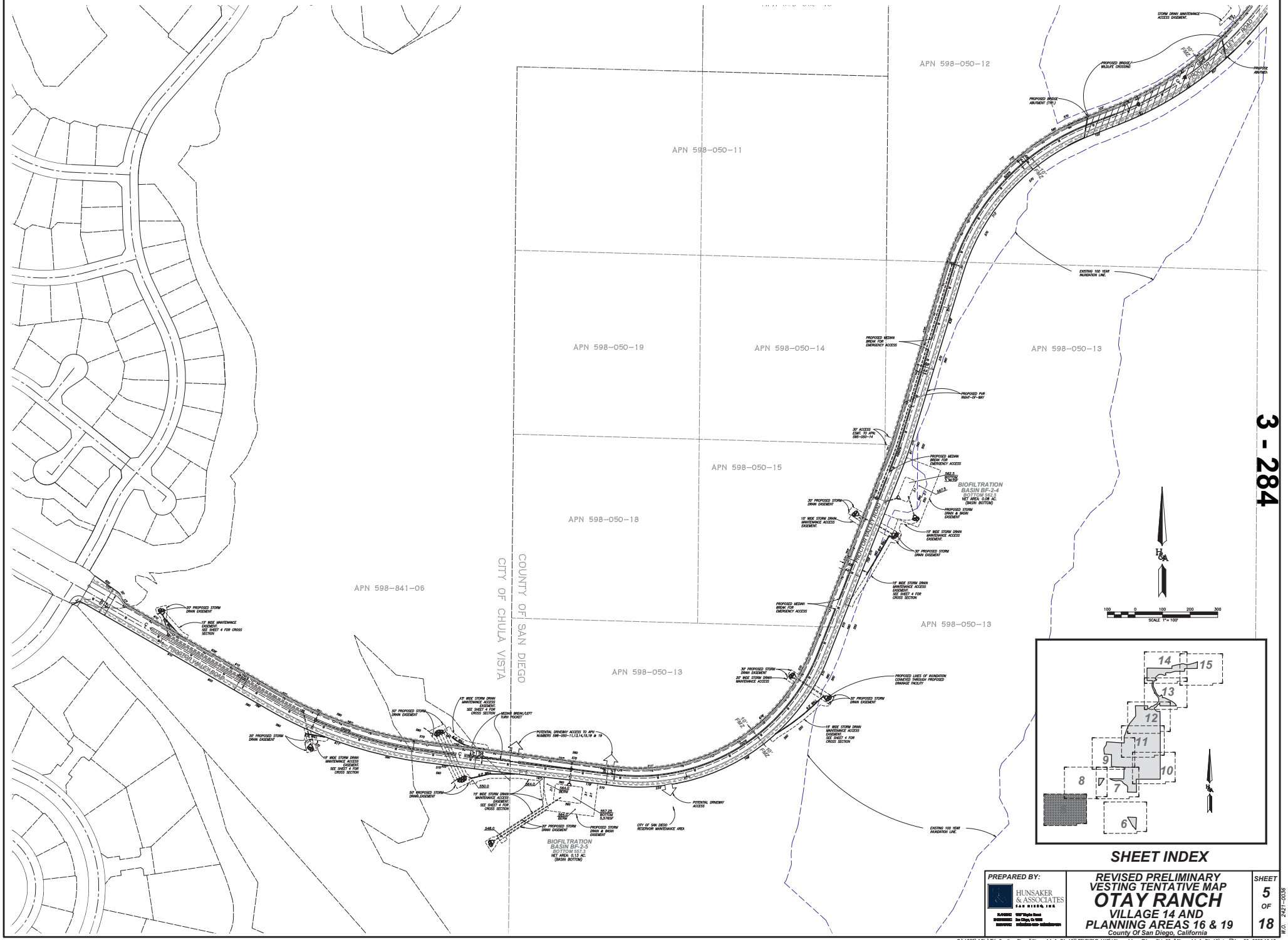
W.O. 2421-0036

R:\1235\dePln\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 – TM – Sht 04 (Village 14 & PA 19).dwg[]Mar-02-2020:10:11

FOR CONTINUATION SEE SHEET NO. 8



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SHEET INDEX

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC.

REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 5 OF 18

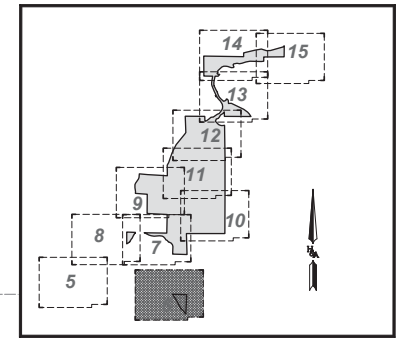
W.O. 2421-0036

R:\12351\&Pln\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 – TM – Sht 05 (Village 14 & PA 19).dwg Mar-02-2020:10:12

FOR CONTINUATION SEE SHEET NO. 7

MSCP BOUNDARY

OS-69



SHEET INDEX

100 0 100 200 300
SCALE 1"= 100'

PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 6 OF 18

W.O. 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 - TM - Sht 06 (Village 14 & PA 19).dwg Mar-02-2020:10:13

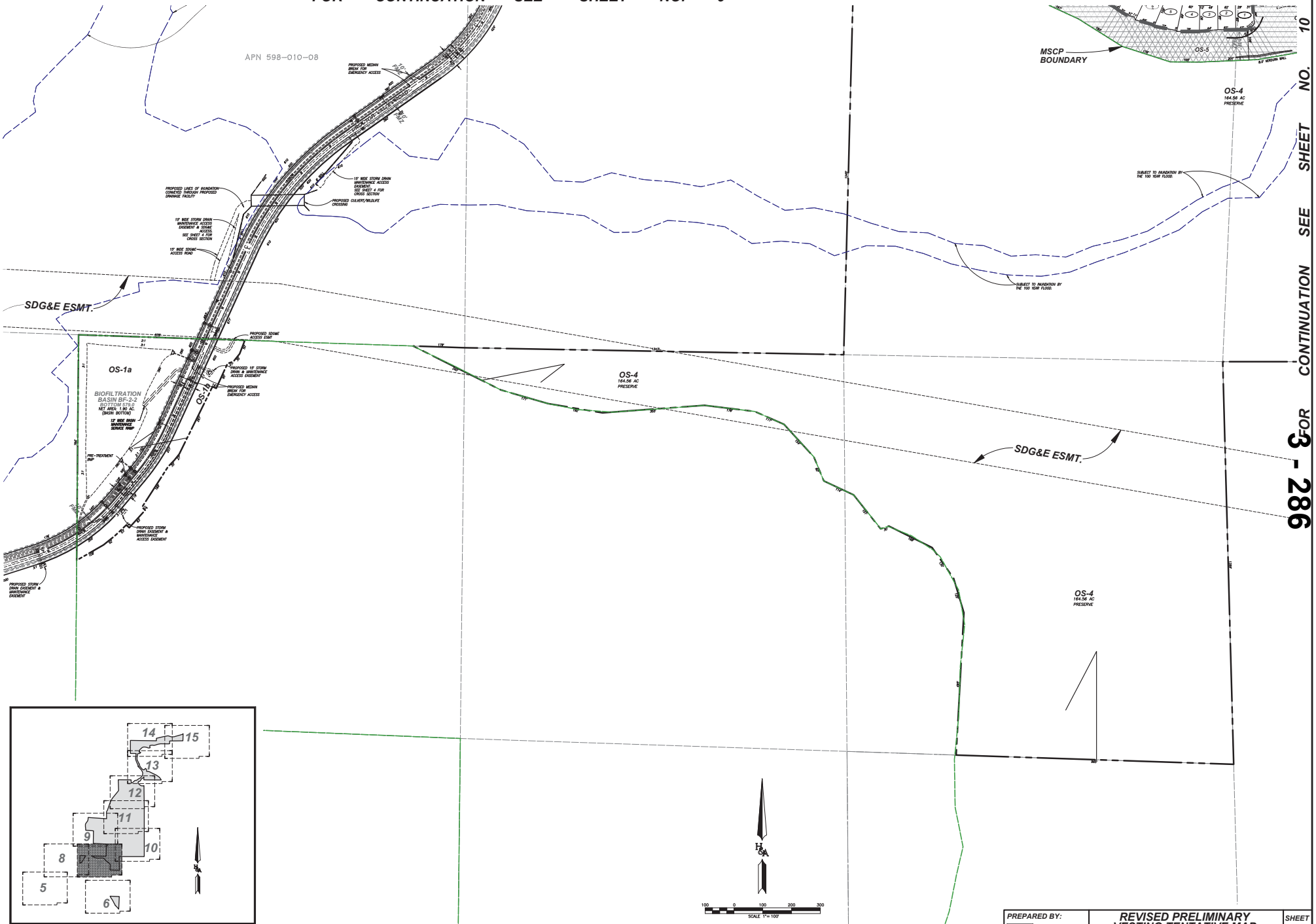
3 - 285

FOR CONTINUATION SEE SHEET NO. 9

FOR CONTINUATION SEE SHEET NO. 8

FOR CONTINUATION SEE SHEET NO. 10

FOR CONTINUATION SEE SHEET NO. 3



SHEET INDEX

FOR CONTINUATION SEE SHEET NO. 6

PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC.

REVISED PRELIMINARY VESTING TENTATIVE MAP

OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

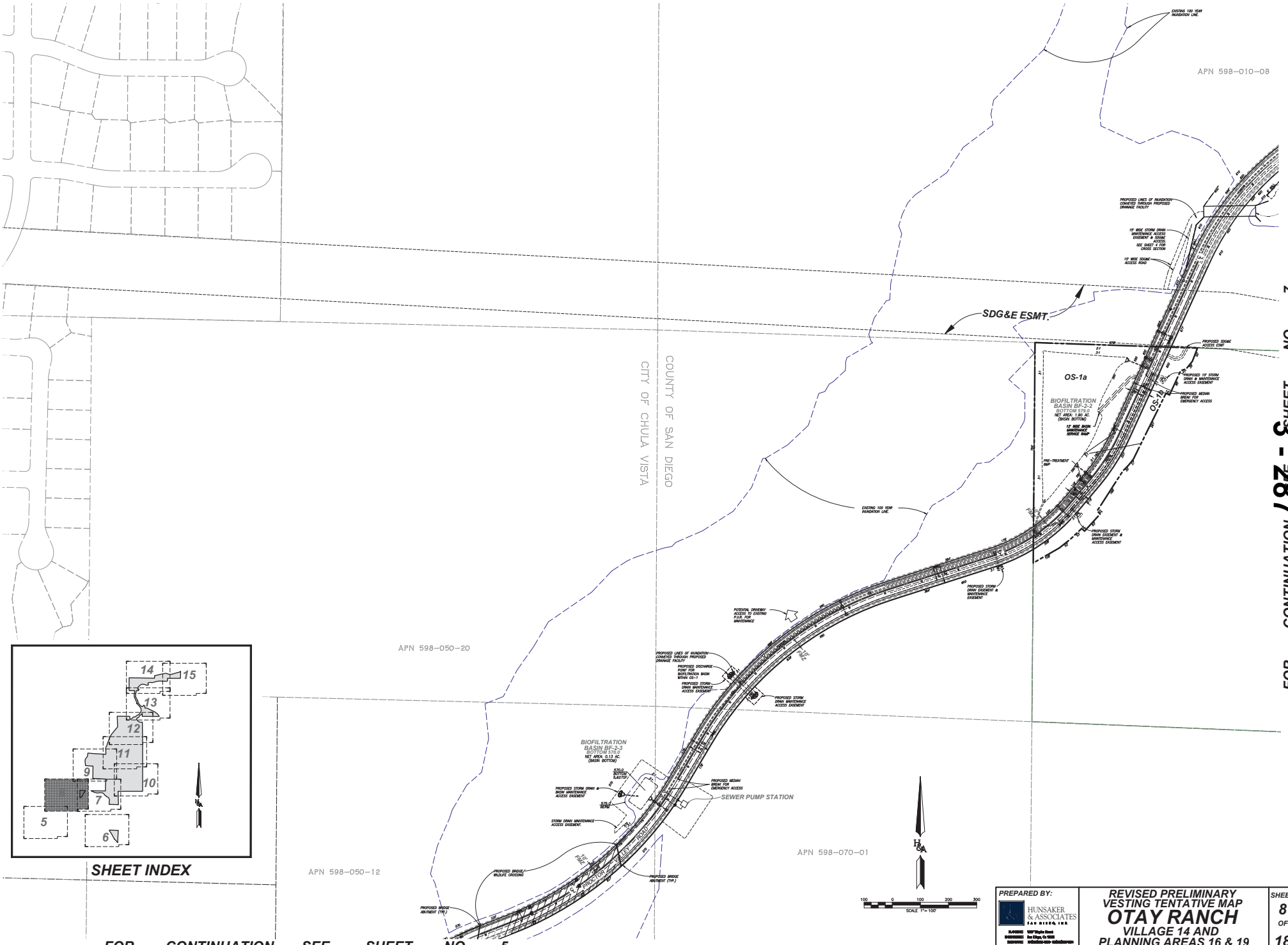
County Of San Diego, California

SHEET 7 OF 18

W.O. 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 – TM – Sht 07 (Village 14 & PA 19).dwg Mar-02-2020:10:13

FOR CONTINUATION SEE SHEET NO. 9



SHEET INDEX

FOR CONTINUATION SEE SHEET NO. 5

FOR CONTINUATION SHEET NO. 7

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HUNSAKER & ASSOCIATES
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REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 8 OF 18

W.O. 2421-0036

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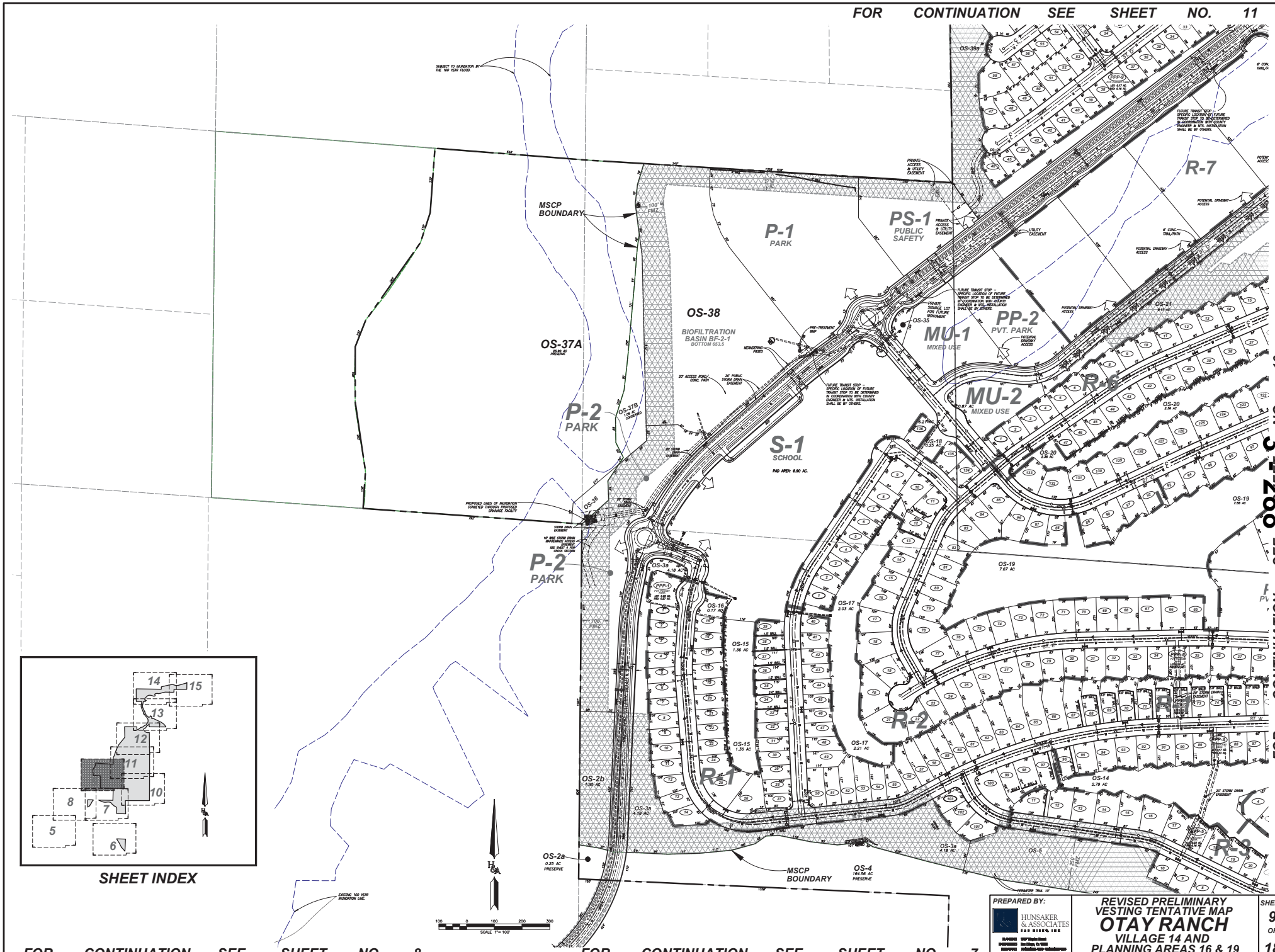

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HUNSAKER & ASSOCIATES SAN DIEGO, INC.

REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 9 OF 18

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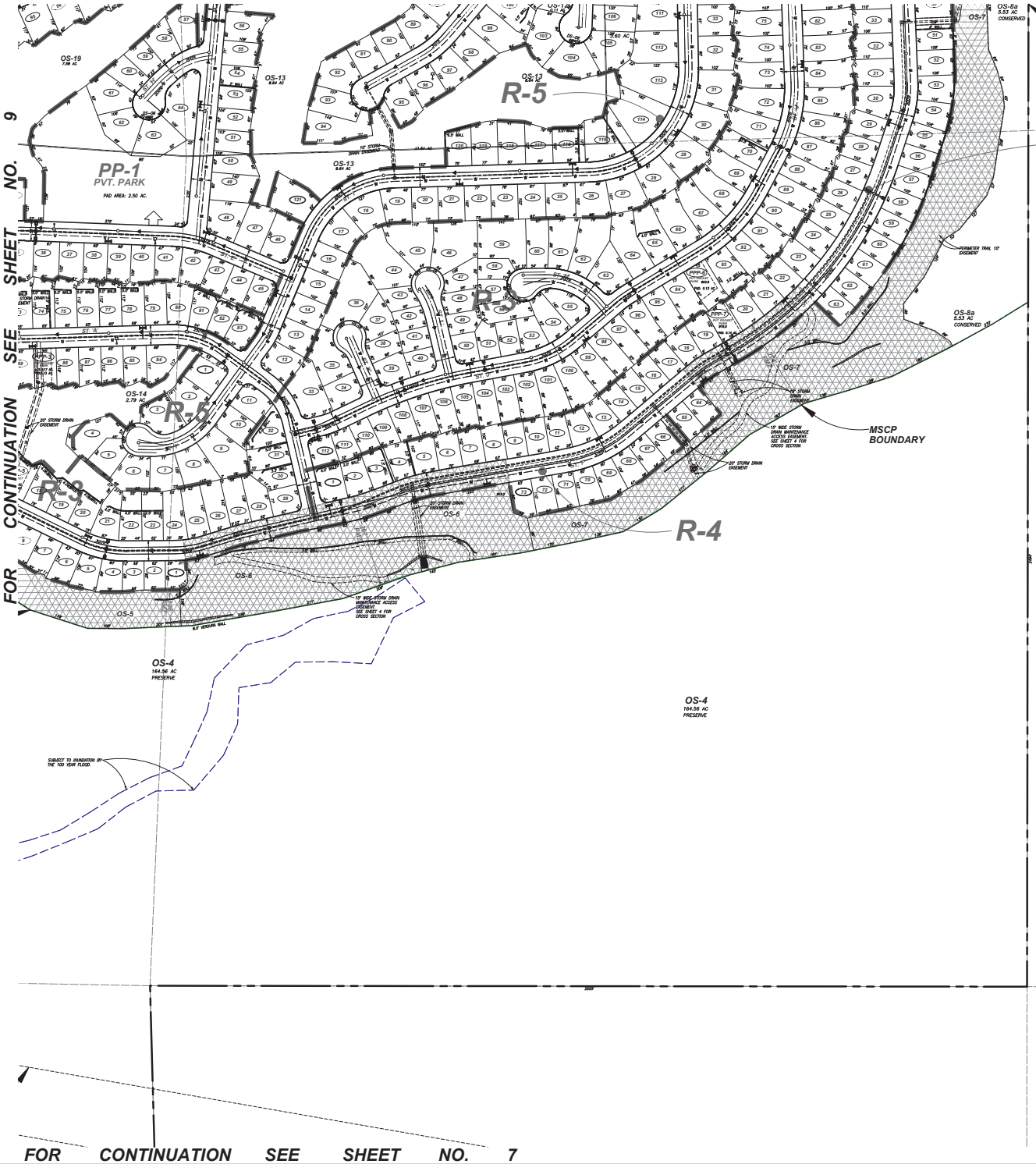

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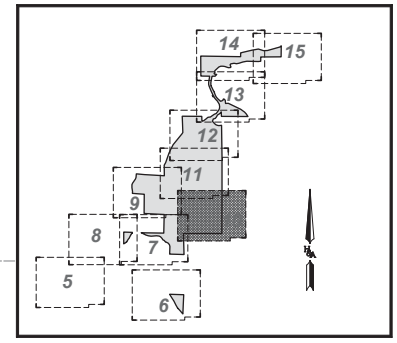

SHEET INDEX

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REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
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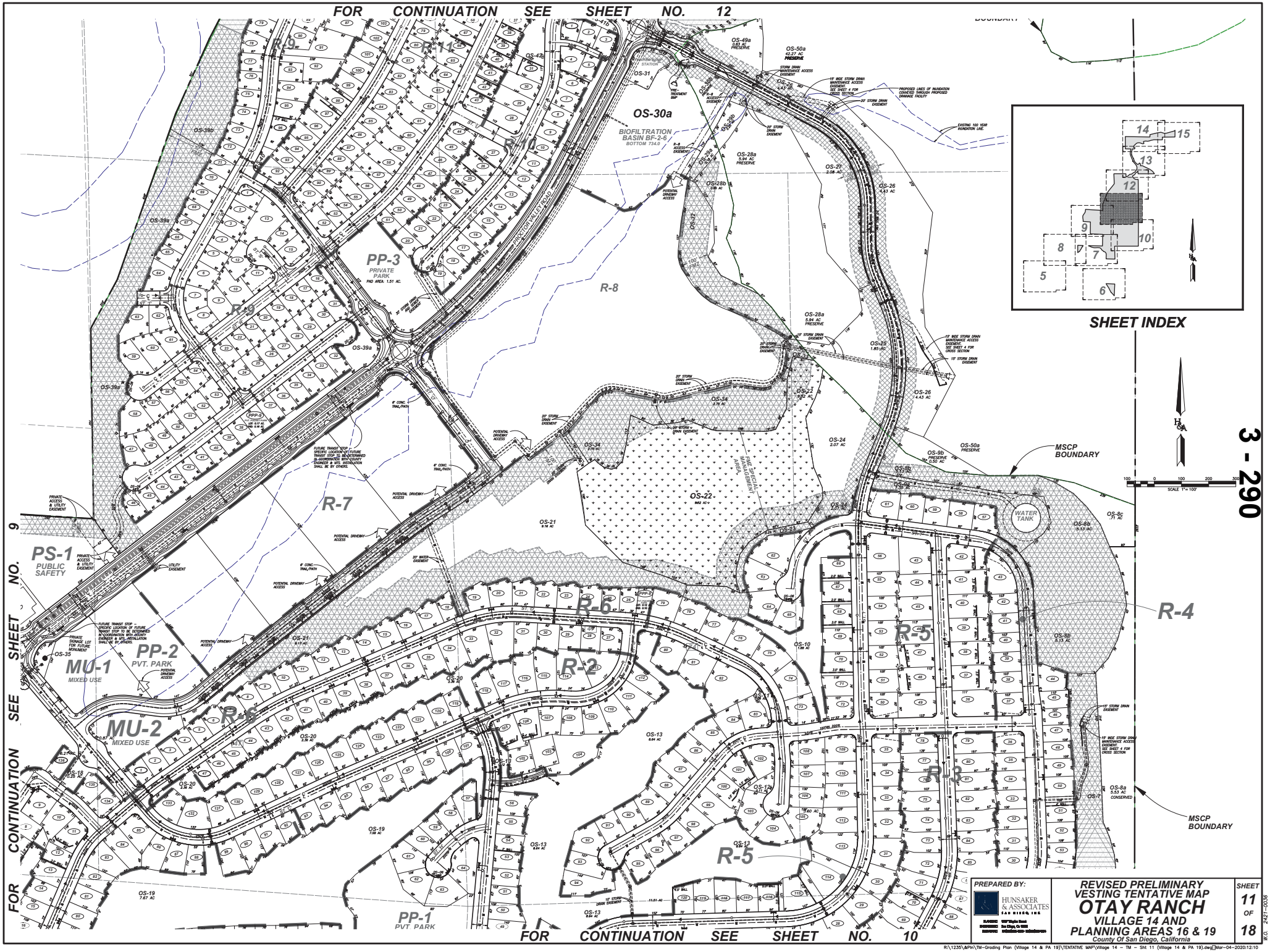

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PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC.

REVISED PRELIMINARY VESTING TENTATIVE MAP

OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

County Of San Diego, California

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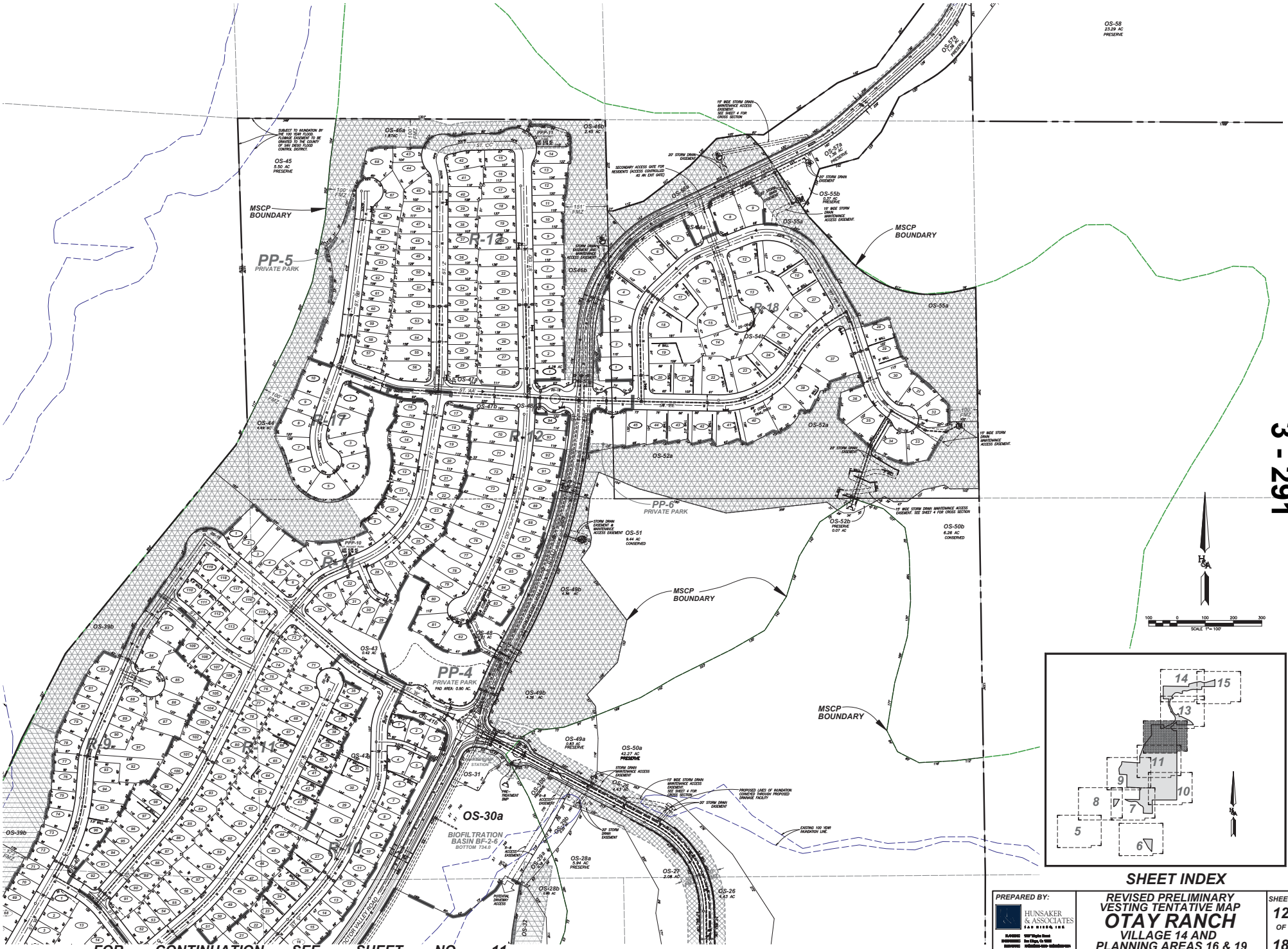
R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 - TM - Sht 11 (Village 14 & PA 19).dwg Mar-04-2020:12:10



3 - 291

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC.

REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 12 OF 18

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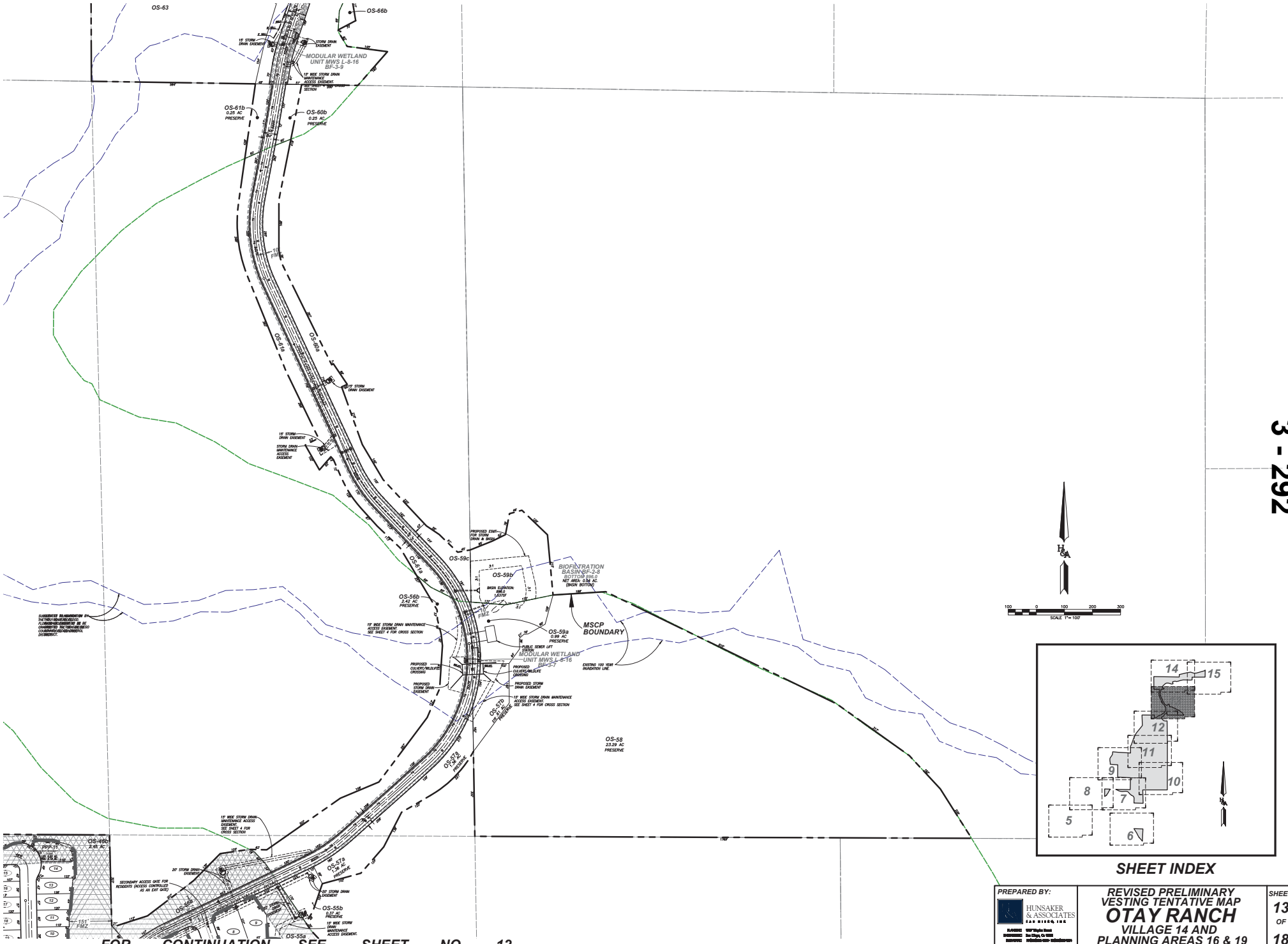
R:\12135\&Pln\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 - TM - Sht 12 (Village 14 & PA 19).dwg Mar-02-2020:13:37

FOR CONTINUATION SEE SHEET NO. 14



FOR CONTINUATION SEE SHEET NO. 12

SHEET INDEX

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REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

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W.O. 2421-0036

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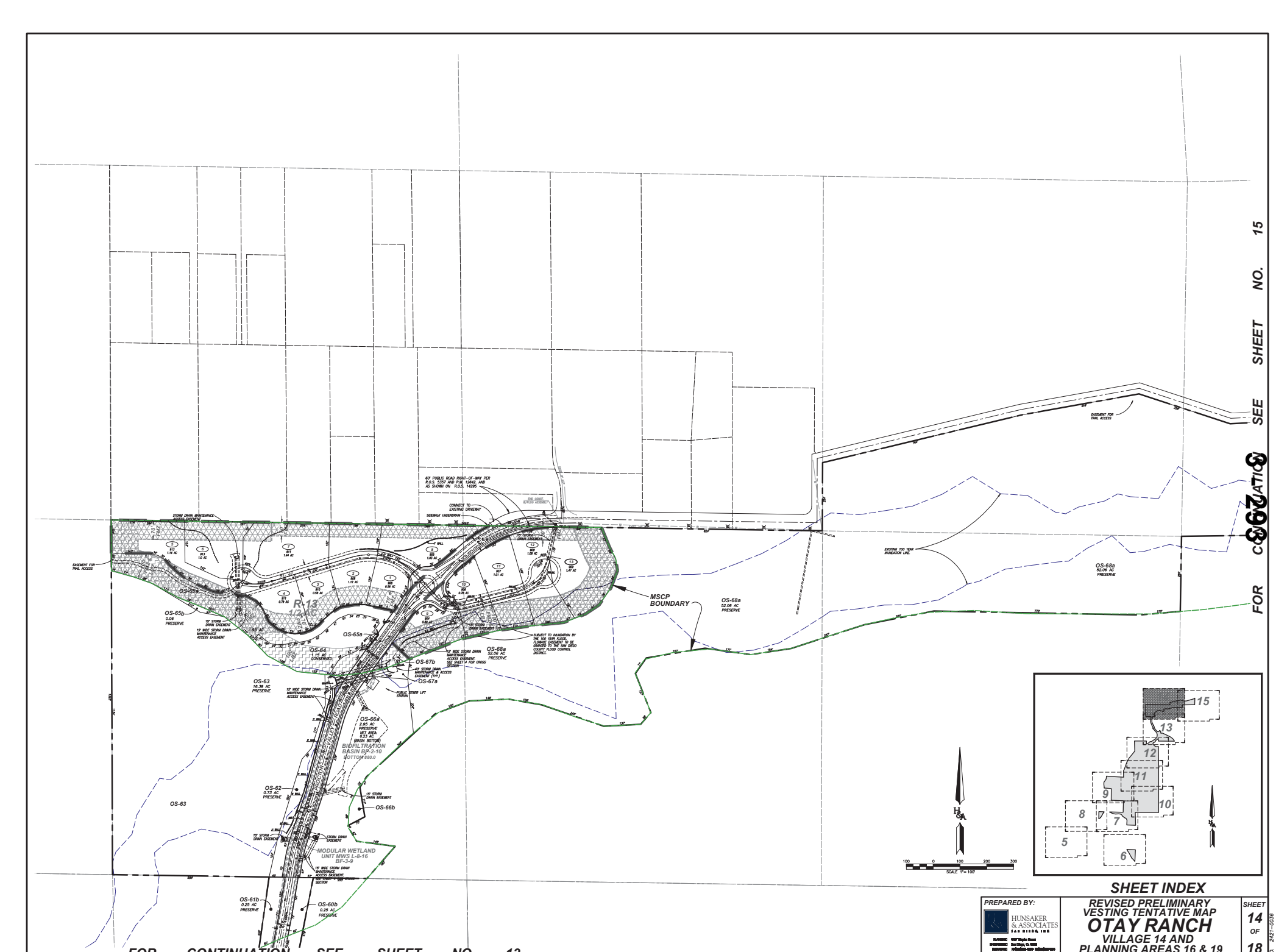


SHEET INDEX

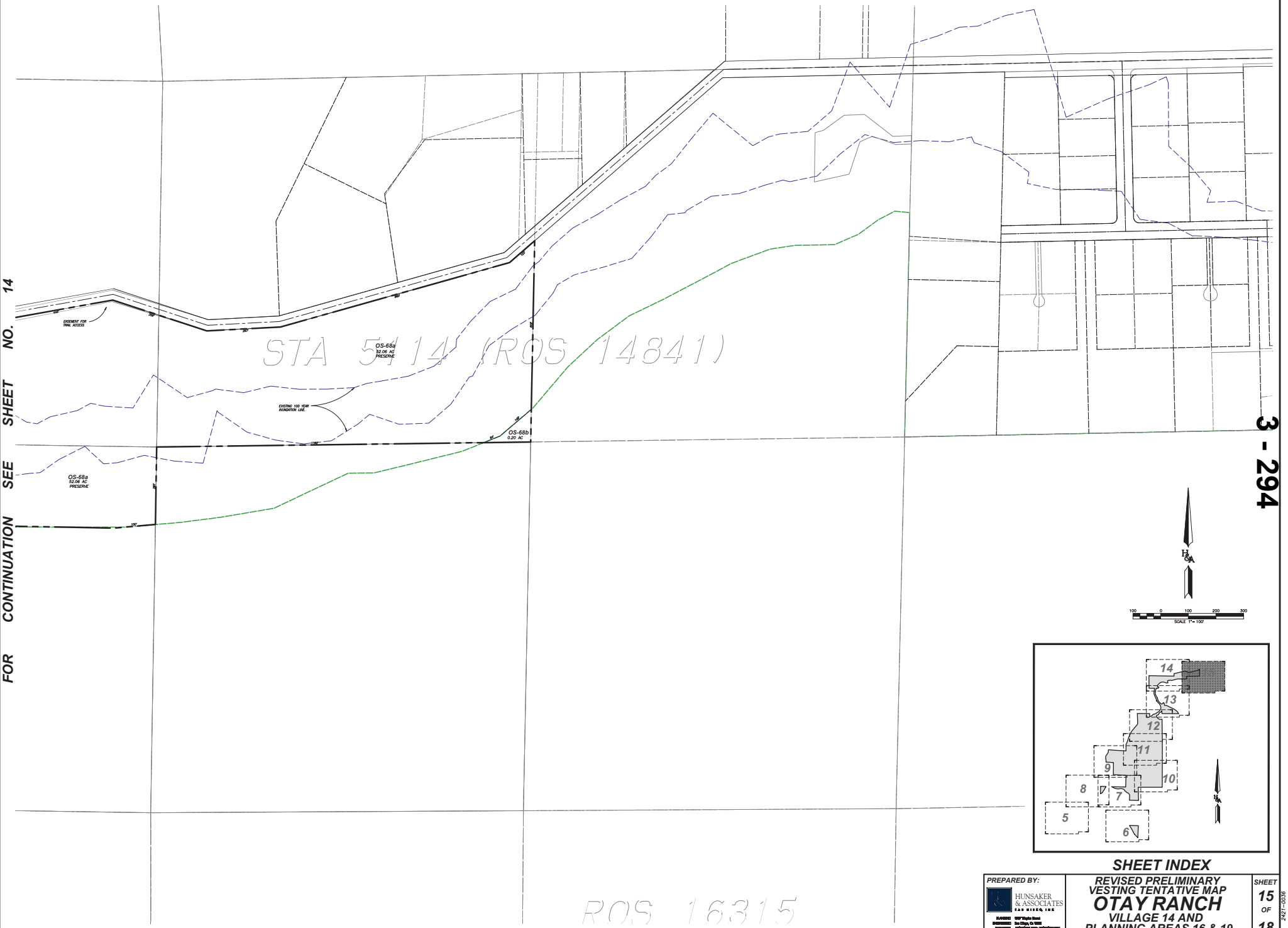
PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC.

REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 14 OF 18

W.O. 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 – TM – Sht 14 (Village 14 & PA 19).dwg Mar-02-2020:13:42



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SHEET INDEX

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

REVISED PRELIMINARY VESTING TENTATIVE MAP

OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

County Of San Diego, California

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W.O. 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 - TM - Sht 15 (Village 14 & PA 19).dwg[]Mar-02-2020:13:43

TITLE REPORT EXCEPTIONS:

EXCEPTIONS TO TITLE LISTED BELOW ARE PER PRELIMINARY TITLE REPORT DATED SEPTEMBER 30, 2016 BY CHICAGO TITLE COMPANY, ORDER NO. 00052116-996-SD1.

A. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS: AMOUNTS HYPERLINKED HERE.

B. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

THE FOLLOWING MATTERS AFFECT PARCELS 1 - 5

1. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC ROAD OVER AND ACROSS OLD SURVEY NO. 133, ACCORDING TO MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

   SAID MATTER AFFECTS PARCELS 1 AND 5

2. THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN PROCTOR VALLEY ROAD.

   AFFECTS: PARCELS 1 AND 5

3. (△) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
   PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
   RECORDING DATE: JUNE 7, 1983
   RECORDING NO: 83-0190255 OF OFFICIAL RECORDS
   AFFECTS: PARCELS 1 AND 5

4. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
   RECORDING DATE: JULY 31, 2006
   RECORDING NO: 2006-0540383 OF OFFICIAL RECORDS
   AFFECTS PARCEL 5

5. THE FACT THAT THE PUBLIC RECORD DOES NOT DISCLOSED THAT THE OWNERSHIP OF SAID LAND INCLUDES RIGHTS OF ACCESS TO OR FROM ANY PUBLIC STREET. NOTWITHSTANDING THE INSURING CLAUSES OF THE POLICY, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

   AFFECTS LOT 7 OF PARCEL 5

6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

   GRANTED TO: CITY OF CHULA VISTA AND COUNTY OF SAN DIEGO
   PURPOSE: VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS
   RECORDED: MARCH 20, 2014, AS INSTRUMENT NO. 2014-0111210 OF OFFICIAL RECORDS
   AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

THE FOLLOWING MATTERS AFFECT PARCEL 6

7. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
   GRANTED TO:. KK3RM, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
   PURPOSE:. ROAD AND ACCESS
   RECORDED:. JANUARY 21, 2009, AS INSTRUMENT NO. 2009-0025823 OF OFFICIAL RECORDS
   AFFECTS:. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

9. A CERTIFICATE OF COMPLIANCE
   DATED:. MAY 5, 2010
   EXECUTED BY:. DEPT. OF PLANNING AND LAND USE, COUNTY OF SAN DIEGO
   COMPLIANCE NO.:. C08-0105BA(C)12
   RECORDED:. MAY 5, 2010, AS INSTRUMENT NO. 2010-0226435 OF OFFICIAL RECORDS

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: JOURNEY PARTNERS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
   PURPOSE: ACCESS EASEMENT FOR MONITORING AND MAINTENANCE OF PRESERVE LAND
   RECORDING DATE: DECEMBER 13, 2013
   RECORDING NO: 2013-0719879 OF OFFICIAL RECORDS
   AFFECTS: PARCEL 6

11. (△) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: JOURNEY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
   PURPOSE: INGRESS AND EGRESS
   RECORDING DATE: FEBRUARY 6, 2014
   RECORDING NO: 2014-0051584 OF OFFICIAL RECORDS
   AFFECTS: PARCEL 6

MATTERS AFFECTING PARCELS 7-9

12. THE FACT THAT THE PUBLIC RECORD DOES NOT DISCLOSE THAT THE OWNERSHIP OF SAID LAND INCLUDES RIGHTS OF ACCESS TO OR FROM ANY PUBLIC STREET. NOTWITHSTANDING THE INSURING CLAUSES OF THE POLICY, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

13. A CONDITIONAL CERTIFICATE OF COMPLIANCE
   DATED:. MAY 5, 2010
   EXECUTED BY:. DEPARTMENT OF PLANNING AND LAND USE
   COMPLIANCE NO.:. C08-0105BA(C)12
   RECORDED:. MAY 5, 2010 AS FILE NO. 2010-0226435, OFFICIAL RECORDS
   CONDITIONS:. NOT APPROVED FOR DEVELOPMENT

   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS EASEMENT FOR MONITORING AND MAINTENANCE OF PRESERVE LAND" RECORDED FEBRUARY 5, 2013 AS INSTRUMENT NO. 2013-0078595 OFFICIAL RECORDS.

THE FOLLOWING MATTERS AFFECT PARCEL 10

15. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

THE FOLLOWING MATTERS AFFECT PARCEL 11

16. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

17. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
   GRANTED TO: COUNTY OF SAN DIEGO
   PURPOSE: PUBLIC HIGHWAY
   RECORDED: APRIL 28, 1891, IN BOOK 191, PAGE 104 OF DEEDS
   AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

18. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
   GRANTED TO: W.H. GIBSON
   PURPOSE: ROAD
   RECORDED: AUGUST 29, 1934 IN BOOK 313, PAGE 437 OF OFFICIAL RECORDS
   AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

19. (△) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
   GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
   PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
   RECORDED: MARCH 14, 1969 AS DOCUMENT NO. 45460 OF OFFICIAL RECORDS
   AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

THE FOLLOWING MATTERS AFFECT PARCEL 12

20. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

21. (△) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
   GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
   PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
   RECORDED: SEPTEMBER 29, 1955 IN BOOK 5812, PAGE 373 OF OFFICIAL RECORDS
   AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

   THE DESCRIPTION CONTAINED WITHIN THIS DOCUMENT RESULTS IN A PLOTTED LOCATION NORTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD. HOWEVER, PHYSICAL EVIDENCE (A GUY SUPPORTING AN ELECTRICAL POLE SOUTHERLY OF THE ROAD IN THE VICINITY) SUGGEST AN INTENT FOR THE EASEMENT.

THE FOLLOWING MATTERS AFFECT ALL PARCELS

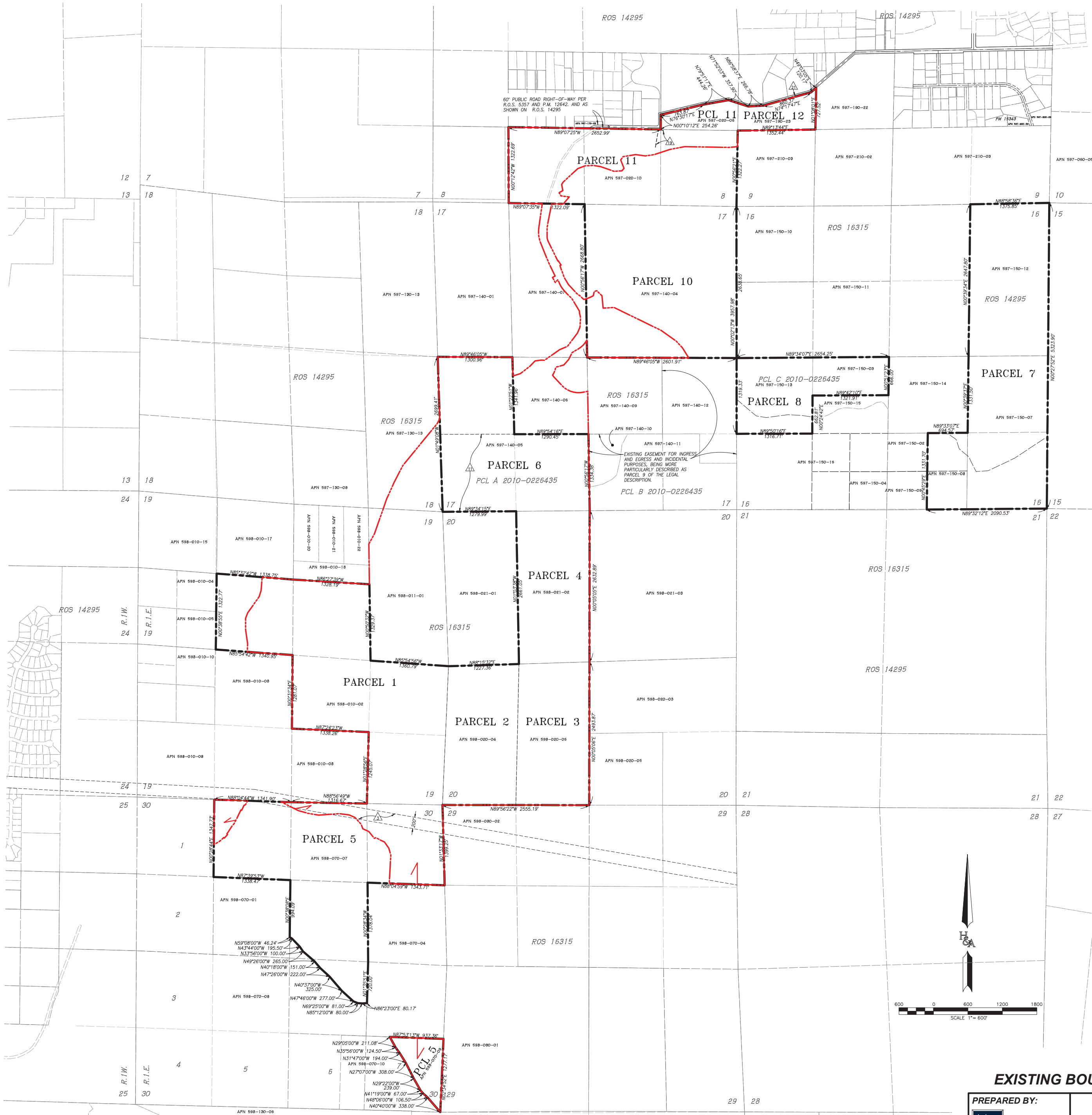
22. A DOCUMENT ENTITLED "AGREEMENT FOR INDEMNIFICATION, IMPLEMENTATION OF MITIGATION MEASURES, AND PAYMENT OF CERTAIN FEES IN CONNECTION WITH THE APPROVAL OF THE GENERAL PLAN AMENDMENT, GENERAL AND OTHER DEVELOPMENT PLANS FOR THE OTAY RANCH", EXECUTED BY CITY OF CHULA VISTA, COUNTY OF SAN DIEGO AND OTAY VISTA ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED FEBRUARY 7, 1994 AS DOCUMENT NO. 1994-0084743.

23. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

24. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

25. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

26. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
   THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
   THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OTAY, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: 598-010-02

THE EAST HALF OF THE SOUTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2: 598-020-04

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3: 598-020-06

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 4: 598-021-02

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 5: 598-070-07, 09

LOT 7, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, ALL BEING IN TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 7 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 40°40'00" WEST, 338.00 FEET; THENCE NORTH 48°06'00" WEST, 106.50 FEET; THENCE NORTH 41°19'00" WEST, 67.00 FEET; THENCE NORTH 29°22'00" WEST, 239.00 FEET; THENCE NORTH 27°07'00" WEST, 308.00 FEET; THENCE NORTH 31°47'00" WEST, 194.00 FEET; THENCE NORTH 35°56'00" WEST, 124.50 FEET; THENCE NORTH 29°05'00" WEST, 210.89 FEET TO THE NORTHERLY LINE OF SAID LOT 7 AND THE POINT OF TERMINUS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE ALONG THE WESTERLY LINE THEREOF, NORTH 01°35'31" EAST 572.34 FEET; THENCE LEAVING SAID WESTERLY LINE, SOUTH 86°23'00" WEST 80.17 FEET; THENCE NORTH 85°12'00" WEST, 80.00 FEET; THENCE NORTH 69°25'00" WEST, 81.00 FEET; THENCE NORTH 7°46'00" WEST, 277.00 FEET; THENCE NORTH 40°37'00" WEST, 325.00 FEET; THENCE NORTH 47°26'00" WEST 222.00 FEET; THENCE NORTH 40°18'00" WEST, 151.00 FEET; THENCE NORTH 49°26'00" WEST, 265.00 FEET; THENCE NORTH 33°56'00" WEST, 100.00 FEET; THENCE NORTH 43°44'00" WEST, 195.50 FEET; THENCE NORTH 59°08'00" WEST 46.11 FEET TO A POINT ON THE WESTERLY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30 AND THE POINT OF TERMINUS.

PARCEL 6: (APN: 597-140-05)

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 7: APN 597-150-07, 08, 12

THE EAST HALF OF THE NORTHEAST QUARTER; THE EAST HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 8: APN 597-150-03 & 13

PARCEL C OF CERTIFICATE OF COMPLIANCE RECORDED MAY 5, 2010 AS FILE NO. 2010-0226435, OFFICIAL RECORDS, BEING THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM HALF OF THE MINERALS AND MINERAL RIGHTS IN, UNDER AND ON THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, AS RESERVED IN THE DEED FROM A.R. DILLARD AND PEARL A. DILLARD, HUSBAND AND WIFE RECORDED MAY 5, 1920 IN BOOK 1251, PAGE 395 OF DEEDS.

PARCEL 9:

AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES OVER, ALONG AND ACROSS PARCEL B AS SHOWN ON CERTIFICATE OF COMPLIANCE, AS EVIDENCED BY DOCUMENT RECORDED MAY 5, 2010 AS INSTRUMENT NO. 2010-0226435 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SAID EASEMENT RECITES THAT IT IS A BLANKET EASEMENT AND APPURTENANT TO PARCEL 8 DESCRIBED ABOVE. GRANTOR AND GRANTEE AGREE THAT THE LOCATION OF THE EASEMENT SHALL, IN THE FUTURE, BE CONFINED TO A SPECIFICALLY DEFINED PORTION OF THE SERVIENT TENEMENT AND THAT THE EASEMENT AS IT EXISTS TODAY IS CONFINED TO THE NORTHEAST QUADRANT OF THE SERVIENT TENEMENT IN THAT CERTAIN AREA IDENTIFIED AS "LIMITED DEVELOPMENT AREA" IN THE APPROVED OTAY RANCH GENERAL DEVELOPMENT PLAN/SUBREGIONAL PLAN, DATED JUNE 4, 1996, EACH PARTY AGREES TO COOPERATE FULLY TO SPECIFICALLY DEFINE THE LOCATION OF THE EASEMENT AS SET FORTH IN INSTRUMENT RECORDED JANUARY 29, 2014 AS INSTRUMENT NO. 2014-0038929 OF OFFICIAL RECORDS.

PARCEL 10: (APN: 597-140-04)

THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 11: (APN: 597-020-06 &10)

THE EAST HALF OF THE SOUTHEAST QUARTER LYING SOUTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 12: (APN: 597-190-23)

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF. LYING SOUTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD.

LEGEND:

ULTIMATE TM BOUNDARY UPON RECORDATION OF CONVEYANCE DEEDS WITH THE STATE.

EXISTING BOUNDARY AND ENCUMBRANCES

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC.
PLANNING ENGINEERING SURVEYING 9707 Waples Street San Diego, Ca 92121 PH(858)558-4500 · FX(858)558-1414

REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 16 OF 18

W.O. 2421-0036

VILLAGE 14 SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	GROSS NEIGHBORHOOD ACREAGE
R-1	SF	103	50 X 100	23.92
R-2	SF	136	60 X 100	37.98
R-3	SF	112	60 X 85	30.89
R-4	SF	73	60 X 100	18.03
R-5	SF	121	75 X 100	40.74
R-6	SF	47	60 X 85	10.87
R-9	SF	96	60 X 85	22.55
R-10	SF	31	60 X 85	7.07
R-11	SF	119	50 X 85	24.84
R-12	SF	94	50 X 100	22.35
R-17	SF	10	70 X 100	2.93
R-18	SF	45	70 X 100	16.23
RESIDENTIAL SUBTOTAL		987		258.41

NEIGHBORHOOD	LAND USE	DWELLING UNITS	TARGET DENSITY (DU/AC)	GROSS NEIGHBORHOOD ACREAGE
R-7	MULTI-FAMILY	150		12.74
R-8	COURTYARD	116		16.74
RESIDENTIAL SUBTOTAL		266		29.49

NEIGHBORHOOD	LAND USE	DWELLING UNITS	DESCRIPTION	GROSS PARK ACREAGE
P-1	PUBLIC PARK	-	CENTRAL PARK	6.23
P-2	PUBLIC PARK	-	SCENIC PARK	3.94
PUBLIC PARK SUBTOTAL		-		10.17
PP-1	PRIVATE PARK	-		2.77
PP-2	PRIVATE PARK	-		2.09
PP-3	PRIVATE PARK	-		1.90
PP-4	PRIVATE PARK	-		1.53
PP-5	PRIVATE PARK	-		0.77
PP-6	PRIVATE PARK	-		0.39
PRIVATE PARK SUBTOTAL		-		9.46
PPP-1	PRIVATE POCKET PARK	-		0.29
PPP-2	PRIVATE POCKET PARK	-		0.22
PPP-3	PRIVATE POCKET PARK	-		0.17
PPP-4	PRIVATE POCKET PARK	-		0.20
PPP-5	PRIVATE POCKET PARK	-		0.22
PPP-6	PRIVATE POCKET PARK	-		0.22
PPP-7	PRIVATE POCKET PARK	-		0.16
PPP-8	PRIVATE POCKET PARK	-		0.12
PPP-9	PRIVATE POCKET PARK	-		0.17
PPP-10	PRIVATE POCKET PARK	-		0.16
PPP-11	PARK	-		0.23
PRIVATE POCKET PARK SUBTOTAL		-		2.14
MU-1	MIXED USE	-	COMMERCIAL	1.68
MU-2	MIXED USE	-	COMMERCIAL	1.02
MIXED USE SUBTOTAL		-		2.70
S-1	SCHOOL	-	SCHOOL	9.88
SCHOOL SUBTOTAL		-		9.88
PS-1	PUBLIC SERVICES	-	FIRE STATION	2.26
PUBLIC SERVICES SUBTOTAL		-		2.26
OS-1a	OPEN SPACE	-	BASIN	1.67
OS-1b	OPEN SPACE	-	HOA OS	1.11
OS-2a	OPEN SPACE	-	PRESERVE	0.25
OS-2b	OPEN SPACE	-	HOA OS	1.30
OS-3a	OPEN SPACE	-	HOA OS	4.18
OS-3b	OPEN SPACE	-	HOA OS	0.03
OS-4	OPEN SPACE	-	PRESERVE	164.56
OS-5	OPEN SPACE	-	HOA OS	4.47
OS-6	OPEN SPACE	-	HOA OS	4.78
OS-7	OPEN SPACE	-	HOA OS	8.57
OS-8a	OPEN SPACE	-	POTENTIAL PRESERVE	5.53
OS-8b	OPEN SPACE	-	HOA OS	5.13
OS-8c	OPEN SPACE	-	POTENTIAL PRESERVE	0.71
OS-9a	OPEN SPACE	-	WATER TANK	1.85
OS-9b	OPEN SPACE	-	PRESERVE	0.50
OS-10	OPEN SPACE	-	HOA OS	1.88
OS-11	OPEN SPACE	-	HOA OS	0.06
OS-12	OPEN SPACE	-	HOA OS	0.11
OS-13	OPEN SPACE	-	HOA OS	8.64
OS-14	OPEN SPACE	-	HOA OS	2.81
OS-15	OPEN SPACE	-	HOA OS	1.36
OS-16	OPEN SPACE	-	HOA OS	0.17
OS-17	OPEN SPACE	-	HOA OS	2.21
OS-18	OPEN SPACE	-	HOA OS	0.25
OS-19	OPEN SPACE	-	HOA OS	7.67
OS-20	OPEN SPACE	-	HOA OS	2.36
OS-21	OPEN SPACE	-	HOA OS	0.18
OS-22	OPEN SPACE	-	HOA OS	9.52
OS-23	OPEN SPACE	-	HOA OS	0.24
OS-24	OPEN SPACE	-	HOA OS	2.07
OS-25	OPEN SPACE	-	PRESERVE	1.85
OS-26	OPEN SPACE	-	PRESERVE	4.43
OS-27	OPEN SPACE	-	PRESERVE	2.08
OS-28a	OPEN SPACE	-	PRESERVE	5.94
OS-28b	OPEN SPACE	-	HOA OS	0.85
OS-29a	OPEN SPACE	-	HOA OS	0.18
OS-29b	OPEN SPACE	-	PRESERVE	0.25
OS-30a	OPEN SPACE	-	BASIN	3.83
OS-30b	OPEN SPACE	-	PRESERVE	0.54
OS-31	OPEN SPACE	-	HOA OS	0.37
OS-32	OPEN SPACE	-	HOA OS	1.61
OS-33	OPEN SPACE	-	HOA OS	0.13
OS-34	OPEN SPACE	-	HOA OS	2.75
OS-35	OPEN SPACE	-	HOA OS	0.14
OS-36	OPEN SPACE	-	PRESERVE	0.30
OS-37a	OPEN SPACE	-	PRESERVE	25.90
OS-37b	OPEN SPACE	-	POTENTIAL PRESERVE	1.06
OS-38	OPEN SPACE	-	BASIN	8.66
OS-39a	OPEN SPACE	-	HOA OS	5.62
OS-39b	OPEN SPACE	-	HOA OS	4.61
OS-40	OPEN SPACE	-	HOA OS	0.07
OS-41a	OPEN SPACE	-	HOA OS	0.70
OS-41b	OPEN SPACE	-	HOA OS	0.14
OS-42	OPEN SPACE	-	HOA OS	0.56
OS-43	OPEN SPACE	-	HOA OS	0.42
OS-44	OPEN SPACE	-	HOA OS	4.49
OS-45	OPEN SPACE	-	PRESERVE	5.50
OS-46a	OPEN SPACE	-	HOA OS	1.87
OS-46b	OPEN SPACE	-	HOA OS	2.45
OS-47a	OPEN SPACE	-	HOA OS	0.07
OS-47b	OPEN SPACE	-	HOA OS	0.11
OS-48	OPEN SPACE	-	HOA OS	0.53
OS-49a	OPEN SPACE	-	PRESERVE	0.83
OS-49b	OPEN SPACE	-	HOA OS	4.36
OS-50a	OPEN SPACE	-	PRESERVE	42.27
OS-50b	OPEN SPACE	-	POTENTIAL PRESERVE	6.26
OS-51	OPEN SPACE	-	POTENTIAL PRESERVE	9.44
OS-52a	OPEN SPACE	-	HOA OS	7.13
OS-52b	OPEN SPACE	-	PRESERVE	0.07
OS-53	OPEN SPACE	-	HOA OS	0.21
OS-54a	OPEN SPACE	-	HOA OS	0.11
OS-54b	OPEN SPACE	-	HOA OS	0.24
OS-55a	OPEN SPACE	-	HOA OS	3.85
OS-55b	OPEN SPACE	-	PRESERVE	0.37
OS-56a	OPEN SPACE	-	HOA OS	1.19
OS-56b	OPEN SPACE	-	PRESERVE	2.42
OS-57a	OPEN SPACE	-	PRESERVE	1.36
OS-59c	OPEN SPACE	-	HOA OS	0.39
OS-60a	OPEN SPACE	-	HOA OS	1.72
OS-60b	OPEN SPACE	-	PRESERVE	0.25
OS-61a	OPEN SPACE	-	HOA OS	1.86
OS-61b	OPEN SPACE	-	PRESERVE	0.33
OS-69	OPEN SPACE	-	PRESERVE	14.88
OPEN SPACE SUBTOTAL				442.20
ON-SITE PVR	STREET	-	MAJOR CIRCULATION	16.46
ON-SITE PVR PRESERVE	STREET	-	MAJOR CIRCULATION	1.61
ON-SITE ROW PRESERVE	STREET	-	CIRCULATION	2.12
ON-SITE ROW	STREET	-	CIRCULATION	6.82
STREET SUBTOTAL				27.02
OVERALL TM TOTAL		987		793.72

VILLAGE 14 LOTTING

NEIGHBORHOOD R-1	
LOT #	LOT AREA
1	5,706
2	5,706
3	5,849
4	5,699
5	5,543
6	5,612
7	5,600
8	5,841
9	5,987
10	6,309
11	6,470
12	7,189
13	6,534
14	7,931
15	5,748
16	5,982
17	6,186
18	6,137
19	6,069
20	5,984
21	5,822
22	5,771
23	5,851
24	9,655
25	13,296
26	12,177
27	5,258
28	5,168
29	5,472
30	5,874
31	6,191
32	6,338
33	5,498
34	6,037
35	6,053
36	6,132
37	6,005
38	5,841
39	5,812
40	6,093
41	5,810
42	5,664
43	5,642
44	5,515
45	5,350
46	5,090
47	5,665
48	6,673
49	7,949
50	8,783
51	7,589
52	8,977
53	8,611
54	7,198
55	7,297
56	8,754
57	8,565
58	8,624
59	8,500
60	8,900
61	9,903
62	10,378
63	11,574
64	13,271
65	13,496
66	13,614
67	11,967
68	10,948
69	10,398
70	10,126
71	9,932
72	9,464
73	9,482
74	9,398
75	9,243
76	8,873
77	8,473
78	8,398
79	8,151
80	8,814
81	7,328
82	6,751
83	8,774
84	9,247
85	7,492
86	7,015
87	7,050
88	7,238
89	7,202
90	7,218
91	7,474
92	8,358
93	8,555
94	8,191
95	8,304
96	7,328
97	8,987
98	9,007
99	8,238
100	11,458
101	8,484
102	7,171
103	6,448
RES. SUBTOTAL SF	790,648
RES. SUBTOTAL AC	18.15
MAX	13,614
MIN	5,050
RES. AVG LOT SIZE	7,676
CIRCULATION SF	255,264
CIRCULATION AC	5.77
TOTAL SF	1,041,912
TOTAL AC	23.92

NEIGHBORHOOD R-2	
LOT #	LOT AREA
1	6,794
2	6,565
3	6,127
4	6,005
5	6,005
6	6,005
7	6,002
8	9,458
9	9,576
10	8,455
11	9,784
12	9,697
13	7,809
14	7,649
15	8,008
16	9,384
17	10,223
18	13,295
19	11,793
20	14,362
21	16,456
22	9,273
23	8,223
24	9,308
25	9,403
26	9,522
27	9,000
28	8,827
29	8,781
30	8,448
31	8,700
32	8,449
33	8,364
34	8,459
35	8,520
36	8,126
37	7,653
38	7,519
39	7,602
40	7,606
41	7,713
42	8,038
43	6,918
44	6,773
45	7,335
46	11,123
47	10,866
48	10,869
49	10,419
50	7,793
51	6,888
52	6,416
53	6,554
54	6,476
55	7,415
56	9,826
57	10,223
58	7,931
59	6,700
60	7,268
61	11,245
62	10,905
63	12,101
64	15,424
65	8,093
66	10,917
67	9,957
68	9,293
69	9,357
70	9,372
71	9,031
72	9,326
73	9,465
74	9,295
75	9,300
76	8,952
77	10,873
78	12,168
79	9,114
80	8,776
81	8,335
82	8,396
83	11,247
84	11,160
85	10,602
86	9,910
87	8,536
88	7,171
89	11,041
90	9,774
91	8,199
92	8,150
93	8,253
94	8,463
95	8,909
96	8,964
97	8,736
98	8,714
99	8,488
100	7,628
101	8,017
102	9,441
103	9,800
104	21,542
105	10,031
106	9,084
107	8,568
108	8,293
109	8,819
110	10,793
111	10,950
112	9,823
113	13,197
114	15,774
115	11,575
116	10,735
117	10,947
118	8,618
119	6,745
120	7,369
121	8,498
122	8,403
123	8,697
124	8,743
125	8,522
126	9,269
127	9,170
128	8,792
129	8,666
130	8,785
131	8,883
132	10,777
133	9,484
134	7,458
135	7,970
136	7,201
RES. SUBTOTAL SF	1,245,629
RES. SUBTOTAL AC	28.60
MAX	21,542
MIN	6,002
RES. AVG LOT SIZE	9,359
CIRCULATION SF	408,913
CIRCULATION AC	9.39
TOTAL SF	1,654,542
TOTAL AC	37.98

NEIGHBORHOOD R-3	
LOT #	LOT AREA
1	5,154
2	5,270
3	5,486
4	6,422
5	7,867
6	7,066
7	7,526
8	7,707
9	7,727
10	7,829
11	9,771
12	9,065
13	9,306
14	10,079
15	9,912
16	11,327
17	10,268
18	8,261
19	7,274
20	6,819
21	6,984
22	9,018
23	8,870
24	9,143
25	9,244
26	8,968
27	8,689
28	7,961
29	6,614
30	6,841
31	7,898
32	8,638
33	7,794
34	8,139
35	7,268
36	8,583
37	8,728
38	8,242
39	7,788
40	7,546
41	7,652
42	7,352
43	13,606
44	9,170
45	15,302
46	17,359
47	7,543
48	6,540
49	7,226
50	8,086
51	8,022
52	8,153
53	8,190
54	7,691
55	7,010
56	7,047
57	7,360
58	7,371
59	7,386
60	7,429
61	7,129
62	7,222
63	6,780
64	6,317
65	6,345
66	6,342
67	6,523
68	6,965
69	7,259
70	7,072
71	6,519
72	6,665
73	6,941
RES. SUBTOTAL SF	542,735
RES. SUBTOTAL AC	12.46
MAX	13,606
MIN	6,270
RES. AVG LOT SIZE	7,435
CIRCULATION SF	242,579
CIRCULATION AC	5.57
TOTAL SF	785,349
TOTAL AC	18.03

NEIGHBORHOOD R-4	
LOT #	LOT AREA
1	8,382
2	7,835
3	7,386
4	7,071
5	7,692
6	7,576
7	7,234
8	6,548
9	6,380
10	6,426
11	6,550
12	7,043
13	6,970
14	6,324
15	6,324
16	6,323
17	6,322
18	6,018
19	7,559
20	7,514
21	7,575
22	7,550
23	7,729
24	7,819
25	7,896
26	7,569
27	7,701
28	7,414
29	7,867
30	9,214
31	9,175
32	8,638
33	7,794
34	8,139
35	7,268
36	8,583
37	8,613
38	8,242
39	7,788
40	7,546
41	7,652
42	7,352
43	13,606
44	9,170
45	15,302
46	17,359
47	7,543
48	6,540
49	7,226
50	8,086
51	8,022
52	8,153
53	8,190
54	7,691
55	7,010
56	7,047
57	7,360
58	7,371
59	7,386
60	7,429
61	7,129
62	7,222
63	6,780
64	6,317
65	6,345
66	6,342
67	6,523
68	6,965
69	7,259
70	7,072
71	6,519
72	6,665
73	6,941
RES. SUBTOTAL SF	542,735
RES. SUBTOTAL AC	12.46
MAX	13,606
MIN	6,270
RES. AVG LOT SIZE	7,435
CIRCULATION SF	242,579
CIRCULATION AC	5.57
TOTAL SF	785,349
TOTAL AC	18.03

NEIGHBORHOOD R-5	
LOT #	LOT AREA
1	9,610
2	8,421
3	10,312
4	12,805
5	8,827
6	10,139
7	9,026
8	10,125
9	13,676
10	8,041
11	8,375
12	9,205
13	8,354
14	8,058
15	8,160
16	8,364
17	9,916
18	9,836
19	8,588
20	7,854
21	7,854
22	7,854
23	7,997
24	8,242
25	8,874
26	10,054
27	10,407
28	10,424
29	11,807
30	11,834
31	12,025
32	10,829
33	9,515
34	9,009
35	11,077
36	15,425
37	14,082
38	13,382
39	13,168
40	13,099
41	12,627
42	13,163
43	15,315
44	10,337
45	11,363
46	11,306
47	11,359
48	12,391
49	12,778
50	9,895
51	9,124
52	9,785
53	10,184
54	9,988
55	10,124
56	10,312
57	8,870
58	9,060
59	9,040
60	9,361
61	11,723
62	16,267
63	12,743
64	11,818
65	10,869
66	9,581
67	9,430
68	9,671
69	9,570
70	9,944
71	8,534
72	8,786
73	11,575
74	12,578
75	12,109
76	12,265
77	10,582
78	11,054
79	10,840
80	12,873
81	13,564
82	23,844
83	10,315
84	9,179
85	10,337
86	10,172
87	10,908
88	9,862
89	9,589
90	8,258
91	8,180
92	11,140
93	9,982
94	14,597
95	9,915
96	8,493
97	8,810
98	9,444
99	12,016
100	11,668
101	10,919
102	11,236
103	12,287
104	12,189
105	13,270
106	9,981
107	10,526
108	12,003
109	10,980
110	9,230
111	10,467
112	12,288
113	16,771
114	16,929
115	15,549
116	9,751
117	7,742
118	10,053
119	9,593
120	8,078
121	12,588
RES. SUBTOTAL SF	1,315,609
RES. SUBTOTAL AC	30.20
MAX	23,844
MIN	7,854
RES. AVG LOT SIZE	10,873
CIRCULATION SF	459,116
CIRCULATION AC	10.54
TOTAL SF	1,774,719
TOTAL AC	40.74

NEIGHBORHOOD R-6	
LOT #	LOT AREA
1	5,449
2	6,066
3	5,731
4	5,626
5	5,763
6	6,691
7	6,948
8	6,827
9	6,929
10	7,049
11	7,485
12	7,742
13	7,653
14	7,445
15	7,713
16	7,602
17	7,480
18	5,709
19	7,898
20	8,073
21	7,984
22	7,607
23	7,602
24	7,417
25	5,913
26	6,016
27	6,957
28	6,480
29	7,200
30	8,098
31	9,894
32	12,763
33	11,022
34	10,344
35	9,307
36	8,169
37	7,930
38	7,732
39	7,810
40	7,188
41	6,843
42	7,090
43	7,234
44	7,128
45	6,922
46	5,894
47	5,667
RES. SUBTOTAL SF	347,769
RES. SUBTOTAL AC	7.98
MAX	12,763
MIN	5,449
RES. AVG LOT SIZE	7,399
CIRCULATION SF	126,935
CIRCULATION AC	2.89
TOTAL SF	473,704
TOTAL AC	10.87

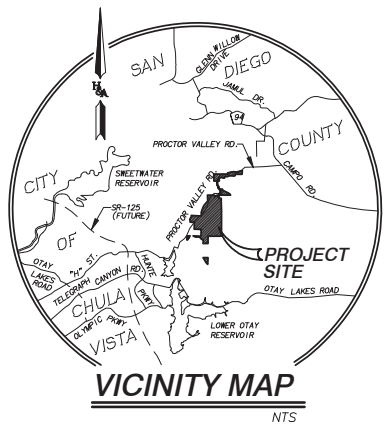
NEIGHBORHOOD R-9	
LOT #	LOT AREA
1	6,390
2	5,829
3	5,830
4	5,830
5	6,250
6	8,229
7	7,408
8	7,573
9	7,925
10	11,164
11	8,453
12	8,590
13	16,059
14	8,878
15	8,078
16	5,648
17	5,590
18	5,590
19	5,590
20	5,590
21	5,590
22	5,590
23	5,649
24	7,437
25	6,624
26	6,624
27	6,624
28	6,624
29	6,624
30	6,624
31	6,942
32	6,658
33	6,574
34	6,454
35	6,319
36	6,169
37	6,055
38	5,677
39	5,524
40	5,380
41	5,245
42	5,217
43	5,126
44	5,122
45	5,242
46	6,760
47	7,887
48	7,648
49	8,639
50	8,888
51	6,888
52	8,893
53	7,887
54	6,778
55	5,671
56	5,677
57	5,789
58	11,814
59	10,368
60	10,225
61	8,457
62	7,262
63	10,328
64	9,770
65	5,690
66	5,507
67	5,510
68	5,705
69	5,889
70	5,895
71	5,931
72	5,902
73	6,356
74	6,251
75	6,070
76	5,941
77	5,810
78	6,750
79	6,552
80	8,177
81	6,314
82	7,791
83	10,831
84	10,838
85	18,829
86	9,425
87	11,815
88	7,598
89	6,951
90	7,107
91	17,058
92	13,608
93	12,328
94	9,451
95	7,127
96	8,475
RES. SUBTOTAL SF	705,471
RES. SUBTOTAL AC	16.20
MAX	18,829
MIN	5,122
RES. AVG LOT SIZE	7,349
CIRCULATION SF	276,920
CIRCULATION AC	6.36
TOTAL SF	982,391
TOTAL AC	22.55

NEIGHBORHOOD R-10	
LOT #	LOT AREA
1	5,910
2	5,743
3	6,923
4	7,254
5	5,961
6	7,208
7	8,158
8	8,024
9	5,958
10	5,936
11	5,941
12	8,391
13	8,744
14	6,896
15	6,640
16	6,780
17	6,774
18	7,314
19	8,634
20	6,569
21	7,078
22	6,865
23	6,983
24	7,033
25	7,551
26	8,035
27	9,189
28	70,225
29	9,228
30	8,738
31	8,513
RES. SUBTOTAL SF	279,680
RES. SUBTOTAL AC	6.41
MAX	70,225
MIN	5,743
RES. AVG LOT SIZE	9,003
CIRCULATION SF	29,041
CIRCULATION AC	0.67
TOTAL SF	308,121
TOTAL AC	7.07

NEIGHBORHOOD R-11	
LOT #	LOT AREA
1	8,546
2	8,740
3	8,766
4	10,288
5	4,880
6	5,581
7	8,021
8	8,898
9	7,337
10	6,610
11	5,947
12	5,079
13	5,653
14	6,707
15	8,078
16	6,921
17	5,581
18	6,187
19	6,983
20	6,869
21	6,639
22	6,606
23	6,056
24	6,165
25	5,125
26	5,391
27	6,985
28	8,050
29	7,314
30	6,699
31	7,900
32	5,657
33	5,911
34	5,592
35	5,913
36	4,558
37	4,632
38	4,644
39	4,720
40	5,927
41	5,073
42	5,217
43	7,811
44	8,328
45	6,443
46	6,552
47	6,765
48	6,746
49	6,132
50	5,519
51	5,135
52	7,206
53	7,800
54	8,360
55	7,345
56	7,665
57	8,273
58	8,791
59	8,698
60	8,720
61	8,904
62	8,801
63	8,947
64	8,701
65	7,815
66	7,533
67	7,435
68	7,428
69	7,497
70	7,869
71	12,599
72	5,902
73	5,153
74	4,771
75	4,500
76	4,500
77	4,866
78	5,927
79	5,073
80	8,177
81	5,983
82	5,999
83	5,937
84	5,935
85	5,873
86	5,922
87	5,435
88	5,163
89	5,110
90	4,936
91	7,521
92	6,811
93	8,329
94	5,680
95	6,154
96	7,009
97	8,005
98	8,582
99	8,899
100	7,051
101	7,360
102	5,848
103	5,308
104	5,005
105	5,308
106	5,427
107	8,071
108	5,049
109	6,501
110	6,979
111	6,732
112	7,041
113	7,782
114	7,851
115	7,110
116	4,884
117	6,000
118	5,234
119	6,213
RES. SUBTOTAL SF	775,644
RES. SUBTOTAL AC	17.81
MAX	12,599
MIN	4,500
RES. AVG LOT SIZE	6,518
CIRCULATION SF	306,409
CIRCULATION AC	7.03
TOTAL SF	1,082,053
TOTAL AC	24.84

NEIGHBORHOOD R-12	
LOT #	LOT AREA
1	6,300
2	6,300
3	6,300
4	6,394
5	6,002
6	6,830
7	6,490
8	6,490
9	6,380
10	6,400
11	6


MSCP BOUNDARY
PP-4
PRIVATE PARK
R-9
R-11
R-10
OS-30a
BIOFILTRATION BASIN BF-2-6
PP-3
PRIVATE PARK
R-8
PAD AREA: 15.2 AC
LOT AREA: 16.74 AC
R-7
OS-22
WATER TANK
R-6
R-5
R-4
R-2
R-3
PP-2
PVT. PARK
OPTIONAL DESIGN FOR PORTION OF STREET I FROM PVR TO STREET F
PREPARED BY:
HUNSAKER & ASSOCIATES
REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California
SHEET 18 OF 18



VICINITY MAP
NTS

VESTING SITE PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED NEIGHBORHOOD BOUNDARY
- EXISTING MAP DATA — LOT 270
- PROPOSED LOT NUMBER — 5
- PROPOSED RESIDENTIAL NEIGHBORHOOD — R-1
- PROPOSED OPEN SPACE — OS-1
- PROPOSED PRIVATE PARK — PP-1
- PROPOSED PRIVATE POCKET PARK — PPP-1
- PROPOSED RIPRAP (ENERGY DISSIPATER)
- PROPOSED BROW DITCH
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED STREET CENTERLINE ELEVATION — 237.7
- PROPOSED STREET DESIGNATION — 2b
- PROPOSED FUEL MODIFICATION ZONE
- PROPOSED LIMITED BUILDING ZONE
- PROPOSED FUEL MODIFICATION ZONE SPECIAL MANAGEMENT AREA
- NON GRADED LDA LINE



KEY MAP
SCALE: 1"=800'

EXISTING ZONING

USE REGULATIONS		S-80/S88
ANIMAL REGULATIONS		-/D
DEVELOPMENT REGULATIONS	DENSITY	0/2.06
	LOT SIZE (MINIMUM)	-/-
	MAX FLOOR AREA	-/-
	FLOOR AREA RATIO	-/-
	BUILDING TYPE	-/W
	HEIGHT	G
	COVERAGE	-
	SETBACK	A
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		-

GENERAL NOTES

1. TOTAL GROSS PROJECT SITE AREA: 913.56 ACRES (V14: 791.60 AC PA 16/19: 119.83 ACRES)
   TOTAL NET PROJECT SITE AREA: 519.30 ACRES (EXC. MAJOR CIRC. FOR PV RD.& PRESERVE LOTS)
2. TOTAL NUMBER OF UNITS: 1,266
   - SINGLE FAMILY: 1,000
   - COURTYARD: 116
   - MULTIFAMILY: 150
3. TOTAL NO. LOTS: 1,118
   - SF RESIDENTIAL LOTS: 1,000 (R-1 THROUGH R-6, R-9 THROUGH R-12, R-13, R-17 AND R-18)
   - MULTIFAMILY RES. LOTS: 5 (R-7 THROUGH R-8)
   - MIXED USE LOT: 2 (MU-1 THROUGH MU-2)
   - OPEN SPACE LOTS: 68 (SEE TBLS SHT 2 AND 17)
   - PRESERVE OS LOTS: 27 (SEE TBLS SHT 2 AND 22)
   - PUBLIC PARK LOTS: 2 (P-1 THROUGH P-2)
   - PRIVATE PARK LOTS: 6 (PP-1 THROUGH PP-6)
   - PRIVATE POCKET PARK LOTS: 11 (PPP-1 THROUGH PPP-11)
   - SCHOOL LOT: 1 (S-1)
   - PUBLIC SAFETY LOT: 1 (PS-1)
4. ASSESSOR'S PARCEL NUMBERS:

VILLAGE 14	PLANNING AREA 19
598-070-07 & 09	597-140-04
598-010-02	597-020-06 & 10
598-020-04 & 06	597-190-23
598-021-02	
597-140-05	

5. EXISTING GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA & OPEN SPACE (CONSERVATION)
6. EXISTING GENERAL PLAN REGIONAL CATEGORY: N/A/RURAL/SEMI-RURAL
7. EXISTING ZONING: S80/S88 (SEE TBLS THIS SHEET) PROPOSED ZONING: SEE SPECIFIC PLAN
8. OVERALL GROSS PROJECT DENSITY: 1.39 D.U./AC. (1,266 D.U.'S/913.56 GROSS AC.)
   NET PROJECT DENSITY*: 2.43 D.U./AC. (1,266 D.U.'S/519.30 NET AC.)
   * NET ACREAGE = GROSS SITE AREA MINUS PRESERVE AREA & PV ROAD
9. EXISTING USE: VACANT
10. PROPOSED USE: SINGLE FAMILY, MULTIFAMILY, MIXED USE, PUBLIC SAFETY, PUBLIC PARK, PRIVATE PARKS, HOA OPEN SPACE & PRESERVE OPEN SPACE
11. TAX RATE AREA: 63076, 79006, 79007, 63165, 59151
12. THOMAS BROTHERS COORDINATES:
    1293 C4-C7, D4-D7, E4-E7, 1312 A2-A3, B1-B2, C1-C2, D1-D2, E1-E2
13. COMMUNITY PLAN/SUBREGIONAL AREA: JAMUL-DULZURA/OTAY SUBREGIONAL PLAN
14. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN AN VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

GENERAL DESIGN NOTES

1. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED,REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
2. SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS INVESTIGATION PREPARED BY: ADVANCED GEOTECHNICAL SOLUTIONS, INC DATED: SEPTEMBER 4, 2019
3. IT IS INTENDED THAT MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66456.1 OF THE SUBDIVISION MAP ACT. SEE SHEET 2 FOR CONCEPTUAL PHASING.
4. MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.
5. ALL STREET DESIGNS, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS OR AS APPROVED WITH WAIVERS BY THE DIRECTOR OF PUBLIC WORKS.
6. THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT. STREET LIGHTS AS SHOWN ON THIS MAP ARE TO BE USED AS A GUIDE ONLY.
7. FOR SETBACK REQUIREMENTS SEE THE OTAY RANCH VILLAGE 14 AND PLANNING AREAS16/19 SPECIFIC PLAN AMENDMENT SECTION 6 DEVELOPMENT REGULATIONS, TABLE 15.
8. LIMITED BUILDING ZONE (LBZ) INFORMATION ADDRESSED IN THE FIRE PROTECTION PLAN, APPENDIX B FIGURE G-1 & 2
9. USE OF THE PRIVATE AND PUBLIC PARK LOTS WILL BE RESTRICTED FOR PARKS AND RECREATION PURPOSES BY AN OPEN SPACE OR RECREATIONAL EASEMENT OR OTHER INSTRUMENT APPROVED BY SAN DIEGO COUNTY COUNSEL.
10. FUEL MODIFICATION ZONES REFLECTED ON THIS MAP ARE PER THE CURRENT FIRE PROTECTION PLAN BY DUDEK & ASSOCIATES. PLEASE REFER TO THE FPP FOR DETAILS ABOUT EACH ZONE TYPE.
11. USES WITHIN THE BISECTED PORTIONS OF ANY LOTS WITHIN NEIGHBORHOODS R-13.
12. A NOISE RESTRICTION EASEMENT SHALL BE GRANTED OVER AREA R-1 LOTS 1 THROUGH 14; AREA R-9 LOTS 32 THROUGH 46; AREA R-10 LOTS 3 & 5 THOUGH 19; AREA R-12 LOTS 1 THROUGH 14 AND 48 THROUGH 94; AREA R-18 LOTS 1 THROUGH 9; AREA R-13 LOTS 1 AND 8 THROUGH 13.
13. THIS VESTING SITE PLAN WILL BE NOT DEMED FINALLY APPROVED OR EFFECTIVE UNLESS AND UNTIL ALL THREE OF THE PROCESSES DESCRIBED IN THE DISPUTE RESOLUTION AGREEMENT DATED JUNE 2019 ("DRA") ARE DEEMED FINALLY APPROVED AND EFFECTIVE. THE COUNTY WILL BE DRAFTING A CONDITION OF APPROVAL TO REFLECT THIS UNDERSTANDING. AT SUCH TIME AS THE COUNTY PROVIDES THE LANGUAGE FOR THAT CONDITION IT WILL BE INSERTED HERE IN THE VESTING SITE PLAN.

EARTHWORK / GRADING QUANTITIES

SEE GRADING PLAN FOR DETAILS.

ENGINEER

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
9707 WAPLES STREET
SAN DIEGO, CA 92121
(858) 558-4500 PH
(858) 558-1414 FX

APPLICANT

GDCI PROCTOR VALLEY, LP
IN C/O JACKSON PENDO DEVELOPMENT COMPANY
4364 BONITA ROAD #607
BONITA, CA 91902

OWNER/SUBDIVIDER

IN C/O JACKSON PENDO DEVELOPMENT COMPANY
IN C/O STATE OF CALIFORNIA
4363 BONITA ROAD #607
BONITA, CA 91902
(619) 267-4904

OWNER'S STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS DAY OF JANUARY, 2018, AT SAN DIEGO COUNTY, CALIFORNIA.

REPRESENTATIVE - JACKSON PENDO DEVELOPMENT COMPANY

REPRESENTATIVE - STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — ALISA S. VIALPANDO — No. 47945 — Exp. 12/31/21 — CIVIL — STATE OF CALIFORNIA

ALISA S. VIALPANDO R.C.E. 47945 DATE
MY REGISTRATION EXPIRES ON 12/31/21

CONDOMINIUM NOTES

THIS IS A MAP OF A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. PLANNING NEIGHBORHOODS INCLUDED WITHIN THE RESIDENTIAL CONDOMINIUM PROJECT DESIGNATION ARE R-7 WITH 150 UNITS AND R-8 WITH 116 UNITS FOR A MAXIMUM NUMBER OF 266 DWELLING UNITS.

ABBREVIATIONS

FP	FLOOD PLAIN
MH	MANHOLE
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
NTS	NOT TO SCALE
S	SEWER
W	WATER
RW	RECLAIMED WATER
R/W	RIGHT OF WAY
PL	PROPERTY LINE
PI	POINT OF INTERSECTION (V.C.)
SF	GROSS SQ. FT.
NSF	NET SQ. FT.

LEGAL DESCRIPTION

SEE SHEET 16

BOUNDARY & ENCUMBRANCES

SEE SHEET 16
ALL EASEMENTS SHALL BE PROVIDED FOR, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.

BENCHMARK

BRASS DISK MARKED "CV GPS 5081" 4.5 MI SW OF INT PROCTOR VALLEY RD & MELODY RD OR 0.5 MI NE'LY FROM E'LY END OF BRIDGE 25' E'LY OF DIRT RD (PT # 5081 PER R.O.S. 14841) ELEVATION = 581.387' (NAVD '88)

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (M) OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE. ALL RESIDENTIAL UNITS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 100 SQUARE FEET OF UNOBSTRUCTED SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

PUBLIC UTILITIES AND DISTRICTS

GAS AND ELECTRIC	SAN DIEGO GAS & ELECTRIC CO.
WATER	OTAY MUNICIPAL WATER DISTRICT
SEWER	COUNTY SANITATION DISTRICT/ CITY OF CHULA VISTA
POLICE	COUNTY SHERIFFS DEPARTMENT
SCHOOLS	JAMUL-DULZURA UNION SCHOOL DISTRICT GROSSMONT UNION HIGH SCHOOL DISTRICT SWEETWATER UNION HIGH SCHOOL DISTRICT CHULA VISTA ELEMENTARY SCHOOL DISTRICT CAJON VALLEY UNION SCHOOL DISTRICT
FIRE	SAN DIEGO COUNTY FIRE AUTHORITY

SOURCE OF TOPOGRAPHY

SEE GRADING PLAN FOR DETAILS.

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

NO.	REVISIONS	DATE	BY
1	1ST SUBMITTAL	09/09/19	H&A
2	2ND SUBMITTAL	11/07/19	H&A
3	3RD SUBMITTAL	12/23/19	H&A
4	4TH SUBMITTAL	02/26/2020	H&A
5			
6			
7			
8			

VESTING SITE PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 1 OF 17

W.O. 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 - VSP - Sht 01 (Village 14 & PA 19).dwg[]Mar-04-2020:11:47

VILLAGE 14 SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	GROSS NEIGHBORHOOD ACREAGE
R-1	SF	103	50 X 100	23.92
R-2	SF	136	60 X 100	37.98
R-3	SF	112	60 X 85	30.89
R-4	SF	73	60 X 100	18.03
R-5	SF	121	75 X 100	40.74
R-6	SF	47	60 X 85	10.87
R-9	SF	96	60 X 85	22.55
R-10	SF	31	60 X 85	7.07
R-11	SF	119	50 X 85	24.84
R-12	SF	94	50 X 100	22.35
R-17	SF	10	70 X 100	2.93
R-18	SF	45	70 X 100	16.23
RESIDENTIAL SUBTOTAL		987		258.41

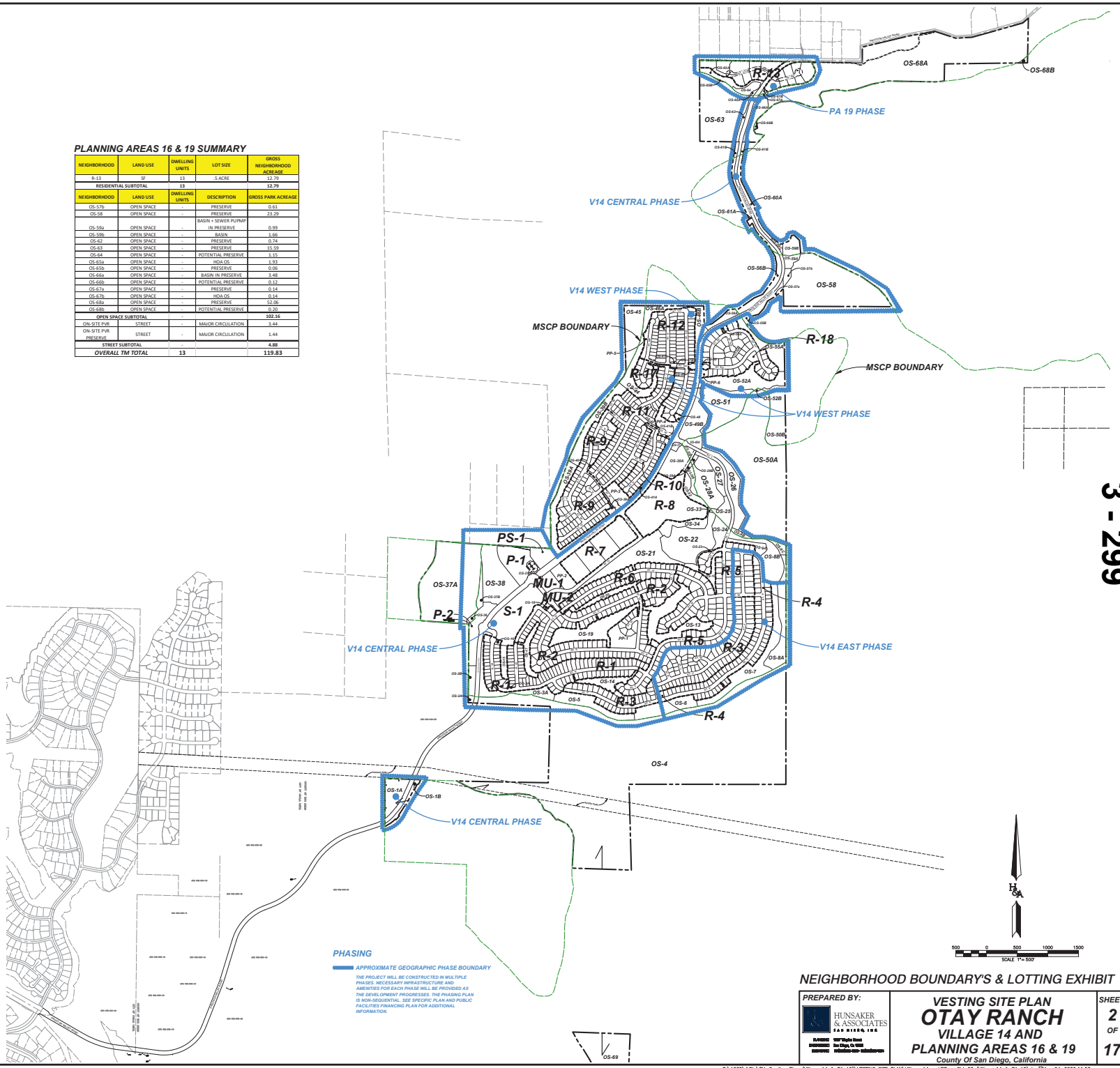
NEIGHBORHOOD	LAND USE	DWELLING UNITS	TARGET DENSITY (DU/AC)	GROSS NEIGHBORHOOD ACREAGE
R-7	MULTI-FAMILY	150		12.74
R-8	COURTYARD	116		16.74
RESIDENTIAL SUBTOTAL		266		29.49

NEIGHBORHOOD	LAND USE	DWELLING UNITS	DESCRIPTION	GROSS PARK ACREAGE
P-1	PUBLIC PARK	-	CENTRAL PARK	6.23
P-2	PUBLIC PARK	-	SCENIC PARK	3.94
PUBLIC PARK SUBTOTAL		-		10.17
PP-1	PRIVATE PARK	-	-	2.77
PP-2	PRIVATE PARK	-	-	2.09
PP-3	PRIVATE PARK	-	-	1.90
PP-4	PRIVATE PARK	-	-	1.53
PP-5	PRIVATE PARK	-	-	0.77
PP-6	PRIVATE PARK	-	-	0.39
PRIVATE PARK SUBTOTAL		-		9.46
PPP-1	PRIVATE POCKET PARK		-	0.29
PPP-2	PRIVATE POCKET PARK		-	0.22
PPP-3	PRIVATE POCKET PARK		-	0.17
PPP-4	PRIVATE POCKET PARK		-	0.20
PPP-5	PRIVATE POCKET PARK		-	0.22
PPP-6	PRIVATE POCKET PARK		-	0.22
PPP-7	PRIVATE POCKET PARK	-	-	0.16
PPP-8	PRIVATE POCKET PARK	-	-	0.12
PPP-9	PRIVATE POCKET PARK	-	-	0.17
PPP-10	PRIVATE POCKET PARK	-	-	0.16
PPP-11	PARK	-	-	0.23
PRIVATE POCKET PARK SUBTOTAL		-		2.14
MU-1	MIXED USE	-	COMMERCIAL	1.68
MU-2	MIXED USE	-	COMMERCIAL	1.02
MIXED USE SUBTOTAL		-		2.70
S-1	SCHOOL	-	SCHOOL	9.88
SCHOOL SUBTOTAL				9.88
PS-1	PUBLIC SERVICES	-	FIRE STATION	2.26
PUBLIC SERVICES SUBTOTAL		-		2.26
OS-1a	OPEN SPACE	-	BASIN	3.67
OS-1b	OPEN SPACE	-	HOA OS	1.11
OS-2a	OPEN SPACE	-	PRESERVE	0.25
OS-2b	OPEN SPACE	-	HOA OS	1.30
OS-3a	OPEN SPACE	-	HOA OS	4.18
OS-3b	OPEN SPACE	-	HOA OS	0.03
OS-4	OPEN SPACE	-	PRESERVE	164.56
OS-5	OPEN SPACE	-	HOA OS	4.47
OS-6	OPEN SPACE	-	HOA OS	4.78
OS-7	OPEN SPACE	-	HOA OS	8.57
OS-8a	OPEN SPACE	-	POTENTIAL PRESERVE	5.53
OS-8b	OPEN SPACE	-	HOA OS	5.13
OS-8c	OPEN SPACE	-	POTENTIAL PRESERVE	0.71
OS-9a	OPEN SPACE	-	WATER TANK	1.35
OS-9b	OPEN SPACE	-	PRESERVE	0.50
OS-10	OPEN SPACE	-	HOA OS	1.88
OS-11	OPEN SPACE	-	HOA OS	0.06
OS-12	OPEN SPACE	-	HOA OS	0.11
OS-13	OPEN SPACE	-	HOA OS	8.64
OS-14	OPEN SPACE	-	HOA OS	2.81
OS-15	OPEN SPACE	-	HOA OS	1.36
OS-16	OPEN SPACE	-	HOA OS	0.17
OS-17	OPEN SPACE	-	HOA OS	2.21
OS-18	OPEN SPACE	-	HOA OS	0.25
OS-19	OPEN SPACE	-	HOA OS	7.67
OS-20	OPEN SPACE	-	HOA OS	2.36
OS-21	OPEN SPACE	-	HOA OS	9.17
OS-22	OPEN SPACE	-	HOA OS	9.52
OS-23	OPEN SPACE	-	HOA OS	0.24
OS-24	OPEN SPACE	-	HOA OS	2.07
OS-25	OPEN SPACE	-	PRESERVE	1.85
OS-26	OPEN SPACE	-	PRESERVE	4.43
OS-27	OPEN SPACE	-	PRESERVE	2.08
OS-28a	OPEN SPACE	-	PRESERVE	5.94
OS-28b	OPEN SPACE	-	HOA OS	0.85
OS-29a	OPEN SPACE	-	HOA OS	0.18
OS-29b	OPEN SPACE	-	PRESERVE	0.25
OS-30a	OPEN SPACE	-	BASIN	3.83
OS-30b	OPEN SPACE	-	PRESERVE	0.54
OS-31	OPEN SPACE	-	HOA OS	0.37
OS-32	OPEN SPACE	-	HOA OS	1.63
OS-33	OPEN SPACE	-	HOA OS	0.13
OS-34	OPEN SPACE	-	HOA OS	2.75
OS-35	OPEN SPACE	-	HOA OS	0.14
OS-36	OPEN SPACE	-	PRESERVE	0.30
OS-37a	OPEN SPACE	-	PRESERVE	25.90
OS-37b	OPEN SPACE	-	POTENTIAL PRESERVE	1.06
OS-38	OPEN SPACE	-	BASIN	8.66
OS-39a	OPEN SPACE	-	HOA OS	5.62
OS-39b	OPEN SPACE	-	HOA OS	4.61
OS-40	OPEN SPACE	-	HOA OS	0.07
OS-41a	OPEN SPACE	-	HOA OS	0.70
OS-41b	OPEN SPACE	-	HOA OS	0.14
OS-42	OPEN SPACE	-	HOA OS	0.56
OS-43	OPEN SPACE	-	HOA OS	0.42
OS-44	OPEN SPACE	-	HOA OS	4.49
OS-45	OPEN SPACE	-	PRESERVE	5.50
OS-46a	OPEN SPACE	-	HOA OS	1.87
OS-46b	OPEN SPACE	-	HOA OS	2.45
OS-47a	OPEN SPACE	-	HOA OS	0.07
OS-47b	OPEN SPACE	-	HOA OS	0.11
OS-48	OPEN SPACE	-	HOA OS	0.53
OS-49a	OPEN SPACE	-	PRESERVE	0.83
OS-49b	OPEN SPACE	-	HOA OS	4.36
OS-50a	OPEN SPACE	-	PRESERVE	42.27
OS-50b	OPEN SPACE	-	POTENTIAL PRESERVE	6.26
OS-51	OPEN SPACE	-	POTENTIAL PRESERVE	9.44
OS-52a	OPEN SPACE	-	HOA OS	7.13
OS-52b	OPEN SPACE	-	PRESERVE	0.07
OS-53	OPEN SPACE	-	HOA OS	0.21
OS-54a	OPEN SPACE	-	HOA OS	0.11
OS-54b	OPEN SPACE	-	HOA OS	0.24
OS-55a	OPEN SPACE	-	HOA OS	3.85
OS-55b	OPEN SPACE	-	PRESERVE	0.37
OS-56a	OPEN SPACE	-	HOA OS	1.19
OS-56b	OPEN SPACE	-	PRESERVE	2.42
OS-57a	OPEN SPACE	-	PRESERVE	1.36
OS-59c	OPEN SPACE	-	HOA OS	0.39
OS-60a	OPEN SPACE	-	HOA OS	1.72
OS-60b	OPEN SPACE	-	PRESERVE	0.25
OS-61a	OPEN SPACE	-	HOA OS	1.86
OS-61b	OPEN SPACE	-	PRESERVE	0.33
OS-69	OPEN SPACE	-	PRESERVE	14.88
OPEN SPACE SUBTOTAL				442.20
ON-SITE PVR	STREET	-	MAJOR CIRCULATION	16.46
ON-SITE PVR PRESERVE	STREET	-	MAJOR CIRCULATION	1.61
ON-SITE ROW PRESERVE	STREET	-	CIRCULATION	2.12
ON-SITE ROW	STREET	-	CIRCULATION	6.82
STREET SUBTOTAL		-		27.02
OVERALL TM TOTAL		987		793.72

PLANNING AREAS 16 & 19 SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	GROSS NEIGHBORHOOD ACREAGE
R-13	SF	13	.5 ACRE	12.79
RESIDENTIAL SUBTOTAL		13		12.79

NEIGHBORHOOD	LAND USE	DWELLING UNITS	DESCRIPTION	GROSS PARK ACREAGE
OS-57b	OPEN SPACE	-	PRESERVE	0.61
OS-58	OPEN SPACE	-	PRESERVE	23.29
OS-59a	OPEN SPACE	-	BASIN + SEWER PUMP IN PRESERVE	0.99
OS-59b	OPEN SPACE	-	BASIN	1.66
OS-62	OPEN SPACE	-	PRESERVE	0.74
OS-63	OPEN SPACE	-	PRESERVE	15.59
OS-64	OPEN SPACE	-	POTENTIAL PRESERVE	1.15
OS-65a	OPEN SPACE	-	HOA OS	1.93
OS-65b	OPEN SPACE	-	PRESERVE	0.06
OS-66a	OPEN SPACE	-	BASIN IN PRESERVE	3.48
OS-66b	OPEN SPACE	-	POTENTIAL PRESERVE	0.12
OS-67a	OPEN SPACE	-	PRESERVE	0.14
OS-67b	OPEN SPACE	-	HOA OS	0.14
OS-68a	OPEN SPACE	-	PRESERVE	52.06
OS-68b	OPEN SPACE	-	POTENTIAL PRESERVE	0.20
OPEN SPACE SUBTOTAL		-		102.16
ON-SITE PVR	STREET	-	MAJOR CIRCULATION	3.44
ON-SITE PVR PRESERVE	STREET	-	MAJOR CIRCULATION	1.44
STREET SUBTOTAL		-		4.88
OVERALL TM TOTAL		13		119.83



NEIGHBORHOOD BOUNDARY'S & LOTTING EXHIBIT

PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC

VESTING SITE PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 2 OF 17

W.O. 2421-0036

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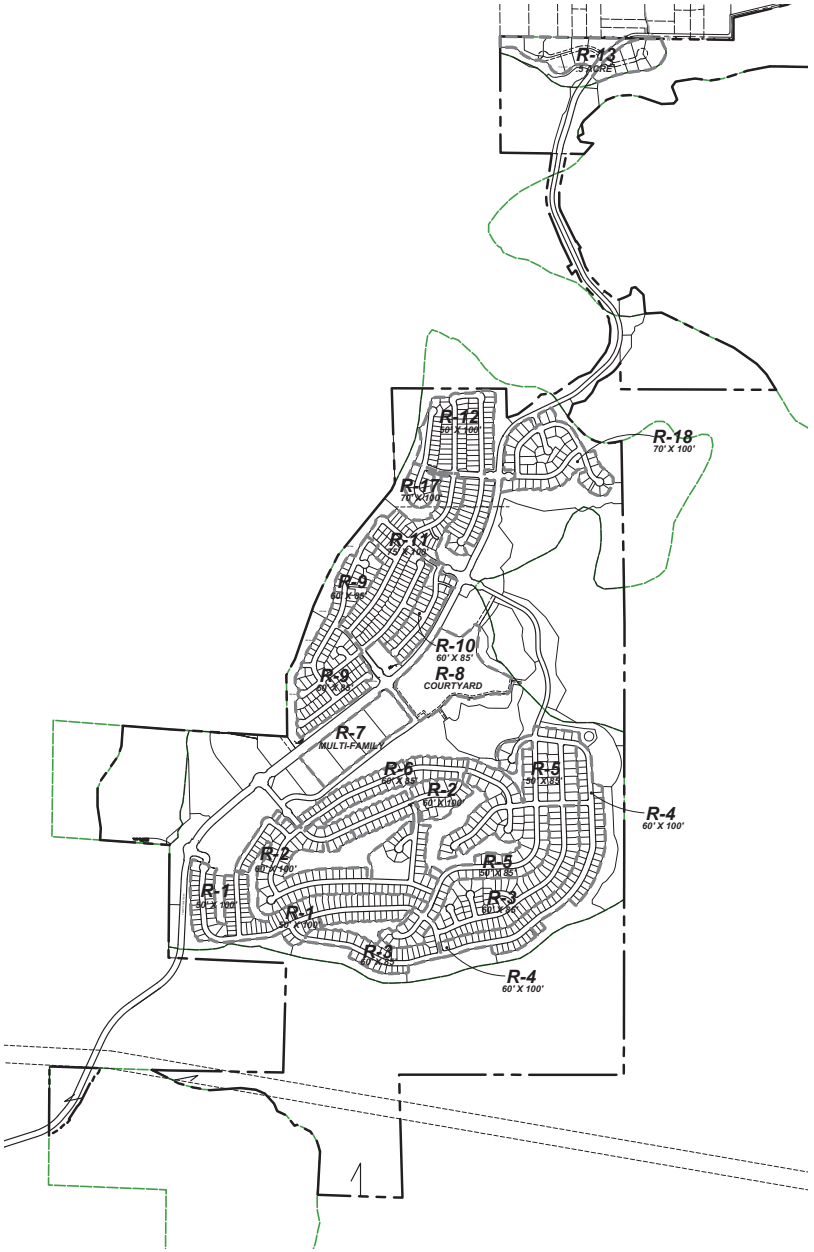


SETBACKS RESIDENTIAL DISTRICTS

	RR'	SF-1	SF-2	SF-3	MF
MINIMUM FRONT YARD SETBACK (FEET):					
TO DIRECT ENTRY GARAGE	50'[4]	18'	18'	5'	SP
TO SIDE ENTRY(SWING IN) GARAGE WITH OR WITHOUT RESIDENTIAL ABOVE	40'[2]	9'	N/A	N/A	N/A
TO MAIN RESIDENCE	40'[2]	9'	9'	SP	SP
TO PORCH OR ENTRY FEATURE	N/A	7'	7'	SP	SP
MINIMUM SIDE YARD SETBACK (FEET):					
TO ADJACENT RESIDENTIAL LOT	10'	5'	5'	5'	N/A
DISTANCE BETWEEN DETACHED RESIDENCES	20'	10'	10'	10'	10'
TO PORCH OR VERANDA ON CORNER LOT	N/A	5'	5'	SP	SP
TO PROPERTY LINE OF ADJACENT RESIDENTIAL STREET	40'[2]	10'	10'	SP	SP
MINIMUM REAR YARD SETBACK (FEET):[3]					
TO MAIN RESIDENCE	25'	20'	15'	SP	SP
TO GARGE	10'	5'	5'	5'	SP
TO SECOND DWELLING UNIT[4]	5'	5'	N/A	N/A	N/A
LIMITED BUILDING ZONE SETBACK (PLANNING AREA 19) (FEET):					
TO DIRECT ENTRY GARAGE	100'	N/A	N/A	N/A	N/A
TO SIDE ENTRY(SWING IN) GARAGE WITH OR WITHOUT RESIDENTIAL ABOVE	100'	N/A	N/A	N/A	N/A
TO MAIN RESIDENCE	100'	N/A	N/A	N/A	N/A

1. STRUCTURES OF ANY TYPE (I.E. GARAGE, BARN, STORAGE SHED, ACCESSORY UNITS, ETC.) ARE NOT PERMITTED ON ANY PORTION OF A SPLIT PAD LOT SEPERATED FROM THE BUILDABLE PAD AREA BY A PRIVATE ROAD EASEMENT.
2. SETBACK MEASURED FROM CENTERLINE OF RESIDENTIAL STREET
3. FOR LOTS ADJACENT TO PRESERVE OPEN SPACE, THE MINIMUM REAR YARD SETBACK IS 20' TO COMPLY WITH FUEL MODIFICATION ZONE REQUIREMENTS.
4. REAR YARD SETBACKS TO SECOND DWELLING UNIT MUST COMPLY WITH THE FIRE PROTECTION PLAN AND FIRE PROTECTION PLAN TECHNICAL MEMORANDUM REQUIREMENTS. SECOND DWELLING UNIT IS LIMITED TO (30)% OF PRIMARY STRUCTURE).

SINGLE FAMILY SF-1

SINGLE FAMILY PLANNING AREAS (SF-1)	
USE REGULATIONS	S-88
ANIMAL REGULATIONS	–
DEVELOPMENT REGULATIONS: DENSITY	–
DEVELOPMENT REGULATIONS: LOT SIZE (MINIMUM)	7,000 SF
DEVELOPMENT REGULATIONS: MAX FLOOR AREA	–
DEVELOPMENT REGULATIONS: FLOOR AREA RATIO	–
DEVELOPMENT REGULATIONS: BUILDING TYPE	C
DEVELOPMENT REGULATIONS: HEIGHT	G
DEVELOPMENT REGULATIONS: COVERAGE	–
DEVELOPMENT REGULATIONS: SETBACK	(SEE TABLE)
DEVELOPMENT REGULATIONS: OPEN SPACE	–
SPECIAL AREA REGULATIONS	D



SF-1 PRODUCT 70'X100' TYP.

NEIGHBORHOOD R-17 & R-18

MINIMUM LOT 7,000 S.F.

RETAINING WALLS UP TO 48" IN HEIGHT MAY OCCUR WITHIN THE MINIMUM FRONT YARD SETBACK BASED ON GRADING CONDITIONS.



SF-1 PRODUCT 75'X100' TYP.

NEIGHBORHOOD R-11

MINIMUM LOT 7,500 S.F.

RETAINING WALLS UP TO 48" IN HEIGHT MAY OCCUR WITHIN THE MINIMUM FRONT YARD SETBACK BASED ON GRADING CONDITIONS.

SINGLE FAMILY SF-2

SINGLE FAMILY PLANNING AREAS (SF-2)	
USE REGULATIONS	S-88
ANIMAL REGULATIONS	–
DEVELOPMENT REGULATIONS: DENSITY	–
DEVELOPMENT REGULATIONS: LOT SIZE (MINIMUM)	4,250 SF
DEVELOPMENT REGULATIONS: MAX FLOOR AREA	–
DEVELOPMENT REGULATIONS: FLOOR AREA RATIO	–
DEVELOPMENT REGULATIONS: BUILDING TYPE	C
DEVELOPMENT REGULATIONS: HEIGHT	G
DEVELOPMENT REGULATIONS: COVERAGE	–
DEVELOPMENT REGULATIONS: SETBACK	(SEE TABLE)
DEVELOPMENT REGULATIONS: OPEN SPACE	–
SPECIAL AREA REGULATIONS	D



SF-2 PRODUCT 50'X85' TYP.

NEIGHBORHOOD R-5

MINIMUM LOT 4,250 S.F.

RETAINING WALLS UP TO 48" IN HEIGHT MAY OCCUR WITHIN THE MINIMUM FRONT YARD SETBACK BASED ON GRADING CONDITIONS.



SF-2 PRODUCT 50'X100' TYP.

NEIGHBORHOOD R-1 & R-12

MINIMUM LOT 5,000 S.F.

RETAINING WALLS UP TO 48" IN HEIGHT MAY OCCUR WITHIN THE MINIMUM FRONT YARD SETBACK BASED ON GRADING CONDITIONS.



SF-2 PRODUCT 60'X85' TYP.

NEIGHBORHOOD R-3, R-6, R-9 & R-10

MINIMUM LOT 5,100 S.F.

RETAINING WALLS UP TO 48" IN HEIGHT MAY OCCUR WITHIN THE MINIMUM FRONT YARD SETBACK BASED ON GRADING CONDITIONS.



SF-2 PRODUCT 60'X100' TYP.

NEIGHBORHOOD R-2 & R-4

MINIMUM LOT 6,000 S.F.

RETAINING WALLS UP TO 48" IN HEIGHT MAY OCCUR WITHIN THE MINIMUM FRONT YARD SETBACK BASED ON GRADING CONDITIONS.

SINGLE FAMILY SF-3

SINGLE FAMILY PLANNING AREAS (SF-3)	
USE REGULATIONS	S-88
ANIMAL REGULATIONS	–
DEVELOPMENT REGULATIONS: DENSITY	116 DUs
DEVELOPMENT REGULATIONS: LOT SIZE (MINIMUM)	–
DEVELOPMENT REGULATIONS: MAX FLOOR AREA	–
DEVELOPMENT REGULATIONS: FLOOR AREA RATIO	–
DEVELOPMENT REGULATIONS: BUILDING TYPE	K
DEVELOPMENT REGULATIONS: HEIGHT	G
DEVELOPMENT REGULATIONS: COVERAGE	–
DEVELOPMENT REGULATIONS: SETBACK	(SEE TABLE)
DEVELOPMENT REGULATIONS: OPEN SPACE	–
SPECIAL AREA REGULATIONS	D



SF-3 PRODUCT COURTYARD TYP.

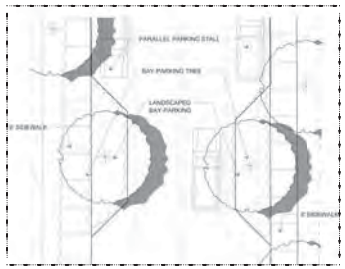
NEIGHBORHOOD R-8

MULTI-FAMILY (MF)

MULTI-FAMILY PLANNING AREA (MF) NEIGHBORHOOD (R-7)	
USE REGULATIONS	S-88
ANIMAL REGULATIONS	–
DEVELOPMENT REGULATIONS: DENSITY	150 DUs
DEVELOPMENT REGULATIONS: LOT SIZE (MINIMUM)	–
DEVELOPMENT REGULATIONS: MAX FLOOR AREA	–
DEVELOPMENT REGULATIONS: FLOOR AREA RATIO	–
DEVELOPMENT REGULATIONS: BUILDING TYPE	E
DEVELOPMENT REGULATIONS: HEIGHT	G
DEVELOPMENT REGULATIONS: COVERAGE	–
DEVELOPMENT REGULATIONS: SETBACK	(SEE TABLE)
DEVELOPMENT REGULATIONS: OPEN SPACE	A–
SPECIAL AREA REGULATIONS	D

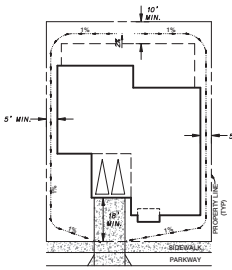
RURAL RESIDENTIAL (RR)

MULTI-FAMILY PLANNING AREA (MF) NEIGHBORHOOD (R-7)	
USE REGULATIONS	S-88
ANIMAL REGULATIONS	L
DEVELOPMENT REGULATIONS: DENSITY	0.9
DEVELOPMENT REGULATIONS: LOT SIZE (MINIMUM)	1 ACRE AVG.
DEVELOPMENT REGULATIONS: MAX FLOOR AREA	–
DEVELOPMENT REGULATIONS: FLOOR AREA RATIO	–
DEVELOPMENT REGULATIONS: BUILDING TYPE	C
DEVELOPMENT REGULATIONS: HEIGHT	G
DEVELOPMENT REGULATIONS: COVERAGE	–
DEVELOPMENT REGULATIONS: SETBACK	H
DEVELOPMENT REGULATIONS: OPEN SPACE	–
SPECIAL AREA REGULATIONS	D



PARALLEL BAY PARKING WITH LANDSCAPED POP-OUTS

NOT TO SCALE



TYPICAL LOT DRAINAGE DETAIL

NOT TO SCALE

SECTION 1804.3 SITE GRADING OF THE INTERNATIONAL BUILDING CODE (IBC) TO ALLOW FOR AN ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. TYPICAL LOT DRAINAGE TO BE REDUCED FROM 5% SLOPE AWAY FROM THE FOUNDATION TO A MINIMUM 2% SLOPE. ALSO, LOT DRAINAGE SWALE GRADE TO BE REDUCED FROM 2% TO 1%.

3 - 300

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC

VESTING SITE PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 3 OF 17

W.O. 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 – VSP– Sht 03 (Village 14 & PA 19).dwg[]Mar-04-2020:11:50

VILLAGE 14 SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	GROSS NEIGHBORHOOD ACREAGE
R-1	SF	103	50 X 100	23.92
R-2	SF	136	60 X 100	37.98
R-3	SF	112	60 X 85	30.89
R-4	SF	73	60 X 100	18.03
R-5	SF	121	75 X 100	40.74
R-6	SF	47	60 X 85	10.87
R-9	SF	96	60 X 85	22.55
R-10	SF	31	60 X 85	7.07
R-11	SF	119	50 X 85	24.84
R-12	SF	94	50 X 100	22.35
R-17	SF	10	70 X 100	2.93
R-18	SF	45	70 X 100	16.23
RESIDENTIAL SUBTOTAL		987		258.41

NEIGHBORHOOD	LAND USE	DWELLING UNITS	TARGET DENSITY (DU/AC)	GROSS NEIGHBORHOOD ACREAGE
R-7	MULTI-FAMILY	150		12.74
R-8	COURTYARD	116		16.74
RESIDENTIAL SUBTOTAL		266		29.49

NEIGHBORHOOD	LAND USE	DWELLING UNITS	DESCRIPTION	GROSS PARK ACREAGE
P-1	PUBLIC PARK	-	CENTRAL PARK	6.23
P-2	PUBLIC PARK	-	SCENIC PARK	3.94
PUBLIC PARK SUBTOTAL		-		10.17
PP-1	PRIVATE PARK	-		2.77
PP-2	PRIVATE PARK	-		2.09
PP-3	PRIVATE PARK	-		1.90
PP-4	PRIVATE PARK	-		1.53
PP-5	PRIVATE PARK	-		0.77
PP-6	PRIVATE PARK	-		0.39
PRIVATE PARK SUBTOTAL		-		9.46
PPP-1	PRIVATE POCKET PARK	-		0.29
PPP-2	PRIVATE POCKET PARK	-		0.22
PPP-3	PRIVATE POCKET PARK	-		0.17
PPP-4	PRIVATE POCKET PARK	-		0.20
PPP-5	PRIVATE POCKET PARK	-		0.22
PPP-6	PRIVATE POCKET PARK	-		0.22
PPP-7	PRIVATE POCKET PARK	-		0.16
PPP-8	PRIVATE POCKET PARK	-		0.12
PPP-9	PRIVATE POCKET PARK	-		0.17
PPP-10	PRIVATE POCKET PARK	-		0.16
PPP-11	PARK	-		0.23
PRIVATE POCKET PARK SUBTOTAL		-		2.14
MU-1	MIXED USE	-	COMMERCIAL	1.68
MU-2	MIXED USE	-	COMMERCIAL	1.02
MIXED USE SUBTOTAL		-		2.70
S-1	SCHOOL	-	SCHOOL	9.88
SCHOOL SUBTOTAL		-		9.88
PS-1	PUBLIC SERVICES	-	FIRE STATION	2.26
PUBLIC SERVICES SUBTOTAL		-		2.26
OS-1a	OPEN SPACE	-	BASIN	1.67
OS-1b	OPEN SPACE	-	HOA OS	1.11
OS-2a	OPEN SPACE	-	PRESERVE	0.25
OS-2b	OPEN SPACE	-	HOA OS	1.30
OS-3a	OPEN SPACE	-	HOA OS	4.18
OS-3b	OPEN SPACE	-	HOA OS	0.03
OS-4	OPEN SPACE	-	PRESERVE	164.56
OS-5	OPEN SPACE	-	HOA OS	4.47
OS-6	OPEN SPACE	-	HOA OS	4.78
OS-7	OPEN SPACE	-	HOA OS	8.57
OS-8a	OPEN SPACE	-	POTENTIAL PRESERVE	5.53
OS-8b	OPEN SPACE	-	HOA OS	5.13
OS-8c	OPEN SPACE	-	POTENTIAL PRESERVE	0.71
OS-9a	OPEN SPACE	-	WATER TANK	1.35
OS-9b	OPEN SPACE	-	PRESERVE	0.50
OS-10	OPEN SPACE	-	HOA OS	1.88
OS-11	OPEN SPACE	-	HOA OS	0.06
OS-12	OPEN SPACE	-	HOA OS	0.11
OS-13	OPEN SPACE	-	HOA OS	8.64
OS-14	OPEN SPACE	-	HOA OS	2.81
OS-15	OPEN SPACE	-	HOA OS	1.36
OS-16	OPEN SPACE	-	HOA OS	0.17
OS-17	OPEN SPACE	-	HOA OS	2.21
OS-18	OPEN SPACE	-	HOA OS	0.25
OS-19	OPEN SPACE	-	HOA OS	7.67
OS-20	OPEN SPACE	-	HOA OS	2.36
OS-21	OPEN SPACE	-	HOA OS	0.11
OS-22	OPEN SPACE	-	HOA OS	9.52
OS-23	OPEN SPACE	-	HOA OS	0.24
OS-24	OPEN SPACE	-	HOA OS	2.07
OS-25	OPEN SPACE	-	PRESERVE	1.85
OS-26	OPEN SPACE	-	PRESERVE	4.43
OS-27	OPEN SPACE	-	PRESERVE	2.08
OS-28a	OPEN SPACE	-	PRESERVE	5.94
OS-28b	OPEN SPACE	-	HOA OS	0.85
OS-29a	OPEN SPACE	-	HOA OS	0.18
OS-29b	OPEN SPACE	-	PRESERVE	0.25
OS-30a	OPEN SPACE	-	BASIN	3.83
OS-30b	OPEN SPACE	-	PRESERVE	0.54
OS-31	OPEN SPACE	-	HOA OS	0.37
OS-32	OPEN SPACE	-	HOA OS	1.61
OS-33	OPEN SPACE	-	HOA OS	0.13
OS-34	OPEN SPACE	-	HOA OS	2.75
OS-35	OPEN SPACE	-	HOA OS	0.14
OS-36	OPEN SPACE	-	PRESERVE	0.30
OS-37a	OPEN SPACE	-	PRESERVE	25.90
OS-37b	OPEN SPACE	-	POTENTIAL PRESERVE	1.06
OS-38	OPEN SPACE	-	BASIN	8.66
OS-39a	OPEN SPACE	-	HOA OS	5.62
OS-39b	OPEN SPACE	-	HOA OS	4.61
OS-40	OPEN SPACE	-	HOA OS	0.07
OS-41a	OPEN SPACE	-	HOA OS	0.70
OS-41b	OPEN SPACE	-	HOA OS	0.14
OS-42	OPEN SPACE	-	HOA OS	0.56
OS-43	OPEN SPACE	-	HOA OS	0.42
OS-44	OPEN SPACE	-	HOA OS	4.49
OS-45	OPEN SPACE	-	PRESERVE	5.50
OS-46a	OPEN SPACE	-	HOA OS	1.87
OS-46b	OPEN SPACE	-	HOA OS	2.45
OS-47a	OPEN SPACE	-	HOA OS	0.07
OS-47b	OPEN SPACE	-	HOA OS	0.11
OS-48	OPEN SPACE	-	HOA OS	0.53
OS-49a	OPEN SPACE	-	PRESERVE	0.83
OS-49b	OPEN SPACE	-	HOA OS	4.36
OS-50a	OPEN SPACE	-	PRESERVE	42.27
OS-50b	OPEN SPACE	-	POTENTIAL PRESERVE	6.26
OS-51	OPEN SPACE	-	POTENTIAL PRESERVE	9.44
OS-52a	OPEN SPACE	-	HOA OS	7.13
OS-52b	OPEN SPACE	-	PRESERVE	0.07
OS-53	OPEN SPACE	-	HOA OS	0.21
OS-54a	OPEN SPACE	-	HOA OS	0.11
OS-54b	OPEN SPACE	-	HOA OS	0.24
OS-55a	OPEN SPACE	-	HOA OS	3.85
OS-55b	OPEN SPACE	-	PRESERVE	0.37
OS-56a	OPEN SPACE	-	HOA OS	1.19
OS-56b	OPEN SPACE	-	PRESERVE	2.42
OS-57a	OPEN SPACE	-	PRESERVE	1.36
OS-59c	OPEN SPACE	-	HOA OS	0.39
OS-60a	OPEN SPACE	-	HOA OS	1.72
OS-60b	OPEN SPACE	-	PRESERVE	0.25
OS-61a	OPEN SPACE	-	HOA OS	1.86
OS-61b	OPEN SPACE	-	PRESERVE	0.33
OS-69	OPEN SPACE	-	PRESERVE	14.88
OPEN SPACE SUBTOTAL				442.20
ON-SITE PVR	STREET	-	MAJOR CIRCULATION	16.46
ON-SITE PVR PRESERVE	STREET	-	MAJOR CIRCULATION	1.61
ON-SITE ROW PRESERVE	STREET	-	CIRCULATION	2.12
ON-SITE ROW	STREET	-	CIRCULATION	6.82
STREET SUBTOTAL				27.02
OVERALL TM TOTAL		987		793.72

VILLAGE 14 LOTTING

NEIGHBORHOOD R-1	
LOT #	LOT AREA
1	5,706
2	5,706
3	5,849
4	5,699
5	5,543
6	5,612
7	5,650
8	5,841
9	5,987
10	6,309
11	6,470
12	7,189
13	6,534
14	7,931
15	5,748
16	5,982
17	6,186
18	6,137
19	6,069
20	5,984
21	5,822
22	5,771
23	5,851
24	9,655
25	13,296
26	12,177
27	5,258
28	5,168
29	5,472
30	5,874
31	6,191
32	6,338
33	5,498
34	6,037
35	6,053
36	6,132
37	6,005
38	5,841
39	5,812
40	6,093
41	5,810
42	5,664
43	5,642
44	5,515
45	5,359
46	5,090
47	5,665
48	6,673
49	7,949
50	8,783
51	7,589
52	8,977
53	8,611
54	7,198
55	7,297
56	8,754
57	8,565
58	8,624
59	8,500
60	8,900
61	9,903
62	10,978
63	11,574
64	13,271
65	13,496
66	13,614
67	11,967
68	10,948
69	10,398
70	10,126
71	9,932
72	9,464
73	9,482
74	9,398
75	9,243
76	8,873
77	8,473
78	8,398
79	8,151
80	8,814
81	7,328
82	6,751
83	8,774
84	9,247
85	7,492
86	7,015
87	7,050
88	7,238
89	7,202
90	7,218
91	7,474
92	8,358
93	8,555
94	8,191
95	8,304
96	7,328
97	8,987
98	9,007
99	8,238
100	11,458
101	8,484
102	7,171
103	6,448
RES. SUBTOTAL SF	790,648
RES. SUBTOTAL AC	18.15
MAX	13,614
MIN	5,050
RES. AVG LOT SIZE	7,676
CIRCULATION SF	255,264
CIRCULATION AC	5.77
TOTAL SF	1,041,912
TOTAL AC	23.92

NEIGHBORHOOD R-2	
LOT #	LOT AREA
1	6,794
2	6,565
3	6,127
4	6,005
5	6,005
6	6,005
7	6,002
8	9,458
9	9,576
10	8,455
11	9,784
12	9,697
13	7,809
14	7,649
15	8,008
16	9,384
17	10,223
18	13,295
19	11,793
20	14,362
21	16,456
22	9,273
23	8,223
24	9,308
25	9,403
26	9,522
27	9,000
28	8,827
29	8,781
30	8,448
31	8,700
32	8,449
33	8,364
34	8,459
35	8,520
36	8,126
37	7,653
38	7,519
39	7,602
40	7,606
41	7,713
42	8,038
43	6,918
44	6,773
45	7,335
46	11,123
47	10,866
48	10,869
49	10,419
50	7,793
51	6,888
52	6,416
53	6,554
54	6,476
55	7,415
56	9,826
57	10,223
58	7,931
59	6,700
60	7,268
61	11,245
62	10,905
63	12,101
64	11,424
65	8,093
66	10,917
67	9,957
68	9,293
69	9,357
70	9,372
71	9,031
72	9,326
73	9,465
74	9,295
75	9,300
76	8,952
77	10,873
78	12,168
79	9,114
80	8,756
81	8,335
82	8,396
83	11,247
84	11,160
85	10,602
86	9,910
87	8,536
88	7,171
89	11,041
90	9,774
91	8,199
92	8,150
93	8,253
94	8,463
95	8,909
96	8,964
97	8,736
98	8,714
99	8,488
100	7,628
101	8,017
102	9,441
103	9,800
104	21,542
105	10,031
106	9,084
107	8,568
108	8,293
109	8,819
110	10,793
111	10,950
112	9,823
113	13,197
114	15,774
115	11,575
116	10,735
117	10,947
118	8,618
119	6,745
120	7,369
121	8,498
122	8,403
123	8,697
124	8,743
125	8,522
126	9,269
127	9,170
128	8,792
129	8,666
130	8,785
131	8,883
132	10,777
133	9,484
134	7,458
135	7,970
136	7,201
RES. SUBTOTAL SF	1,245,629
RES. SUBTOTAL AC	28.60
MAX	21,542
MIN	6,002
RES. AVG LOT SIZE	9,159
CIRCULATION SF	438,913
CIRCULATION AC	9.39
TOTAL SF	1,654,542
TOTAL AC	37.98

NEIGHBORHOOD R-3	
LOT #	LOT AREA
1	5,154
2	5,270
3	5,486
4	6,422
5	7,067
6	7,066
7	7,526
8	7,707
9	7,727
10	7,829
11	9,771
12	9,065
13	7,809
14	10,079
15	9,912
16	11,327
17	10,268
18	8,261
19	7,274
20	8,819
21	9,084
22	9,018
23	8,870
24	9,143
25	9,244
26	8,968
27	8,689
28	7,961
29	6,614
30	6,841
31	7,898
32	8,638
33	7,794
34	8,139
35	7,268
36	8,583
37	8,728
38	8,282
39	7,197
40	7,546
41	7,652
42	7,352
43	13,606
44	9,170
45	6,785
46	6,274
47	6,270
48	6,540
49	7,226
50	8,086
51	8,022
52	8,153
53	8,190
54	7,691
55	7,010
56	7,047
57	7,360
58	7,371
59	7,386
60	7,429
61	7,129
62	7,222
63	6,780
64	6,317
65	6,345
66	6,342
67	6,523
68	6,965
69	7,259
70	7,072
71	6,519
72	6,665
73	6,941
RES. SUBTOTAL SF	542,735
RES. SUBTOTAL AC	12.46
MAX	13,606
MIN	6,270
RES. AVG LOT SIZE	7,435
CIRCULATION SF	242,579
CIRCULATION AC	5.57
TOTAL SF	785,349
TOTAL AC	18.03

NEIGHBORHOOD R-4	
LOT #	LOT AREA
1	8,382
2	7,835
3	7,386
4	7,071
5	7,692
6	7,576
7	7,234
8	6,548
9	8,380
10	6,426
11	6,550
12	7,043
13	6,970
14	6,324
15	6,324
16	6,323
17	6,322
18	6,918
19	7,559
20	7,514
21	7,575
22	7,550
23	7,729
24	7,819
25	7,896
26	7,569
27	7,701
28	7,414
29	7,867
30	9,214
31	9,175
32	8,638
33	13,693
34	8,139
35	7,268
36	8,583
37	8,613
38	8,242
39	7,788
40	7,546
41	7,652
42	7,352
43	13,606
44	9,170
45	6,785
46	6,274
47	6,270
48	6,540
49	7,226
50	8,086
51	8,022
52	8,153
53	8,190
54	7,691
55	7,010
56	7,047
57	7,360
58	7,371
59	7,386
60	7,429
61	7,129
62	7,222
63	6,780
64	6,317
65	6,345
66	6,342
67	6,523
68	6,965
69	7,259
70	7,072
71	6,519
72	6,665
73	6,941
RES. SUBTOTAL SF	542,735
RES. SUBTOTAL AC	12.46
MAX	13,606
MIN	6,270
RES. AVG LOT SIZE	7,435
CIRCULATION SF	242,579
CIRCULATION AC	5.57
TOTAL SF	785,349
TOTAL AC	18.03

NEIGHBORHOOD R-5	
LOT #	LOT AREA
1	9,610
2	8,421
3	10,312
4	12,805
5	8,827
6	10,139
7	9,026
8	10,125
9	13,676
10	8,041
11	8,375
12	9,205
13	8,354
14	8,058
15	8,160
16	8,364
17	9,916
18	9,836
19	8,588
20	7,854
21	7,854
22	7,854
23	7,997
24	8,242
25	8,874
26	10,054
27	10,407
28	10,424
29	11,807
30	11,834
31	12,025
32	10,829
33	9,515
34	9,009
35	11,077
36	15,425
37	14,082
38	13,382
39	13,168
40	13,099
41	12,627
42	13,163
43	15,315
44	10,337
45	11,363
46	11,306
47	11,359
48	12,391
49	12,778
50	9,895
51	9,124
52	9,785
53	10,184
54	9,988
55	10,124
56	16,312
57	8,870
58	9,060
59	9,040
60	9,361
61	11,723
62	16,267
63	12,743
64	11,618
65	10,869
66	9,581
67	9,400
68	9,671
69	9,570
70	9,944
71	8,534
72	8,786
73	11,575
74	12,578
75	12,109
76	12,265
77	10,582
78	11,054
79	10,840
80	12,873
81	13,564
82	23,844
83	10,315
84	9,179
85	10,337
86	10,172
87	10,908
88	9,862
89	9,589
90	8,258
91	8,180
92	11,140
93	9,982
94	14,597
95	9,915
96	8,493
97	8,810
98	9,444
99	12,016
100	11,668
101	10,919
102	11,236
103	12,287
104	12,189
105	13,270
106	9,981
107	10,526
108	12,003
109	10,980
110	9,230
111	10,467
112	12,288
113	16,771
114	16,929
115	15,549
116	9,751
117	7,742
118	10,053
119	9,593
120	8,078
121	12,588
RES. SUBTOTAL SF	1,315,609
RES. SUBTOTAL AC	30.20
MAX	23,844
MIN	7,854
RES. AVG LOT SIZE	10,873
CIRCULATION SF	459,116
CIRCULATION AC	10.54
TOTAL SF	1,774,719
TOTAL AC	40.74

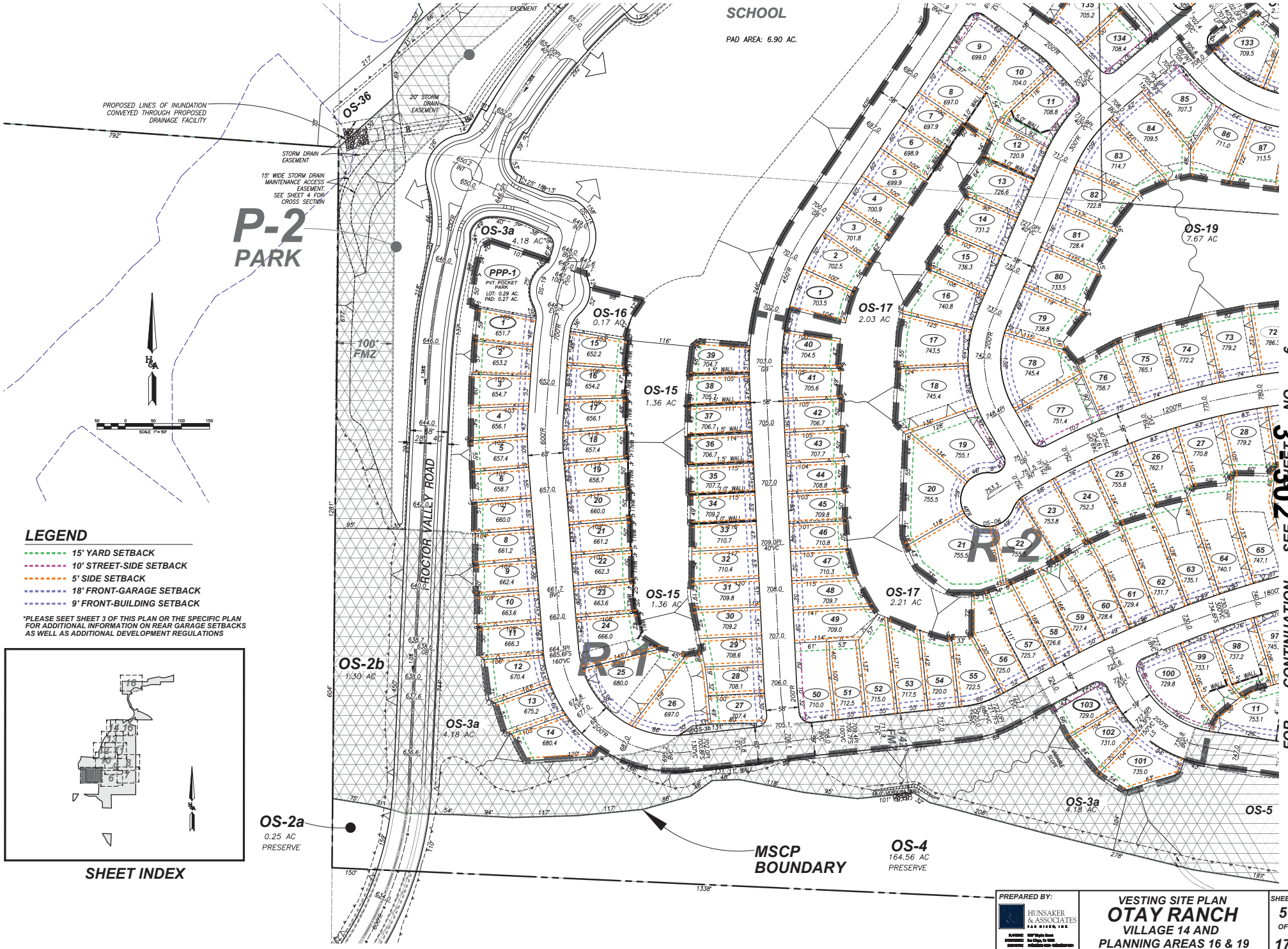
NEIGHBORHOOD R-6	
LOT #	LOT AREA
1	5,449
2	6,066
3	5,731
4	5,626
5	5,763
6	6,691
7	6,948
8	6,827
9	6,929
10	7,049
11	7,485
12	7,742
13	7,653
14	7,445
15	7,713
16	7,602
17	7,480
18	5,709
19	7,898
20	8,073
21	7,984
22	7,607
23	7,602
24	7,417
25	5,913
26	6,016
27	6,957
28	6,480
29	7,200
30	8,098
31	9,894
32	12,763
33	11,022
34	10,344
35	9,307
36	8,169
37	7,930
38	7,732
39	7,810
40	7,188
41	6,843
42	7,090
43	7,234
44	7,128
45	6,922
46	5,894
47	5,667
RES. SUBTOTAL SF	347,769
RES. SUBTOTAL AC	7.98
MAX	12,763
MIN	5,449
RES. AVG LOT SIZE	7,399
CIRCULATION SF	126,935
CIRCULATION AC	2.89
TOTAL SF	473,704
TOTAL AC	10.87

NEIGHBORHOOD R-9	
LOT #	LOT AREA
1	6,390
2	5,829
3	5,830
4	5,830
5	6,250
6	6,229
7	7,408
8	7,573
9	7,925
10	11,164
11	8,453
12	8,590
13	16,059
14	8,878
15	8,078
16	5,648
17	5,590
18	5,590
19	5,590
20	5,590
21	5,590
22	5,590
23	6,649
24	7,437
25	6,624
26	6,624
27	6,624
28	6,624
29	6,624
30	6,624
31	8,042
32	6,658
33	6,574
34	6,454
35	6,319
36	6,169
37	6,055
38	5,677
39	5,524
40	5,380
41	5,245
42	5,217
43	5,126
44	5,122
45	5,242
46	6,760
47	7,887
48	7,648
49	8,639
50	8,888
51	6,888
52	8,893
53	7,887
54	6,778
55	5,671
56	5,677
57	5,789
58	11,814
59	10,368
60	10,225
61	8,457
62	7,262
63	10,328
64	9,775
65	5,690
66	5,507
67	5,510
68	5,705
69	5,889
70	5,895
71	5,931
72	5,902
73	5,153
74	4,771
75	4,500
76	4,500
77	4,868
78	6,750
79	6,552
80	8,172
81	8,314
82	7,791
83	10,831
84	10,838
85	18,829
86	9,425
87	11,815
88	7,598
89	6,951
90	7,197
91	17,058
92	13,608
93	12,328
94	9,451
95	7,127
96	8,475
RES. SUBTOTAL SF	705,471
RES. SUBTOTAL AC	16.20
MAX	18,829
MIN	5,122
RES. AVG LOT SIZE	7,349
CIRCULATION SF	276,920
CIRCULATION AC	6.36
TOTAL SF	982,391
TOTAL AC	22.55

NEIGHBORHOOD R-10	
LOT #	LOT AREA
1	5,910
2	5,743
3	6,923
4	7,254
5	5,961
6	7,208
7	8,158
8	8,024
9	5,958
10	5,936
11	5,900
12	8,391
13	8,744
14	6,896
15	6,640
16	6,780
17	6,774
18	7,314
19	8,634
20	6,569
21	7,078
22	6,865
23	6,983
24	7,033
25	7,551
26	8,035
27	9,189
28	70,225
29	9,228
30	8,738
31	8,513
RES. SUBTOTAL SF	279,680
RES. SUBTOTAL AC	6.41
MAX	70,225
MIN	5,743
RES. AVG LOT SIZE	9,003
CIRCULATION SF	29,041
CIRCULATION AC	0.67
TOTAL SF	308,721
TOTAL AC	7.07

NEIGHBORHOOD R-11	
LOT #	LOT AREA
1	8,546
2	8,740
3	8,766
4	10,288
5	4,880
6	5,581
7	8,021
8	8,898
9	7,337
10	6,610
11	5,947
12	5,079
13	5,653
14	6,707
15	6,078
16	6,921
17	5,581
18	6,187
19	6,983
20	6,869
21	6,639
22	6,606
23	6,056
24	6,165
25	5,125
26	5,391
27	6,985
28	8,050
29	8,664
30	8,699
31	7,900
32	5,657
33	5,911
34	5,992
35	5,913
36	4,558
37	4,632
38	4,664
39	4,720
40	5,927
41	5,073
42	5,217
43	7,851
44	8,328
45	6,443
46	6,552
47	6,765
48	6,746
49	6,132
50	5,519
51	5,135
52	7,206
53	7,887
54	8,598
55	8,639
56	11,557
57	7,931
58	6,978
59	6,193
60	6,182
61	5,904
62	5,510
63	5,716
64	5,553
65	5,500
66	5,541
67	5,403
68	10,692
RES. SUBTOTAL SF	480,804
RES. SUBTOTAL AC	11.04
MAX	11,557
MIN	5,487
RES. AVG LOT SIZE	7,071
CIRCULATION SF	492,875
CIRCULATION AC	11.31
TOTAL SF	973,679
TOTAL AC	22.35

NEIGHBORHOOD R-12	
LOT #	LOT AREA
1	6,300
2	6,300
3	6,300
4	6,394
5	6,002
6	6,830
7	6,490
8	6,490
9	6,380
10	6,400
11	6,929
12	7,011
13	7,229
14	7,001
15	6,334
16	6,309
17	6,785
18	7,989
19	8,190
20	8,092
21	8,198
22	8,343
23	8,432
24	8,495
25	8,500
26	8,490
27	8,240
28	9,114
29	8,864
30	5,678
31	6,534
32	5,925
33	5,911
34	5,796
35	5,913
36	5,990
37	5,962
38	5,905
39	5,776
40	6,232
41	7,891
42	8,516
43	5,487
44	7,705
45	7,734
46	6,046
47	6,589
48	6,979
49	7,125
50	7,356
51	7,549
52	7,807
53	8,772
54	8,598
55	8,639
56	11,557
57	7,931
58	6,978
59	6,193



LEGEND

- 15' YARD SETBACK
- 10' STREET-SIDE SETBACK
- 5' SIDE SETBACK
- 18' FRONT-GARAGE SETBACK
- 9' FRONT-BUILDING SETBACK

*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS

SHEET INDEX

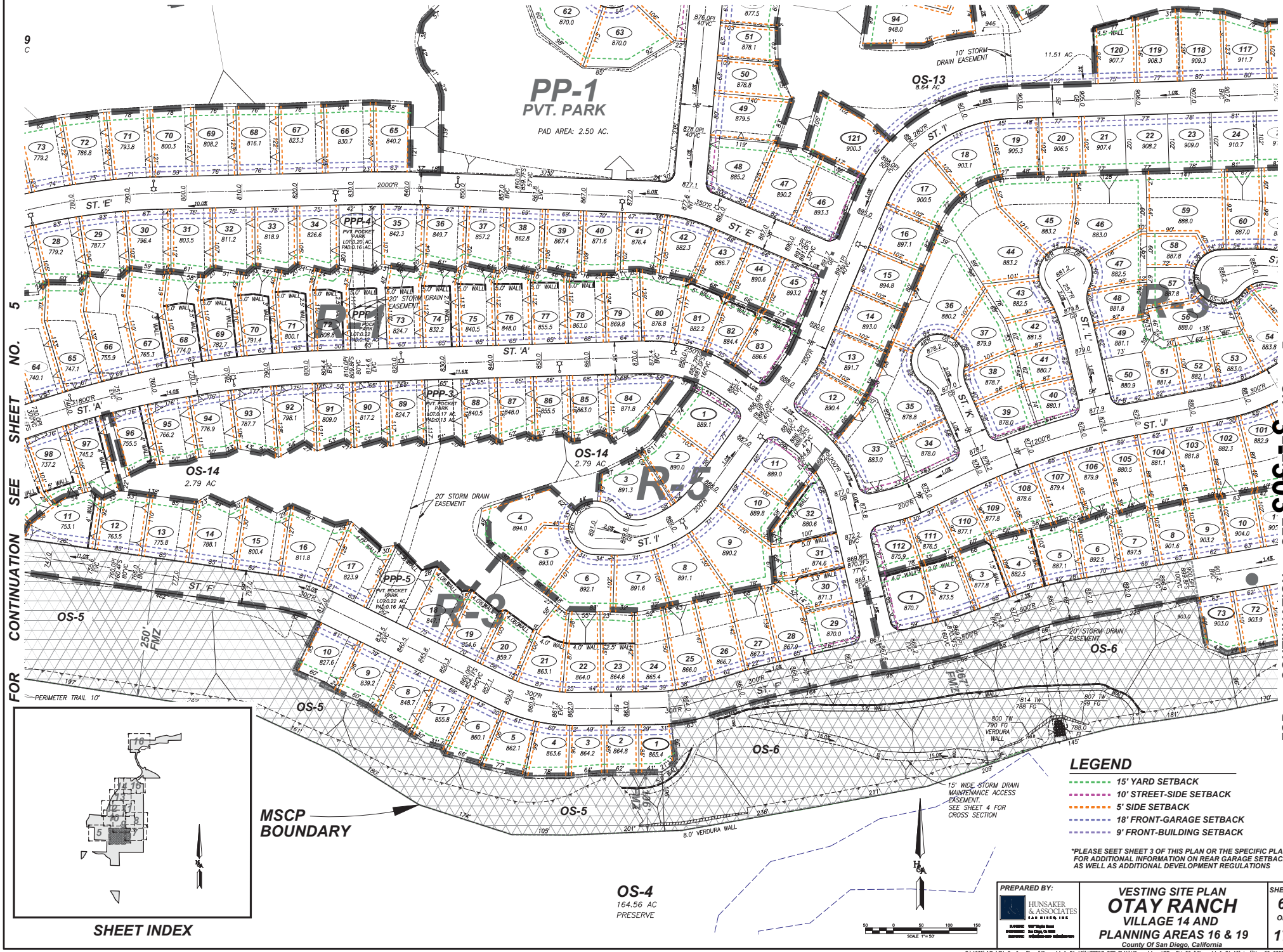
PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC

VESTING SITE PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 5 OF 17

W.O. 2421-0036

R:\12351\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 - VSP- Sht 05 (Village 14 & PA 19).dwg[]Mar-02-2020:14:32


FOR CONTINUATION SEE SHEET NO. 9
FOR CONTINUATION SEE SHEET NO. 5
FOR CONTINUATION SEE SHEET NO. 7
FOR CONTINUATION SEE SHEET NO. 3
PP-1
PVT. PARK
PAD AREA: 2.50 AC.
PPP-4
PVT. POCKET PARK
LOT: 0.20 AC.
PAD: 0.16 AC.
PPP-3
PVT. POCKET PARK
LOT: 0.17 AC.
PAD: 0.13 AC.
PPP-5
PVT. POCKET PARK
LOT: 0.22 AC.
PAD: 0.16 AC.
R-1
R-5
R-3
R-3
OS-13
8.64 AC
OS-14
2.79 AC
OS-14
2.79 AC
OS-5
OS-5
OS-5
OS-6
OS-6
OS-4
164.56 AC
PRESERVE
ST. 'A'
ST. 'E'
ST. 'E'
ST. 'F'
ST. 'F'
ST. 'I'
ST. 'I'
ST. 'J'
ST. 'K'
ST. 'L'
10' STORM DRAIN EASEMENT
20' STORM DRAIN EASEMENT
20' STORM DRAIN EASEMENT
250' FMZ
287' FMZ
PERIMETER TRAIL 10'
MSCP BOUNDARY
8.0' VERDURA WALL
800 TW 790 FG VERDURA WALL
814 TW 788 FG
807 TW 799 FG
15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT. SEE SHEET 4 FOR CROSS SECTION
SCALE 1"= 50'
SHEET INDEX
LEGEND
15' YARD SETBACK
10' STREET-SIDE SETBACK
5' SIDE SETBACK
18' FRONT-GARAGE SETBACK
9' FRONT-BUILDING SETBACK
*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS
PREPARED BY:
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SAN DIEGO, INC
VESTING SITE PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California
SHEET 6 OF 17
W.O. 2421-0036
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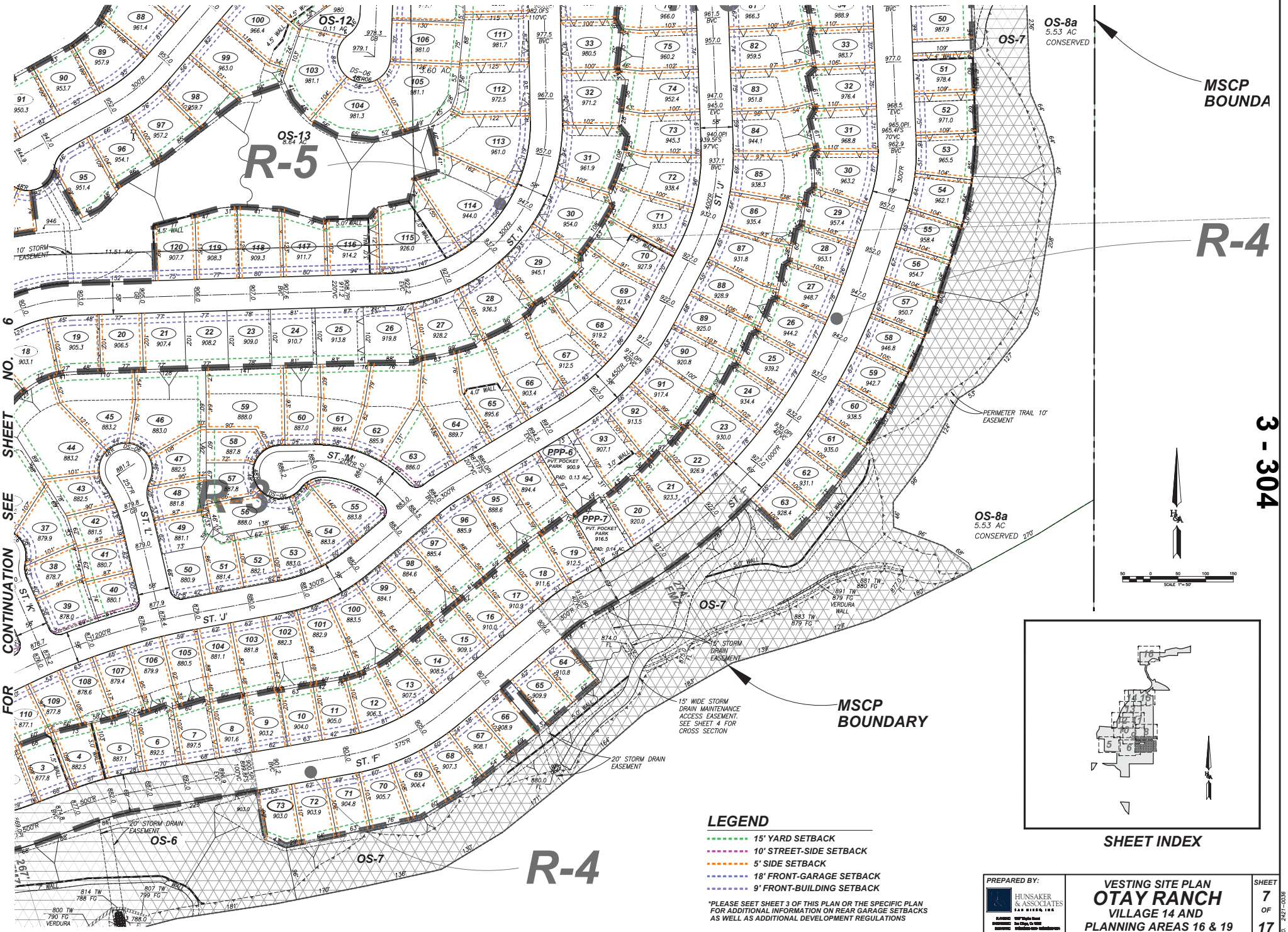

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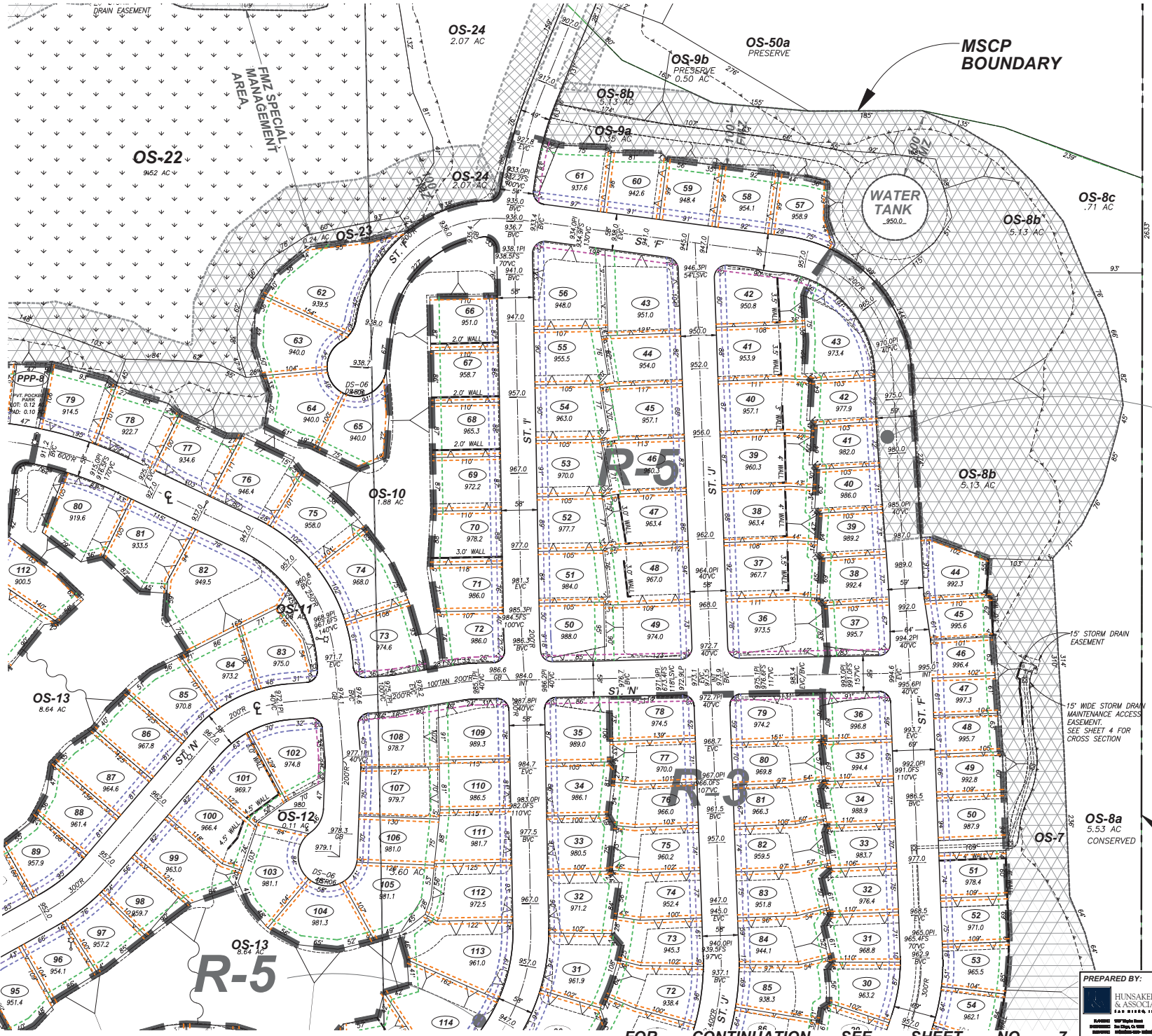
VESTING SITE PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 7 OF 17

3 - 304

W.O. 2421-6036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 – VSP– Sht 07 (Village 14 & PA 19).dwg[]Mar-02-2020:14:35



SHEET INDEX

LEGEND

- 15' YARD SETBACK
- 10' STREET-SIDE SETBACK
- 5' SIDE SETBACK
- 18' FRONT-GARAGE SETBACK
- 9' FRONT-BUILDING SETBACK

*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS

SCALE 1"=50'

3 - 305

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VESTING SITE PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

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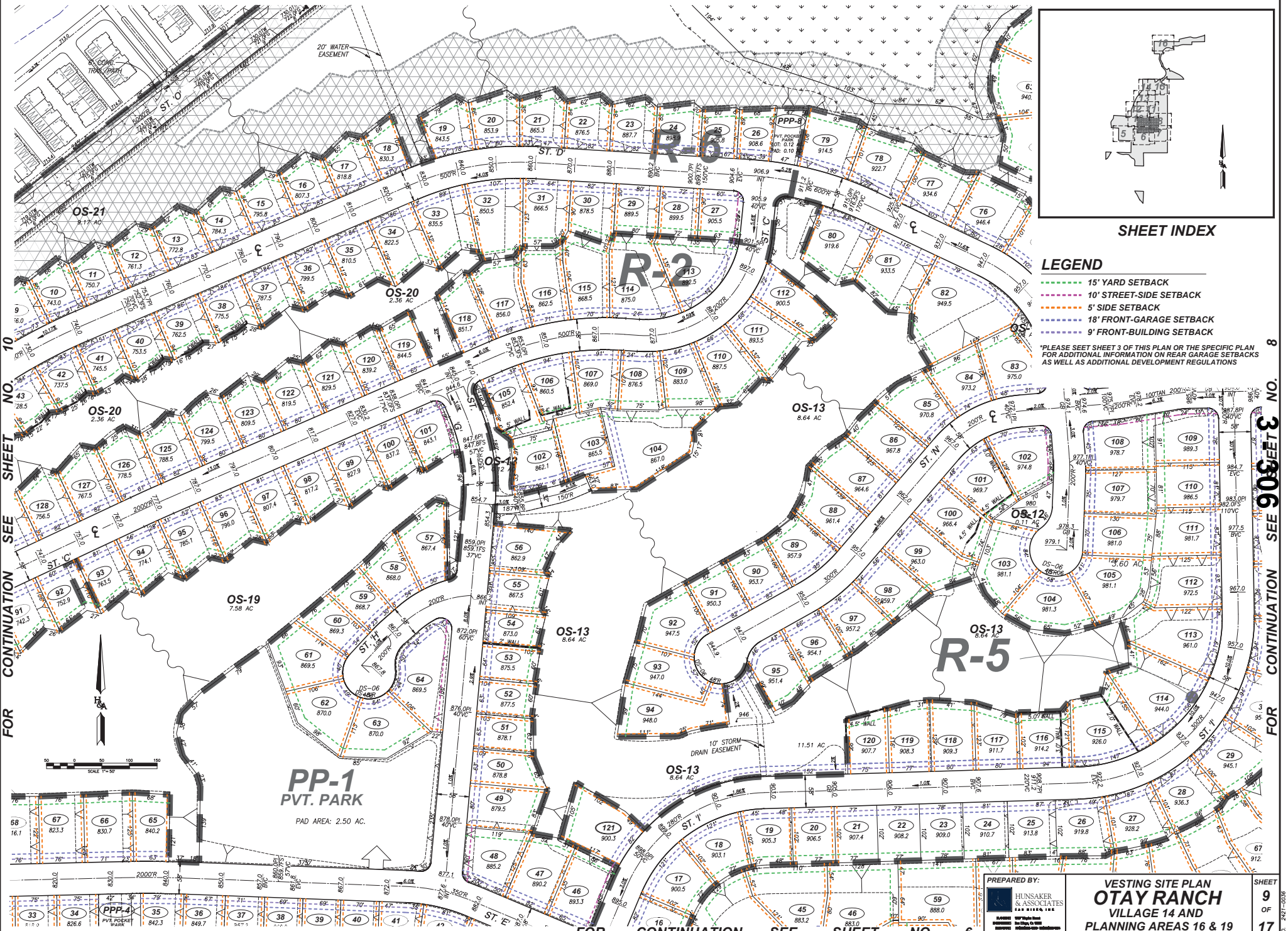
W.O. 2421-0036

R:\1235\&Plm\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 - VSP- Sht 08 (Village 14 & PA 19).dwg Mar-04-2020:12:13



SHEET INDEX

LEGEND

- 15' YARD SETBACK
- 10' STREET-SIDE SETBACK
- 5' SIDE SETBACK
- 18' FRONT-GARAGE SETBACK
- 9' FRONT-BUILDING SETBACK

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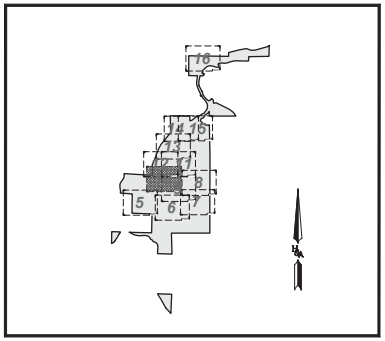
VESTING SITE PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 9 OF 17

W.O. 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 - VSP- Sht 09 (Village 14 & PA 19).dwg Mar-02-2020:14:59

FOR CONTINUATION SEE SHEET NO. 12



SHEET INDEX

LEGEND

- 15' REAR YARD SETBACK
- 10' STREET-SIDE SETBACK
- 5' SIDE SETBACK
- 18' FRONT-GARAGE SETBACK
- 9' FRONT-BUILDING SETBACK

*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS

**THE PLANS SHOWN FOR R-7 AND R-8 ARE CONCEPTUAL THEY WILL BE REVISED IN SUBSEQUENT SITE PLANS, WHICH MAY CHANGE LAYOUT AND DESIGN. REFER TO SPECIFIC PLAN FOR MORE INFORMATION

SCALE 1" = 50'

R-7

R-6

R-2

PS-1
PUBLIC SAFETY

PP-2
PVT. PARK

MU-1
MIXED USE

MU-2
MIXED USE

OS-18
0.25 AC

OS-20
2.36 AC

OS-21
9.16 AC

OS-34
2.75 AC

OS-35

LOT A-A / OPEN SPACE
4.9 AC

PRIVATE ACCESS & UTILITY EASEMENT

PRIVATE SIGNAGE LOT FOR FUTURE MONUMENT

UTILITY EASEMENT

20' WATER EASEMENT

100' FMZ

70' FMZ

20' STORM DRAIN EASEMENT

FOR CONTINUATION SEE SHEET NO. 9

SEE SHEET NO. 3

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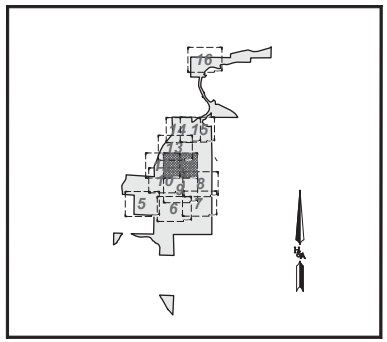
VESTING SITE PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 10 OF 17

W.O. 2421-6036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 - VSP- Sht 10 (Village 14 & PA 19).dwg Mar-03-2020:09:23

FOR CONTINUATION SEE SHEET NO. 13



SHEET INDEX

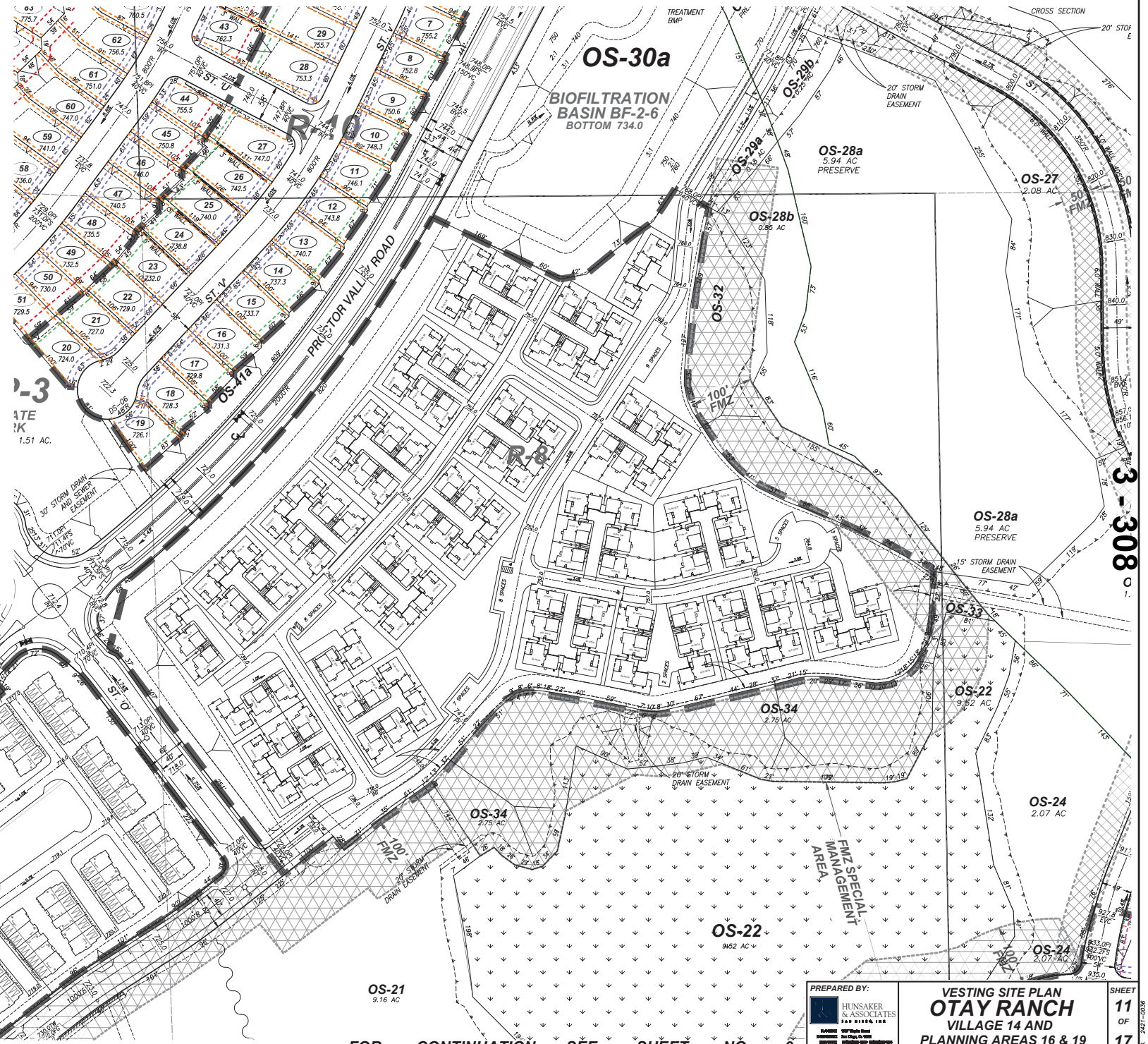
LEGEND

- 20' REAR YARD SETBACK
- 15' REAR YARD SETBACK
- 10' STREET-SIDE SETBACK
- 5' SIDE SETBACK
- 18' FRONT-GARAGE SETBACK
- 9' FRONT-BUILDING SETBACK

*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS

**THE PLANS SHOWN FOR R-7 AND R-8 ARE CONCEPTUAL THEY WILL BE REVISED IN SUBSEQUENT SITE PLANS, WHICH MAY CHANGE LAYOUT AND DESIGN. REFER TO SPECIFIC PLAN FOR MORE INFORMATION

FOR CONTINUATION SEE SHEET NO. 12



FOR CONTINUATION SEE SHEET NO. 9

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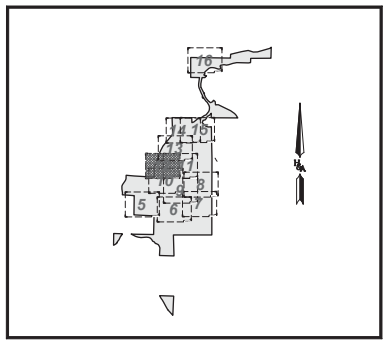
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 11 OF 17

W.O. 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 - VSP- Sht 11 (Village 14 & PA 19).dwg Mar-03-2020:09:24

FOR CONTINUATION SEE SHEET NO. 13



SHEET INDEX

LEGEND

- FRONT SETBACK TO MAIN RESIDENCE - 9'
- FRONT SETBACK TO DIRECT ENTRY GARAGE - 18'
- SIDE SETBACK TO ADJACENT RESIDENTIAL LOT - 5'
- SIDE SETBACK TO RESIDENTIAL STREET - 10'
- REAR SETBACK TO MAIN RESIDENCE - 20'
- REAR SETBACK TO MAIN RESIDENCE - 15'

*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS

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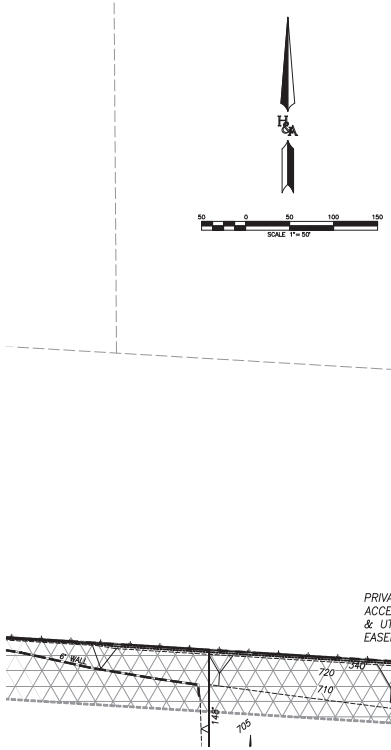

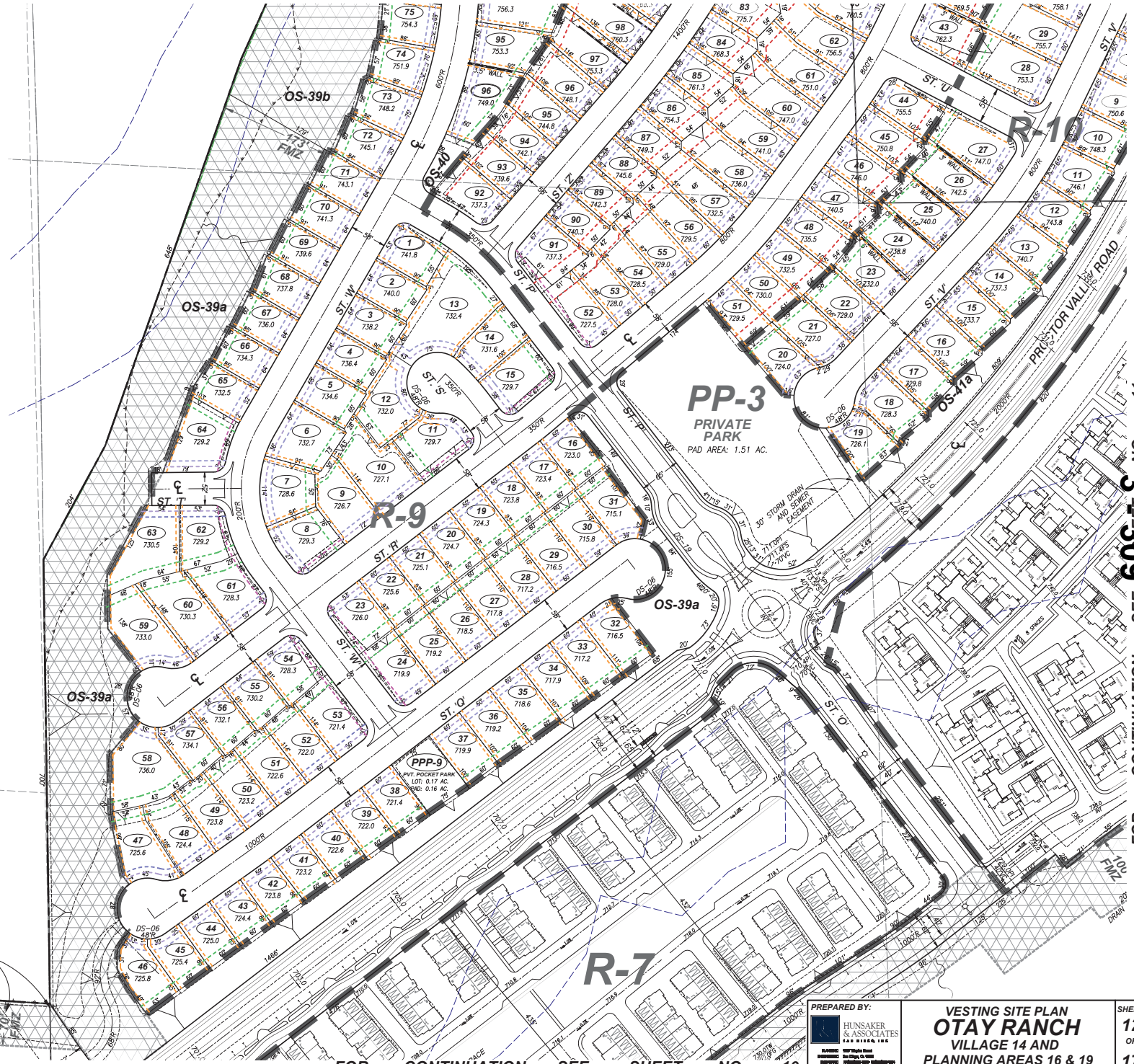

FOR CONTINUATION SEE SHEET NO. 11

FOR CONTINUATION SEE SHEET NO. 10

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VESTING SITE PLAN

OTAY RANCH

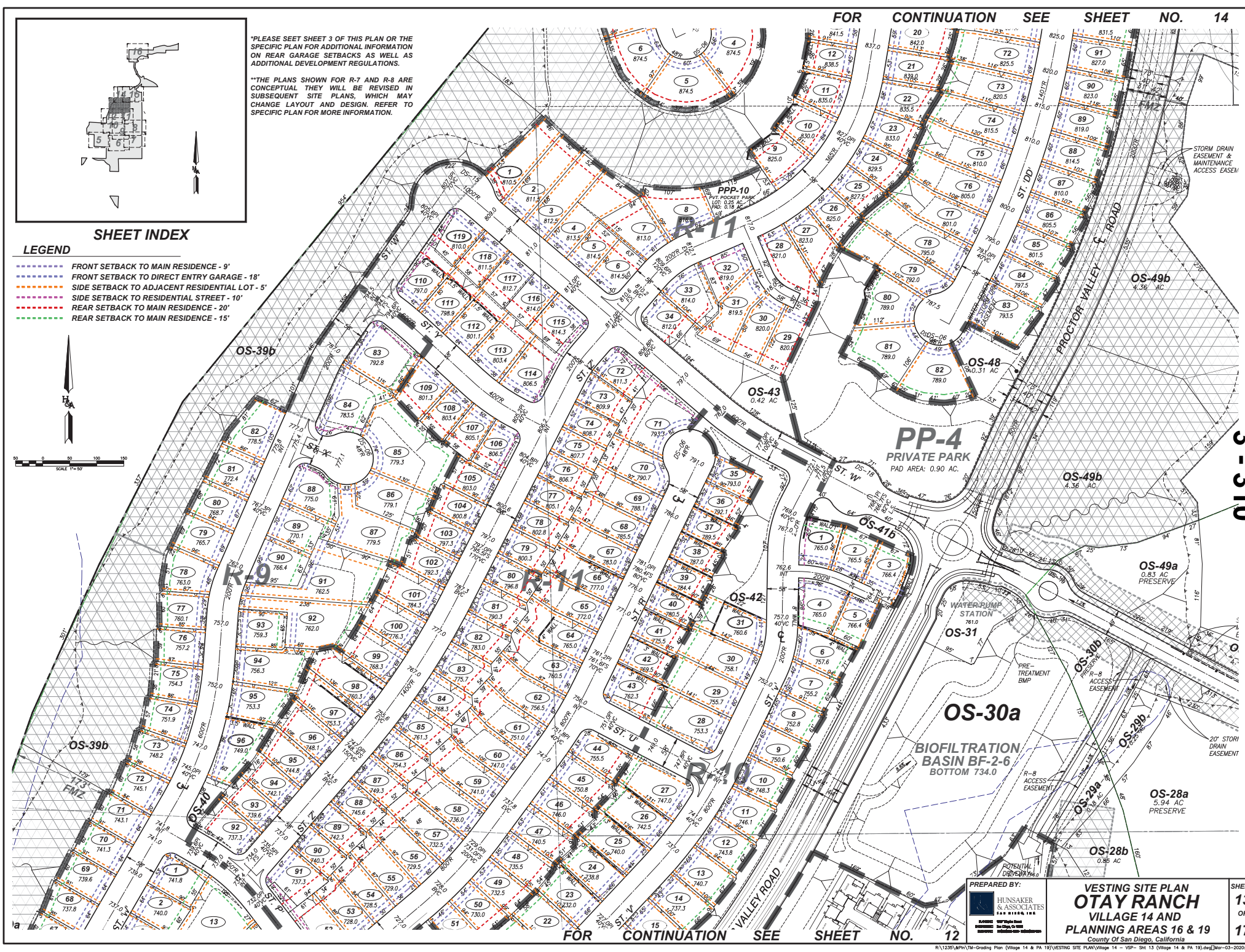
VILLAGE 14 AND PLANNING AREAS 16 & 19

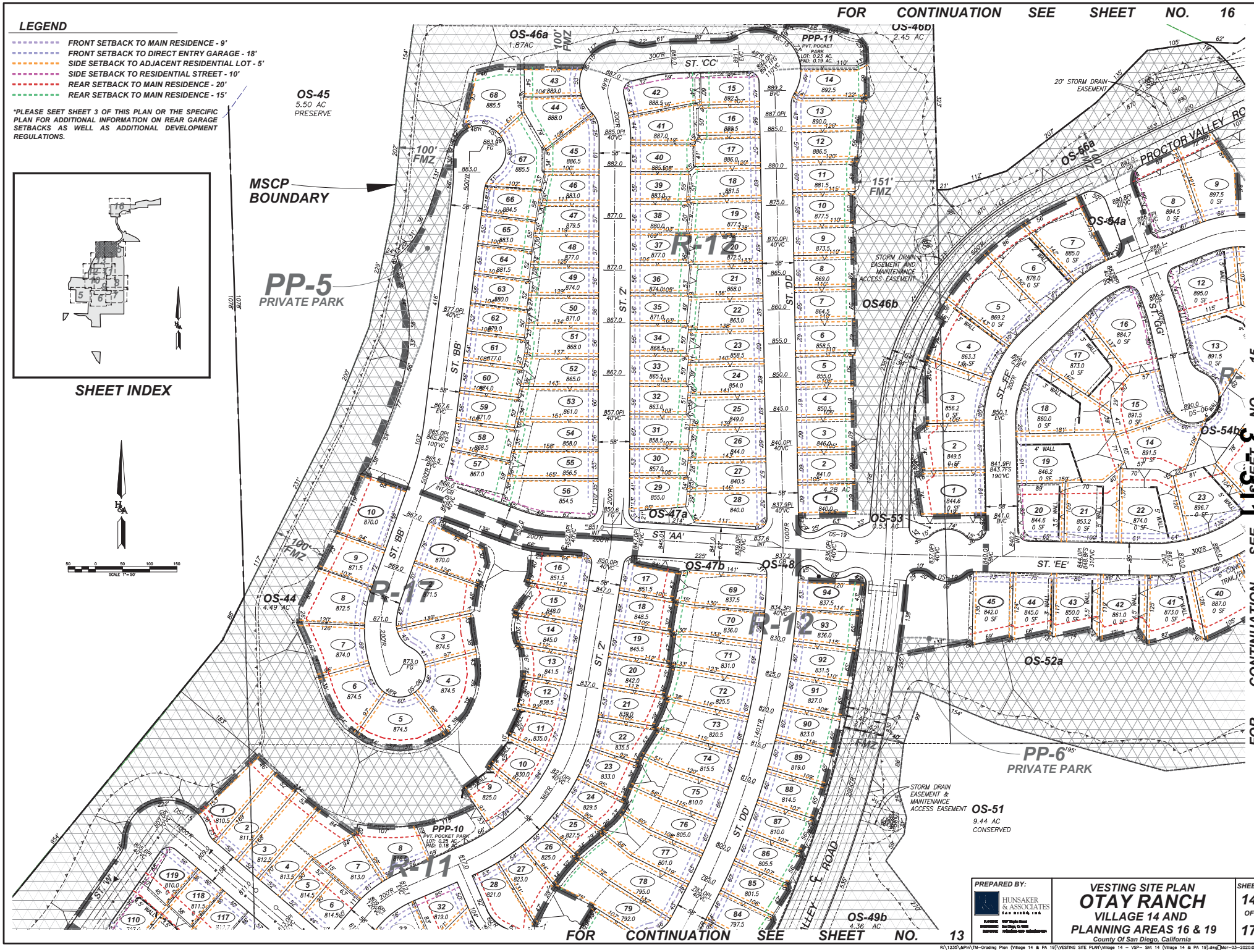
County Of San Diego, California

SHEET 12 OF 17

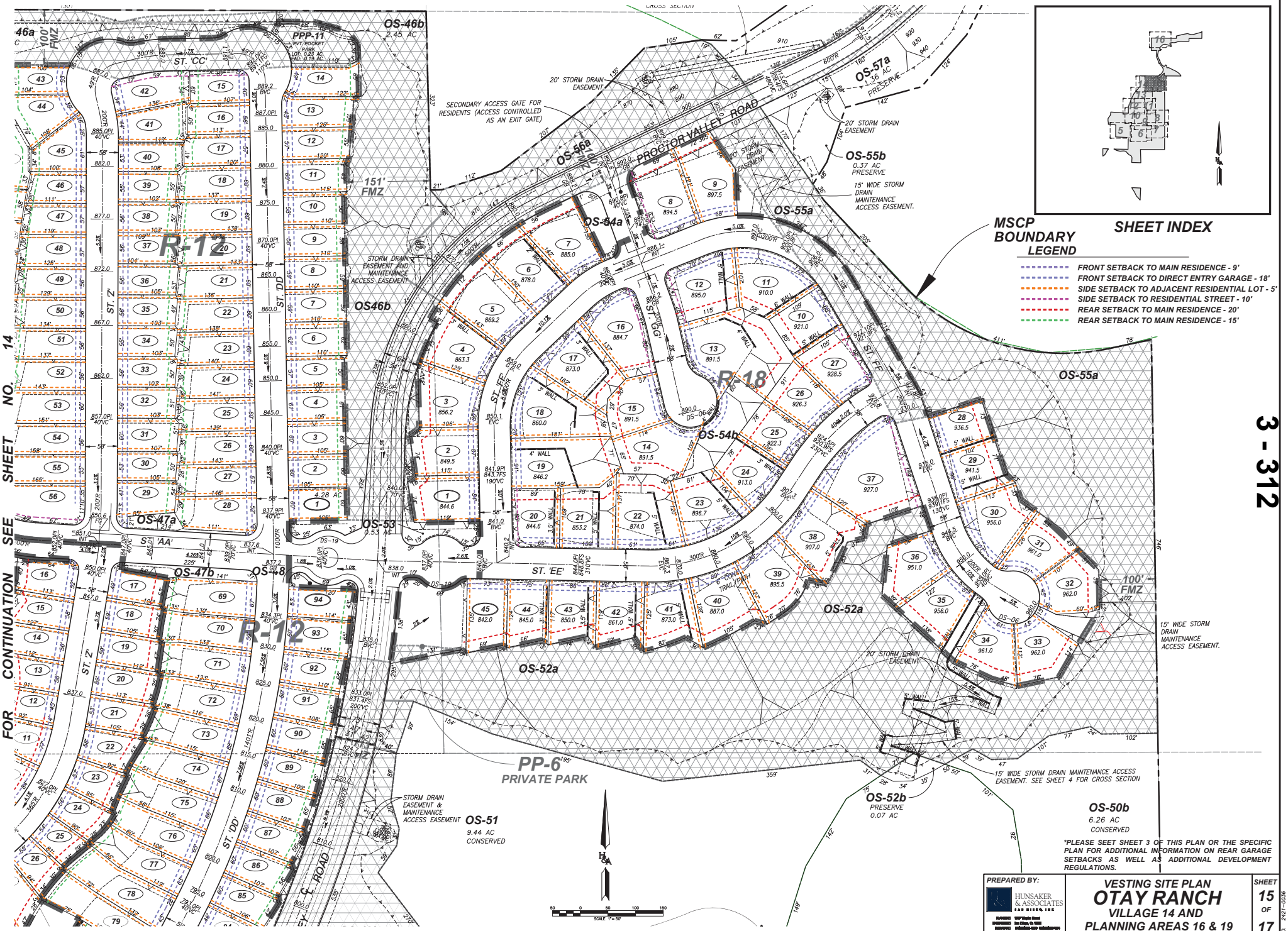
W.O. 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 - VSP- Sht 12 (Village 14 & PA 19).dwg[]Mar-03-2020:09:25


FOR CONTINUATION SEE SHEET NO. 14
*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS.
**THE PLANS SHOWN FOR R-7 AND R-8 ARE CONCEPTUAL THEY WILL BE REVISED IN SUBSEQUENT SITE PLANS, WHICH MAY CHANGE LAYOUT AND DESIGN. REFER TO SPECIFIC PLAN FOR MORE INFORMATION.
SHEET INDEX
LEGEND
FRONT SETBACK TO MAIN RESIDENCE - 9'
FRONT SETBACK TO DIRECT ENTRY GARAGE - 18'
SIDE SETBACK TO ADJACENT RESIDENTIAL LOT - 5'
SIDE SETBACK TO RESIDENTIAL STREET - 10'
REAR SETBACK TO MAIN RESIDENCE - 20'
REAR SETBACK TO MAIN RESIDENCE - 15'
R-11
R-9
R-10
PPP-10
PVT. POCKET PARK
LOT: 0.25 AC.
PAD: 0.18 AC.
PP-4
PRIVATE PARK
PAD AREA: 0.90 AC.
OS-39b
OS-49b
4.36 AC
OS-48
0.31 AC
OS-43
0.42 AC
OS-41b
OS-49a
0.83 AC
PRESERVE
OS-31
WATER PUMP STATION
OS-30a
BIOFILTRATION BASIN BF-2-6
BOTTOM 734.0
OS-30b
OS-29b
OS-29a
OS-28a
5.94 AC
PRESERVE
OS-28b
0.85 AC
OS-42
OS-40
PROCTOR VALLEY RD.
VALLEY ROAD
ST. W
ST. V
ST. Z
ST. U
ST. DD
PRE-TREATMENT BMP
R-8 ACCESS EASEMENT
POTENTIAL DRIVEWAY
STORM DRAIN EASEMENT & MAINTENANCE ACCESS EASEM
20' STORI DRAIN EASEMENT
FMZ
3 - 310
FOR CONTINUATION SEE SHEET NO. 12
PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
VESTING SITE PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California
SHEET 13 OF 17
W.O. 2421-6036
R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 – VSP– Sht 13 (Village 14 & PA 19).dwg[]Mar-03-2020:09:25



FOR CONTINUATION SEE SHEET NO. 16
LEGEND
FRONT SETBACK TO MAIN RESIDENCE - 9'
FRONT SETBACK TO DIRECT ENTRY GARAGE - 18'
SIDE SETBACK TO ADJACENT RESIDENTIAL LOT - 5'
SIDE SETBACK TO RESIDENTIAL STREET - 10'
REAR SETBACK TO MAIN RESIDENCE - 20'
REAR SETBACK TO MAIN RESIDENCE - 15'
*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS.
SHEET INDEX
MSCP BOUNDARY
OS-45
5.50 AC
PRESERVE
OS-46a
1.87AC
OS-46b
2.45 AC
PPP-11
PVT. POCKET PARK
LOT: 0.23 AC.
PAD: 0.19 AC.
ST. 'CC'
100' FMZ
151' FMZ
PP-5
PRIVATE PARK
R-12
R-17
R-11
OS-44
4.49 AC
OS-47a
OS-47b
OS-48
OS-53
0.53 AC
OS-46b
OS-56a
OS-54a
OS-54b
OS-52a
PROCTOR VALLEY RO
20' STORM DRAIN EASEMENT
STORM DRAIN EASEMENT AND MAINTENANCE ACCESS EASEMENT
ST. 'BB'
ST. 'Z'
ST. 'DD'
ST. 'AA'
ST. 'EE'
ST. 'FF'
ST. 'GG'
ST. 'W'
PP-6
PRIVATE PARK
STORM DRAIN EASEMENT & MAINTENANCE ACCESS EASEMENT
OS-51
9.44 AC
CONSERVED
PPP-10
PVT. POCKET PARK
LOT: 0.25 AC.
PAD: 0.18 AC.
OS-49b
4.36 AC
FOR CONTINUATION SEE SHEET NO. 13
FOR CONTINUATION SEE SHEET NO. 15
PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
VESTING SITE PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California
SHEET 14 OF 17
W.O. 2421-0036
R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 - VSP- Sht 14 (Village 14 & PA 19).dwg[]Mar-03-2020:09:26



PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC

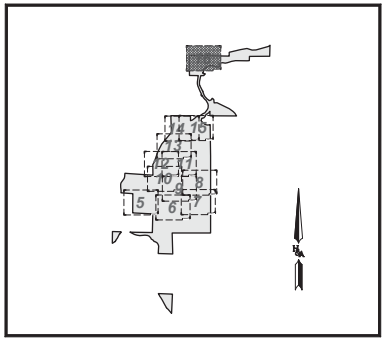
VESTING SITE PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 15 OF 17

3 - 312

W.O. 2421-6036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 - VSP- Sht 15 (Village 14 & PA 19).dwg[]Mar-03-2020:09:27



SHEET INDEX

LEGEND

- FRONT SETBACK TO MAIN RESIDENCE FROM CENTERLINE OF ROAD - 40'
- FRONT SETBACK TO DIRECT ENTRY GARAGE FROM CENTERLINE OF ROAD - 50'
- SIDE SETBACK TO ADJACENT RESIDENTIAL LOT - 10'
- SIDE STREET SETBACK TO MAIN RESIDENCE FROM CENTERLINE OF ROAD - 40'
- REAR SETBACK TO MAIN RESIDENCE - 25'

60' PUBLIC ROAD RIGHT-OF-WAY PER R.O.S. 5357 AND P.M. 12642. AND AS SHOWN ON R.O.S. 14295

CONNECT TO EXISTING DRIVEWAY

SIDEWALK UNDERDRAIN

END CONST. W/PLUG ASSEMBLY

STORM DRAIN MAINTENANCE ACCESS EASEMENT

EASEMENT FOR TRAIL ACCESS

OS-65a

OS-65b
0.06
PRESERVE

15' STORM DRAIN EASEMENT

15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT

1.93 AC

R-13
1/2 AC

ST. JJ

ST. KK

OS-64
1.15 AC
CONSERVED

OS-65a

OS-68a
52.06 AC
PRESERVE

OS-67b

40' STORM DRAIN MAINTENANCE & ACCESS EASEMENT (TYP.)

OS-67a

15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT. SEE SHEET 14 FOR CROSS SECTION

SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD. FLOWAGE EASEMENT TO BE GRANTED TO THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT.

OS-63
16.38 AC
PRESERVE

15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT

PUBLIC SEWER LIFT STATION

OS-66a
2.95 AC
PRESERVE
NET AREA:
0.23 AC.
(BASIN BOTTOM)

BIOFILTRATION BASIN BF-2-10
BOTTOM 880.0

VALLEY ROAD

PROCTOR

OS-62

MSCP BOUN

3 - 313

SCALE 1"=50'

FOR CONTINUATION SEE SHEET NO. 15

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC

VESTING SITE PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 16 OF 17

W.O. 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 - VSP- Sht 16 (Village 14 & PA 19).dwg Mar-03-2020:09:28


LEGEND
20' REAR YARD SETBACK
15' REAR YARD SETBACK
10' STREET-SIDE SETBACK
5' SIDE SETBACK
18' FRONT-GARAGE SETBACK
9' FRONT-BUILDING SETBACK
*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS
**THE PLANS SHOWN FOR R-7 AND R-8 ARE CONCEPTUAL THEY WILL BE REVISED IN SUBSEQUENT SITE PLANS, WHICH MAY CHANGE LAYOUT AND DESIGN. REFER TO SPECIFIC PLAN FOR MORE INFORMATION
PP-6
PRIVATE PARK
PP-4
PRIVATE PARK
PP-3
PRIVATE PARK
PP-2
PVT. PARK
MSCP BOUNDARY
OS-30a
BIOFILTRATION BASIN BF-2-6
R-8
PAD AREA: 15.2 AC
LOT AREA: 16.74 AC
R-11
R-10
R-9
R-7
R-6
R-5
R-2
PROCTOR VALLEY ROAD
WATER TANK
OPTIONAL DESIGN FOR PORTION OF STREET I FROM PVR TO STREET F
PREPARED BY:
HUNSAKER & ASSOCIATES
VESTING SITE PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California
SHEET 17 OF 17

County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 694-2962 ▪ Fax (858) 694-2555
www.sdcounty.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

January 9, 2020

GDCI Proctor Valley LP
12770 El Camino Real, Suite 220
San Diego, CA 91130

REQUESTS FOR A MODIFICATION TO PRIVATE ROAD STANDARDS, PDS2019-SPA-19-001, PDS 2019-STP-19-029, REVISED TM 5616R (OTAY RANCH VILLAGE 14 AND PLANNING AREA 19 – PROPOSED PROJECT AMENDMENT), OTAY SUBREGIONAL PLAN AREA

The Department of Planning & Development Services (PDS) has reviewed the requested design modifications to Private Road Standards submitted for the proposed Otay Ranch Village 14 and Planning Area 19 – Proposed Project Amendment site, dated November 21, 2019. The requested exceptions are summarized for the following roadways facilities:

Street Sections 7, 8, 8a, 9, 9a, 9b, 11 and 13

1. **Modified Residential Collector (Section 7) (Private):** Reduce Right-of-Way width from sixty (60') feet to forty-nine (49') feet, reduce pavement width from forty (40') feet to thirty-two (32') feet, increase two travel lanes from twelve (12') feet to sixteen (16') feet, reduce parkway width to six (6') feet and eliminate the sidewalk on the west side, increase parkway width to eleven (11') feet with a noncontiguous sidewalk and a five (5') feet landscaped parkway on the east side, reduce intersection spacing from two hundred (200') feet to one hundred and fifty (150') feet, reduce minimum horizontal curve radius from three hundred (300') feet to two hundred (200') feet, reduce design speed from 30 miles per hour (mph) to 25 mph.

2. **Modified Residential Collector (Section 8) (Private):** First alternative increases Right-of-Way width to sixty-two (62') feet. Second alternative reduces Right-of-Way to fifty-four (54') feet with reduced pavement width of thirty-two (32') feet and eliminate eight (8') foot parking along one side. Both alternatives increase parkway width to eleven (11') feet with six (6') foot landscaped parkway separating travel lines from sidewalks on both sides, reduce intersection spacing from two hundred (200') feet to one hundred and fifty (150') feet, reduce minimum horizontal curve radius from three hundred (300') feet to two hundred (200') feet, and reduce design speed from 30 mph to 25 mph.

3. **Modified Residential Collector (Section 8a) (Private):** First alternative increases Right-of-Way width to sixty-three (63') feet. Second alternative reduces Right-of-Way width to fifty-five (55') feet with reduced pavement width of thirty-two (32') feet and eliminate eight (8') foot parking along one side. Both alternatives increase parkway width to twelve (12') feet with six (6') landscaped parkway separating travel lane from a six (6') foot porous concrete path on the west side, increase parkway width to eleven (11') feet with six (6') landscaped parkway separating travel lane from sidewalk on the east side, reduce intersection spacing from two

hundred (200') feet to hundred and fifty (150') feet, reduce minimum horizontal curve radius from three hundred (300') feet to two hundred (200') feet, and reduce design speed from 30 mph to 25 mph.

4. **Modified Residential Road (Section 9) (Private):** First alternative increases Right-of-Way width from fifty-six (56') feet to fifty-eight (58') feet. Second alternative reduces Right-of-Way width from fifty-six (56') feet to fifty-four (54') feet with reduced pavement width from thirty-six (36') feet to thirty-two (32') feet and eliminate parking along one side. Both alternatives increase parkway width to eleven (11') feet with six (6') foot landscaped parkway separating travel lane from sidewalks on both sides, reduce intersection spacing from two hundred (200') feet to one hundred and fifty (150') feet, reduce minimum horizontal curve radius from two hundred (200') feet to one hundred and fifty (150') feet, reduce design speed from 30 mph to 25 mph.

5. **Modified Residential Road (Section 9a) (Private):** First alternative increases Right-of-Way width from fifty-six (56') feet to fifty-nine (59') feet. Second alternative reduces Right-of-Way width from fifty-six (56') feet to fifty-five (55') feet, eliminate parking on one side, reduce pavement width from thirty-six (36') feet to thirty-two (32') feet. Both alternatives increase parkway width to eleven (11') feet with six (6') foot landscaped parkway separating travel lane from sidewalk on the north/west side, increase parkway width to twelve (12') feet with six (6') foot landscaped parkway separating travel lane from a six (6') foot porous concrete path sidewalk on the south/east side, reduce intersection spacing from two hundred (200') feet to one hundred and fifty (150') feet, reduce minimum horizontal curve radius from two hundred (200') feet to one hundred and fifty (150') feet, reduce design speed from 30 mph to 25 mph.

6. **Modified Residential Road (Section 9b) (Private):** Increase Right-of-Way width from fifty-six (56') feet to sixty-nine (69') feet within a portion of the Central Village, increase pavement width from thirty-six (36') feet to forty-six (46') feet, increase parkway width to eleven (11') feet with six (6') foot landscaped parkway separating travel lane from sidewalk on the north/west side, increase parkway width to twelve (12') feet with six (6') foot landscaped parkway separating travel lane from a six (6') foot porous concrete path sidewalk on the south/east side, reduce the minimum horizontal curve radius from two hundred (200') feet to one hundred and fifty (150') feet, reduce design speed from 30 mph to 25 mph.

7. **Access Road/Water Line Maintenance Road (Section 11):** Reduce Right-of-Way from forty (40') feet to twenty-four (24') feet, and reduce the pavement width from twenty-four (24') feet to twenty (20') feet within a twenty-four (24') foot wide graded access easement.

8. **Rural Residential Road (Section 13) (Private):** Reduce minimum curve radius from two hundred (200') feet to one hundred (100') feet, increase the maximum grade from 15% to 16%, and reduce the design speed limit from 30 mph to 25 mph.

PDS can support your request for these design exceptions listed above. The proposed improvements are acceptable to the San Diego County Fire Authority. It has been determined that

REQUEST FOR EXCEPTION TO PUBLIC ROAD STANDARDS – OTAY RANCH VILLAGE 14 AND PLANNING AREA 19 - PROPOSED AMENDMENT LOCATED WESTERN TERMINUS OF PROCTOR VALLEY ROAD IN CHULA VISTA TO THE EASTERN TERMINUS IN THE COMMUNITY OF JAMUL WITHIN THE COUNTY OF SAN DIEGO

your requests for exceptions/waivers identified above will not adversely affect the safety and flow of traffic in this area.

If you have any questions or need additional information related to these requests, please contact Edwin Sinsay, LD Manager, at (858) 694-2486 or contact Mark Slovick, Deputy Director, at (858) 495-5172 or Mark.Slovick@sdcounty.ca.gov.

Sincerely,

Jacob Armstrong,
Chief of Land Development,
Planning & Development Services

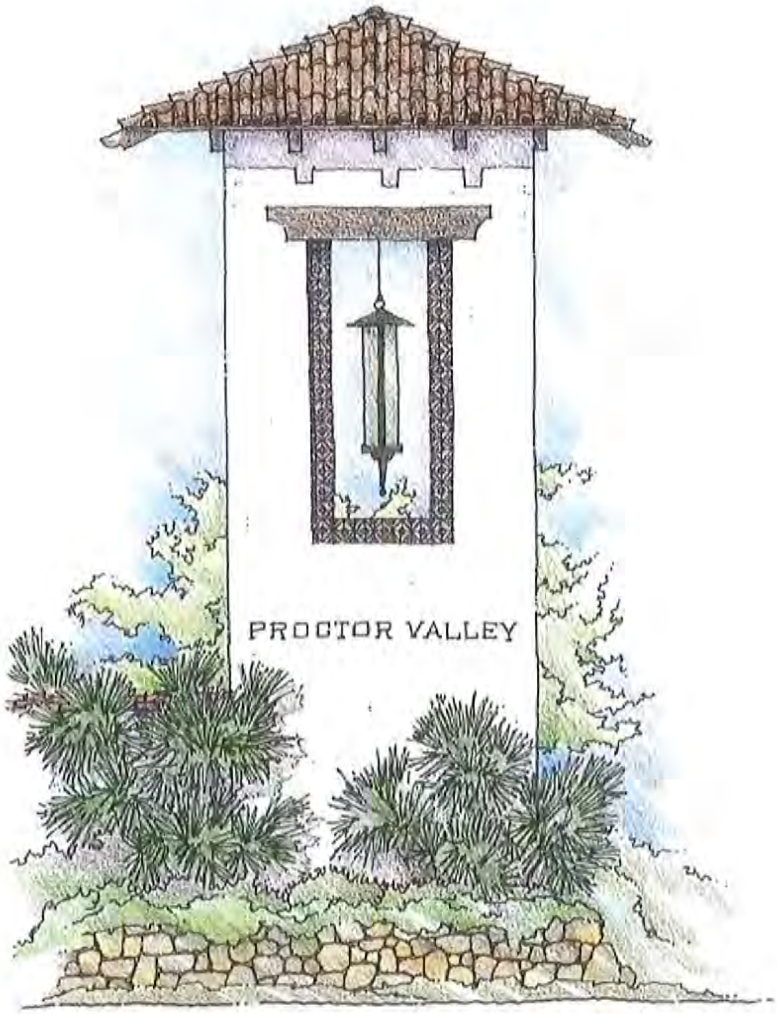
email cc:

Ed Sinsay, Planning & Development Services, Land Development Manager
Greg Mattson, Planning & Development Services, Project Manager – Contractor

OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16/19

PDS 2019-TM-5616R, SPA-19-002, STP-19-029, ER-16-19-006A

DESIGN EXCEPTION REQUESTS
NOVEMBER 2019



Applicant:
Jackson Pendo Development Company
2245 San Diego Avenue, Suite 223
San Diego, CA 92110
Contact: Elizabeth Jackson
619-267-4904, Ext 102
ljackson@jacksonpendo.com

Prepared For:
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5510 Overland Avenue
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Prepared By:
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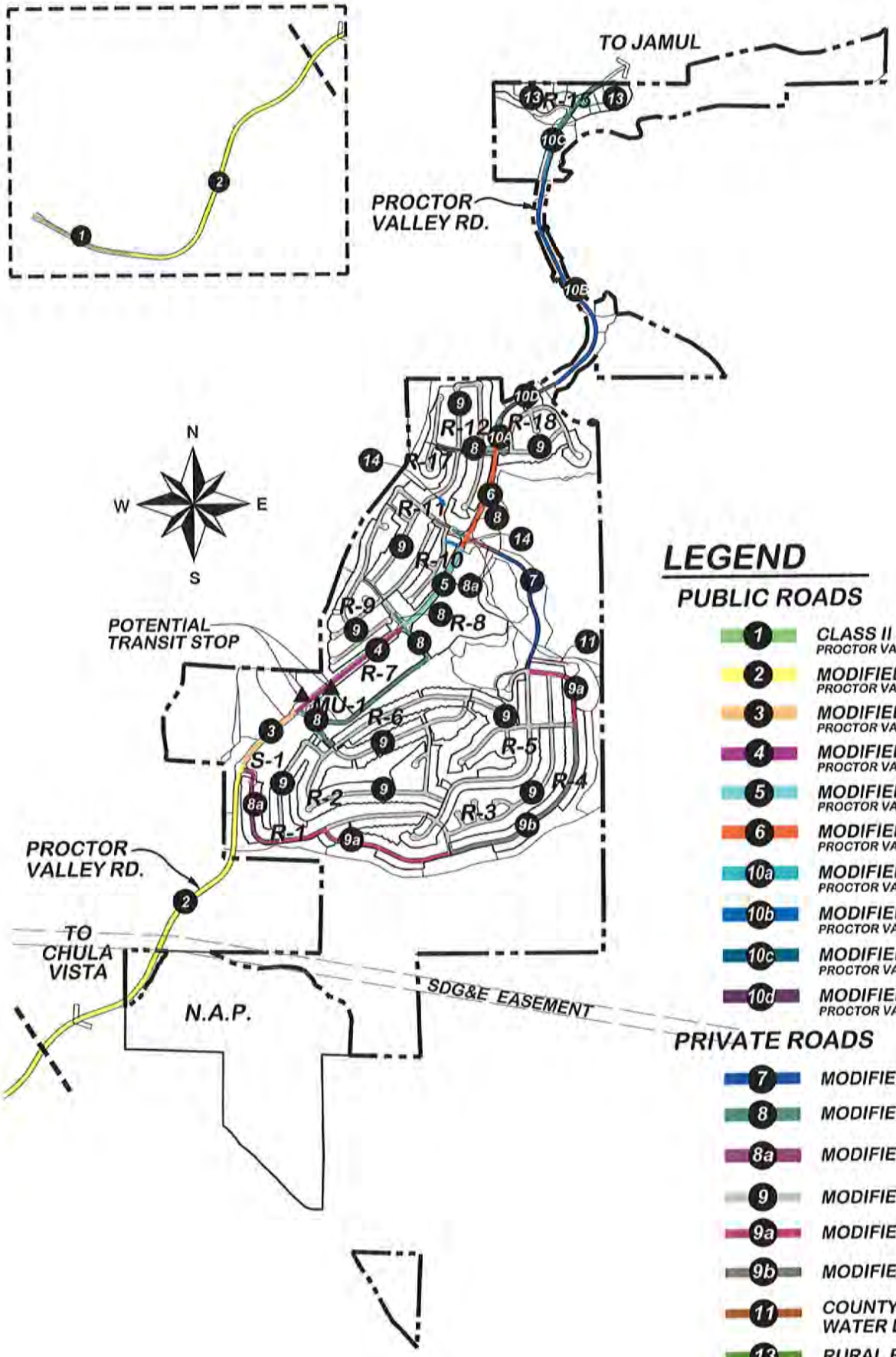
REGISTERED PROFESSIONAL ENGINEER
ALISA S. VIALPANDO
No. 47945
Exp. 12/31/19
CIVIL
STATE OF CALIFORNIA

Hunsaker & Associates, San Diego, Inc.

Alisa S. Vialpando, R.C.E. 47945
Vice President



LEGEND

PUBLIC ROADS

- 1 — CLASS II COLLECTOR (CCV) — PROCTOR VALLEY ROAD
- 2 — MODIFIED LIGHT COLLECTOR (2.2A) — PROCTOR VALLEY ROAD
- 3 — MODIFIED LIGHT COLLECTOR (2.2A) — PROCTOR VALLEY ROAD
- 4 — MODIFIED LIGHT COLLECTOR (2.2A) — PROCTOR VALLEY ROAD
- 5 — MODIFIED LIGHT COLLECTOR (2.2E) — PROCTOR VALLEY ROAD
- 6 — MODIFIED LIGHT COLLECTOR (2.2E) — PROCTOR VALLEY ROAD
- 10a — MODIFIED LIGHT COLLECTOR (2.2F) — PROCTOR VALLEY ROAD
- 10b — MODIFIED LIGHT COLLECTOR (2.2F) — PROCTOR VALLEY ROAD
- 10c — MODIFIED LIGHT COLLECTOR (2.2F) — PROCTOR VALLEY ROAD
- 10d — MODIFIED LIGHT COLLECTOR (2.2F) — PROCTOR VALLEY ROAD

PRIVATE ROADS

- 7 — MODIFIED RESIDENTIAL COLLECTOR
- 8 — MODIFIED RESIDENTIAL COLLECTOR
- 8a — MODIFIED RESIDENTIAL COLLECTOR
- 9 — MODIFIED RESIDENTIAL ROAD
- 9a — MODIFIED RESIDENTIAL ROAD
- 9b — MODIFIED RESIDENTIAL ROAD
- 11 — COUNTY PUBLIC ACCESS ROAD/ WATER LINE MAINTENANCE ROAD
- 13 — RURAL RESIDENTIAL ROAD
- 14 — MODIFIED ALLEY

11-06-19

DEPARTMENT OF PUBLIC WORKS

Request for a Modification to a Road Standard and/or to Project Conditions

Project Number: PDS2019-TM-5616R, PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-ER-16-19-006A **Date of Request** November 21, 2019

Project Location: Eastern terminus of Proctor Valley Road in Chula Vista to the southern terminus of Whispering Meadows Lane in the County of San Diego

Thos Bros. Map/Grid: Page 1292 C-7, D-6, D-7 and Page 1312 A-2, A-3, B-1, B-2, C-1

APN: 597-020-10, 597-140-04, 05, 06 & 07, 597-130-13, 598-010-01, 02 & 08, 598-011-01, 598-021-01 & 02, 598-020-04 & 06, 598-070-01, 07, & 09

Requestor Name: Jackson Pendo Development **Telephone** 619-267-4904

Address: 4363 Bonita Road #607, Bonita, CA 91902

Road/ Segment: Portion of Private Modified Residential Collector connecting R-5 to Proctor Valley Road (Modified VTM Cross Section 7)

Requested Modification (attach engineering sketches showing existing layout, details and notes): This request is to modify County Public Road Standard Residential Collector criteria for portions of Proctor Valley Road:

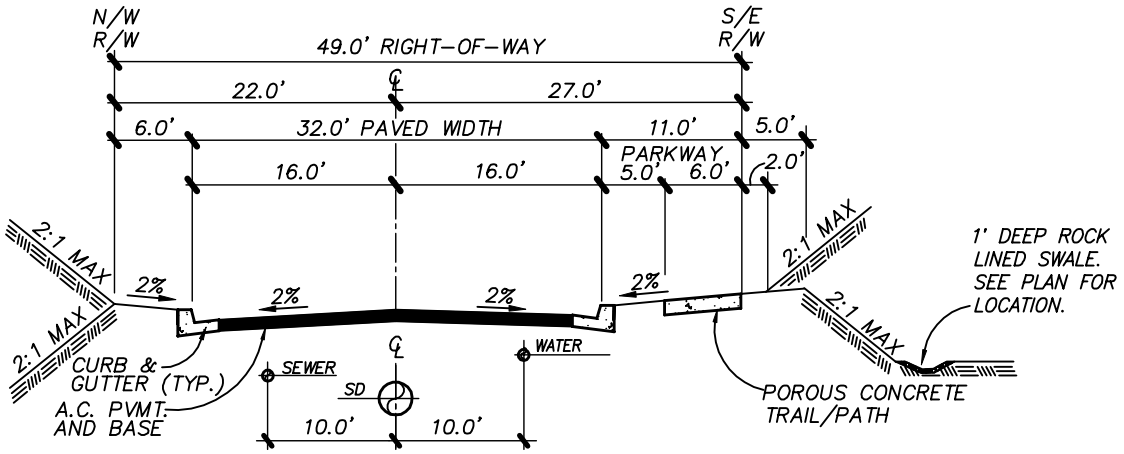
Previously accepted per PDS 2016-SP-16-002 allows a reduction of the Right-of-Way width from 60 feet to 49 feet within the central portion of Proctor Valley Village 14. Within this ROW are modifications to pavement width, which is reduced from 40 to 32 feet and contains two travel lanes expanded from 12 to 16 feet where no parking is allowed. Other improvements include a modification to the 10-foot County Standard parkway width with a noncontiguous sidewalk on the east side of the road separated from the travel lanes by a 5-foot landscaped parkway. In addition, this request includes reductions in design speed from 30 to 25 miles per hour, intersection spacing from 200 to 150 feet and minimum horizontal curve radius from 300 to 200 feet.

Reason for requested Modification (provide attachment if additional space is required): The modifications for these portions of Proctor Valley Road are requested to allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.

List alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details and notes):
None

Describe the hardship(s) to the property owner(s) and neighbor(s) if the request is not approved (see note 3. on reverse):
Inconsistency with the Otay Sub-regional Plan goals, policies, and objectives by implementing County Standard Road classifications and design.

Provide design and cost estimates for meeting the conditions:
Not applicable



7 PRIVATE MODIFIED RESIDENTIAL COLLECTOR

NO PARKING PERMITTED
25 MPH DESIGN SPEED

NTS

WAIVERS:

- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'.
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 200'
- MODIFICATIONS TO PARKWAY AS SHOWN

ST 'I' (FROM PVR TO ST 'F')

DEPARTMENT OF PUBLIC WORKS

Request for a Modification to a Road Standard and/or to Project Conditions

Project Number: PDS2019-TM-5616R, PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-ER-16-19-006A **Date of Request** November 21, 2019

Project Location: Eastern terminus of Proctor Valley Road in Chula Vista to the southern terminus of Whispering Meadows Lane in the County of San Diego

Thos Bros. Map/Grid: Page 1292 C-7, D-6, D-7 and Page 1312 A-2, A-3, B-1, B-2, C-1

APN: 597-020-10, 597-140-04, 05, 06 & 07, 597-130-13, 598-010-01, 02 & 08, 598-011-01, 598-021-01 & 02, 598-020-04 & 06, 598-070-01, 07, & 09

Requestor Name: Jackson Pendo Development **Telephone** 619-267-4904

Address: 4363 Bonita Road #607, Bonita, CA 91902

Road/ Segment: Private Modified Residential Collector from PVR to Gate Entrance, (VTM Road Cross Section 8)

Requested Modification (attach engineering sketches showing existing layout, details and notes): This request is to modify County Public Road Standard Residential Collector criteria for portions of Proctor Valley Road, which were previously accepted per PDS2016-SP-16-002 allows two alternative modifications to the Right-of-Way width throughout Proctor Valley Village 14. This alternative expands the ROW to 62 feet which includes 40 feet of paved width containing two travel lanes and parking on both sides, noncontiguous sidewalks separated from the travel lanes by a 6-foot landscaped parkways which are provided on both sides of the street. The other alternative reduces the ROW to 54 feet by eliminating the 8-foot shoulder/parking along one side of the street. This alternative is implemented in areas where the street is single-loaded. In addition, this request includes reductions in design speed from 30 to 25 miles per hour, intersection spacing from 200 to 150 feet and minimum horizontal curve radius from 300 to 200 feet.

Reason for requested Modification (provide attachment if additional space is required): The modifications for these portions of Proctor Valley Road are requested to allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.

List alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details and notes):

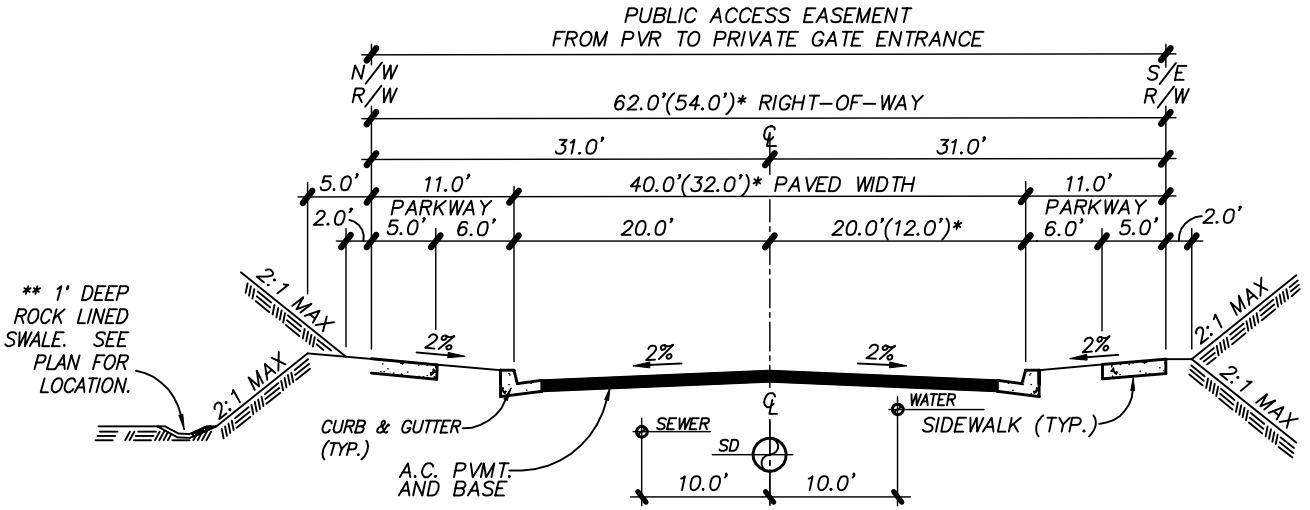
None

Describe the hardship(s) to the property owner(s) and neighbor(s) if the request is not approved (see note 3. on reverse):

Inconsistency with the Otay Sub-regional Plan goals, policies, and objectives by implementing County Standard Road classifications and design.

Provide design and cost estimates for meeting the conditions:

Not applicable



** WILL NOT occur ON RESIDENTIAL LOT FRONTAGE

8 PRIVATE MODIFIED RESIDENTIAL COLLECTOR

PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED

NTS

WAIVERS:

- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'.
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 200'
- MODIFICATIONS TO PARKWAY AS SHOWN

* PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.

ST 'C' (FROM PVR TO ST 'D')
ST 'O' (FROM PVR TO ST 'C')
ST 'P' (FROM PVR TO ST 'R')
ST 'W' (FROM PVR TO ST 'V')
ST 'AA' (FROM PVR TO ST 'BB')
ST 'EE' (FROM PVR TO ST 'FF')

DEPARTMENT OF PUBLIC WORKS

Request for a Modification to a Road Standard and/or to Project Conditions

Project Number: PDS2019-TM-5616R, PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-ER-16-19-006A **Date of Request** November 21, 2019

Project Location: Eastern terminus of Proctor Valley Road in Chula Vista to the southern terminus of Whispering Meadows Lane in the County of San Diego

Thos Bros. Map/Grid: Page 1292 C-7, D-6, D-7 and Page 1312 A-2, A-3, B-1, B-2, C-1

APN: 597-020-10, 597-140-04, 05, 06 & 07, 597-130-13, 598-010-01, 02 & 08, 598-011-01, 598-021-01 & 02, 598-020-04 & 06, 598-070-01, 07, & 09

Requestor Name: Jackson Pendo Development **Telephone** 619-267-4904

Address: 4363 Bonita Road #607, Bonita, CA 91902

Road/ Segment: Private Modified Residential Collector from PVR to Gate Entrance, (VTM Road Cross Section 8a)

Requested Modification (attach engineering sketches showing existing layout, details and notes): This request is to modify County Public Road Standard Residential Collector criteria for portions of Proctor Valley Road:

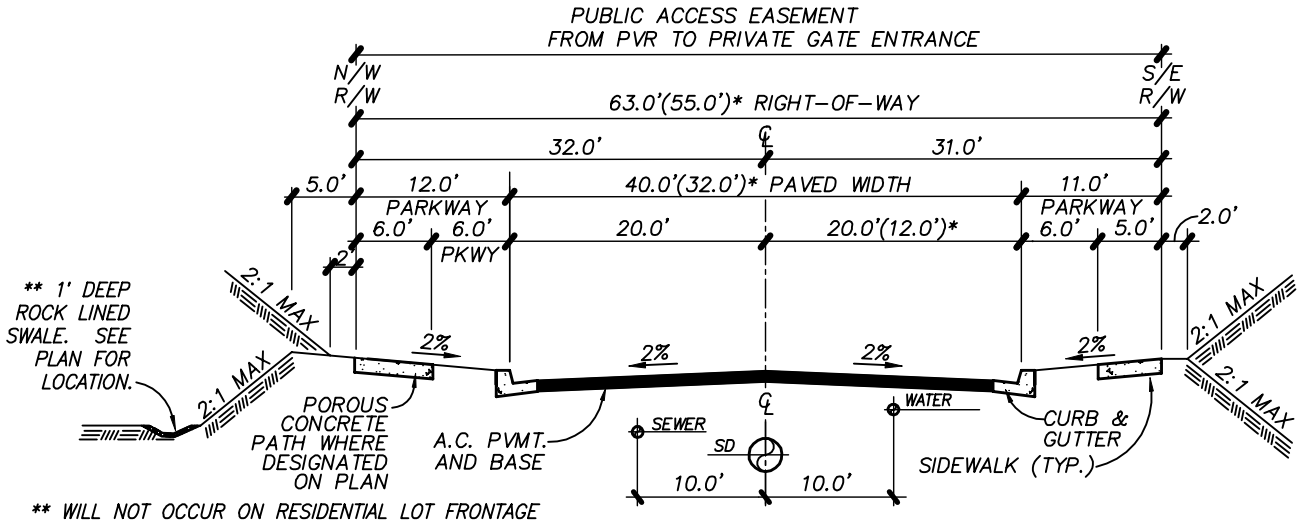
Previously accepted per PDS2016-SP-16-002 to allow an additional two alternative modifications to the Right-of-Way width throughout Proctor Valley Village 14. The first expands the ROW to 63 feet which includes 40 feet of paved width containing two travel lanes and parking on both sides, noncontiguous sidewalks separated from the travel lanes by a 6-foot landscaped parkways which are provided on both sides of the street. The second reduces the ROW to 55 feet by eliminating the 8-foot shoulder/parking along one side of the street. This alternative is implemented in areas where the street is single-loaded. In addition, this request includes reductions in design speed from 30 to 25 miles per hour, intersection spacing from 200 to 150 feet and minimum horizontal curve radius from 300 to 200 feet.

Reason for requested Modification (provide attachment if additional space is required): The modifications for these portions of Proctor Valley Road are requested to allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.

List alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details and notes):
None

Describe the hardship(s) to the property owner(s) and neighbor(s) if the request is not approved (see note 3. on reverse):
Inconsistency with the Otay Sub-regional Plan goals, policies, and objectives by implementing County Standard Road classifications and design.

Provide design and cost estimates for meeting the conditions:
Not applicable



** WILL NOT OCCUR ON RESIDENTIAL LOT FRONTAGE

8a PRIVATE MODIFIED RESIDENTIAL COLLECTOR

PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED

NTS

WAIVERS:

- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'.
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 200'
- MODIFICATIONS TO PARKWAY AS SHOWN

* PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.

ST 'A' (FROM PVR TO ST 'B')
ST 'I' (FROM PVR TO ST 'I')

DEPARTMENT OF PUBLIC WORKS

Request for a Modification to a Road Standard and/or to Project Conditions

Project Number: PDS2019-TM-5616R, PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-ER-16-19-006A **Date of Request** November 21, 2019

Project Location: Eastern terminus of Proctor Valley Road in Chula Vista to the southern terminus of Whispering Meadows Lane in the County of San Diego

Thos Bros. Map/Grid: Page 1292 C-7, D-6, D-7 and Page 1312 A-2, A-3, B-1, B-2, C-1

APN: 597-020-10, 597-140-04, 05, 06 & 07, 597-130-13, 598-010-01, 02 & 08, 598-011-01, 598-021-01 & 02, 598-020-04 & 06, 598-070-01, 07, & 09

Requestor Name: Jackson Pendo Development **Telephone** 619-267-4904

Address: 4363 Bonita Road #607, Bonita, CA 91902

Road/ Segment: Typical internal proposed Private Modified Residential Collector, (Modified Residential VTM Road Cross Section 9)

Requested Modification (attach engineering sketches showing existing layout, details and notes): This request is to modify County Public Road Residential Road criteria throughout all single family neighborhoods within this project which was previously accepted per PDS2016-SP-16-002. To allow two alternative modifications to the Right-of-Way width. The first expands the ROW from 56 feet to 58 feet. Other improvements within this ROW include increased parkway widths from 10 to 11 feet on the north/west side with a 5-foot sidewalk and 11 feet on the south/east side with a 5-foot sidewalk. The second alternative reduces the ROW from 56 to 54 feet by eliminating parking on one side of the street, reducing the paved width from 36 to 32 feet. This alternative is implemented in areas where the street is single loaded. In addition, this request includes reductions in design speed from 30 to 25 miles per hour, intersection spacing from 200 to 150 feet and minimum horizontal curve radius from 200 to 160 feet.

Reason for requested Modification (provide attachment if additional space is required): The Modified Residential Street is implemented within a portion of the Central Village. In addition, modifications to these and other residential streets throughout all single family neighborhoods within this project are requested to allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.

List alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details and notes):

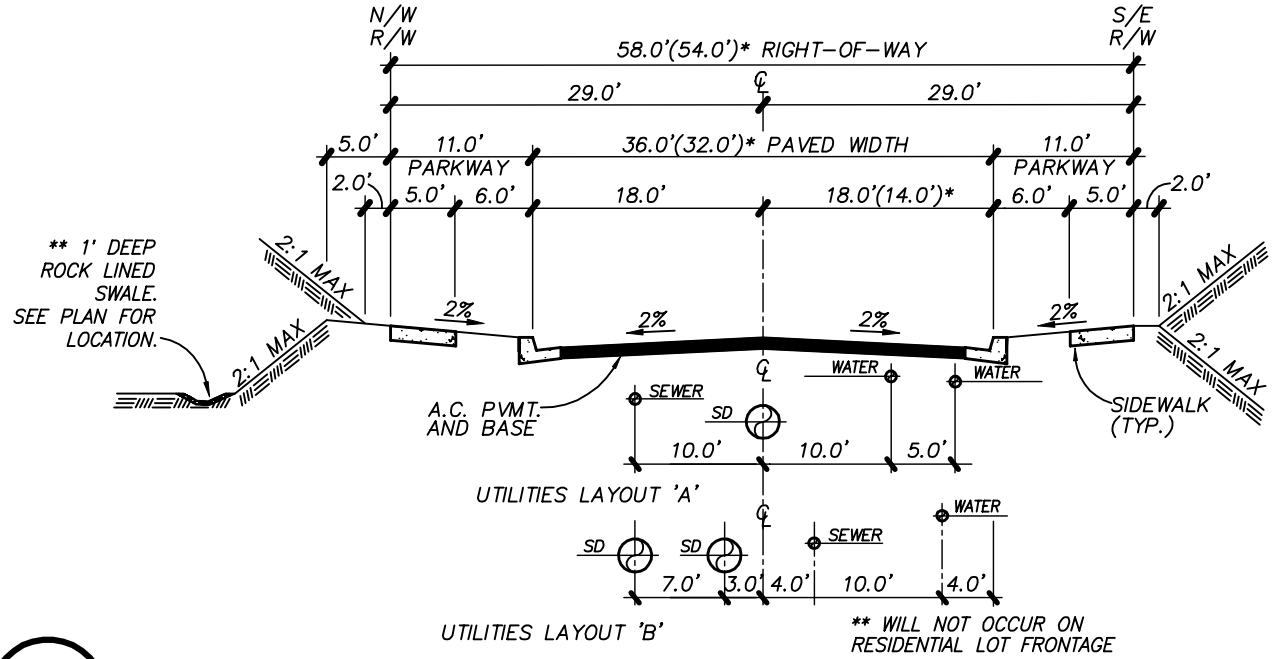
None

Describe the hardship(s) to the property owner(s) and neighbor(s) if the request is not approved (see note 3. on reverse):

Inconsistency with the Otay Sub-regional Plan goals, policies, and objectives by implementing County Standard Road classifications and design.

Provide design and cost estimates for meeting the conditions:

Not applicable



9 PRIVATE MODIFIED RESIDENTIAL ROAD

PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED

NTS

WAIVERS:

- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'.
- MODIFICATIONS TO PARKWAY AS SHOWN
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 200' TO 150'

* PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.

ST 'A' (FROM ST 'F' TO ST 'F')
ST 'B' (FROM ST 'A' TO ST 'D')
ST 'D' (FROM ST 'E' TO CUL DE SAC)
ST 'F' (FROM ST 'I' TO CUL DE SAC)
ST 'I' (FROM ST 'F' TO CUL DE SAC)

ST 'C', ST 'E', ST 'G', ST 'H', ST 'J',
ST 'K', ST 'L', ST 'M', ST 'N', ST 'P',
ST 'Q', ST 'R', ST 'S', ST 'T', ST 'U',
ST 'V', ST 'W', ST 'X', ST 'Y', ST 'Z',
ST 'BB', ST 'CC', ST 'DD', ST 'EE', ST 'FF', ST 'GG'

DEPARTMENT OF PUBLIC WORKS

Request for a Modification to a Road Standard and/or to Project Conditions

Project Number: PDS2019-TM-5616R, PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-ER-16-19-006A **Date of Request** November 21, 2019

Project Location: Eastern terminus of Proctor Valley Road in Chula Vista to the southern terminus of Whispering Meadows Lane in the County of San Diego

Thos Bros. Map/Grid: Page 1292 C-7, D-6, D-7 and Page 1312 A-2, A-3, B-1, B-2, C-1

APN: 597-020-10, 597-140-04, 05, 06 & 07, 597-130-13, 598-010-01, 02 & 08, 598-011-01, 598-021-01 & 02, 598-020-04 & 06, 598-070-01, 07, & 09

Requestor Name: Jackson Pendo Development **Telephone** 619-267-4904

Address: 4363 Bonita Road #607, Bonita, CA 91902

Road/ Segment: Various internal proposed Private Modified Residential, (Modified Residential VTM Road Cross Section 9a)

Requested Modification (attach engineering sketches showing existing layout, details and notes): This request is to modify County Public Road Residential Road criteria throughout all single family neighborhoods within this project:

Previously accepted per PDS2016-SP-16-002 to allow two alternative modifications to the Right-of-Way width. The first expands the ROW from 56 feet to 59 feet. Other improvements within this ROW include increased parkway widths from 10 to 11 feet on the north/west side with a 5-foot sidewalk and 12 feet on the south/east side with a 6-foot sidewalk. The second alternative reduces the ROW from 56 to 55 feet by eliminating parking on one side of the street, reducing the paved width from 36 to 32 feet. This alternative is implemented in areas where the street is single loaded. In addition, this request includes reductions in design speed from 30 to 25 miles per hour, intersection spacing from 200 to 150 feet and minimum horizontal curve radius from 200 to 150 feet.

Reason for requested Modification (provide attachment if additional space is required): The Modified Residential Street is implemented within a unique portion of the Central Village in order to provide extra pavement width for additional utilities. In addition, modifications to these and other residential streets

throughout all single family neighborhoods within this project are requested to allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.

List alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details and notes):

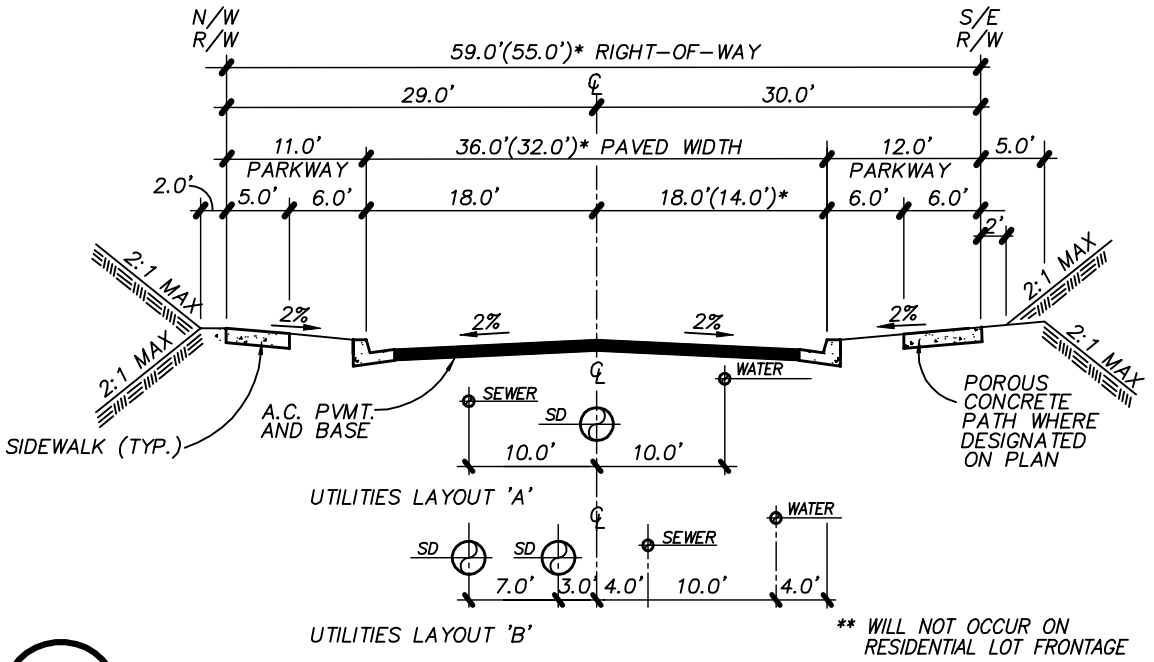
None

Describe the hardship(s) to the property owner(s) and neighbor(s) if the request is not approved (see note 3. on reverse):

Inconsistency with the Otay Sub-regional Plan goals, policies, and objectives by implementing County Standard Road classifications and design.

Provide design and cost estimates for meeting the conditions:

Not applicable



9a PRIVATE MODIFIED RESIDENTIAL ROAD

PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED

NTS

WAIVERS:

- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'.
- MODIFICATIONS TO PARKWAY AS SHOWN
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 200' TO 150'

* PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.

ST 'A' (FROM ST 'B' TO ST 'F')
ST 'F' (FROM ST 'A' TO ST 'A')
ST 'F' (FROM ST 'N' TO ST 'I')

DEPARTMENT OF PUBLIC WORKS

Request for a Modification to a Road Standard and/or to Project Conditions

Project Number: PDS2019-TM-5616R, PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-ER-16-19-006A **Date of Request** November 21, 2019

Project Location: Eastern terminus of Proctor Valley Road in Chula Vista to the southern terminus of Whispering Meadows Lane in the County of San Diego

Thos Bros. Map/Grid: Page 1292 C-7, D-6, D-7 and Page 1312 A-2, A-3, B-1, B-2, C-1

APN: 597-020-10, 597-140-04, 05, 06 & 07, 597-130-13, 598-010-01, 02 & 08, 598-011-01, 598-021-01 & 02, 598-020-04 & 06, 598-070-01, 07, & 09

Requestor Name: Jackson Pendo Development **Telephone** 619-267-4904

Address: 4363 Bonita Road #607, Bonita, CA 91902

Road/ Segment: Various internal proposed Private Modified Residential Collector, (Modified Residential VTM Road Cross Section 9b)

Requested Modification (attach engineering sketches showing existing layout, details and notes): This request is to modify County Public Road Residential Road criteria throughout all single family neighborhoods within this project:

Previously accepted per PDS2016-SP-16-002 to allow an expansion of the Right-of-Way width from 56 to 69 feet within a portion of the Central Village for the allowance of an additional storm drain system that will route offsite flows. Within this ROW are modifications to pavement width, which is expanded from 36 to 46 feet and increased parkway widths from 10 to 11 feet on the north/west side with a 5-foot sidewalk and 12 feet on the south/east side with a 6-foot sidewalk. In addition, this request includes reductions in design speed from 30 to 25 miles per hour and minimum horizontal curve radius from 200 to 150 feet.

Reason for requested Modification (provide attachment if additional space is required): The Modified Residential Street is implemented within a unique portion of the Central Village in order to provide extra pavement width for additional utilities. In addition, modifications to these and other residential streets throughout all single family neighborhoods within this project are requested to allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas

containing sensitive environmental resources.

List alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details and notes):

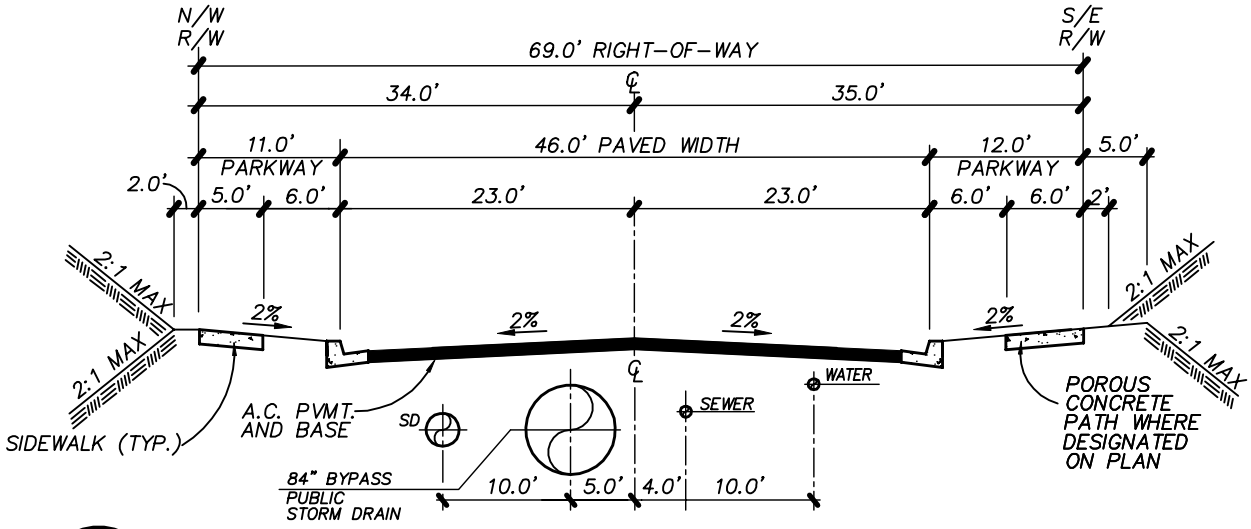
None

Describe the hardship(s) to the property owner(s) and neighbor(s) if the request is not approved (see note 3. on reverse):

Inconsistency with the Otay Sub-regional Plan goals, policies, and objectives by implementing County Standard Road classifications and design.

Provide design and cost estimates for meeting the conditions:

Not applicable



9b PRIVATE MODIFIED RESIDENTIAL ROAD

PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED

NTS

WAIVERS:

- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- MODIFICATIONS TO PARKWAY AS SHOWN

ST 'F' (FROM ST 'A' TO ST 'N')

DEPARTMENT OF PUBLIC WORKS

Request for a Modification to a Road Standard and/or to Project Conditions

Project Number: PDS2019-TM-5616R, PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-ER-16-19-006A **Date of Request** November 21, 2019

Project Location: Eastern terminus of Proctor Valley Road in Chula Vista to the southern terminus of Whispering Meadows Lane in the County of San Diego

Thos Bros. Map/Grid: Page 1292 C-7, D-6, D-7 and Page 1312 A-2, A-3, B-1, B-2, C-1

APN: 597-020-10, 597-140-04, 05, 06 & 07, 597-130-13, 598-010-01, 02 & 08, 598-011-01, 598-021-01 & 02, 598-020-04 & 06, 598-070-01, 07, & 09

Requestor Name: Jackson Pendo Development **Telephone** 619-267-4904

Address: 4363 Bonita Road #607, Bonita, CA 91902

Road/ Segment: Access road to water tank, (County Public Access/ Water Line Maintenance Road Cross Section 11)

Requested Modification (attach engineering sketches showing existing layout, details and notes): This request is to modify County Public Access Road Standard criteria:

To allow for a right of way reduction from 40’ to 24’ and the reduction in pavement width from 24’ to 20’ within a 24 foot wide graded access easement to the proposed water tank.

Reason for requested Modification (provide attachment if additional space is required): The modifications for these portions of Proctor Valley Road are requested to minimize impacts to environmentally sensitive areas adjacent to the access road and reduce grading impacts.

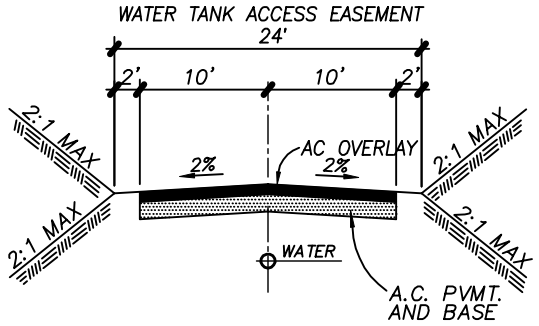
List alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details and notes):
None

Describe the hardship(s) to the property owner(s) and neighbor(s) if the request is not approved (see note 3. on reverse):

Inconsistency with the Otay Sub-regional Plan goals, policies, and objectives by implementing County Standard Road classifications and design.

Provide design and cost estimates for meeting the conditions:

Not applicable



11 COUNTY PUBLIC ACCESS ROAD/ WATER LINE MAINTENANCE ROAD

NO PARKING PERMITTED
25 MPH DESIGN SPEED

NTS

WAIVERS:

- RIGHT OF WAY REDUCTION FROM 40' TO 24'
- PAVEMENT REDUCTION FROM 24' TO 20'

DEPARTMENT OF PUBLIC WORKS

Request for a Modification to a Road Standard and/or to Project Conditions

Project Number: PDS2019-TM-5616R, PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-ER-16-19-006A **Date of Request** November 21, 2019

Project Location: Eastern terminus of Proctor Valley Road in Chula Vista to the southern terminus of Whispering Meadows Lane in the County of San Diego

Thos Bros. Map/Grid: Page 1292 C-7, D-6, D-7 and Page 1312 A-2, A-3, B-1, B-2, C-1

APN: 597-020-10, 597-140-04, 05, 06 & 07, 597-130-13, 598-010-01, 02 & 08, 598-011-01, 598-021-01 & 02, 598-020-04 & 06, 598-070-01, 07, & 09

Requestor Name: Jackson Pendo Development **Telephone** 619-267-4904

Address: 4363 Bonita Road #607, Bonita, CA 91902

Road/ Segment: Proposed Private Rural Residential Road within R-13, (Modified Residential VTM Road Cross Section 13)

Requested Modification (attach engineering sketches showing existing layout, details and notes): Previously accepted per PDS2016-SP-16-002, this request is to modify County Public Road Standard Rural Residential Road criteria to allow reductions in the minimum curve radius from 200 feet to 100 feet and design speed, from 30 miles per hour to 25 miles per hour, as well as an increase in the maximum grade from 15% to 16%.

Reason for requested Modification (provide attachment if additional space is required): The modifications to Rural Residential Roads throughout portions of Planning Areas 16 and 19 are requested to allow for a more sensitive lotting and road layout that conforms more closely to the site topography within these areas. Additionally, the design speed was reduced to facilitate changes to the minimum curve radius and maximum street grade.

List alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details and notes):

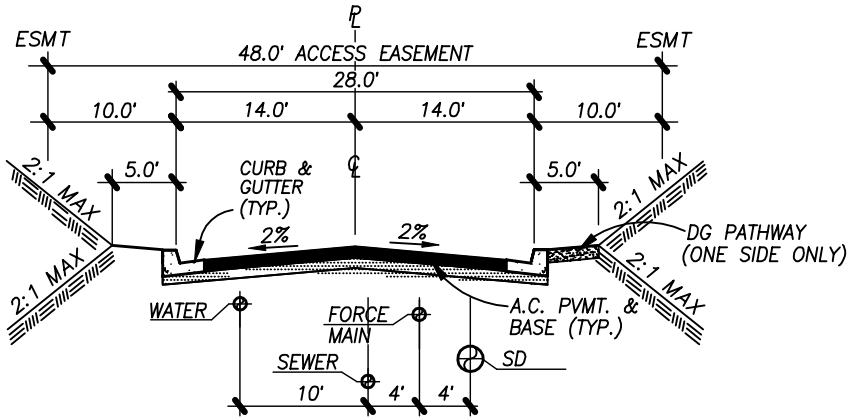
None

Describe the hardship(s) to the property owner(s) and neighbor(s) if the request is not approved (see note 3. on reverse):

Inconsistency with the Otay Sub-regional Plan goals, policies, and objectives by implementing County Standard Road classifications and design.

Provide design and cost estimates for meeting the conditions:

Not applicable



13 PRIVATE RURAL RESIDENTIAL ROAD

NO PARKING PERMITTED
25 MPH DESIGN SPEED

NTS

ST 'JJ', ST 'KK'

County of San Diego

BRIAN ALBRIGHT
DIRECTOR

DEPARTMENT OF PUBLIC WORKS
5510 OVERLAND AVENUE, SUITE 410
SAN DIEGO, CA 92123-1237
(858) 694-2212
www.sdcounty.ca.gov/dpw/

February 4, 2020

GDCI Proctor Valley LP
12770 El Camino Real, Suite 220
San Diego, CA 91130

Dear GDCI Proctor Valley LP:

REQUESTS FOR EXCEPTIONS TO PUBLIC ROAD STANDARDS – OTAY RANCH VILLAGE 14 AND PLANNING AREA 19 – PROPOSED PROJECT AMENDMENT LOCATED IN THE UNINCORPORATED PORTION OF SAN DIEGO COUNTY WITHIN THE OTAY SUBREGIONAL PLAN AREA, PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-TM-5616R

County of San Diego (County) Department of Public Works (DPW) has reviewed and compared the requested Design Exception Request's (DER) submitted for the proposed Otay Ranch Village 14 and Planning Area 19 – Proposed Project Amendment site, dated November 21, 2019 for conformance with the Approved Project – Design Exception Request, dated October 5, 2018. The Board of Supervisors (BOS) on June 26, 2109 considered and approved Tentative Map No. PDS2016-TM-5616 with Resolution No. 19-098, which references the Approved Project - Design Exception Request.

Should the BOS deny Village 14 and Planning Areas 16/19 – Proposed Project Amendment, then the 2019 proposed design exception modifications will not be applied and the original design exceptions requests for the Approved Project will remain in effect.

1. **Section 10d: Modified 2.2F Light Collector:** The request is for the following:
   - Reduce right-of-way width from fifty-two (52') feet to forty-eight feet (48')
   - Increase pavement width from twenty-eight feet (28') to thirty-four feet (34')
   - Increase the shared bike route/shoulder from two feet (2') to five feet (5')
   - Reduce the parkway width from twelve feet (12') to four feet (4') on the west side
   - Eliminate the sidewalk on the west side
   - Reduce the parkway width from twelve feet (12') to ten feet (10') on the east side

- Replace the sidewalk with a ten-foot (10') Community Pathway along the east side

2. **Sections 12 and 12a Modified Public Rural Residential:** These two Public Street Sections have been removed due to the elimination of development areas from Planning Area 16 in the Proposed Project Amendment.

The County staff has reviewed the design modifications and waivers for the proposed public roads in pursuit of the County of San Diego Road Standards and the Otay Ranch General Development Plan and Subregional Plan goals and policies. It has been determined that the request for modifications and waivers are suitable and will not adversely affect traffic safety and flow of traffic in the area. These Design Exception Requests are hereby conditionally approved. All other standards, conditions, and improvements required shall be met.

If you have any questions or need additional information related to this request, please contact Zoubir Ouadah, DPW County Traffic Engineer at (858) 694-3857, or at Zoubir.Ouadah@sdcounty.ca.gov.

Sincerely,

DEREK R. GADE, P.E., Assistant Director
Department of Public Works

cc: PDS2019-SPA-19-001- File
Zoubir Ouadah - Department of Public Works
Greg Mattson - Planning & Development Services
Liz Jackson, Applicant - GDCI Proctor Valley LP

County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 694-2962 • Fax (858) 694-2555
www.sdcounty.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

January 6, 2020

To: Derek Gade, Assistant Director
Department of Public Works

From: Jacob Armstrong, Chief of Land Development
Planning & Development Services

Reference: PDS2019-SPA-19-001 (Design Exception Requests)

RECOMMENDER:

Date: 1/8/20

EDWIN M. SINSAY,
Land Development Manager, Planning & Development Services

Date: 1/9/20

JACOB ARMSTRONG
Chief of Land Development, Planning & Development Services,

RECOMMENDATION:

It is recommended that the Director of Public Works support these requests. Decision is based upon the County of San Diego (County) Department of Public Works (DPW) and Planning & Development Services (PDS) review of the applicant's request, dated November 21, 2019 the following roadway facilities, design modifications and waivers to County Public Road Standard(s):

Street Sections 2, 3, 4, 5, 6, 10a, 10b, 10c, and 10d

1. **Section 2: Modified Light Collector (2.2A) (Public):** Same design request as the Approved Project, except for this segment roadway has been extended an additional 3,500 feet from City of Chula Vista to the first roundabout.

REQUEST FOR EXCEPTION TO PUBLIC ROAD STANDARDS – OTAY RANCH VILLAGE 14 AND PLANNING AREA 19 - PROPOSED PROJECT AMENDMENT LOCATED WESTERN TERMINUS OF PROCTOR VALLEY ROAD IN CHULA VISTA TO THE EASTERN TERMINUS IN THE COMMUNITYOF JAMUL WITHIN THE COUNTY OF SAN DIEGO

2. **Section 3: Modified Light Collector (2.2A) (Public):** Same design request as the Approved Project, no modifications required.

3. **Section 4: Modified Light Collector (2.2A) (Public):** Same design request as the Approved Project, no modifications required.

4. **Section 5: Modified Light Collector (2.2A) (Public):** Same design request as the Approved Project, no modifications required.

5. **Section 6: Modified Light Collector (2.2E) (Public):** Same design request as the Approved Project, no modifications required.

6. **Section 10: Modified Light Collector (2.2E) (Public):** This Public Street Section has been removed and replaced with Street Sections 10a, 10b and 10c due to the Board of Supervisors approving Option 2 on June 26, 2019.

Option 2 – adopted by the Board of Supervisors for Street Sections 10a, 10b, and 10c. The Street Section 10d has been added as a transitional street section from applicant ownership to State ownership.

7. **Section 10a: Modified Light Collector (2.2F) (Public):** Increase Proctor Valley Road Right-of-Way width from fifty-two (52') feet to a width varying from seventy-six (76') feet to sixty-four (64') feet, reduce pavement width varying from forty (40') feet to thirty-four (34') feet, add a ten (10') foot Community Pathway along the east side, reduce Right-of-Way on the west side varying from thirty-one (31') feet to twenty-two (22') feet, and reduce Right-of-Way on the east side from forty-five (45') feet to thirty-nine (39') feet.

8. **Section 10b: Modified Light Collector (2.2F) (Public):** Reduce Proctor Valley Road Right-of-Way width from fifty-two (52') feet to forty-eight (48') feet, reduce pavement width from forty (40') feet to thirty-four (34') feet and add a ten (10') foot Community Pathway along the east side.

9. **Section 10c: Modified Light Collector (2.2F) (Public):** Increase Proctor Valley Road Right-of-Way width from fifty-two (52') feet to sixty-four (64') feet, reduce pavement width from forty (40') feet to thirty-four (34') feet, and add a ten (10') foot Community Pathway along the east side.

10. **Section 10d: Modified Light Collector (2.2F) (Public):** Reduce Proctor Valley Road Right-of-Way width from fifty-two (52') feet to forty-eight (48') feet, reduce pavement width from forty (40') feet to thirty-four (34') feet and add a ten (10') foot Community Pathway along the east side.

11. **Sections 12 and 12a Modified Public Rural Residential (Public):** These two Public Street Sections have been removed due to the eliminated of development areas from Planning Area 16 in the Proposed Project Amendment.

REQUEST FOR EXCEPTION TO PUBLIC ROAD STANDARDS – OTAY RANCH VILLAGE 14 AND PLANNING AREA 19 - PROPOSED PROJECT AMENDMENT LOCATED WESTERN TERMINUS OF PROCTOR VALLEY ROAD IN CHULA VISTA TO THE EASTERN TERMINUS IN THE COMMUNITYOF JAMUL WITHIN THE COUNTY OF SAN DIEGO

BACKGROUND:

Otay Ranch Village 14 and Planning Area 19 – Proposed Project Amendment is proposing details regarding the land uses, lot layout, utilities, and design guidelines are set forth in the associated applications for the Revised Vesting Tentative Map (revising the approved TM-2016-5616) and Specific Plan Amendment (Amending the approved SP-16-002). The Vesting Site Plan relates to the Revised Vesting Tentative Map and Specific Plan Amendment that includes the development of 1,266 dwelling units, 2 mixed use parcels, 2 public parks, 1 school parcel, and 1 public safety parcel for a fire station and sheriff facility. There are also 6 private parks, 11 private pocket parks, 68 open space lots and 27 preserve open space lots.

PROJECT MANAGEMENT TEAM REVIEW:

County of San Diego (County) Department of Public Works (DPW) and Planning & Development Services (PDS) has reviewed the applicant's request, dated November 21, 2019, for the following roadway facilities, design modifications and waivers to County Public Road Standard(s) and have concluded the following reasons to support the applicant's requests:

1. The realignment Proctor Valley Road improvements within the City of San Diego Cornerstone lands is intended to minimize grading impacts and avoidance on adjacent environmentally sensitive areas and RMP Preserve areas.
2. The proposed design exceptions provide a rural characteristic for Proctor Valley as it transitions from the more intensive land uses within the City of Chula Vista, toward the more rural communities of the San Diego County.
3. The proposed design exceptions encourage lower speeds combined with street section improvements and roundabout designs to avoid creating barriers from west to east travel.
4. Modifications to the parkway enhances the pedestrian experience, incorporates a separated multi-use pathway from City of Chula Vista to the easterly property boundary and provides pedestrian safety and separation.
5. Modifications to the parkway enhances and increase pervious surfaces that will increase stormwater treatment.
6. The reduced design speed through the project (on-site/off-site) particularly on Proctor Valley Road enhances the pedestrian safety, connectivity and improves roundabout operations.
7. Promotes better circulation by use of roundabouts on both private and public roadways and supports the reduction in GHG/Air Quality impacts.

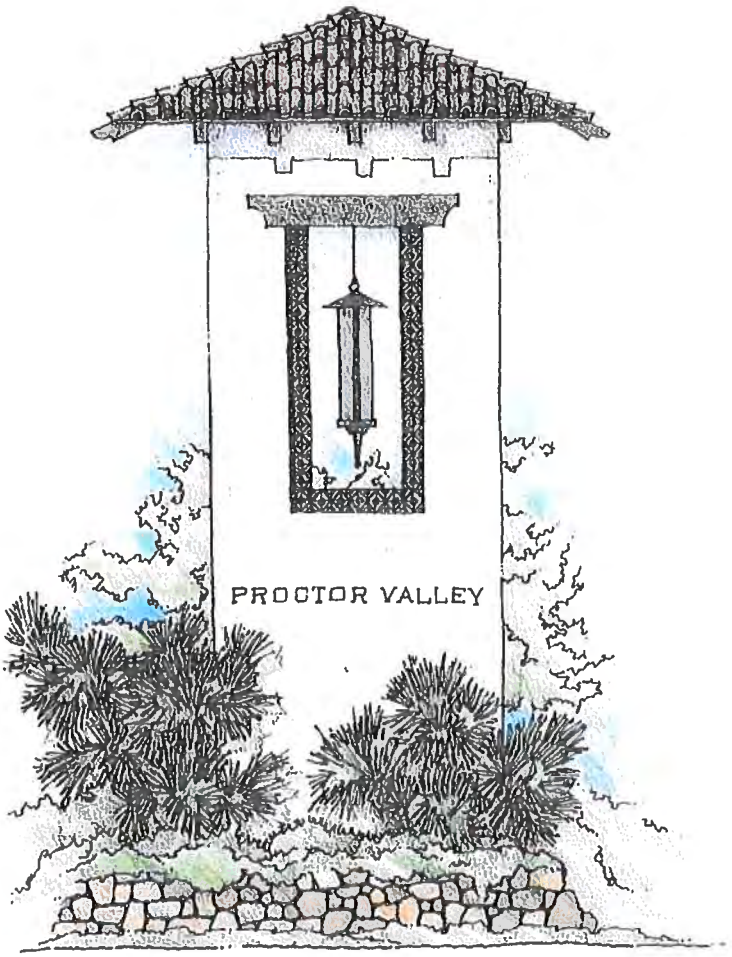
Basis for staff's recommendation:

1. The Planning & Development Services project team recommends supporting the applicant's Design Exception Request's.
2. The remaining Design Exception Requests are private street modifications to allow for design features, entry monumentation, access and internal roundabouts would be consistent with the external public use and function.
3. If you have any questions or need additional information related to this request, please contact Zoubir Ouadah, DPW County Traffic Engineer at (858) 694-3857, or the following e-mail address: Zoubir.Ouadah@sdcounty.ca.gov.

OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16/19

PDS 2019-TM-5616R, SPA-19-002, STP-19-029, ER-16-19-006A

DESIGN EXCEPTION REQUESTS
NOVEMBER 2019



Applicant:
Jackson Pendo Development Company
2245 San Diego Avenue, Suite 223
San Diego, CA 92110
Contact: Elizabeth Jackson
619-267-4904, Ext 102
ljackson@jacksonpendo.com

Prepared For:
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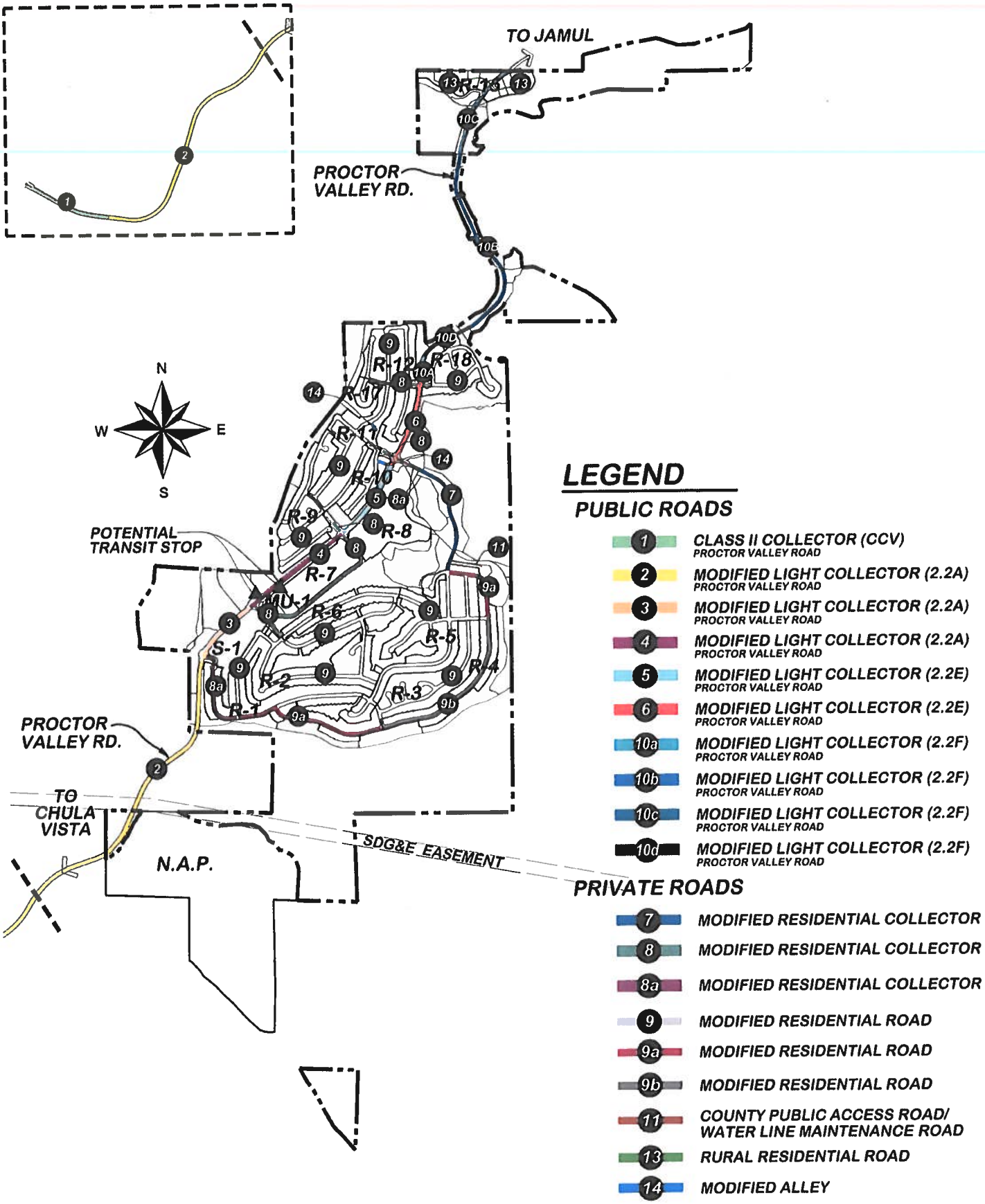
Alisa S. Vialpando, R.C.E. 47945
Vice President


TO JAMUL
PROCTOR VALLEY RD.
N
W
E
S
POTENTIAL TRANSIT STOP
R-1
R-2
R-3
R-4
R-5
R-6
R-7
R-8
R-9
R-10
R-11
R-12
R-18
S-1
U-1
PROCTOR VALLEY RD.
TO CHULA VISTA
N.A.P.
SDG&E EASEMENT
LEGEND
PUBLIC ROADS
1 CLASS II COLLECTOR (CCV) PROCTOR VALLEY ROAD
2 MODIFIED LIGHT COLLECTOR (2.2A) PROCTOR VALLEY ROAD
3 MODIFIED LIGHT COLLECTOR (2.2A) PROCTOR VALLEY ROAD
4 MODIFIED LIGHT COLLECTOR (2.2A) PROCTOR VALLEY ROAD
5 MODIFIED LIGHT COLLECTOR (2.2E) PROCTOR VALLEY ROAD
6 MODIFIED LIGHT COLLECTOR (2.2E) PROCTOR VALLEY ROAD
10a MODIFIED LIGHT COLLECTOR (2.2F) PROCTOR VALLEY ROAD
10b MODIFIED LIGHT COLLECTOR (2.2F) PROCTOR VALLEY ROAD
10c MODIFIED LIGHT COLLECTOR (2.2F) PROCTOR VALLEY ROAD
10d MODIFIED LIGHT COLLECTOR (2.2F) PROCTOR VALLEY ROAD
PRIVATE ROADS
7 MODIFIED RESIDENTIAL COLLECTOR
8 MODIFIED RESIDENTIAL COLLECTOR
8a MODIFIED RESIDENTIAL COLLECTOR
9 MODIFIED RESIDENTIAL ROAD
9a MODIFIED RESIDENTIAL ROAD
9b MODIFIED RESIDENTIAL ROAD
11 COUNTY PUBLIC ACCESS ROAD/ WATER LINE MAINTENANCE ROAD
13 RURAL RESIDENTIAL ROAD
14 MODIFIED ALLEY

11-06-19

DEPARTMENT OF PUBLIC WORKS

Request for a Modification to a Road Standard and/or to Project Conditions

Project Number: PDS2019-TM-5616R, PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-ER-16-19-006A **Date of Request** November 21, 2019

Project Location: Eastern terminus of Proctor Valley Road in Chula Vista to the southern terminus of Whispering Meadows Lane in the County of San Diego

Thos Bros. Map/Grid: Page 1292 C-7, D-6, D-7 and Page 1312 A-2, A-3, B-1, B-2, C-1

APN: 597-020-10, 597-140-04, 05, 06 & 07, 597-130-13, 598-010-01, 02 & 08, 598-011-01, 598-021-01 & 02, 598-020-04 & 06, 598-070-01, 07, & 09

Requestor Name: Jackson Pendo Development **Telephone** 619-267-4904

Address: 4363 Bonita Road #607, Bonita, CA 91902

Road/ Segment: Southern portion of Proctor Valley Road, road section is a Modified Light Collector (2.2a), (Modified VTM Cross Section 2)

Requested Modification (attach engineering sketches showing existing layout, details and notes): Previously accepted per PDS2016-SP-16-002 this request is to modify County Public Road Standard 2.2A criteria for portions of Proctor Valley Road, to allow a reduction of the Right-of-Way width from 78 feet to 68 feet for the off-site south portion of Proctor Valley Road within the City of San Diego Cornerstone lands. Other improvements include a reduced median width, from 14 to 4 feet and will be stamped concrete, as well as a modification to the 12-foot County Standard parkway width with removal of the sidewalk on the west side of the street and the addition of a 10-foot Community Pathway on the east side of the street separated from the travel lane by a 6-foot wide landscaped parkway.

Reason for requested Modification (provide attachment if additional space is required): The reasons for the request to modify County Public Road Standard 2.2A criteria for portions of Proctor Valley Road are as follows:

The reduction of off-site south and central Proctor Valley Road improvements within the City of San Diego Cornerstone lands is intended to minimize grading impacts on adjacent environmentally sensitive areas

and slow traffic. The roadway takes on a more rural character as it transitions from the more intensive land uses within the City of Chula Vista, through Proctor Valley and northward toward the more rural Jamul community. The proposed reduced roadway width is consistent with the Otay Ranch GDP/SRP Village Character Policy that states: "Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community" (GDP/SRP Page 192). Modifications to the parkway are requested to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. In addition, the design speed through the off-site central segment of Proctor Valley Road has been reduced to enhance pedestrian safety and improve roundabout operations, and to allow an alignment flexibility to avoid impacts to vernal pools where they occur.

List alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details and notes):

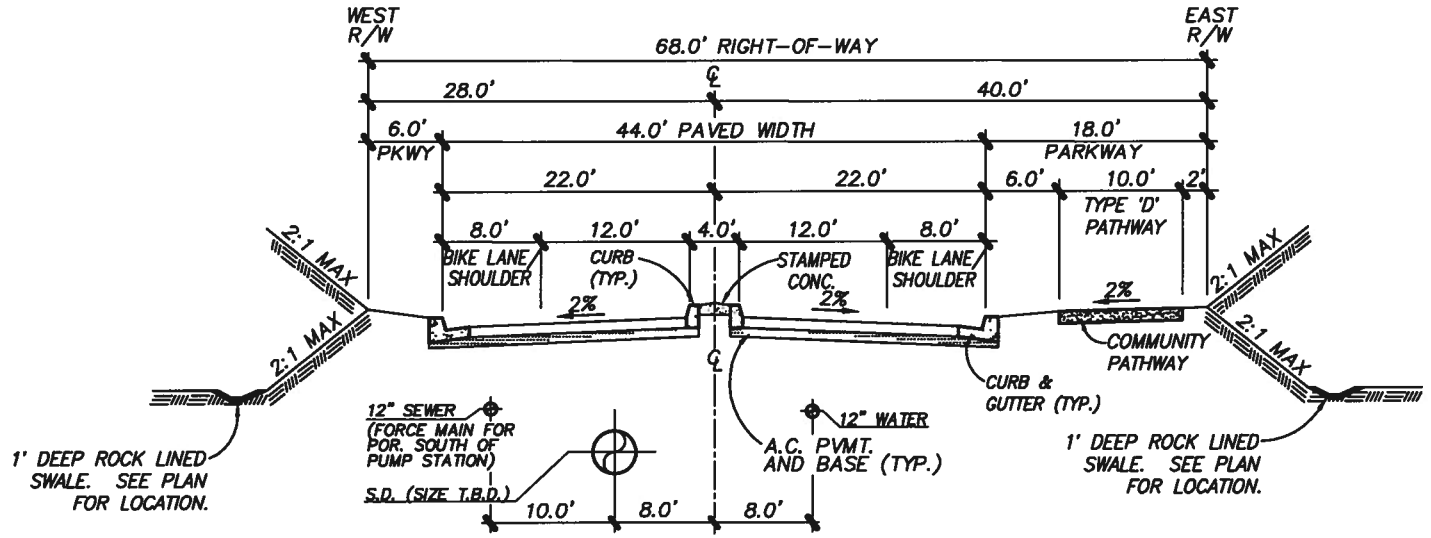
None

Describe the hardship(s) to the property owner(s) and neighbor(s) if the request is not approved (see note 3. on reverse):

Inconsistency with the Otay Sub-regional Plan goals, policies, and objectives by implementing County Standard Road classifications and design.

Provide design and cost estimates for meeting the conditions:

Not applicable



2 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)

NO PARKING PERMITTED
40 MPH DESIGN SPEED

NTS

WAIVERS:

- MODIFICATIONS TO PARKWAYS AS SHOWN
- MEDIAN REDUCED TO 4'
- RIGHT OF WAY REDUCED FROM 78' TO 68'

DEPARTMENT OF PUBLIC WORKS

Request for a Modification to a Road Standard and/or to Project Conditions

Project Number: PDS2019-TM-5616R, PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-ER-16-19-006A **Date of Request** November 20, 2019

Project Location: Eastern terminus of Proctor Valley Road in Chula Vista to the southern terminus of Whispering Meadows Lane in the County of San Diego

Thos Bros. Map/Grid: Page 1292 C-7, D-6, D-7 and Page 1312 A-2, A-3, B-1, B-2, C-1

APN: 597-020-10, 597-140-04, 05, 06 & 07, 597-130-13, 598-010-01, 02 & 08, 598-011-01, 598-021-01 & 02, 598-020-04 & 06, 598-070-01, 07, & 09

Requestor Name: Jackson Pendo Development **Telephone** 619-267-4904

Address: 4363 Bonita Road #607, Bonita, CA 91902

Road/ Segment: Portion of Proctor Valley Road with frontage to the school and two public park, road section is a Modified Light Collector (2.2a), (Modified VTM Cross Section 3)

Requested Modification (attach engineering sketches showing existing layout, details and notes): Revise the classification of Proctor Valley Road to a Modified Light Collector 2.2a.To allow an increase of the Right-of-Way width from 78 feet to 83 feet for the off-site central portion of Proctor Valley Road within the City of San Diego Cornerstone lands. Other improvements include a reduction in the parkway from 12 feet to 6 feet and to eliminate sidewalk on the west side of the road. An increase of the parkway from 12 feet to 23 feet on the east side of the road to provide a 10 foot Community Pathway and a 5-foot sidewalk. The design speed through this Proctor Valley Road Segment has been reduced from 40 to 30 mph and 20 mph through roundabouts

Reason for requested Modification (provide attachment if additional space is required): The reasons for the request to modify County Public Road Standard 2.2A criteria for portions of Proctor Valley Road are as follows:

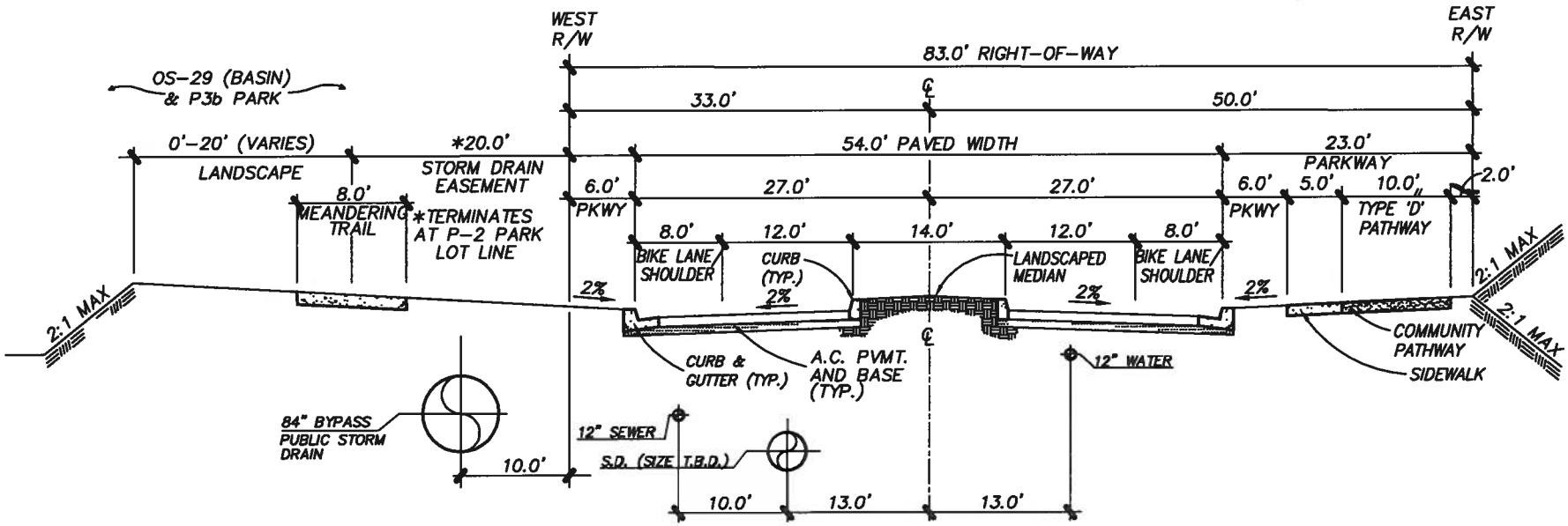
The expansion of on-site central Proctor Valley Road improvements is intended to create a sense of arrival and enhance pedestrian activity adjacent to the south village residential neighborhoods. Modifications to

the parkway are requested to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. In addition, the design speed through this Proctor Valley Road segment has been reduced to enhance pedestrian safety and improve roundabout operations.

List alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details and notes):
None

Describe the hardship(s) to the property owner(s) and neighbor(s) if the request is not approved (see note 3. on reverse):
Inconsistency with the Otay Sub-regional Plan goals, policies, and objectives by implementing County Standard Road classifications and design.

Provide design and cost estimates for meeting the conditions:
Not applicable



3 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)

NTS

NO PARKING PERMITTED
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT

WAIVERS:

- INCREASE ROW FROM 78' to 83'
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (20 MPH)

DEPARTMENT OF PUBLIC WORKS

Request for a Modification to a Road Standard and/or to Project Conditions

Project Number: PDS2019-TM-5616R, PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-ER-16-19-006A **Date of Request** November 15, 2019

Project Location: Eastern terminus of Proctor Valley Road in Chula Vista to the southern terminus of Whispering Meadows Lane in the County of San Diego

Thos Bros. Map/Grid: Page 1292 C-7, D-6, D-7 and Page 1312 A-2, A-3, B-1, B-2, C-1

APN: 597-020-10, 597-140-04, 05, 06 & 07, 597-130-13, 598-010-01, 02 & 08, 598-011-01, 598-021-01 & 02, 598-020-04 & 06, 598-070-01, 07, & 09

Requestor Name: Jackson Pendo Development **Telephone** 619-267-4904

Address: 4363 Bonita Road #607, Bonita, CA 91902

Road/ Segment: Portion of Proctor Valley Road with frontage to R-7, road section is a Modified Light Collector (2.2a), (Modified VTM Cross Section 4)

Requested Modification (attach engineering sketches showing existing layout, details and notes): This request is to modify County Public Road Standard 2.2A criteria for portions of Proctor Valley Road: To allow a expansion of the Right-of-Way width from 78 to 112 feet for the on-site central portion to Proctor Valley Road. Other improvements include a raised median width of 14 feet, an increased pavement width from 54 to 62 feet, increase parkway width from 12 feet to 20 feet and provide a 5' sidewalk on the west side of the road. Increase parkway from 12 feet to 30 feet and provide a 10-foot community pathway and a 5 foot sidewalk along the east side of the road. In addition, this request includes a reduction in design speed from 40 to 30 miles per hour for this segment of the road and a 20 mile per hour design speed through the roundabouts.

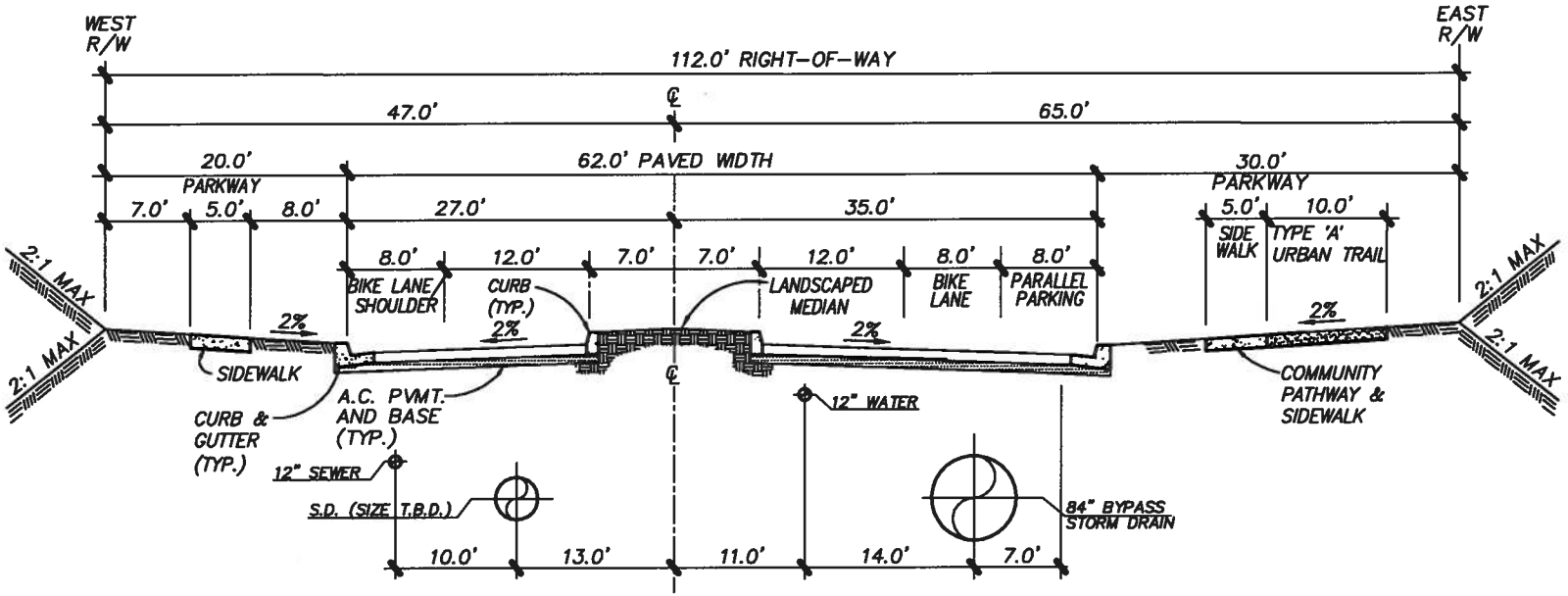
Reason for requested Modification (provide attachment if additional space is required): The reasons for the request to modify County Public Road Standard 2.2A criteria for portions of Proctor Valley Road are as follows:

The reduction of on-site central Proctor Valley Road improvements is intended to create a sense of arrival and enhance pedestrian activity within the Village Core. Modifications to the parkway are requested to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. In addition, the design speed through this Proctor Valley Road segment has been reduced to enhance pedestrian safety and improve roundabout operations.

List alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details and notes):
None

Describe the hardship(s) to the property owner(s) and neighbor(s) if the request is not approved (see note 3. on reverse):
Inconsistency with the Otay Sub-regional Plan goals, policies, and objectives by implementing County Standard Road classifications and design.

Provide design and cost estimates for meeting the conditions:
Not applicable



4 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)

30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT

NTS

WAIVERS:

- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (20 MPH)
- RIGHT OF WAY INCREASED FROM 78' TO 112'
- RAISED MEDIAN IS 14'
- MODIFICATIONS TO PARKWAY ARE AS SHOWN ABOVE

DEPARTMENT OF PUBLIC WORKS

Request for a Modification to a Road Standard and/or to Project Conditions

Project Number: PDS2019-TM-5616R, PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-ER-16-19-006A **Date of Request** November 15, 2019

Project Location: Eastern terminus of Proctor Valley Road in Chula Vista to the southern terminus of Whispering Meadows Lane in the County of San Diego

Thos Bros. Map/Grid: Page 1292 C-7, D-6, D-7 and Page 1312 A-2, A-3, B-1, B-2, C-1

APN: 597-020-10, 597-140-04, 05, 06 & 07, 597-130-13, 598-010-01, 02 & 08, 598-011-01, 598-021-01 & 02, 598-020-04 & 06, 598-070-01, 07, & 09

Requestor Name: Jackson Pendo Development **Telephone:** 619-267-4904

Address: 4363 Bonita Road #607, Bonita, CA 91902

Road/ Segment: Portion of Proctor Valley Road with frontage to R-8, road section is a Modified Light Collector (2.2a), (Modified VTM Cross Section 5)

Requested Modification (attach engineering sketches showing existing layout, details and notes): To allow a reduction of the Right-of-Way width from 78 to 77 feet for the on-site central portion to Proctor Valley Road. Other improvements include a reduced median width from 14 to 4 feet, a reduced pavement width from 54 to 44 feet, and a modification to the 12' County Standard parkway to 11' with a 5' sidewalk and 6' of landscape on the west side of the road. Increase the parkway width from 12 feet to 22 feet which includes a 4-foot sidewalk next to the 10-foot non-contiguous pathway along the east side. In addition, this request includes a reduction in design speed from 40 to 30 miles per hour for this segment of the road and a 20 mile per hour design speed through the roundabouts.

Reason for requested Modification (provide attachment if additional space is required): The reasons for the request to modify County Public Road Standard 2.2A criteria for portions of Proctor Valley Road are as follows:

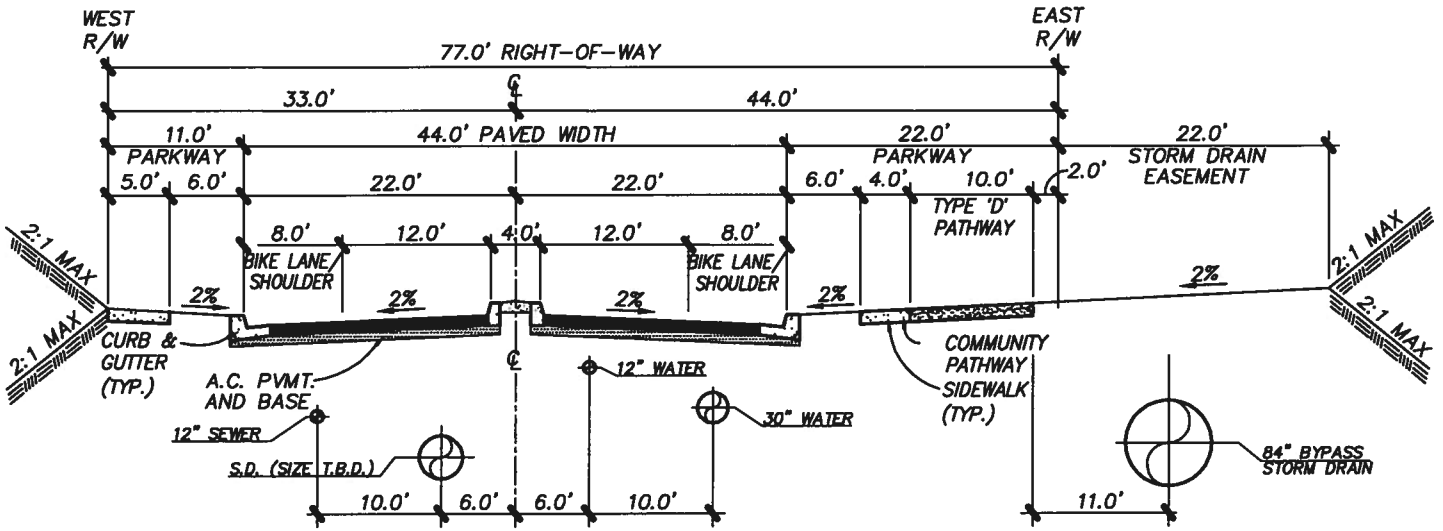
The reduction of on-site central Proctor Valley Road improvements is intended to create a sense of arrival and enhance pedestrian activity within the Village Core. Modifications to the parkway are requested to

enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. In addition, the design speed through this Proctor Valley Road segment has been reduced to enhance pedestrian safety and improve roundabout operations.

List alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details and notes):
None

Describe the hardship(s) to the property owner(s) and neighbor(s) if the request is not approved (see note 3. on reverse):
Inconsistency with the Otay Sub-regional Plan goals, policies, and objectives by implementing County Standard Road classifications and design.

Provide design and cost estimates for meeting the conditions:
Not applicable



5 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)

30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT)

NTS

WAIVERS:

- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (20 MPH)
- RIGHT OF WAY DECREASED FROM 78' TO 77'

DEPARTMENT OF PUBLIC WORKS

Request for a Modification to a Road Standard and/or to Project Conditions

Project Number: PDS2019-TM-5616R, PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-ER-16-19-006A **Date of Request** November 22, 2019

Project Location: Eastern terminus of Proctor Valley Road in Chula Vista to the southern terminus of Whispering Meadows Lane in the County of San Diego

Thos Bros. Map/Grid: : Page 1292 C-7, D-6, D-7 and Page 1312 A-2, A-3, B-1, B-2, C-1

APN: 597-020-10, 597-140-04, 05, 06 & 07, 597-130-13, 598-010-01, 02 & 08, 598-011-01, 598-021-01 & 02, 598-020-04 & 06, 598-070-01, 07, & 09

Requestor Name: Jackson Pendo Development **Telephone** 619-267-4904

Address: 4363 Bonita Road #607, Bonita, CA 91902

Road/ Segment: Portion of Proctor Valley Road, road section is a Modified Light Collector (2.2e), (Modified VTM Cross Section 6)

Requested Modification (attach engineering sketches showing existing layout, details and notes): Previously accepted per PDS2016-SP-16-002 this request is to modify County Public Road Standard 2.2E criteria to allow an expansion of the Right-of-Way width from 64 feet to 73 feet for the on-site north portion of Proctor Valley Road. Other improvements include a to the 12' County Standard parkway to 11' with a 5' sidewalk and 6' of landscape on the west side of the road. The east side has a 22' parkway which includes the 10-foot meandering Community Pathway. In addition, this request includes a reduction in design speed from 40 to 30 miles per hour for this segment of the road and a 20 mile per hour design speed through the roundabouts.

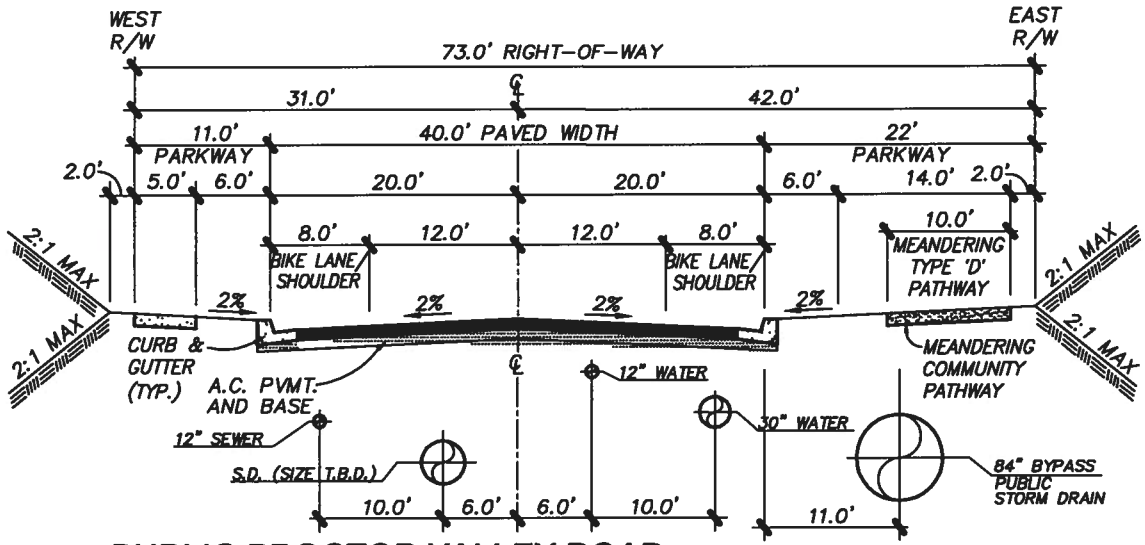
Reason for requested Modification (provide attachment if additional space is required): The expansion of on-site north Proctor Valley Road improvements is intended to provide a continuous Community Pathway through the community, enhancing the pedestrian experience along the link between the residential neighborhoods and the Village Core. Modifications to the parkway are requested to enhance the pedestrian experience as well and to provide an increased sense of pedestrian safety and comfort. In

addition, the design speed through this Proctor Valley Road segment has been reduced to enhance pedestrian safety and improve roundabout operations.

List alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details and notes):
None

Describe the hardship(s) to the property owner(s) and neighbor(s) if the request is not approved (see note 3. on reverse):
Inconsistency with the Otay Sub-regional Plan goals, policies, and objectives by implementing County Standard Road classifications and design.

Provide design and cost estimates for meeting the conditions:
Not applicable



6 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2E)

NO PARKING PERMITTED
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT)

NTS

WAIVERS:

- INCREASE OF ROW FROM 64' TO 73'
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (20 MPH)

DEPARTMENT OF PUBLIC WORKS

Request for a Modification to a Road Standard and/or to Project Conditions

Project Number: PDS2019-TM-5616R, PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-ER-16-19-006A **Date of Request** November 20, 2019

Project Location: Eastern terminus of Proctor Valley Road in Chula Vista to the southern terminus of Whispering Meadows Lane in the County of San Diego

Thos Bros. Map/Grid: Page 1292 C-7, D-6, D-7 and Page 1312 A-2, A-3, B-1, B-2, C-1

APN: 597-020-10, 597-140-04, 05, 06 & 07, 597-130-13, 598-010-01, 02 & 08, 598-011-01, 598-021-01 & 02, 598-020-04 & 06, 598-070-01, 07, & 09

Requestor Name: Jackson Pendo Development **Telephone** 619-267-4904

Address: 4363 Bonita Road #607, Bonita, CA 91902

Road/ Segment: Portion of Proctor Valley Road, road section is a Modified Light Collector (2.2f), (Modified VTM Cross Section 10a)

Requested Modification (attach engineering sketches showing existing layout, details and notes): The onsite North Proctor Valley Road improvement width has been increased from 52' to a right-of-way width varying from 76' to 64'. The pavement transitions from the standard 40' width to a reduced pavement width of 34' to minimize impacts to environmentally sensitive areas adjacent to the ROW. Improvements within the 73' to 64' ROW include two 12' travel lanes, two 5' bike lanes and an extension of the 10' Community Pathway along the East ROW. The West right of way transitions from 31 feet to 22 feet, depending on size of parkway (11 feet to 5 feet) and size of bike lane (8 feet to 5 feet). The East right of way transitions from 45 feet to 39 feet depending on the side of the bike land (5 feet to 8 feet) and the parkway which varies from 25 feet to 22 feet. This section serves as a 'transition section from Section 6 to the Offsite Section 10b.

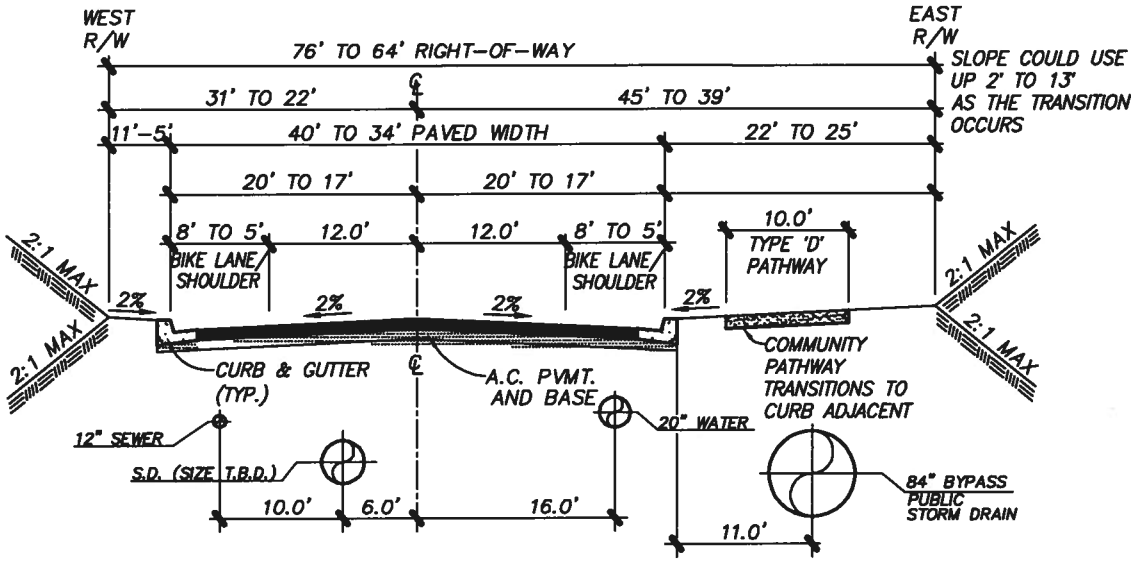
Reason for requested Modification (provide attachment if additional space is required): The modifications for these portions of Proctor Valley Road are requested to minimize impacts to environmentally sensitive areas adjacent to the ROW and maintain the rural connection between Proctor Valley Village 14, Planning Areas 16 and 19 and Jamul to the north. The parkways and shoulders have

been eliminated to reduce grading impacts on adjacent environmental sensitive areas.

List alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details and notes):
None

Describe the hardship(s) to the property owner(s) and neighbor(s) if the request is not approved (see note 3. on reverse):
Inconsistency with the Otay Sub-regional Plan goals, policies, and objectives by implementing County Standard Road classifications and design.

Provide design and cost estimates for meeting the conditions:
Not applicable



10a

PUBLIC PROCTOR VALLEY ROAD TRANSITION FROM 6 TO 10d

MODIFIED LIGHT COLLECTOR (2.2F)

NTS

NO PARKING PERMITTED
30 MPH DESIGN SPEED

WAIVERS:

- ALLOW FOR VARIABLE ROW WIDTH FROM 84' TO 76'
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH

DEPARTMENT OF PUBLIC WORKS

Request for a Modification to a Road Standard and/or to Project Conditions

Project Number: PDS2019-TM-5616R, PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-ER-16-19-006A Date of Request November 22, 2019

Project Location: Eastern terminus of Proctor Valley Road in Chula Vista to the southern terminus of

Thos Bros. Map/Grid: Page 1292 C-7, D-6, D-7 and Page 1312 A-2, A-3, B-1, B-2, C-1

APN: 597-020-10, 597-140-04, 05, 06 & 07, 597-130-13, 598-010-01, 02 & 08, 598-011-01, 598-021-01 & 02, 598-020-04 & 06, 598-070-01, 07, & 09

Requestor Name: Jackson Pendo Development **Telephone** 619-267-4904

Address: 4363 Bonita Road #607, Bonita, CA 91902

Road/ Segment: Portion of Proctor Valley Road, road section is a Modified Light Collector (2.2f), (Modified VTM Cross Section 10b)

Requested Modification (attach engineering sketches showing existing layout, details and notes): Previously accepted per PDS2016-SP-16-002 the offsite North Proctor Valley Road improvement width has been reduced from 52' to 48' right-of-way (reduced paving width from 40' to 34') to minimize impacts to environmentally sensitive areas adjacent to the ROW and maintain the rural connection between Proctor Valley Village 14 and Jamul to the North. Improvements within the 48' ROW include two 12' travel lanes, two 5' bike lanes and an extension of the 10' Community Pathway along the East ROW. The parkways and shoulders have been reduced to be sensitive to the adjacent environmentally sensitive areas.

Reason for requested Modification (provide attachment if additional space is required): The modifications for these portions of Proctor Valley Road are requested to minimize impacts to environmentally sensitive areas adjacent to the ROW and maintain the rural connection between Proctor Valley Village 14, Planning Areas 16 and 19 and Jamul to the north. The parkways and shoulders have been eliminated to reduce grading impacts on adjacent environmental sensitive areas.

List alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details and notes):

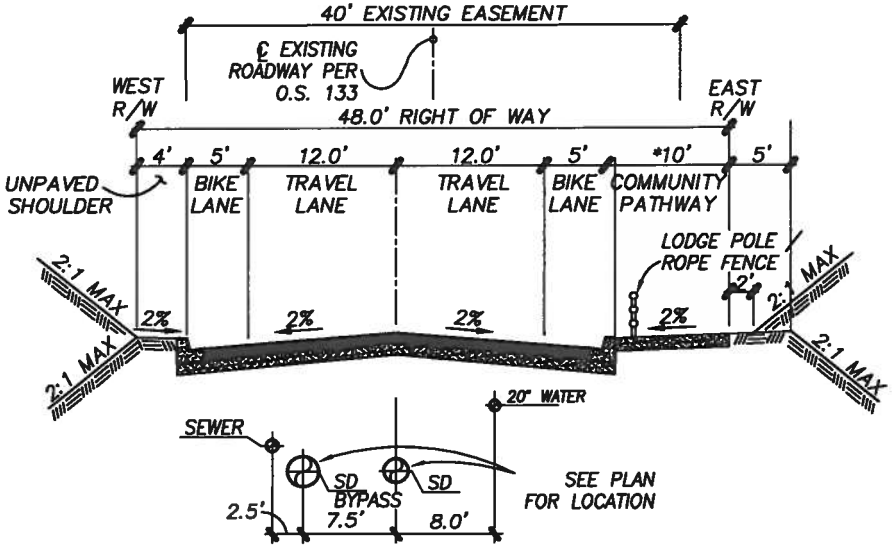
None

Describe the hardship(s) to the property owner(s) and neighbor(s) if the request is not approved (see note 3. on reverse):

Inconsistency with the Otay Sub-regional Plan goals, policies, and objectives by implementing County Standard Road classifications and design.

Provide design and cost estimates for meeting the conditions:

Not applicable



10b

PUBLIC PROCTOR VALLEY ROAD/THRU STATE LANDS

MODIFIED LIGHT COLLECTOR (2.2F)

NTS

NO PARKING PERMITTED
40 MPH DESIGN SPEED
*WIDTH OF COMMUNITY PATHWAY MAY VARY DUE TO INSTALLATION OF SIGNS FOR SHORT DISTANCES

WAIVERS:
- MODIFICATIONS TO PAVEMENT, SHOULDER, PARKWAY AND ROW WIDTHS AS SHOWN.

DEPARTMENT OF PUBLIC WORKS

Request for a Modification to a Road Standard and/or to Project Conditions

Project Number: PDS2019-TM-5616R, PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-ER-16-19-006A **Date of Request** November 22, 2019

Project Location: Eastern terminus of Proctor Valley Road in Chula Vista to the southern terminus of Whispering Meadows Lane in the County of San Diego

Thos Bros. Map/Grid: Page 1292 C-7, D-6, D-7 and Page 1312 A-2, A-3, B-1, B-2, C-1

APN: 597-020-10, 597-140-04, 05, 06 & 07, 597-130-13, 598-010-01, 02 & 08, 598-011-01, 598-021-01 & 02, 598-020-04 & 06, 598-070-01, 07, & 09

Requestor Name: Jackson Pendo Development **Telephone** 619-267-4904

Address: 4363 Bonita Road #607, Bonita, CA 91902

Road/ Segment: Portion of Proctor Valley Road, road section is a Modified Light Collector (2.2f), (Modified VTM Cross Section 10c)

Requested Modification (attach engineering sketches showing existing layout, details and notes): Previously accepted per PDS2016-SP-16-002 the offsite North Proctor Valley Road improvement width has been increased from 52' to 64' right-of-way (reduced paving width from 40' to 34'). Improvements within the 64' ROW include two 12' travel lanes, two 5' bike lanes and an extension of the 10' Community Pathway along the East ROW.

Reason for requested Modification (provide attachment if additional space is required): The modifications for these portions of Proctor Valley Road are requested to minimize impacts to environmentally sensitive areas adjacent to the ROW and maintain the rural connection between Proctor Valley Village 14, Planning Areas 16 and 19 and Jamul to the north. The parkways and shoulders have been eliminated to reduce grading impacts on adjacent environmental sensitive areas.

List alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details and notes):

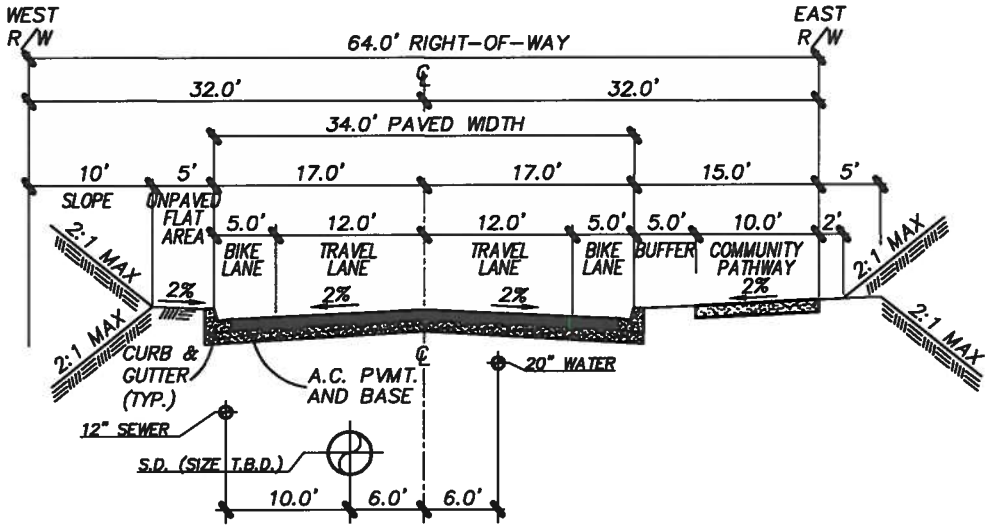
None

Describe the hardship(s) to the property owner(s) and neighbor(s) if the request is not approved (see note 3. on reverse):

Inconsistency with the Otay Sub-regional Plan goals, policies, and objectives by implementing County Standard Road classifications and design.

Provide design and cost estimates for meeting the conditions:

Not applicable



PUBLIC PROCTOR VALLEY ROAD
-FROM STATE PROPERTY LINE THRU PA19 TO NORTH BOUNDARY
MODIFIED LIGHT COLLECTOR (2.2F)

10c

NO PARKING PERMITTED
40 MPH DESIGN SPEED / (20 MPH AT ROUNDABOUT)
WAIVERS:
- MODIFICATIONS TO PAVEMENT, SHOULDER, PARKWAY AND ROW WIDTHS AS SHOWN.

NTS

DEPARTMENT OF PUBLIC WORKS

Request for a Modification to a Road Standard and/or to Project Conditions

Project Number: PDS2019-TM-5616R, PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-ER-16-19-006A **Date of Request** November 15, 2019

Project Location: Eastern terminus of Proctor Valley Road in Chula Vista to the southern terminus of Whispering Meadows Lane in the County of San Diego

Thos Bros. Map/Grid: Page 1292 C-7, D-6, D-7 and Page 1312 A-2, A-3, B-1, B-2, C-1

APN: 597-020-10, 597-140-04, 05, 06 & 07, 597-130-13, 598-010-01, 02 & 08, 598-011-01, 598-021-01 & 02, 598-020-04 & 06, 598-070-01, 07, & 09

Requestor Name: Jackson Pendo Development **Telephone** 619-267-4904

Address: 4363 Bonita Road #607, Bonita, CA 91902

Road/ Segment: Portion of Proctor Valley Road, road section is a Modified Light Collector (2.2f), (Modified VTM Cross Section10d)

Requested Modification (attach engineering sketches showing existing layout, details and notes): Revise the County Public Road Standard 2.2(f) for the northerly portion of Proctor Valley Road to allow a reduced right of way width from 52 feet to 48 feet. Additionally, to a.low a reduced pavement width form 40 feet to 34 feet which will minimize impacts to environmentally sensitive areas adjacent to the ROW and maintain the rural connection between Proctor Valley Village 14 and Jamul to the North. Improvements within the 48' ROW include two 12' travel lanes, two 5' bike lanes and an extension of the 10' Community Pathway along the East ROW. The parkways and shoulders have been reduced to be sensitive to the adjacent environmentally sensitive areas.

Reason for requested Modification (provide attachment if additional space is required): The modifications to road classification for Modified Light Collector (2.2F) for these portions of Proctor Valley Road are requested to minimize impacts to environmentally sensitive areas adjacent to the ROW and maintain the rural connection between Proctor Valley Village 14, Planning Areas 16 and 19 and Jamul to the north. The parkways and shoulders have been eliminated to reduce grading impacts on adjacent environmental sensitive areas.

List alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details and notes):

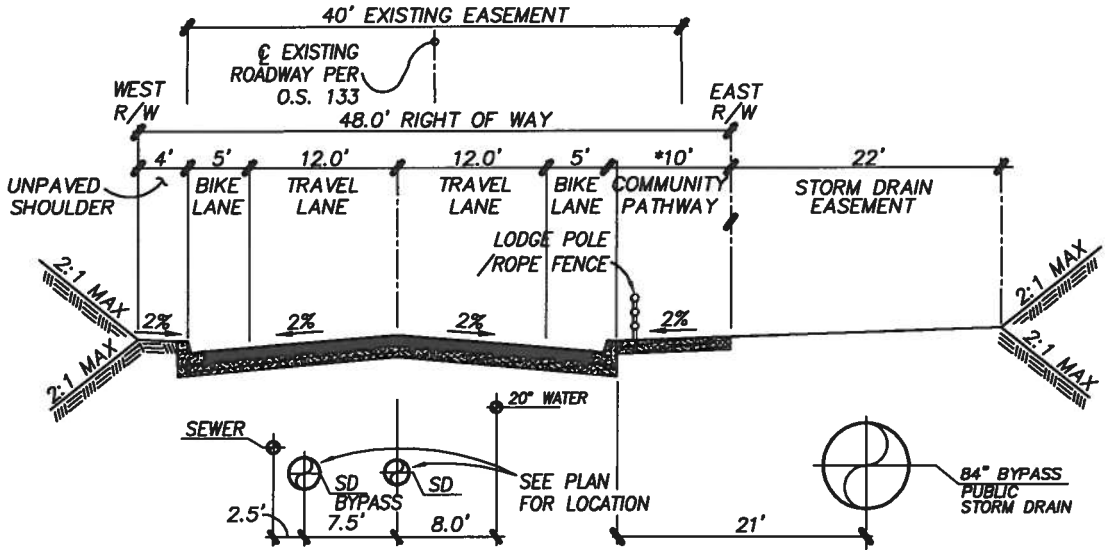
None

Describe the hardship(s) to the property owner(s) and neighbor(s) if the request is not approved (see note 3. on reverse):

Inconsistency with the Otay Sub-regional Plan goals, policies, and objectives by implementing County Standard Road classifications and design.

Provide design and cost estimates for meeting the conditions:

Not applicable



10d PUBLIC PROCTOR VALLEY ROAD/THRU STATE LANDS

MODIFIED LIGHT COLLECTOR (2.2F)

NTS

NO PARKING PERMITTED
40 MPH DESIGN SPEED
*WIDTH OF COMMUNITY PATHWAY MAY VARY DUE TO INSTALLATION OF SIGNS FOR SHORT DISTANCES

WAIVERS:

- MODIFICATIONS TO PAVEMENT, SHOULDER, PARKWAY AND ROW WIDTHS AS SHOWN.

COMMITTED TO EXCELLENCE
SINCE 1920

• GOVERNING BOARD MEMBERS

CHRIS FITE
JIM KELLY
ELVA SALINAS
ROBERT SHIELD
DR. GARY C. WOODS

• SUPERINTENDENT

DR. TIM GLOVER

November 25, 2019

Mr. Rob Cameron
c/o Jackson Pendo Development
GDCI Proctor Valley, LP
2245 San Diego Avenue, Suite 223
San Diego, CA 92110

Subject: Otay Ranch Village 14 and Planning Areas 16/19

Dear Mr. Cameron:

The Grossmont Union High School District (GUHSD) is responsible for providing education for students in grades 9 through 12. The proposed Planning Areas 16/19 and a portion of Village 14 are within the District, more specifically they lie within the Valhalla High School attendance area.

The Grossmont Union High School District has a developer fee assessment policy. The current level of assessment is $1.20 per square foot for residential and $.19 per square foot for commercial projects. Please be advised that there are no plans to construct a new school in the immediate vicinity of the proposed project. However, Valhalla High School was recently modernized and has capacity for students generated by the project.

In your email to Mr. Scott Patterson dated October 24, 2016, you indicate that the project proponents intend to annex a portion of Village 14 to the Sweetwater Union High School District. Please be advised that the Grossmont Union High School District continues to be opposed to this course of action.

If you have any questions regarding any part of this correspondence, please feel free to call me at 619-644-8154.

Sincerely,

Katy Wright

Katy Wright
Executive Director Facilities Management

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen
(Two forms are needed if project is to be served by separate school districts)

GDCI Proctor Valley LP — 858-523-9055
Owner's Name — Phone

12770 El Camino Real, Suite 220
Owner's Mailing Address — Street

San Diego, — CA — 92130
City — State — Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____

Sc

ELEMENTARY_____
HIGH SCHOOL_____
UNIFIED_____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. **LEGISLATIVE ACT**
- ☐ Rezones changing Use Regulations or Development Regulations
- ☐ General Plan Amendment
- ☐ Specific Plan
- ☒ Specific Plan Amendment

B. **DEVELOPMENT PROJECT**
- ☐ Rezones changing Special Area or Neighborhood Regulations
- ☒ Major Subdivision (TM)
- ☐ Minor Subdivision (TPM)
- ☐ Boundary Adjustment
- ☐ Major Use Permit (MUP), purpose:_____
- ☐ Time Extension...Case No._____
- ☐ Expired Map...Case No._____
- ☐ Other_____

C.
- ☒ Residential . . . . . Total number of dwelling units 1,266
- ☒ Commercial . . . . . Gross floor area Up to 10,000 sq. ft.
- ☐ Industrial . . . . . Gross floor area_____
- ☐ Other . . . . . Gross floor area_____

D. ☒ Total Project acreage 154.3 Total number lots 1098

Assessor's Parcel Number(s)
(Add extra if necessary)

See Attached	

Thomas Guide Page 1292 Grid C7

12842 Proctor Valley Road, Chula Vista CA
Project address — Street

Jamul Dulzurra/Otay
Community Planning Area/Subregion — Zip

Applicant's Signature: Elizabeth Jackson, authorized agent Date: 12-4-19

Address: 12770 El Camino Real, Suite 220 San Diego, CA 92130 Phone: 858-523-9055

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

Grossmont Union High School District
District Name:

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.

Elementary:_____ miles:_____
Junior/Middle:_____ miles:_____
High school: Valhalla High School miles:_____

- ☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☒ high school. ***(Check)***
- ☐ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
- ☒ Project is located entirely within the district and is eligible for service.
- ☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Rosa Rossell — Rosa Rossell 11-21-19
Authorized Signature — *Print Name*

Planning Technician — 619 644 8177
Print Title — *Phone*

On completion of Section 2 by the district, applicant is to submit this form with application to:
Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123

EXHIBIT A
Proposed Project Amendment
APNs

597-020-06
597-020-10
597-130-13
597-140-04
597-140-05
597-140-06
597-140-07
597-150-13
597-150-03
597-150-12
597-150-07
597-150-08
597-190-23
598-010-02
598-011-01
598-020-04
598-020-06
598-021-01
598-021-02
598-070-07
598-070-09

County of San Diego, Planning & Development Services

PROJECT FACILITY AVAILABILITY - SCHOOL

ZONING DIVISION

Please type or use pen
(Two forms are needed if project is to be served by separate school districts)

GDCI Proctor Valley LP — 858-623-9055
Owner's Name — Phone

12770 El Camino Real, Suite 220
Owner's Mailing Address — Street

San Diego, — CA — 92130
City — State — Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____

Sc

ELEMENTARY_____
HIGH SCHOOL_____
UNIFIED_____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. **LEGISLATIVE ACT**
- ☐ Rezones changing Use Regulations or Development Regulations
- ☐ General Plan Amendment
- ☐ Specific Plan
- ☒ Specific Plan Amendment

B. **DEVELOPMENT PROJECT**
- ☐ Rezones changing Special Area or Neighborhood Regulations
- ☒ Major Subdivision (TM)
- ☐ Minor Subdivision (TPM)
- ☐ Boundary Adjustment
- ☐ Major Use Permit (MUP), purpose:_____
- ☐ Time Extension...Case No._____
- ☐ Expired Map...Case No._____
- ☐ Other_____

C.
- ☒ Residential . . . . . Total number of dwelling units 1,286
- ☒ Commercial . . . . . Gross floor area Up to 10,000 sq. ft.
- ☐ Industrial . . . . . Gross floor area_____
- ☐ Other . . . . . Gross floor area_____

D. ☒ Total Project acreage 1643 Total number lots 1098

Assessor's Parcel Number(s)
(Add extra if necessary)

See Attached	

Thomas Guide Page 1292 Grid C7

12842 Proctor Valley Road, Chula Vista CA
Project address — Street

Jamul Dulzura/Otay
Community Planning Area/Subregion — Zip

Applicant's Signature: Elizabeth Jackson, authorized agent Date: 12-2-19

Address: 12770 El Camino Real, Suite 220 San Diego, CA 92130 Phone: 858-623-9055

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: Cajon Valley Union

If not in a unified district, which elementary or high school district must also fill out a form? Grossmont

Indicate the location and distance of proposed schools of attendance.

Elementary: Avocado miles: 12.0
Junior/Middle: Hillsdale miles: 11.2
High school: _____ miles: _____

☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. *(Check)*
☑ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
☐ Project is located entirely within the district and is eligible for service.
☑ The project is not located entirely within the district and a potential boundary issue may exist with the Chula Vista Elementary school district.

Esmeralda Ayon — Esmeralda Ayon
Authorized Signature — *Print Name*

Planning Tech — 619-588-3676
Print Title — *Phone*

On completion of Section 2 by the district, applicant is to submit this form with application to:
Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123

EXHIBIT A
Proposed Project Amendment
APNs

597-020-06
597-020-10
597-130-13
597-140-04
597-140-05
597-140-06
597-140-07
597-150-13
597-150-03
597-150-12
597-150-07
597-150-08
597-190-23
598-010-02
598-011-01
598-020-04
598-020-06
598-021-01
598-021-02
598-070-07
598-070-09

County of San Diego, Planning & Development Services

PROJECT FACILITY AVAILABILITY - SCHOOL

ZONING DIVISION

Please type or use pen
(Two forms are needed if project is to be served by separate school districts)

GDCI Proctor Valley LP — 858-523-9055
Owner's Name — Phone

12770 El Camino Real, Suite 220
Owner's Mailing Address — Street

San Diego, — CA — 92130
City — State — Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____

Sc

ELEMENTARY_____
HIGH SCHOOL_____
UNIFIED_____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. **LEGISLATIVE ACT**
- ☐ Rezones changing Use Regulations or Development Regulations
- ☐ General Plan Amendment
- ☐ Specific Plan
- ☒ Specific Plan Amendment

B. **DEVELOPMENT PROJECT**
- ☐ Rezones changing Special Area or Neighborhood Regulations
- ☒ Major Subdivision (TM)
- ☐ Minor Subdivision (TPM)
- ☐ Boundary Adjustment
- ☐ Major Use Permit (MUP), purpose:_____
- ☐ Time Extension...Case No._____
- ☐ Expired Map...Case No._____
- ☐ Other_____

C.
- ☒ Residential . . . . . Total number of dwelling units 1,266
- ☒ Commercial . . . . . Gross floor area Up to 10,000 sq. ft.
- ☐ Industrial . . . . . Gross floor area_____
- ☐ Other . . . . . Gross floor area_____

D. ☒ Total Project acreage 1643 Total number lots 1098

Assessor's Parcel Number(s)
(Add extra if necessary)

See Attached	

Thomas Guide Page 1292 Grid C7

12842 Proctor Valley Road, Chula Vista CA
Project address — Street

Jamul Dulzurra/Otay
Community Planning Area/Subregion — Zip

Applicant's Signature: Elizabeth Jackson, authorized agent Date: 12-4-19

Address: 12770 El Camino Real, Suite 220 San Diego, CA 92130 Phone: 858-523-9055

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: Chula Vista Elementary School District

If not in a unified district, which elementary or high school district must also fill out a form? Sweetwater Union High School District

Indicate the location and distance of proposed schools of attendance.

Elementary: Salt Creek Elementary School — miles: 5

Junior/Middle: _____ — miles: _____

High school: _____ — miles: _____

- ☑ This project will result in the overcrowding of the ☑ elementary ☐ junior/school ☐ high school. *(Check)*
- ☑ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
- ☐ Project is located entirely within the district and is eligible for service.
- ☑ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Authorized Signature — Carolyn L. Scholl *Print Name*

on behalf of the Planning Dept. — (619) 425-9600 EXT B75
Print Title — *Phone*

On completion of Section 2 by the district, applicant is to submit this form with application to:
Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123

EXHIBIT A
Proposed Project Amendment
APNs

597-020-06
597-020-10
597-130-13
597-140-04
597-140-05
597-140-06
597-140-07
597-150-13
597-150-03
597-150-12
597-150-07
597-150-08
597-190-23
598-010-02
598-011-01
598-020-04
598-020-06
598-021-01
598-021-02
598-070-07
598-070-09

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen
(Two forms are needed if project is to be served by separate school districts)

GDCI Proctor Valley LP — 858-523-9055
Owner's Name — Phone

12770 El Camino Real, Suite 220
Owner's Mailing Address — Street

San Diego, — CA — 92130
City — State — Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____

Sc

ELEMENTARY_____
HIGH SCHOOL_____
UNIFIED_____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. **LEGISLATIVE ACT**
- ☐ Rezones changing Use Regulations or Development Regulations
- ☐ General Plan Amendment
- ☐ Specific Plan
- ☒ Specific Plan Amendment

B. **DEVELOPMENT PROJECT**
- ☐ Rezones changing Special Area or Neighborhood Regulations
- ☒ Major Subdivision (TM)
- ☐ Minor Subdivision (TPM)
- ☐ Boundary Adjustment
- ☐ Major Use Permit (MUP), purpose:_____
- ☐ Time Extension...Case No._____
- ☐ Expired Map...Case No._____
- ☐ Other_____

C.
- ☒ Residential . . . . . Total number of dwelling units 1,266
- ☒ Commercial . . . . . Gross floor area Up to 10,000 sq. ft.
- ☐ Industrial . . . . . Gross floor area_____
- ☐ Other . . . . . Gross floor area_____

D. ☒ Total Project acreage 1543 Total number lots 1098

Assessor's Parcel Number(s)
(Add extra if necessary)

See Attached	

Thomas Guide Page 1292 Grid C7

12842 Proctor Valley Road, Chula Vista CA
Project address — Street

Jamul Dulzurra/Otay
Community Planning Area/Subregion — Zip

Applicant's Signature: Elizabeth Jickson authorized agent Date: 12-4-19

Address: 12770 El Camino Real, Suite 220 San Diego, CA 92130 Phone: 858-523-9055

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

Jamul-Dulzura Union School District
District Name:

If not in a unified district, which elementary or high school district must also fill out a form?
Grossmont

Indicate the location and distance of proposed schools of attendance.

Elementary: Jamul Elementary 14567 Lyons Valley Rd., Jamul miles: appx. 6
Junior/Middle: Oak Grove Middle 14344 Olive Vista Dr., Jamul miles: appx. 6
High school:_____ miles:_____

- ☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. *(Check)*
- ☐ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
- ☐ Project is located entirely within the district and is eligible for service.
- ☒ The project is not located entirely within the district and a potential boundary issue may exist with the Chula Vista & Sweetwater school district. Jamul-Dulzura is willing and able to provide schools for homes built w/in the existing Jamul-Dulzura district boundary in Village 14

Authorized Signature — *Print Name*: Elizabeth Bystedt

Print Title: Superintendent — *Phone*: (619) 669-7702

On completion of Section 2 by the district, applicant is to submit this form with application to:
Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123

EXHIBIT A
Proposed Project Amendment
APNs

597-020-06
597-020-10
597-130-13
597-140-04
597-140-05
597-140-06
597-140-07
597-150-13
597-150-03
597-150-12
597-150-07
597-150-08
597-190-23
598-010-02
598-011-01
598-020-04
598-020-06
598-021-01
598-021-02
598-070-07
598-070-09

County of San Diego, Planning & Development Services

PROJECT FACILITY AVAILABILITY - SCHOOL

ZONING DIVISION

Please type or use pen
(Two forms are needed if project is to be served by separate school districts)

GDCI Proctor Valley LP — 858-523-9055
Owner's Name — Phone

12770 El Camino Real, Suite 220
Owner's Mailing Address — Street

San Diego, — CA — 92130
City — State — Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____

Sc

ELEMENTARY_____
HIGH SCHOOL_____
UNIFIED_____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. **LEGISLATIVE ACT**
- ☐ Rezones changing Use Regulations or Development Regulations
- ☐ General Plan Amendment
- ☐ Specific Plan
- ☒ Specific Plan Amendment

B **DEVELOPMENT PROJECT**
- ☐ Rezones changing Special Area or Neighborhood Regulations
- ☒ Major Subdivision (TM)
- ☐ Minor Subdivision (TPM)
- ☐ Boundary Adjustment
- ☐ Major Use Permit (MUP), purpose:
- ☐ Time Extension...Case No.
- ☐ Expired Map.. Case No.
- ☐ Other

C
- ☒ Residential . . . Total number of dwelling units 1,266
- ☒ Commercial . . . . Gross floor area Up to 10,000 sq. ft.
- ☐ Industrial . . . . . Gross floor area
- ☐ Other . . . . . Gross floor area

D ☒ Total Project acreage 1643 Total number lots 1098

Assessor's Parcel Number(s)
(Add extra if necessary)

See Attached	

Thomas Guide Page 1292 Grid C7

12842 Proctor Valley Road, Chula Vista CA
Project address — Street

Jamul Dulzura/Otay
Community Planning Area/Subregion — Zip

Applicant's Signature: Elizabeth Jackson, authorized agent Date: 12-6-19

Address 12770 El Camino Real, Suite 220 San Diego, CA 92130 Phone: 858-523-0055

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: Sweetwater Union High School District

If not in a unified district, which elementary or high school district must also fill out a form? Chula Vista Elementary School District

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____
Junior/Middle Eastlake Middle School, 900 Duncan Ranch Rd., Chula Vista, CA 91914 miles: 3.2
High school Eastlake High School, 1120 Eastlake Pkwy, Chula Vista, CA 91915 miles: 5.2

- ☒ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school *(Check)*
- ☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the Issuance of building permits.
- ☐ Project is located entirely within the district and is eligible for service.
- ☒ The project is not located entirely within the district and a potential boundary issue may exist with the Grossmont Union High school district.

Authorized Signature — Moisés Aguirre *Print Name*

Asst. Superintendent of Facilities & Operations *Print Title* — 619-585-6060 *Phone*

On completion of Section 2 by the district, applicant is to submit this form with application to:
Planning & Development Services, Zoning Counter, 5510 Overland Ave, Suite 110 San Diego, CA 92123

EXHIBIT A
Proposed Project Amendment
APNs

597-020-06
597-020-10
597-130-13
597-140-04
597-140-05
597-140-06
597-140-07
597-150-13
597-150-03
597-150-12
597-150-07
597-150-08
597-190-23
598-010-02
598-011-01
598-020-04
598-020-06
598-021-01
598-021-02
598-070-07
598-070-09

...Dedicated to Community Service
2554 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA 91978-2004
TELEPHONE: 670-2222, AREA CODE 619 www.otaywater.gov

Sent via USPS and email to: rcameron@jacksonpendo.com

December 20, 2019

Project No.: D0956-090323
Activity: 3111

Rob Cameron
GDCI Proctor Valley, LP
c/o Jackson Pendo Development
2245 San Diego Avenue, Suite 223
San Diego, CA 92110

Subject: Project Facility Availability – Water
The Proctor Valley Village 14 Preserve Specific Plan and
Planning Areas 16/19; 12800 Proctor Valley Road Chula Vista, CA

Dear Mr. Cameron:

This letter supersedes the previously written letter dated October 31, 2016. The Otay Water District ("District") has the capacity to serve the Otay Ranch Village 14 ("Project"). As provided to the District, the Project consists of twenty-one (21) parcels and one thousand ninety-eight (1,098) lots, totaling approximately 1,543 total acreage.

As per Section 62.01 of the District's Code of Ordinances, "To provide for future line extensions, pipelines installed within public streets must be constructed to the subdivision boundary and pipelines not installed within a public street must be installed in a District easement or right-of-way and must extend across the frontage of the parcel or parcels to be served."

The District has no objection to this Project. The developer will be required to submit both a water demand study and a Water Supply Assessment and Verification report (WSA&V). The water study must be reviewed and approved by the District before the County of San Diego submits the request for a WSA&V report to the District. The developer should meet with the District early in the entitlement process to discuss the schedule, report submittal requirements, and to set up a deposit account to cover staff time. The developer will also be required to submit a Sub-Area Master Plan and a calculation of water demands prior to the commencement of the Project.

An agreement between the developer and the District will be needed for the design and construction of water system improvements including transmission pipelines, reservoirs

and pump stations required to support this development. In addition, the developer will be required to annex parcels into an improvement district for water service.

The developer will be required to submit improvement plans for District approval and extend the water main to front all properties in question. If service laterals do not exist for the Project, the applicant must pay to have the District install them.

Prior to the purchase of any meter(s), irrigation plans must be: (1) designed to District Water Agency Standards for reclaimed standards/specifications and (2) submitted to the District and the County Department of Environmental Health (DEH) for plan check and approval. The developer must contact the District for further requirements.

When a customer requests water service on a parcel of land with potable water irrigated landscape equal to 5,000 square-feet or more, a separate meter will be required for irrigation purposes on the site. Each service must have an approved reduced pressure principle backflow prevention device (R/P).

Fire service plans must be designed to Water Agencies' Standards. Each service must have an R/P purchased and installed by the developer after District review and approval. The developer should contact the Project's fire agency for any fire protection requirements and determine early on how the fire protection requirements can be met from the existing pressure zone.

The fire service line will not be allowed to be connected to any buildings; the line will be intended for fire services purposes only. Failure to comply with this request will result in violation of the District's Code of Ordinances and will be subject to penalties determined by the District. Water furnished for fire hydrant or fire sprinkler service shall be used only for fire protection purposes and shall be connected to a District water main. Where service is provided for a fire hydrant or fire sprinkler service on privately owned land, the service shall be provided by the District at the property line of land to be served.

Water availability is subject to all District requirements in effect at the time and you are strongly encouraged to adopt water conservation measures throughout the development.

The District's Engineering Public Services Division can be contacted at (619) 670-2241 or visit the website at www.otaywater.gov/engineering for further requirements regarding inspection services, water main extensions, service laterals, backflow devices, and meter costs. Also, visit the website at www.otaywater.gov/code-of-ordinances for sections pertaining to the Project and any other conditions that may have arisen since this letter was written for this Project.

County of San Diego, Planning & Development Services

PROJECT FACILITY AVAILABILITY - WATER

ZONING DIVISION

Please type or use pen

GDCI Proctor Valley LP — 858-523-9055
Owner's Name — Phone

12770 El Camino Real, Suite 220
Owner's Mailing Address — Street

San Diego — CA — 92130
City — State — Zip

ORG _____
ACCT _____
ACT _____
TASK _____
DATE _____

W

AMT $ 75.00

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. [X] Major Subdivision (TM) [X] Specific Plan or Specific Plan Amendment
[ ] Minor Subdivision (TPM) [ ] Certificate of Compliance: _____
[ ] Boundary Adjustment
[ ] Rezone (Reclassification) from _____ to _____ zone.
[ ] Major Use Permit (MUP), purpose _____
[ ] Time Extension, Case No. _____
[ ] Expired Map, Case No. _____
[ ] Other _____

B. [X] Residential — Total number of dwelling units 1,206
[ ] Commercial — Gross floor area Up to 10,000 sq. ft.
[ ] Industrial — Gross floor area _____
[ ] Other — Gross floor area _____

C. [X] Total Project acreage 1543 Total number of lots 1098

D. Is the project proposing the use of groundwater? [ ] Yes [X] No
Is the project proposing the use of reclaimed water? [ ] Yes [X] No

Assessor's Parcel Number(s)
(Add extra if necessary)

See Attached	

Thomas Guide Page 1292 Grid C7

12842 Proctro Valley Road, Chula Vista, CA
Project address — Street

Jamul Dulzurra/Otay
Community Planning Area/Subregion — Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Elizabeth Jackson, authorized agent Date: November 27, 2019

Address: 12770 El Camino Real, Suite 220 Phone: 858-523-9055

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: OTAY WATER DISTRICT Service area WATER I.D. 22

A. [X] Project is in the district.
[ ] Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
[ ] Project is not in the district and is not within its Sphere of Influence boundary.
[ ] The project is not located entirely within the district and a potential boundary issue exists with the _____ District.

B. [X] Facilities to serve the project [X] ARE [ ] ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____ (Number of sheets)
[ ] Project will not be served for the following reason(s): _____

C. [ ] **District conditions are attached. Number of sheets attached:** _____
[ ] **District has specific water reclamation conditions which are attached. Number of sheets attached:** _____
[X] **District will submit conditions at a later date.**

D. [ ] **How far will the pipeline(s) have to be extended to serve the project?** _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: _____ Print Name Vu Tran

Print Title PERMIT TECH. Phone (619) 670-2241 Date 12/18/19

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

PDS-399W (Rev. 09/21/2012)

THIS APPROVAL OF AVAILABILITY IS SUBJECT TO ALL OTAY WATER DISTRICT REQUIREMENTS IN EFFECT AT THE TIME OF APPLICATION FOR SERVICE.

EXHIBIT A
Proposed Project Amendment
APNs

597-020-06
597-020-10
597-130-13
597-140-04
597-140-05
597-140-06
597-140-07
597-150-13
597-150-03
597-150-12
597-150-07
597-150-08
597-190-23
598-010-02
598-011-01
598-020-04
598-020-06
598-021-01
598-021-02
598-070-07
598-070-09

OTAY WATER DISTRICT
...Dedicated to Community Service
2554 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA 91978-2004
TELEPHONE: 670-2222, AREA CODE 619 www.otaywater.gov

Sent via USPS and email to:
rcameron@jacksonpendo.com

October 31, 2016

Project No.: D0956-090248
Activity: 3111

Rob Cameron
GDCI Proctor Valley, LP
c/o Jackson Pendo Development
2245 San Diego Avenue, Suite 223
San Diego, CA 92110

Subject: Project Facility Availability – Water
The Proctor Valley Village 14 Preserve Specific Plan and Planning Areas 16/19;
12800 Proctor Valley Road Chula Vista, CA

Dear Mr. Cameron:

This letter supersedes the previously written dated April 6, 2016. The Otay Water District (District) has the capacity to serve the Otay Ranch Village 14 (Project). As provided to the District, the Project consists of sixteen (16) parcels and nine hundred ninety-five (995) lots totaling approximately 1,283.5 total acreage.

As per Section 62.01 of the District's Code of Ordinances, "To provide for future line extensions, pipelines installed within public streets must be constructed to the subdivision boundary and pipelines not installed within a public street must be installed in a District easement or right-of-way and must extend across the frontage of the parcel or parcels to be served."

The District has no objection to this Project. The developer will be required to submit both a water demand study and a Water Supply Assessment and Verification report (WSA&V). The water study must be reviewed and approved by the District before the County of San Diego submits the request for a WSA&V report to the District. The developer should meet with the District early in the entitlement process to discuss the schedule, report submittal requirements, and to set up a deposit account to cover staff time. The developer will also be required to submit a Sub-Area Master Plan and a calculation of water demands prior to the commencement of the Project. An agreement between the developer and the District will be needed for the design and construction of water system improvements including transmission pipelines, reservoirs and pump stations required to support this development. In addition, the developer will be required to annex parcels into an improvement district for water service.

The developer will be required to submit improvement plans for District approval and extend the water main to front all properties in question. If service laterals do not exist for the Project, the applicant must pay to have the District install them.

Prior to the purchase of any meter(s), irrigation plans must be: (1) designed to District Water Agency Standards for reclaimed standards/specifications and (2) submitted to the District and the County Department of Environmental Health (DEH) for plan check and approval. The developer must contact the District for further requirements.

When a customer requests water service on a parcel of land with potable water irrigated landscape equal to 5,000 square-feet or more, a separate meter will be required for irrigation purposes on the site. Each service must have an approved reduced pressure principle backflow prevention device (R/P).

Fire service plans must be designed to Water Agencies' Standards. Each service must have an R/P purchased and installed by the developer after District review and approval. The developer should contact the Project's fire agency for any fire protection requirements and determine early on how the fire protection requirements can be met from the existing pressure zone.

The fire service line will not be allowed to be connected to any buildings; the line will be intended for fire services purposes only. Failure to comply with this request will result in violation of the District's Code of Ordinances and will be subject to penalties determined by the District. Water furnished for fire hydrant or fire sprinkler service shall be used only for fire protection purposes and shall be connected to a District water main. Where service is provided for a fire hydrant or fire sprinkler service on privately owned land, the service shall be provided by the District at the property line of land to be served

Water availability is subject to all District requirements in effect at the time and you are strongly encouraged to adopt water conservation measures throughout the development.

The District's Engineering Public Services Division can be contacted at (619) 670-2241 or visit the website at www.otaywater.gov/engineering for further requirements regarding inspection services, water main extensions, service laterals, backflow devices, meter costs. Also, visit the website at www.otaywater.gov/code-of-ordinances for sections pertaining to the Project and any other conditions that may have arisen since this letter was written for this Project.

Returned herewith are the documents you forwarded with your review request.

Sincerely,
OTAY WATER DISTRICT

Dan Martin, P.E.
Engineering Manager

DM:mlc

Enclosure: Documents submitted with review request

cc: County Of San Diego, Planning & Development Services – Zoning Counter (w/o enclosures)

Otay Ranch Proctor Valley Village 14 and Preserve
APNs By Ownership

Village 14

1. 598-070-09
2. 598-070-07
3. 598-010-02
4. 598-020-04
5. 598-020-06
6. 598-021-02
7. 597-140-05

Planning Areas 16/19

1. 597-020-10
2. 597-140-04
3. 597-020-06
4. 597-190-23
5. 597-150-13
6. 597-150-03
7. 597-150-12
8. 597-150-07
9. 597-150-08

COPY

..Dedicated to Community Service
2554 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA 91978-2004
TELEPHONE: 670-2222, AREA CODE 619
www.otaywater.gov

Sent via USPS and email to:
rcameron@jacksonpendo.com

April 6, 2016

Project No.: D0956-090248
Activity: 3111

Rob Cameron
GDCI Proctor Valley, LP
c/o Jackson Pendo Development
2245 San Diego Avenue, Suite 223
San Diego, CA 92110

Subject: Project Facility Availability – Water
The Proctor Valley Village 14 Preserve Specific Plan and Planning Areas 16/19;
12800 Proctor Valley Road Chula Vista, CA

Dear Mr. Cameron:

The Otay Water District (District) has the capacity to serve the Otay Ranch Village 14 (Project). As provided to the District, the Project consists of thirty (30) parcels (approximately 2,347 total acreage).

As per Section 62.01 of the District's Code of Ordinances (enclosed), "To provide for future line extensions, pipelines installed within public streets must be constructed to the subdivision boundary and pipelines not installed within a public street must be installed in a District easement or right-of-way and must extend across the frontage of the parcel or parcels to be served."

The District has no objection to this Project. The developer will be required to submit both a water demand study and a Water Supply Assessment and Verification report (WSA&V). The water study must be reviewed and approved by the District before the County of San Diego submits the request for a WSA&V report to the District. The developer should meet with the District early in the entitlement process to discuss the schedule, report submittal requirements, and to set up a deposit account to cover staff time. The developer will also be required to submit a Sub-Area Master Plan and a calculation of water demands prior to the commencement of the Project. An agreement between the developer and the District will be needed for the design and construction of water system improvement including transmission pipelines, reservoirs and pump stations required to support this development. In addition, the developer will be required to annex parcels into an improvement district. The developer will be required to submit improvement plans for District approval and extend the water main to front all properties in question. If service laterals do not exist for the Project, the applicant must pay to have the District install them.

Prior to the purchase of any meter(s), irrigation plans must be: (1) designed to District Water Agency Standards for reclaimed standards/specifications and (2) submitted to the District and the County Department of Environmental Health (DEH) for plan check and approval. The developer must contact the District for further requirements.

When a customer requests water service on a parcel of land with potable water irrigated landscape equal to 5,000 square-feet or more, a separate meter will be required for irrigation purposes on the site.

Each service must have an approved reduced pressure principle backflow prevention device (R/P) purchased and installed by the developer. The fire service line will not be allowed to be connected to any buildings; the line will be intended for fire services purposes only. Failure to comply with this request will result in violation of the District's Code of Ordinances and will be subject to penalties determined by the District. Water furnished for fire hydrant or fire sprinkler service shall be used only for fire protection purposes and shall be connected to a District water main. Where service is provided for fire hydrant or fire sprinkler service on privately-owned land, the service shall be provided by the District at the property line of land to be served. The developer should contact the Project's fire agency for any fire protection requirements.

Water availability is subject to all District requirements in effect at the time and you are strongly encouraged to adopt water conservation measures throughout the development.

The District's Engineering Public Services Division can be contacted at (619) 670-2241 or visit the website at www.otaywater.gov for further requirements regarding inspection services, water main extensions, service laterals, backflow devices, meter costs, and any other conditions that may have arisen since this letter was written for this Project.

Also, returned herewith are the documents you forwarded with your review request.

Sincerely,
OTAY WATER DISTRICT

Dan Martin, P.E.
Engineering Manager

DM:mlc

Enclosures: Location Map
Code of Ordinances (Sections 9, 23, 25, 26, 27, 28, 36, 38, 39, 40, 60, 62)
Documents submitted with review request

COPY

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

GDCI Proctor Valley, LP — 619-267-4904
Owner's Name — Phone

c/o Jackson Pendo Development 2245 San Diego Ave, Suite 223
Owner's Mailing Address — Street

San Diego — CA — 92110
City — State — Zip

ORG _____ **W**
ACCT _____
ACT _____
TASK _____
DATE _____ AMT $ _____
DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☒ Boundary Adjustment
☒ Rezone (Reclassification) from S80/S88/RR to S80/others zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☒ Other General Plan Amendments

B. ☒ Residential ..... Total number of dwelling units 1,530
☒ Commercial ..... Gross floor area 15,000 square feet
☐ Industrial ..... Gross floor area _____
☒ Other ..... Gross floor area 6.6 acre school, 2.3 acre fire, parks

C. ☒ Total Project acreage 2,347 Total number of lots 1,316

D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Assessor's Parcel Number(s) (Add extra if necessary)

SEE ATTACHED	

Thomas Guide Page 1282 Grid C7

12800 Proctor Valley Road, Chula Vista, CA
Project address — Street

Jamul Dulzurra/Otay Subregion — 91914
Community Planning Area/Subregion — Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____ Date: 3/25/16

Address: 2245 San Diego Ave, Suite 223, San Diego, CA 92110 Phone: (619) 267-4904

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name. OTAY WATER DISTRICT Service area Water ID 22

A. ☐ Project is in the district.
☑ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.

B. ☑ Facilities to serve the project ☑ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____. (Number of sheets)
☐ Project will not be served for the following reason(s): _____

C. ☑ District conditions are attached. Number of sheets attached: _____
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.

D. ☐ How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: _____ Print Name Tanya Romero

Print Title PERMIT TECHNICIAN Phone 619) 670-2241 Date 4/5/16

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

PDS-399W (Rev. 09/21/2012)

THIS APPROVAL OF AVAILABILITY IS SUBJECT TO ALL OTAY WATER DISTRICT REQUIREMENTS IN EFFECT AT THE TIME OF APPLICATION FOR SERVICE

Otay Ranch Proctor Valley Village 14 and Preserve
APNs as of 3-24-14

old 4/5/16

1. 598-070-09
2. 598-070-07
3. 598-010-02
4. 598-020-04
5. 598-020-06
6. 598-021-02
7. 597-140-05
8. 597-020-10
9. 597-140-04
10. 597-020-06
11. 597-190-23
12. 597-150-13
13. 597-150-03
14. 597-150-12
15. 597-150-07
16. 597-150-08
17. 597-140-08 (portion)
18. 598-011-01
19. 598-021-01
20. 597-130-13 (portion)
21. 597-140-01 (portion)
22. 597-140-06
23. 597-140-07 (portion)
24. 597-140-09 (portion)
25. 597-210-03
26. 597-210-02
27. 597-150-11
28. 597-150-14
29. 597-210-03
30. 597-160-01

new 10/25/16.

County of San Diego, Planning & Development Services

PROJECT FACILITY AVAILABILITY - WATER

ZONING DIVISION

Please type or use pen

GDCI Proctor Valley, LP — 619-267-4904
Owner's Name — Phone

c/o Jackson Pendo Development Company, 2245 San Diego Ave, Suite 223
Owner's Mailing Address — Street

San Diego — CA — 92110
City — State — Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____ AMT $_____

W

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A.
- [x] Major Subdivision (TM)
- [ ] Minor Subdivision (TPM)
- [x] Specific Plan or Specific Plan Amendment
- [ ] Certificate of Compliance: _____
- [x] Boundary Adjustment
- [ ] Rezone (Reclassification) from _____ to _____ zone.
- [ ] Major Use Permit (MUP), purpose: _____
- [ ] Time Extension...Case No. _____
- [ ] Expired Map...Case No. _____
- [x] Other General Plan Amendments

B.
- [x] Residential . . . . . Total number of dwelling units 1,119
- [x] Commercial. . . . . Gross floor area 7,500 square feet
- [ ] Industrial . . . . . Gross floor area _____
- [x] Other . . . . . Gross floor area 6.7 acre school, 2.3 acre fire station, parks

C. [x] Total Project acreage 1,283.6 Total number of lots 896

D. Is the project proposing the use of groundwater? [ ] Yes [x] No
Is the project proposing the use of reclaimed water? [ ] Yes [x] No

Assessor's Parcel Number(s)
(Add extra if necessary)

SEE ATTACHED	

Thomas Guide Page 1292 Grid C7

12800 Proctor Valley Road, Chula Vista, CA
Project address — Street

Jamul Dulzura/Otay Subregion — 91914
Community Planning Area/Subregion — Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____ CEO OF MANAGER Date: 10/19/2016

Address: 2245 San Diego Ave, Suite 223, San Diego, CA 92110 Phone: (619) 267-4904

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: OTAY WATER DISTRICT Service area WATER ID 22

A.
- [ ] Project is in the district.
- [x] Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
- [ ] Project is not in the district and is not within its Sphere of Influence boundary.
- [ ] The project is not located entirely within the district and a potential boundary issue exists with the _____ District.

B. [x] Facilities to serve the project [x] ARE [ ] ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached_____. (Number of sheets)

- [ ] Project will not be served for the following reason(s): _____

C.
- [x] District conditions are attached. Number of sheets attached: _____
- [ ] District has specific water reclamation conditions which are attached. Number of sheets attached: _____
- [ ] District will submit conditions at a later date.

D. [ ] How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: TRomero Print Name Tanya Romero

Print Title Permit Technician Phone (619) 670-2241 Date 10/25/16

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

PDS-399W (Rev. 09/21/2012)

THIS APPROVAL OF AVAILABILITY IS SUBJECT TO ALL OTAY WATER DISTRICT REQUIREMENTS IN EFFECT AT THE TIME OF APPLICATION FOR SERVICE.

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen

GDCI Proctor Valley LP — 858-523-9055
Owner's Name — Phone

12770 El Camino Real, Suite 220
Owner's Mailing Address — Street

San Diego — CA — 92130
City — State — Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____ AMT $_____

F

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A.
- [x] Major Subdivision (TM)
- [ ] Minor Subdivision (TPM)
- [ ] Boundary Adjustment
- [ ] Rezone (Reclassification) from_____to_____zone.
- [ ] Major Use Permit (MUP), purpose:_____
- [ ] Time Extension...Case No._____
- [ ] Expired Map...Case No._____
- [ ] Other_____
- [x] Specific Plan or Specific Plan Amendment
- [ ] Certificate of Compliance:_____

B.
- [x] Residential . . . . . Total number of dwelling units 1,266
- [x] Commercial . . . . . Gross floor area Up to 10,000 sq ft.
- [ ] Industrial . . . . . Gross floor area_____
- [ ] Other . . . . . Gross floor area_____

C. Total Project acreage 1543 Total lots 1098 Smallest proposed lot .03acre

Assessor's Parcel Number(s)
(Add extra if necessary)

See Attached	

Thomas Guide. Page 1292 Grid C7

12842 Proctor Valley Road, Chula Vista, CA
Project address — Street

Jamul Dulzura — 91914
Community Planning Area/Subregion — Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Elizabeth Jackson, Jackson Pendo Dev Agent, GDCI Date: 9-18-19

Address: 12770 El Camino Real, Suite 220 Phone: 858-523-9055

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: SDCFA #34 onsite

Indicate the location and distance of the primary fire station that will serve the proposed project:

A.
- [x] Project is in the District and eligible for service.
- [ ] Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
- [ ] Project is not in the District and not within its Sphere of Influence boundary.
- [ ] Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. [x] Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 5 minutes.
- [ ] Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C.
- [ ] District conditions are attached. Number of sheets attached:_____
- [x] District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- [x] Within the proposed project 100 feet of clearing will be required around all structures.
- [x] The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature	*Print Name and Title*	*Phone*	*Date*
	HERMAN REDDICK, DIRECTOR	858-974-5813	9/26/19

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

EXHIBIT A
Proposed Project Amendment
APNs

597-020-06
597-020-10
597-130-13
597-140-04
597-140-05
597-140-06
597-140-07
597-150-13
597-150-03
597-150-12
597-150-07
597-150-08
597-190-23
598-010-02
598-011-01
598-020-04
598-020-06
598-021-01
598-021-02
598-070-07
598-070-09

Attachment **F** –

RESOLUTION APPROVING SPECIFIC PLAN AMENDMENT PDS2019-SPA-19-001

Hearing Date:

RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS APPROVING)
SPECIFIC PLAN AMENDMENT SPA-19-001)
(Village 14 and Planning Areas 16/19 – Proposed Project Amendment)

ON MOTION of Supervisor _____, seconded by Supervisor _____, the following Resolution is adopted:

WHEREAS, on November 13, 2019 pursuant to Section 65450 et seq. of the Government Code, GDCI Proctor Valley, L.P. (hereinafter referred to as "applicant"), submitted a proposed Specific Plan Amendment PDS2019-SPA-19-001 for an area totaling 914 acres and located directly east of the City of Chula Vista, southwest of the community of Jamul and State Route (SR) 94; and

WHEREAS, the proposed Specific Plan Amendment was based on actions taken by the Board of Supervisors approving the Village 14 and Planning Areas 16/19 project on June 26, 2019 ("Approved Project") with amendments to (i) General Plan – Land Use Element, (ii) General Plan - Mobility Element Network and (iii) the Otay Ranch General Development Plan/Subregional Plan (GDP/SRP)(PDS2016-GPA-16-008);

WHEREAS, the Specific Plan Amendment submitted by the applicant provides guidelines for developing the project area consistent with the previously adopted Approved Project (June 26, 2019) and Specific Plan text included in the Community Plans; and

WHEREAS, the applicant has proposed modifications to the Approved Project and is now seeking approval of a Vesting Revised Tentative Map ("Proposed Project Amendment"); and

WHEREAS, the Specific Plan initially proposed for the Approved Project must be likewise modified to reflect the changes contemplated in the Proposed Project Amendment; and

WHEREAS, the applicant, through the Proposed Project Amendment has stated the intent to:

1. Request approval of Vesting Revised Tentative Map 5616R (PDS2019-TM-5616R) and Vesting Site Plan (PDS2019-STP-19-029).

~~2.~~ Develop approximately 492-acres of land in Village 14 consisting of up to 1,253 dwelling units, 2.7-acre mixed use sites with up to 10,000 square feet of neighborhood commercial uses, 2.3-acre joint use fire station/sheriff storefront site, 9.9-acre school site, 10.2-acres of public parks.

3. Develop approximately 15-acres of land in Planning Area 19 consisting of 13 estate residential lots.

4. Comply with the Otay Ranch Resource Management Plan requirement to convey Otay Ranch Preserve lands at the ratio of 1.188 acres of preserve land for each developable acre of land, resulting in an obligation to convey approximately 549 acres of land to the Otay Ranch RMP Preserve for purposes of biological conservation.

5. Develop 22-acres of passive and active recreational lands for community, neighborhood, and pocket parks linked by trails, pathways, and a network of bicycle-friendly streets.

6. Designate approximately 377-acres of land as Preserve/open space.

7. Reserve 24.5-acres for additional biological Conserved Open Space.

8. Provide a pathways/trail system including a 4.5 mile Community Pathway, a 2-mile Park-to-Park pedestrian network and an additional 2.0 miles of perimeter trails.

9. Provide all typical and necessary public services and facilities in such a manner that will not create a financial obligation on the County or other public agency.

10. Obtain land or easements necessary to complete the roadway and sight distance improvements outside the boundaries of the project site.

11. Make physical improvements to land outside the jurisdiction of the County of San Diego (under City of Chula Vista and City of San Diego jurisdictions).

12. Achieve carbon-neutrality through project design features and mitigation measures, including the purchase and retirement of carbon credits that reduce the projects greenhouse gas emissions to net zero.

WHEREAS, implementation of said Specific Plan Amendment is subject to concurrent applications for Vesting Revised Tentative Map (PDS2019-VTM-5616R) and Vesting Site Plan (PDS2019-STP-19-029); and

WHEREAS, pursuant to Sections 65453, 65353, 65090 et seq. of the Government Code, the Planning Commission on March 20, 2020 conducted a duly advertised public hearing on said Specific Plan Amendment and by a vote of ____ to ____ recommend that the Board of Supervisors approve the Village 14 and Planning Areas 16/19 - Specific Plan Amendment with certain additional conditions because the project is consistent with the General Plan, the Jamul/Dulzura Subregional Plan, and Otay Ranch GDP/SRP; and

WHEREAS, pursuant to Sections 65453, 65355 and 65090 et seq. of the Government Code, the Board of Supervisors on May 20, 2020 conducted a duly advertised public hearing on said Specific Plan Amendment, considered the recommendations of the Planning Commission with respect thereto, and determined

that the requirements hereinafter enumerated are necessary to ensure that said Specific Plan Amendment, and the implementation thereof, will conform to all ordinances, policies, rules, standards and improvement and design requirements of the County of San Diego or are desirable for implementation of the General Plan; and

WHEREAS, on May 20, 2020, the Board of Supervisors made the findings in Attachment ____, Environmental Addendum Findings, of the Board of Supervisors Planning Report for the project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors finds that the Village 14 and Planning Areas 16/19 - Specific Plan Amendment (PDS2019-SPA-19-001) is consistent with the San Diego County General Plan, Jamul /Dulzura Subregional Plan and Otay Ranch GDP/SRP in that, considering all aspects of the General Plan and Community Plans, the Specific Plan Amendment will further the goals, objectives, and policies of all the elements of the plans and not obstruct their attainment.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Village 14 and Planning Areas 16/19 - Specific Plan Amendment as PDS2019-SPA-19-001, consisting of the text and map entitled Village 14 and Planning Areas 16/19 - Specific Plan Amendment and this Resolution.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan Amendment (PDS2019-SPA-19-001) and all development applications filed to implement said Specific Plan Amendment:

1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, the Zoning Ordinance, and the San Diego County Road Standards shall apply irrespective of what is stated in the Specific Plan Amendment text, and none of the requirements included within this Resolution shall be deemed as exempting any permit application filed pursuant to this Specific Plan Amendment from the review process and those conditions and requirements normally applied to such permit applications.

2. The applicant shall submit to Planning & Development Services within 30 days of the adoption of this Resolution revised copies of the Specific Plan Amendment text and map that include any additions, deletions, or modifications approved by this Resolution or Board of Supervisors unless an extension is approved by the Director of PDS.

3. Except to the extent they do not apply to the Proposed Project Amendment or have been altered or superseded to conform to the Proposed Project Amendment, the mitigation measures contained in the CEQA Guidelines Section 15091 findings for the approved Village 14 and Planning Areas 16/19 and the project design features described in the certified Final EIR dated June 26, 2019 are hereby made requirements for the Proposed Project Amendment - Specific

Plan Amendment (PDS2019-SPA-19-001) and shall be made conditions of subsequent development permits and approvals where applicable.

4. All permits (e.g. Tentative Maps and Site Plans) requested within the Proposed Project Amendment shall be consistent with the conceptual figures, plans, design guidelines, and standards identified in the Specific Plan Amendment except for Tentative Maps and future Site Plans related to the development of the Village Core, which may be modified as long as the intent and design are consistent with the goals and design objectives of the Specific Plan Amendment. Any deviation from the figures, plans, design guidelines, or standards, including those for the development of the Village Core, shall require prior written approval from Planning & Development Services or the applicable decision making authority.

5. All permits (e.g. Tentative Maps and future Site Plans) requested within the Proposed Project Amendment - Specific Plan Amendment shall require the construction of all necessary service infrastructure (e.g., buildings for commercial services and buildings for institutional uses) concurrently with the development of the particular phase to which the Tentative Maps and Site Plans applies, to the satisfaction of Planning & Development Services.

6. Implement a Transportation Demand Management (TDM) program that includes, but is not limited to, a series of pathways and trails that connect the project's residential neighborhoods to the Village Core and to the City of Chula Vista's trail system, ride share facilities, bicycles racks, and ridesharing/walk to school programs, etc. The TDM program shall be implemented in phases as development of each Site Plan occurs.

7. Implement all energy and water conservation measures identified in the Specific Plan Amendment and certified Final EIR for the Approved Project, which have been applied to and incorporated within the Proposed Project Amendment.

8. Pursuant to the Park Lands Dedication Ordinance (PLDO), the Proposed Project Amendment is obligated to provide 10.7 acres of parkland. In satisfaction of the PLDO requirement, the Proposed Project Amendment shall provide land for private and public parks and trails to serve future residents of the development. Based on the proposed parks and trails program set forth in Table 4 of the Specific Plan Amendment, the Proposed Project Amendment shall provide approximately 24-acres of parkland and trail areas and be allowed 13-acres of PLDO credit (both public/private and trails credits), exceeding the PLDO requirement by 1.8-acres.

9. Upon completion of the required wastewater (sewer) improvements, trunk line extensions and sewer system, San Diego County Sanitation District will provide sewer service to the project site via their agreement with the City of Chula Vista. All wastewater generated by the Proposed Project Amendment would be transported into the City of Chula Vista – Salt Creek Interceptor.

10. The applicant shall complete all proposed traffic and transportation related improvements and mitigation measures, as required within the certified Final EIR for the Approved Project and specified in the Specific Plan Amendment to the extent same apply to the Proposed Project Amendment.

11. The Proposed Project Amendment shall achieve carbon-neutrality through the implementation of project design features and mitigation measures that reduce the projects greenhouse gas emissions to net zero. The project design features and mitigation measures are identified in the certified Final EIR.

12. Neither the Approved Project nor the Proposed Project Amendment used, tiered from, or relied upon the County's Climate Change Action Plan.

13. If the access road option for Street "I" is adopted by the Board of Supervisors, the Applicant shall implement the option in accordance with Section VIII of the Specific Plan Amendment and Section VI of the Preserve Edge Plan Amendment.

BE IT FURTHER RESOLVED that all references within this Resolution to "applicant," "developer," or "subdivider" shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Specific Plan Amendment.

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for the Proposed Project Amendment project at the County of San Diego, the written documents referred to therein, and the oral presentations made at the public hearings.

BE IT FURTHER RESOLVED that because this Proposed Project Amendment is part of the process of the Dispute Resolution Agreement approved by the Board of Supervisor on June 26, 2019, the approval of this Resolution shall only be effective and amend the Specific Plan (Resolution No, 19-097) if the following subsequent conditions occur by December 31, 2020.

- Approval of the County's Multiple Species Conservation Program Subarea Plan Amendment by the US. Fish & Wildlife Service and the California Department of Fish & Wildlife ("CDFW")
- Approval by Wildlife Conservation Board of the land exchange between the Developer and CDFW, and
- The close of escrow that concludes the land exchange between the Developer and CDFW.

If the above conditions have not occurred by December 31, 2020, this Resolution shall not take effect, and the original Resolution No. 19-097 shall remain in effect.

PROPOSED PROJECT AMENDMENT MITIGATION MONITORING OR REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts.

Section 21081.6(a)(1) states, in part:

> *The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.*

Section 21081.6(b) further states:

> *A public agency shall provide that the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.*

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for the Proposed Project Amendment is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.
Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.
Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.
Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.
Monitoring: The actions to be taken by the lead agency to assure implementation of the mitigation measure.

Condition 3 stated above is required to mitigate or avoid significant impacts on the environment and constitutes the MMRP for this project.

ORDINANCE COMPLIANCE AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

NOTICE: This subject property may contain Quino checkerspot butterfly and/or San Diego fairy shrimp. The Federal government has listed both species as *endangered* under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.).

THE LISTING STATUS OF ONE OR BOTH SPECIES MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES IN QUESTION OR ITS HABITAT IS PRESENT ON THE PROJECT SITE. The applicant is advised to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: Fish and Wildlife Fees have been paid in the amount of $_____ for the review of the EIR, Receipt numbers _____, dated _____.

Hearing Date:

RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS APPROVING)
SPECIFIC PLAN AMENDMENT SPA-19-001)
(Village 14 and Planning Areas 16/19 – Proposed Project Amendment)

ON MOTION of Supervisor _____, seconded by Supervisor _____, the following Resolution is adopted:

WHEREAS, on November 13, 2019 pursuant to Section 65450 et seq. of the Government Code, GDCI Proctor Valley, L.P. (hereinafter referred to as "applicant"), submitted a proposed Specific Plan Amendment PDS2019-SPA-19-001 for an area totaling 914 acres and located directly east of the City of Chula Vista, southwest of the community of Jamul and State Route (SR) 94; and

WHEREAS, the proposed Specific Plan Amendment was based on actions taken by the Board of Supervisors approving the Village 14 and Planning Areas 16/19 project on June 26, 2019 ("Approved Project") with amendments to (i) General Plan – Land Use Element, (ii) General Plan - Mobility Element Network and (iii) the Otay Ranch General Development Plan/Subregional Plan (GDP/SRP)(PDS2016-GPA-16-008);

WHEREAS, the Specific Plan Amendment submitted by the applicant provides guidelines for developing the project area consistent with the previously adopted Approved Project (June 26, 2019) and Specific Plan text included in the Community Plans; and

WHEREAS, the applicant has proposed modifications to the Approved Project and is now seeking approval of a Vesting Revised Tentative Map ("Proposed Project Amendment"); and

WHEREAS, the Specific Plan initially proposed for the Approved Project must be likewise modified to reflect the changes contemplated in the Proposed Project Amendment; and

WHEREAS, the applicant, through the Proposed Project Amendment has stated the intent to:

1. Request approval of Vesting Revised Tentative Map 5616R (PDS2019-TM-5616R) and Vesting Site Plan (PDS2019-STP-19-029).

~~2.~~ Develop approximately 492-acres of land in Village 14 consisting of up to 1,253 dwelling units, 2.7-acre mixed use sites with up to 10,000 square feet of neighborhood commercial uses, 2.3-acre joint use fire station/sheriff storefront site, 9.9-acre school site, 10.2-acres of public parks.

3. Develop approximately 15-acres of land in Planning Area 19 consisting of 13 estate residential lots.

4. Comply with the Otay Ranch Resource Management Plan requirement to convey Otay Ranch Preserve lands at the ratio of 1.188 acres of preserve land for each developable acre of land, resulting in an obligation to convey approximately 549 acres of land to the Otay Ranch RMP Preserve for purposes of biological conservation.

5. Develop 22-acres of passive and active recreational lands for community, neighborhood, and pocket parks linked by trails, pathways, and a network of bicycle-friendly streets.

6. Designate approximately 377-acres of land as Preserve/open space.

7. Reserve 24.5-acres for additional biological Conserved Open Space.

8. Provide a pathways/trail system including a 4.5 mile Community Pathway, a 2-mile Park-to-Park pedestrian network and an additional 2.0 miles of perimeter trails.

9. Provide all typical and necessary public services and facilities in such a manner that will not create a financial obligation on the County or other public agency.

10. Obtain land or easements necessary to complete the roadway and sight distance improvements outside the boundaries of the project site.

11. Make physical improvements to land outside the jurisdiction of the County of San Diego (under City of Chula Vista and City of San Diego jurisdictions).

12. Achieve carbon-neutrality through project design features and mitigation measures, including the purchase and retirement of carbon credits that reduce the projects greenhouse gas emissions to net zero.

WHEREAS, implementation of said Specific Plan Amendment is subject to concurrent applications for Vesting Revised Tentative Map (PDS2019-VTM-5616R) and Vesting Site Plan (PDS2019-STP-19-029); and

WHEREAS, pursuant to Sections 65453, 65353, 65090 et seq. of the Government Code, the Planning Commission on March 20, 2020 conducted a duly advertised public hearing on said Specific Plan Amendment and by a vote of ____ to ____ recommend that the Board of Supervisors approve the Village 14 and Planning Areas 16/19 - Specific Plan Amendment with certain additional conditions because the project is consistent with the General Plan, the Jamul/Dulzura Subregional Plan, and Otay Ranch GDP/SRP; and

WHEREAS, pursuant to Sections 65453, 65355 and 65090 et seq. of the Government Code, the Board of Supervisors on May 20, 2020 conducted a duly advertised public hearing on said Specific Plan Amendment, considered the recommendations of the Planning Commission with respect thereto, and determined

that the requirements hereinafter enumerated are necessary to ensure that said Specific Plan Amendment, and the implementation thereof, will conform to all ordinances, policies, rules, standards and improvement and design requirements of the County of San Diego or are desirable for implementation of the General Plan; and

WHEREAS, on May 20, 2020, the Board of Supervisors made the findings in Attachment ____, Environmental Addendum Findings, of the Board of Supervisors Planning Report for the project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors finds that the Village 14 and Planning Areas 16/19 - Specific Plan Amendment (PDS2019-SPA-19-001) is consistent with the San Diego County General Plan, Jamul /Dulzura Subregional Plan and Otay Ranch GDP/SRP in that, considering all aspects of the General Plan and Community Plans, the Specific Plan Amendment will further the goals, objectives, and policies of all the elements of the plans and not obstruct their attainment.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Village 14 and Planning Areas 16/19 - Specific Plan Amendment as PDS2019-SPA-19-001, consisting of the text and map entitled Village 14 and Planning Areas 16/19 - Specific Plan Amendment and this Resolution.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan Amendment (PDS2019-SPA-19-001) and all development applications filed to implement said Specific Plan Amendment:

1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, the Zoning Ordinance, and the San Diego County Road Standards shall apply irrespective of what is stated in the Specific Plan Amendment text, and none of the requirements included within this Resolution shall be deemed as exempting any permit application filed pursuant to this Specific Plan Amendment from the review process and those conditions and requirements normally applied to such permit applications.

2. The applicant shall submit to Planning & Development Services within 30 days of the adoption of this Resolution revised copies of the Specific Plan Amendment text and map that include any additions, deletions, or modifications approved by this Resolution or Board of Supervisors unless an extension is approved by the Director of PDS.

3. Except to the extent they do not apply to the Proposed Project Amendment or have been altered or superseded to conform to the Proposed Project Amendment, the mitigation measures contained in the CEQA Guidelines Section 15091 findings for the approved Village 14 and Planning Areas 16/19 and the project design features described in the certified Final EIR dated June 26, 2019 are hereby made requirements for the Proposed Project Amendment - Specific

Plan Amendment (PDS2019-SPA-19-001) and shall be made conditions of subsequent development permits and approvals where applicable.

4. All permits (e.g. Tentative Maps and Site Plans) requested within the Proposed Project Amendment shall be consistent with the conceptual figures, plans, design guidelines, and standards identified in the Specific Plan Amendment except for Tentative Maps and future Site Plans related to the development of the Village Core, which may be modified as long as the intent and design are consistent with the goals and design objectives of the Specific Plan Amendment. Any deviation from the figures, plans, design guidelines, or standards, including those for the development of the Village Core, shall require prior written approval from Planning & Development Services or the applicable decision making authority.

5. All permits (e.g. Tentative Maps and future Site Plans) requested within the Proposed Project Amendment - Specific Plan Amendment shall require the construction of all necessary service infrastructure (e.g., buildings for commercial services and buildings for institutional uses) concurrently with the development of the particular phase to which the Tentative Maps and Site Plans applies, to the satisfaction of Planning & Development Services.

6. Implement a Transportation Demand Management (TDM) program that includes, but is not limited to, a series of pathways and trails that connect the project's residential neighborhoods to the Village Core and to the City of Chula Vista's trail system, ride share facilities, bicycles racks, and ridesharing/walk to school programs, etc. The TDM program shall be implemented in phases as development of each Site Plan occurs.

7. Implement all energy and water conservation measures identified in the Specific Plan Amendment and certified Final EIR for the Approved Project, which have been applied to and incorporated within the Proposed Project Amendment.

8. Pursuant to the Park Lands Dedication Ordinance (PLDO), the Proposed Project Amendment is obligated to provide 10.7 acres of parkland. In satisfaction of the PLDO requirement, the Proposed Project Amendment shall provide land for private and public parks and trails to serve future residents of the development. Based on the proposed parks and trails program set forth in Table 4 of the Specific Plan Amendment, the Proposed Project Amendment shall provide approximately 24-acres of parkland and trail areas and be allowed 13-acres of PLDO credit (both public/private and trails credits), exceeding the PLDO requirement by 1.8-acres.

9. Upon completion of the required wastewater (sewer) improvements, trunk line extensions and sewer system, San Diego County Sanitation District will provide sewer service to the project site via their agreement with the City of Chula Vista. All wastewater generated by the Proposed Project Amendment would be transported into the City of Chula Vista – Salt Creek Interceptor.

10. The applicant shall complete all proposed traffic and transportation related improvements and mitigation measures, as required within the certified Final EIR for the Approved Project and specified in the Specific Plan Amendment to the extent same apply to the Proposed Project Amendment.

11. The Proposed Project Amendment shall achieve carbon-neutrality through the implementation of project design features and mitigation measures that reduce the projects greenhouse gas emissions to net zero. The project design features and mitigation measures are identified in the certified Final EIR.

12. Neither the Approved Project nor the Proposed Project Amendment used, tiered from, or relied upon the County's Climate Change Action Plan.

13. If the access road option for Street "I" is adopted by the Board of Supervisors, the Applicant shall implement the option in accordance with Section VIII of the Specific Plan Amendment and Section VI of the Preserve Edge Plan Amendment.

BE IT FURTHER RESOLVED that all references within this Resolution to "applicant," "developer," or "subdivider" shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Specific Plan Amendment.

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for the Proposed Project Amendment project at the County of San Diego, the written documents referred to therein, and the oral presentations made at the public hearings.

BE IT FURTHER RESOLVED that because this Proposed Project Amendment is part of the process of the Dispute Resolution Agreement approved by the Board of Supervisor on June 26, 2019, the approval of this Resolution shall only be effective and amend the Specific Plan (Resolution No, 19-097) if the following subsequent conditions occur by December 31, 2020.

- Approval of the County's Multiple Species Conservation Program Subarea Plan Amendment by the US. Fish & Wildlife Service and the California Department of Fish & Wildlife ("CDFW")
- Approval by Wildlife Conservation Board of the land exchange between the Developer and CDFW, and
- The close of escrow that concludes the land exchange between the Developer and CDFW.

If the above conditions have not occurred by December 31, 2020, this Resolution shall not take effect, and the original Resolution No. 19-097 shall remain in effect.

PROPOSED PROJECT AMENDMENT MITIGATION MONITORING OR REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts.

Section 21081.6(a)(1) states, in part:

> *The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.*

Section 21081.6(b) further states:

> *A public agency shall provide that the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.*

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for the Proposed Project Amendment is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.
Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.
Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.
Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.
Monitoring: The actions to be taken by the lead agency to assure implementation of the mitigation measure.

Condition 3 stated above is required to mitigate or avoid significant impacts on the environment and constitutes the MMRP for this project.

ORDINANCE COMPLIANCE AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

NOTICE: This subject property may contain Quino checkerspot butterfly and/or San Diego fairy shrimp. The Federal government has listed both species as *endangered* under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.).

THE LISTING STATUS OF ONE OR BOTH SPECIES MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES IN QUESTION OR ITS HABITAT IS PRESENT ON THE PROJECT SITE. The applicant is advised to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: Fish and Wildlife Fees have been paid in the amount of $_____ for the review of the EIR, Receipt numbers _____, dated _____.

Attachment **G** –

RESOLUTION APPROVING VESTING REVISED TENTATIVE MAP PDS2019-VTM-5616R

TM 5616R

RESOLUTION OF SAN DIEGO COUNTY)
BOARD OF SUPERVISORS
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. PDS2019-VTM-5616R)

ON MOTION of Supervisor , seconded by Supervisor, the following Resolution is adopted:

WHEREAS, Vesting Revised Tentative Map No. PDS2019-VTM-5616R attached hereto as Exhibit A ("Vesting Revise Tentative Map") proposing the division of property located within Proctor Valley near the community of Jamul, east of SR-125 and southwest of State Route (SR) 94 and generally described as:

PORTIONS OF SECTIONS 8, 9, 16, 17, 19, 20, 25 AND 30, TOWNSHIP 17 SOUTH, RANGE 1 EAST and 1 WEST, SBM IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on November 13, 2019 and

WHEREAS, on _____, the Board of Supervisors of the County of San Diego pursuant to Section 81.306 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Vesting Revised Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

WHEREAS, the Board of Supervisors of the County of San Diego has determined that the conditions hereinafter enumerated are necessary to ensure that the subdivision and the improvement thereof will comply with the Subdivision Map Act and conform to all ordinances, plans, rules, standards, and improvement and design requirements of San Diego County.

BE IT RESOLVED DETERMINED, AND ORDERED that collectively the MMRP and PDFs (Attachment A) and conditions based on the findings, said Vesting Revised Tentative Map is hereby approved subject to the following:

MAP APPROVAL AND EXPIRATION:
The approval of this Vesting Revised Tentative Map shall become effective as follows: Because this Proposed Project Amendment is part of the process of the Dispute Resolution Agreement approved by the Board of Supervisor on June 26, 2019, the approval of this Resolution shall only be effective and amend the Tentative Map (Resolution No.19-098) if the following subsequent conditions occur by December 31, 2020:

- Approval of the County's Multiple Species Conservation Program Subarea Plan Amendment by the US. Fish & Wildlife Service and the California Department of Fish & Wildlife ("CDFW")
- Approval by Wildlife Conservation Board of the land exchange between the Developer and CDFW, and
- The close of escrow that concludes the land exchange between the Developer and CDFW.

If the above conditions have not occurred by December 31, 2020, this Resolution shall not take effect, and the original Resolution No. 19-098 (TM) shall remain in effect.

Furthermore, the Specific Plan Amendment PDS201-SPA-19-001 and Vesting Site Plan PDS2019-STP-19-029 must become effective with the Vesting Revised Tentative Map. This approval expires thirty-six (36) months after said effective date at 4:00 P.M. unless, prior to that date, an application for a Time Extension has been filed as provided by Section 81.313 of the County Subdivision Ordinance.

This Vesting Revised Tentative Map confers a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards as of November13, 2019.

WAIVERS AND EXCEPTIONS: This subdivision is hereby approved pursuant to the provisions of the state Subdivision Map Act, the County Subdivision Ordinance, the County Public and Private Road Standards, and all other required ordinances of the County of San Diego. The sole exceptions to the aforementioned are:

Refer to the Otay Ranch Village 14 and Planning Area 19 Design Exception Requests for modifications to Public Road Standards letter dated February 4, 2020 and the Private Road Standards dated January 9, 2020 list of Approved Project exceptions. In addition, a request for a waiver of Subdivision Ordinance, Section 81.401(b): Waiver to meet the minimum lot area specified in the Zoning Ordinance for the proposed lots in Planning Area 19 and Section 81.401(p): Waiver to allow proposed lot 2 and lots 10 through 12 in the Planning Area 19 to be bisected by a private road.

STANDARD CONDITIONS: The "Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Resolution No. 00-199 (Attached Herein as Exhibit A), shall be made conditions of this Vesting Revised Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Vesting Revised Tentative Map will be authorized. **The following Standard Subdivision Conditions are hereby waived:**

(1) Standard Condition 10.a: Said condition states that all fixtures shall use a low-pressure sodium (LPS) vapor light source. This waiver/modification allows the use of LED light fixtures per County of San Diego Street Lighting Specifications dated April 2019.

(2) Standard Condition 11 and 19(e): Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.

(3) Standard Condition 12: Said condition pertains to specific requirements for the hiking trails. The standard condition 12 is waived for more project specific conditions stated under TRAILS#1–TRAIL EASEMENT and TRAILS#2–TRAIL IMPROVEMENTS to meet Community Trails Master Plan design criteria.

(4) Standard Condition 22: Said condition pertains to private subsurface sewage disposal systems. This project proposes public sewer system including a pump station; no septic sewer system is proposed as part of the project.

(5) Condition 27: Said condition states that the Final Map shall include the entire project area and shall not be filed as units or groups of units. The waiver is to allow a series of Final Maps for this Project as units or groups of units.

PRELIMINARY GRADING PLAN: The approval of this Vesting Revised Tentative Map also includes the approval of the Preliminary Grading and Improvement Plan dated February 26, 2020 consisting of seventeen sheets pursuant to Section 81.305 of the County Subdivision Ordinance. In accordance with the Section 87.207 of the County Grading Ordinance, Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be submitted for approval pursuant to County of San Diego Grading Ordinance (Sec 87.701 et. al.)

APPROVAL OF MAP: THE FOLLOWING SPECIFIC CONDITIONS AND THE ATTACHED MITIGATION MONITORING AND REPORTING PROGRAM SHALL BE COMPLIED WITH BEFORE A FINAL MAP FOR EACH ASSOCIATED PHASE OR UNIT IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (and where specifically indicated, mitigation measures, project design features and conditions of approvals shall also be complied with prior to the approval and issuance of grading, clearing, disturbance or other permits as specified):

1-29. The “Standard Conditions (1-29) for Tentative Subdivision Maps” approved by the Board of Supervisors on June 16, 2000, with the exception of those “Standard Conditions” waived above.

ANY PERMIT AND APPROVAL OF GRADING PERMIT: *(Prior to approval of grading permits or improvement plans for applicable units or phases, and prior to approval of the Final Map for applicable units or phases of grading, the applicant or its designee shall incorporate the following mitigation measures).*

30. GEN#1 - COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall pay off all existing deficit accounts associated with processing this map. **DOCUMENTATION:** The applicant or its designee shall provide evidence to *[PDS, Zoning Counter]*, which shows that all fees and trust account deficits have been paid. No map can be issued if there are deficit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall review the evidence to verify compliance with this condition.

31. GEN#2–GRADING PLAN CONFORMANCE

INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual Grading and Development Plan. **DESCRIPTION OF REQUIREMENT:** The grading and/or improvement plans shall conform to the approved Conceptual Grading Plan, which includes all of the applicable mitigation measures identified for the project. **DOCUMENTATION:** The applicant or its designee shall submit the grading plans and improvement plans for each development phase, which conforms to the conceptual development plan for the project. **TIMING:** Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit the notes and items shall be placed on the plans as required. **MONITORING:** The *[DPW, ESU, or PDS, BD for PDS Minor Grading, DPR, TC for trails and PP for park improvements]* shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

32. GEN#3–FILING OF NOD:

INTENT: In order to comply with CEQA and State law, the permit NOD shall be filed at the County Recorder's Office. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall take the original NOD and required fees to the San Diego County Recorder's Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOD form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOD form and required filing fees to the San Diego County Recorder's Office and file the

document. **MONITORING:** The PDS Zoning Counter shall verify that the NOD was filed and that a copy of the document is on file at PDS.

33. CULT#1 - ARCHAEOLOGICAL MONITORING (M-CR-2)

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (API) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.

b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.

c. The Property Owner or their representative which may include the Project Archaeologist shall coordinate with City of San Diego staff when work is to be conducted within City of San Diego jurisdiction properties.

d. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant or its designee shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to *[PDS, PPD]*. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for each phase. **MONITORING:** *[PDS, PPD]* shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance

with this condition. The cost estimate should be forwarded to *[PDS, PPD]* for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

34. PALEO#1 - PALEONTOLOGICAL GRADING MONITORING (M-PR-1)

INTENT: In order to mitigate for potential impacts to paleontological resources, a monitoring program during grading, trenching or other excavation into undisturbed rock layers beneath the soil horizons and a fossil recovery program, if significant paleontological resources are encountered, shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Paleontological Resources. **DESCRIPTION OF REQUIREMENT:** A Qualified Paleontologist shall be contracted to perform paleontological resource monitoring and a fossil recovery program if significant paleontological resources are encountered during all or any phased grading, trenching, or other excavation into undisturbed rock layers beneath the soil horizons. The monitoring program shall include the following:

a. A Qualified Paleontologist ("Project Paleontologist") shall perform the monitoring duties pursuant to the most current version of the County of San Diego Guidelines for Determining Significance for Paleontological Resources, and this permit. The contract or letter of acceptance provided to the County shall include an agreement that the grading/ trenching/excavation monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Paleontologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.

b. The Property Owner or their representative which may include the Project Paleontologist shall coordinate with City of San Diego staff when work is to be conducted within City of San Diego jurisdiction properties.

c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant or its designee shall provide a copy of the Grading Monitoring Contract or letter of acceptance, cost estimate, and MOU to the *[PDS, PPD*]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for each phase. **MONITORING:** The *[PDS, PPD]* shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to *[PDS, LDR]*, for inclusion in the grading bond cost estimate and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

35. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE (M-AE-2, M-BI-16 & PDF-UT-4)

INTENT: In order to provide adequate Landscaping that complies with the County of San Diego's Water Efficient Landscape Design Manual, the County's Water Conservation in Landscaping Ordinance, the County's Climate Action Plan and the Specific Plan (PDS2016-SP-16-002). **DESCRIPTION OF REQUIREMENT:** As part of the Landscape Documentation Package a landscape plan shall be prepared for each phase by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant or its designee shall obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS.
b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. Planting shall be selected from plant palettes within the approved Village Design Plan for Village 14 (Appendix 5 of the Specific Plan Amendment), Design Guidelines for Planning Area 19 (Appendix 7 of the Specific Plan Amendment), the Fire Protection Plan (Appendix 2 of the Specific Plan Amendment), and the Preserve Edge Plan (Appendix 1 of the Specific Plan Amendment).
c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.

g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway, unless otherwise allowed under the most recent Specific Plan.
h. Additionally, the following items shall be addressed as part of the Landscape Plan: The Master Landscape Plan required of **Mitigation Measure M-AE-2** identified in Chapter 7 of the approved FEIR shall be submitted for review and approval prior to submitting any subsequent landscape plans, or prior to issuance of any grading permits.
i. The title sheet to the Master Landscape Plan, and all subsequent landscape plan submittals, shall contain the following note, as required by **Mitigation Measure M-BI-16**: *no invasive plant species as included on the most recent version of the California Invasive Plant Council's California Invasive Plant Inventory for the Proposed Project region shall be included, and the plant palette shall be composed of native species that do not require high irrigation rates. The Proposed Project biologist shall periodically check landscape products for compliance with these requirements*.
j. The Master Landscape Plan shall address the use of heat deflecting landscape view walls and show the location of the proposed lots and provide details and specifications.
k. The Master Landscape Plan shall identify all those residential lots that will be reviewed as part of the Water Use and Tree Planting Exhibit.
l. All landscape plans shall be compliant with Section G (Landscape Concepts) within the most recently approved Specific Plan Amendment.
m. Master Landscape Plans shall be submitted in coordination with applicable construction phasing as identified in Section V (Implementation) C – Phasing Plan and Exhibit 43 of the most recently approved Specific Plan Amendment.
n. The title sheet of all Landscape Documentation Package submittals shall clearly identify all landscape maintenance responsibilities as identified in Section V. F – Landscape Maintenance Responsibilities of the most recently approved Specific Plan Amendment. Provide supporting documentation that shows proof of formation of these entities.
o. All landscape plans shall be compliant with applicable appendices within the most recently approved Specific Plan, specifically, landscape and irrigation requirements and restrictions identified in the Preserve Edge Plan, the Fire Protection Plan, water conservation measures identified in the Energy Conservation Plan, landscape guidelines within the Village 14 Design Plan, the Water Conservation Plan, and landscape requirements within the Planning Area 19 Design Guidelines.
p. In addition to water conservation measures identified within the Water Conservation Plan (Appendix 6 of the Specific Plan Amendment,

dated November 2019 for Village 14 and Planning Area 19) dated November 2019, outdoor water use shall be further reduced with the Board of Supervisor's approval of the Climate Action Plan, dated February 14, 2018. Measure W-1.2 (Reduce Outdoor Water Use) requires a 40% reduction from 2014 outdoor water use budgets for all landscapes (residential uses and applicable public facilities). The ETAF value within the MAWA formula shall now be 0.42 for both residential and non-residential applications, and the value for use with a Special Landscape Area is now 0.58. The County's MAWA formula is now: (ETo) (0.62) (0.42 x LA) + (0.58 x SLA).

q. Parkway planting shall be consistent with all applicable sections and Figures shown in Section H (Circulation Plan) within the most recently approved Specific Plan, including Buffering Streets with Landscaping. All species and spacing shall be compliant with the Fire Protection Plan and sight line requirements. Sight line requirements, per Section 86.709 (c.9) of the Water Conservation in Landscaping Ordinance shall be complied with for all proposed streetscapes.
r. All vegetated structural BMP's associated with the Project's Storm Water Quality Management Plan shall be shown on all Landscape Plans prepared in conjunction with the submittal of grading permit applications.
s. All proposed trails and pathways shall be shown on the Master Landscape Plan with applicable notes, specifications, and construction details.
t. All proposed walls and fences shall be shown on the Landscape Plans with applicable notes, specifications, and construction details. Neighborhood signs and monuments shall also be shown on the landscape plans along with appropriate notes, specifications, and construction details.
u. Specific Plan Amendment, Table 20 (Site Plan Check List) within Section H (Site Planning Procedures) of the Development Regulations (Section IV of the Specific Plan Amendment) shall now include a category for the Climate Action Plan Consistency Checklist, identifying Measure's A-2.1 and W-1.2 as being required of all applicable landscape plan submittals.
v. The requirements of Measure A-2.1 (Increase Residential Tree Planting) shall be inclusive of Section D.11 (Residential Landscaping) of the Development Regulations within Section IV of the most recently approved Specific Plan Amendment. Tree species shall be selected from the Project's approved Fire Protection Plan plant palette. All trees shall be irrigated independently of all other landscape plantings and be controlled by a separate valve.

DOCUMENTATION: The applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the *[PDS, PCC]*, and pay all applicable review fees. **TIMING:**

Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, for each development phase a Master Landscape Plan shall be prepared and approved. **MONITORING:** The *[PDS, LA] and [DPR, TC, PP]* shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.

36. ROADS#1 – TRAFFIC CONTROL PLAN (PDF-AQ-1)

INTENT: In order to mitigate below levels of significance for temporary traffic impacts, a Traffic Control Plan (TCP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** For each development phase have a Registered Civil Engineer or licensed Traffic Control Contractor shall prepare a TCP to the satisfaction of Director of DPW. **DOCUMENTATION:** The applicant or its designee shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [*PDS, LDR*] for review by [*DPW, Traffic*]. **TIMING:** Prior to issuance of any permit and approval of each Final Map for any development phase, a TCP shall be prepared and approved. **MONITORING:** The [*PDS, LDR*] shall review the TCP for compliance with this condition.

37. ROADS#2–HAUL ROUTE PLAN (M-AQ-8)

INTENT: In order to ensure the roads are not damaged by heavy loads that loaded trucks place on the construction route (or subsequent operations- use for applicable projects), a Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** For each development phase a HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant or its designee is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused to the on-site and off-site County maintained roads that serve the property either during construction or subsequent operations.

b. The applicant or its designee will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads as identified on the haul route plan shall be returned to the existing condition or better.

c. Prior to import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public

roads will be allowed and sweeping to be performed at the end of each week or more depending on the frequency of hauling.

DOCUMENTATION: The applicant or its designee shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [*PDS, LDR*] for review by [*DPW, Road Maintenance*]. The applicant or its designee shall also execute a secured agreement for any potential damages caused by heavy trucks on the construction route. The agreement and securities shall be approved to the satisfaction of the [*DPW, Road Maintenance*]. **TIMING:** Prior to issuance of any permit or recordation of each Final Map for any development phase, a HRP shall be prepared and approved. **MONITORING:** The [*PDS, LDR*] shall review the HRP for compliance with this condition.

38. GP#1 - BLASTING NOISE PLAN (M-N-8 & 9, M-AQ-2 & 3 AND M-BI-18)

INTENT: In order to comply with County Code Noise Ordinance for temporary blasting related operations, a Blasting Plan shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Submit to and receive approval from the Director of PDS, a Blasting Plan consistent with Noise **Mitigation Measure M-N-8**. The plan shall demonstrate measures to achieve Noise Ordinance Compliance and include the following parameters (but not limited to the recommendations in this said plan):

a. All blasting shall be performed by a blast contractor and blasting Personnel licensed to operate in the County.

b. Each blast shall be monitored and recorded with an air blast overpressure monitor and groundborne vibration accelerometer approved by the County that is located outside the closest residence to the blast.

c. A blasting plan, including estimates of the air blast over-pressure level and groundborne vibration at the residence closest to the blast, shall be submitted to the County for review prior to the first blast. Blasting shall not commence until the County has approved the blast plan.

d. Blasting shall not exceed 0.1 in/sec PPV at the nearest occupied residence in accordance with County of San Diego Noise Guidelines Section 4.3.

e. Blasting shall not be conducted within 1,000 feet of on- or off-site sensitive receptors unless the Blasting Study concludes that a distance less than 1,000 feet would not exceed County construction and impulsive noise standards.

DOCUMENTATION: The applicant or its designee or its designee shall prepare the Blasting Plan and submit it to the *[PDS, ZONING]* and pay all applicable review fees. **TIMING:** Prior to approval of any plan or issuance of any permit the

Plan shall be approved for any development phase. **MONITORING:** The *[PDS, PPD]* shall review the Blasting and Monitoring Plan for compliance with the content guidelines, the Blasting and Monitoring Plan, County Noise Ordinance, and this condition.

39. AQ/GHG#12 - CONSTRUCTION RELATIONS OFFICER

INTENT: In order to provide public notification and contact for project related construction activities. **DESCRIPTION OF REQUIREMENT:** Prior to construction activities, the project applicant or its designee shall employ a construction relations officer who will address community concerns regarding on-site construction activity. The applicant or its designee shall provide public notification in the form of a visible sign containing the contact information of the construction relations officer who will document complaints and concerns regarding on-site construction activity. The sign shall be placed in easily accessible locations along Proctor Valley Road and noted on grading and improvement plans. **DOCUMENTATION:** The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to issuance of the any grading or improvement permits and throughout the duration of the grading and construction for each development phase. **MONITORING:** The [*DPW, PDCI*] shall make sure the contractor complies with the requirements of this condition and shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

40. AQ/GHG#13 - CONSTRUCTION CARBON OFFSETS (M-GH-1 & 2)

INTENT: In order to offset 100% of the project's construction GHG emissions each grading permit, in order to achieve carbon neutrality (i.e. a net zero emission level). **DESCRIPTION OF REQUIREMENT:** For construction greenhouse gas (GHG) emissions, prior to the County of San Diego's issuance of each grading permit, the applicant or its designee shall purchase and retire carbon offsets in a quantity sufficient to offset 100% of the Proposed Project's construction emissions (including sequestration loss from vegetation removal associated with each grading permit) consistent with the performance standards and requirements set forth in mitigation measure attached within the MMRP. **DOCUMENTATION:** The applicant or its designee shall comply with the GHG requirement of this condition. **TIMING:** Prior to approval of any grading plan and the issuance of any construction permit for each development phase. **MONITORING:** The [*DPW, PDCI*] shall make sure that the project applicant or its designee complies with this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the project applicant or its designee or its designee fails to comply with this condition.

41. FIRE#1–FIRE SERVICES AND AVAILABILITY (M-BI-19): [PDS, REG] [FIRE] [GP, IP] [PDS, FEE]

INTENT: To ensure that fire and emergency services are provided to the development in accordance with the travel time requirements of General Plan Policy S-6.4 and Table S-1. **DESCRIPTION OF REQUIREMENT:** The project shall enter into a Fire Protection and Mitigation Term Sheet agreement with the San Diego County Fire Authority (SDCFA) to fund for the construction, equipping,

staffing and ongoing operation and maintenance of a new fire station to be built within the project. **DOCUMENTATION:** The applicant or its designee shall provide written evidence, to the satisfaction of the County Fire Marshal and PDS Project Planning, demonstrating that the project has entered into a Fire Protection and Mitigation Term Sheet agreement with the SDCFA. **TIMING:** Prior to approval of any plan or issuance of any permit the property shall enter into a Fire Protection and Mitigation Term agreement with the SDCFA. As reflected in the Fire Protection and Mitigation Term Sheet agreement between the San Diego County Fire Authority and Applicant, dated June 24, 2019, the agreement shall specify that prior to the 1st occupancy permit, a temporary fire station shall be built within the project and funding for ongoing operation and maintenance shall be established through a Community Facilities District or other funding mechanism to the satisfaction of the SDCFA. The agreement shall also specify that a new permanent fire station shall be built within the project prior to occupancy of the 650th home. Funding for ongoing operation and maintenance of the permanent station shall also be established through a CFD or similar financing mechanism to the satisfaction of the SDCFA. Both the temporary and permanent stations will provide fire and emergency medical services to the project. **MONITORING:** The County Fire Marshal shall review the submitted documentation. If, upon review, PDS determines the documentation demonstrates conformance with this condition, the PDS shall approve the documentation and deem the condition satisfied.

42. FIRE#2 - LIMITED BUILDING ZONE (M-BI-19): [PDS, PCC] [DGS, RP] [BP, GP, CP, UO] [PDS, FEE X 2].

INTENT: In order to provide Defensible Space for the project, a Limited Building Zone (LBZ) Restriction for Fire Protection purposes shall be established to comply with the County of San Diego Fire Code Section 96.1.4907 for Defensible Space. Additionally in order to protect sensitive biological resources in the adjacent Otay Ranch Preserve and other conserved open spaces pursuant to the Otay Ranch RMP and CEQA, this LBZ easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource are and avoid other direct and indirect impacts. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the Vesting Revised Tentative Map. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

a. Structures designed or intended for occupancy by humans or animals located no less than 100 feet from the nearest biological open space easement boundary, provided that the structures meet the minimum ignition-resistive construction requirements as defined by the San Diego County Fire Authority (SDCFA) over the property and that SDCFA has approved in writing a reduction in the vegetation clearing/fuel modification requirements so that

they will not be required within any portion of the biological open space easement.

b. Decking, fences, and similar facilities.

c. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

DOCUMENTATION: The applicant or its designee shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, Real Property Division]*, and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant or its designee shall provide copies of the recorded easement documents to *[PDS, PCC]* for approval. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to the Final Map for each phase, the easements shall be recorded for each phase in which the LBZ is located. **MONITORING:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* for pre-approval. The *[PDS, PCC]* shall pre-approve the language and estimated location of the easements before they are released to the applicant or its designee for signature and subsequent recordation. Upon Recordation of the easements *[DGS, Real Property Division]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

43. BIO#38–LIGHTING PLAN (Mitigation Measure M-BI-20)

INTENT: In order to minimize the indirect impacts of lighting fixtures on sensitive wildlife species pursuant to BMO, Otay Ranch RMP, Specific Plan Amendment - Preserve Edge Plan, and CEQA, a lighting plan shall be submitted to PDS. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-20 Lighting** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). The Lighting Plan shall conform to the Preserve Edge Plan (PEP), such that Lighting Plans and a photometric analysis shall be prepared in conjunction with improvement plans for development areas adjacent to the RMP Preserve to illustrate the location of proposed light standards, type of shielding measure and landscaping. Lighting Plans and accompanying photometric analyses must also be prepared in conjunction with street and other improvements proposed within the Preserve Edge to demonstrate that light spillage into the RMP Preserve is avoided to the greatest extent possible. Lighting within 100 feet of the Preserve Edge and other Conserved Open Space shall be confined to areas necessary to ensure public safety, and shall be limited to low pressure sodium fixtures, shielded and directed away from the preserve where possible. **DOCUMENTATION:** The applicant or its designee shall prepare

the Lighting Plans and submit it to the *[PDS, ZONING]* and pay all applicable review fees. The applicant or its designee shall comply with the requirements of the Lighting Plans and this condition for the life of this permit. **TIMING:** The Lighting Plan(s) shall be approved concurrent with any improvement plans or building plans adjacent to the RMP Preserve Edge. **MONITORING:** The County inspector shall review the Lighting Plan for compliance with this measure. The [PDS Code Compliance Division] is responsible for enforcement of this permit.

44. LANDSCAPE SATISFACTION #1 (PDS)

INTENT: In order to provide adequate Landscaping that complies with the County of San Diego's Water Efficient Landscape Design Manual, the County's Water Conservation in Landscaping Ordinance, and the County's Climate Action Plan, a Landscape Plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

a. The applicant or its designee shall prepare, in addition to any other required Landscape Documentation Packages, a Water Use and Tree Exhibit in accordance with the County's Water Efficient Landscape Design Manual to demonstrate compliance with Climate Action Plan requirements related to Outdoor Water Use (Measure W-1.2) and Residential Tree Planting (Measure A-2.1). In order to be compliant with Section 86.703 (a) of the County's Water Conservation in Landscaping Ordinance, the Water Use and Tree Exhibit shall establish water use budgets (Maximum Applied Water Allowance) for each individual detached single family lot and the parameters necessary for planting two trees per dwelling unit.

b. Tree species shall be selected from the Project's approved Fire Protection Plan plant palette. All trees shall be irrigated independently of all other landscape plantings and be controlled by a separate valve.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. **TIMING:** Prior to the approval of the final map and prior to the approval of any plan and issuance of any permit. **MONITORING:** The [*PDS, LA*] and [*DPR, TC, PP*] shall review the Landscape Plans for compliance with this condition. The [PDS, BPPR] shall verify that the Building Plans comply with this condition.

45. ROADS#3–PAVEMENT CUT POLICY

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with County Policy RO-7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and

are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant or its designee shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [*PDS, LDR*] for review. **TIMING:** Prior to the approval of improvement plans or the approval of each Final Map for any development phase, the notification letters shall be submitted for approval. **MONITORING:** The [*PDS, LDR*] shall review the signed notification letters.

46. DRNG#1–ONSITE & OFFSITE DRAINAGE IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.403 and to comply with the County Flood Damage Prevention Ordinance No. 10091 (Title 8, Division 11), County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., and the County Resource Protection Ordinance (RPO) No. 9842, drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** With each Unit, improve or agree to improve and provide security for all the proposed drainage facilities as indicated on the approved Tentative Map and as follows:

a. Storm Drain Systems (Private and Public)
b. Bypass storm drain system
c. Biofiltration Basins
d. Drainage Channels
e. Culvert Crossings
f. (Other if applicable)

All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and current standards: San Diego County Drainage Design Manual, San Diego County Hydrology Manual, County of San Diego Grading Ordinance, Zoning Ordinance Sections 5300 through 5500, County Resource Protection Ordinance (RPO) No. 9842, County of San Diego Best Management Practice Design Manual, Community Trails Master Plan and Parkland Dedication Ordinance and County Flood Damage Protection Ordinance No. 10091 (Title 8, Division 11), Low Impact Development (LID) and Hydromodification requirements and the Land Development Improvement Plan Checking Manual. **DOCUMENTATION:** The applicant or its designee shall complete the following:

a. Process and obtain approval of Improvement Plans to improve the proposed drainage facilities as indicated on approved Tentative Map.
a. Provide Secured Agreements in accordance with Subdivision Ordinance Sec. 81.404 (a) (2).
b. Pay all applicable inspection fees with [*DPW, PDCI*].

c. If the applicant or its designee is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the recordation of each Final Map and improvement plans, the agreements, and securities shall be approved. The improvements shall be completed within 24 months from the recordation of Final Map or Parcel Map pursuant to Subdivision Ordinance Sec. 81.403. The execution of the agreements and acceptance of the securities shall be completed before the approval of any subdivision map. **MONITORING:** The [*PDS, LDR*], *[DPR, TC]* shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

47. DRNG#2–DRAINAGE IMPROVEMENTS' MAINTENANCE MECHANISM

INTENT: In order to assure long-term maintenance of the proposed on and offsite public and private drainage improvements for the project. **DESCRIPTION OF REQUIREMENT:** A Community Facilities District (CFD) or an equivalent funding mechanism (i.e. HOA, etc.) shall be established to fund the perpetual maintenance of proposed on and offsite public drainage improvements to the satisfaction of the Director of DPW and PDS. **DOCUMENTATION:** The applicant or its designee shall provide written evidence to *PDS* demonstrating that the CFD or an equivalent funding mechanism has been established for the proposed on and offsite private and public drainage improvements. **TIMING:** Prior to recordation of each Final Map for each development phase or unit, the CFD or an equivalent funding mechanism shall be established. **MONITORING:** The *[PDS, PCC]* shall route the evidence to the DPW and PDS for review and approval prior to satisfying the condition.

48. DRNG#3–DRAINAGE FACILITES MAINTENANCE

INTENT: In order to promote orderly development and to comply with the County Flood Damage Prevention Ordinance No. 10091 (Title 8, Division 11), County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., drainage improvements shall be provided and maintained. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS and DPW, complete the following:

a. Stormwater BMPs and drainage improvements which are to be publicly maintained by the County shall be designed in conformance with the San Diego County Drainage Design Manual, San Diego County Hydrology Manual, BMP Design Manual or equivalent approved at time of construction.

b. Adequate and legal access shall be provided to all county maintained BMPs and drainage improvements.

c. Establish a Community Facilities District or an equivalent funding mechanism (i.e. HOA, etc.) for perpetual maintenance of all public private facilities including private stormwater facilities

DOCUMENTATION: The applicant or its designee shall provide evidence of completion of the abovementioned requirements. **TIMING:** Prior to recordation of each Final Map for any development phase or unit, the requirements shall be satisfied. **MONITORING:** The [*PDS, LDR*], *[DPR, TC]* shall review the plans for consistency with the condition and County Standards.

49. DRNG#4–LINES OF INUNDATION

INTENT: In order to comply with Grading Ordinance No. 10179, Section 87.803 (38) and prevent future development in flood-prone areas the Lines of Inundation shall be shown on the map. **DESCRIPTION OF REQUIREMENT:** Lines of inundation to the limits of the 100-year flood along the watercourse, which flows through the property, shall be shown and labeled "Subject to Inundation by The 100-Year Flood" on the Final Map. Each parcel shall have a flood free building site to the satisfaction of the Director of PDS. If any of the parcels are found to be devoid of a buildable, flood free site for a residence and/or commercial use, the subdivider shall take appropriate action so that each parcel does have a buildable flood free site. This pertains to watersheds having area of one hundred (100) or more acres. **DOCUMENTATION:** The applicant or its designee shall indicate the lines of inundation on the non-title sheet of the Final Map as indicated above. **TIMING:** Prior to the approval of each Final Map and any plan approval, the inundation lines shall be indicated and labeled on the plan and map for any development phase. **MONITORING:** The [*PDS, LDR*] shall verify that the inundation lines have been indicated pursuant to this condition.

50. DRNG#5–FLOWAGE EASEMENT

INTENT: In order to prevent the obstruction of flowing water in the watershed, and to comply with the County of County Flood Damage Prevention Ordinance (Title 8, Division 11), a flowage easement shall be granted to the County of San Diego. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego by separate document, a flowage easement over those portions of the lot(s) subject to inundation by a 100-year flood, from a drainage area in excess of one (1) square mile (640 acres) as indicated on the approved tentative map. The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. This shall be to the satisfaction of the Director of PDS and DPW. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [*DGS, RP*], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to [*PDS, LDR*] for approval. **TIMING:** Prior to

the approval of the map for any unit or phase the easement(s) located within that unit shall be recorded. **MONITORING:** The [*DGS, RP*] shall prepare and approve the easement documents for recordation. [*PDS, LDR*] shall review the easements for compliance with this condition.

51. STRMWTR#1–STORMWATER FACILITIES MAINTENANCE AGREEMENT
INTENT: In order to promote orderly development and to comply with the County Flood Damage Prevention Ordinance No. 10091 (Title 8, Division 11), and the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following:

a. The private storm drain system shall be maintained by a maintenance mechanism such as a Homeowners association or other private entity.

b. Establish a maintenance agreement/mechanism (to include easements) to assure maintenance of the Category 2 post-construction best management practices (BMP's). Provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines.

DOCUMENTATION: The applicant or its designee shall process the agreement forms with [*PDS, LDR*] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of each Final Map within any development phase and approval of any plan execution of the agreements and securities shall be completed. **MONITORING:** The [*PDS, LDR*] shall review the agreements and/or mechanisms for consistency with the condition and County Standards.

52. STRMWTR#2–STORMWATER MAINTENANCE DOCUMENTATION (M-BI-14)
INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following:

a. Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant or its designee and recorded by the County.

DOCUMENTATION: The applicant or its designee shall process the agreement forms with [*PDS, LDR*] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of each Final Map within any development phase and approval of any plan execution of the agreements and securities shall be

completed. **MONITORING:** The [*PDS, LDR*] shall review the agreements and/or mechanisms for consistency with the condition and County Standards.

53. STRMWTR#3–EROSION CONTROL (M-BI-15)
INTENT: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the State Construction General Permit, Order No. 2009-00090-DWQ, or subsequent order and the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq. and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall maintain the appropriate on-site and off-site Best Management Practices pursuant to the approved Stormwater Management Plan (SWMP) and Erosion Control Plan including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

a. An agreement and instrument of credit shall be provided pursuant to Subdivision Ordinance 81.408, for an amount equal to the cost of this work as determined or approved by the *[PDS, LDR],* in accordance with the County of San Diego Grading Ordinance Section 87.304(e). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer or its designee shall submit a letter to *[PDS, LDR]* authorizing the use of this deposit for emergency measures.
b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

DOCUMENTATION: The applicant or its designee shall provide the letter of agreement and any additional security and/or cash deposit to the [*PDS, LDR*]. **TIMING:** Prior to the recordation of each Final Map within any development phase and approval of any plan execution of the agreements and securities shall be completed. **MONITORING:** The [*PDS, LDR*] shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [*DPW, PDCI*] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits.

54. BIO#1–ENDANGERED SPECIES ACT CONSULTATION & PERMITS (SAN DIEGO FAIRY SHRIMP) [PDS, PCC] [GP, CP, UO]
[Mitigation Measure M-BI-7]

INTENT: In order to comply with applicable regulations (i.e. Federal Endangered Species Act (FESA)) for impacts to species not covered by the MSCP (i.e. San Diego fairy shrimp), the following agency permit (i.e. Section 7 Consultation or Section 10) shall be obtained or verification from the respective resource agencies (i.e. USFWS) that a permit is not required shall be provided. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-7 San Diego Fairy Shrimp Take Authorization**, as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). The applicant or its designee will comply with any and all conditions that the respective resource agencies (i.e. USFWS) may require for take of San Diego fairy shrimp habitat. **DOCUMENTATION:** The applicant or its designee shall consult the respective agencies to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant or its designee shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the *[PDS, PCC]* for compliance. **TIMING:** Prior to the approval of the first grading plan required for impacts within the County's jurisdiction, and prior to any grading, clearing, or other disturbance, a permit shall be obtained or evidence provided that it is not required. **MONITORING:** Project applicant or its designee shall demonstrate, to the satisfaction of the Director of Planning and Development Services (or his/her designee) that it has secured from any necessary take authorization from the respective resource agencies. The *[PDS, PCC]* shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the *[PDS, PCC]* for implementation on the grading plans.

55. BIO#2–ENDANGERED SPECIES ACT CONSULTATION & PERMITS (QUINO CHECKERSPOT BUTTERFLY) [PDS, PCC] [GP, CP, UO]
[Mitigation Measure M-BI-8]

INTENT: In order to comply with applicable regulations (i.e. Federal Endangered Species Act (FESA)) for impacts to species not covered by the MSCP (i.e. Quino checkerspot butterfly), the following agency permit (i.e. Section 7 Consultation or Section 10) shall be obtained or verification from the respective resource agencies (i.e. USFWS) that a permit is not required shall be provided. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-8 Quino Checkerspot Butterfly Take Authorization,** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). If the applicant or its designee seeks take of Quino checkerspot butterfly through the County's MSCP Quino Addition, the applicant or its designee shall provide documentation that the project is in compliance with any and all conditions required by the County under the South County MSCP Quino Subarea Plan Addition, including concurrence from respective resource agencies (i.e. USFWS and CDFW) if required. **DOCUMENTATION:** The applicant or its designee shall consult the respective resource agencies (i.e. USFWS) to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant or

its designee shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the *[PDS, PCC]* for compliance. **TIMING:** Prior to the approval of the first grading plan required for impacts within the County's jurisdiction, and prior to any grading, clearing, or other disturbance, a permit shall be obtained from the respective resource agencies, evidence provided that it is not required, or documentation provided that the project is in compliance with the MSCP County Subarea Plan Quino Addition. **MONITORING:** Project applicant or its designee shall demonstrate, to the satisfaction of the Director of Planning and Development Services (or his/her designee) that it has secured from any necessary take authorization from the respective resource agencies. The *[PDS, PCC]* shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the *[PDS, PCC]*, for implementation on the grading plans.

56. BIO#3–COMMUNITY FACILITIES DISTRICT [Mitigation Measure M-BI-3]

INTENT: In order to provide for the perpetual management and monitoring of the Otay Ranch Preserve managed by the Preserve Owner/Manager (POM), to protect sensitive biological resources, pursuant to the Otay Ranch Resource Management Plan (RMP), and to mitigate significant impacts to sensitive habitats, special-status plant and animal species, and jurisdictional aquatic resources pursuant to the County's Biological Mitigation Ordinance (BMO) and the California Environmental Quality Act (CEQA), a County-administered Community Facilities District (CFD) shall be established. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall establish a County-administered CFD for the Otay Ranch Preserve to protect and enhance biological, paleontological, and cultural resources, to maintain biological diversity, and to promote the survival and recovery of native species and habitats. In forming the County's Otay Ranch Preserve CFD, the district shall include the required special tax rates, annexation provisions, a comprehensive list of services, cost estimates for biological management and monitoring activities described in the Otay Ranch RMP documents. **DOCUMENTATION:** The applicant or its designee shall request that the County initiate formation proceedings to establish a CFD and enter into a funding agreement for such formation. The CFD shall have the capacity to generate revenues required for annual operation and maintenance of the POM. **TIMING:** Prior to the approval of the first Final Map associated with any development phase of the project. **MONITORING:** The *[DPR, PDS]* shall review the CFD documentation for conformance with this condition. Upon recordation of each final map, and submittal of the required Otay Ranch RMP Preserve conveyance documents, *[DPR, PDS]* shall forward a copy of the recorded documents to *[PDS, DPR, PCC]* for satisfaction of the condition.

PRIOR TO THE RECORDATION OF THE <u>FIRST FINAL MAP ASSOCIATED WITH EACH PHASE</u> (AS SHOWN ON EXHIBIT 44: CONCEPTUAL PHASING PLAN OF

THE SPECIFIC PLAN), THE FOLLOWING CONDITIONS SHALL BE COMPLETED FOR THE ENTIRE PHASE TO THE SATISFACTION OF DIRECTOR OF PLANNING & DEVELOPMENT SERVICES (PDS).

57. BIO#4–CONSERVED OPEN SPACE [PDS, FEE X 2]
[Mitigation Measure M-BI-4]
INTENT: In order to protect sensitive biological resources, pursuant to the Otay Ranch RMP, BMO, and CEQA and to mitigate significant impacts to sensitive habitats, special-status plant and animal species, and jurisdictional waters, conserved open space areas (24.5 acres) shall be preserved. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-4 Biological Open Space Easement** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). The total anticipated Conserved Open Space is 24.5 acres which is in addition to the required conveyance. Per the Otay Ranch RMP, Conserved Open Space lands may be subject to the habitat conveyance and preservation requirement. The additional mitigation as a result of the BMO analysis (approximately 11.4 acres) may be satisfied through this condition (**BIO#4–CONSERVED OPEN SPACE**). (**BIO#4–CONSERVED OPEN SPACE**) Impacts to San Diego Cornerstone lands (14.5 acres or as agreed upon by the City of San Diego) will be mitigated through City of San Diego mitigation requirements and may include the use of Conserved Open Space (**BIO#4–CONSERVED OPEN SPACE**).

Exemptions to prohibitions associated with this condition includes construction, use, and maintenance of multi-use, non-motorized trails as approved by the Director of PDS, the Director of DPR, provided it is approved by the Director of PDS and in accordance with the County of San Diego Community Trails Master Plan. **DOCUMENTATION:** If the Conserved Open Space (all or in part) is to be managed by the County of San Diego through the County biological open space easement to satisfy the additional mitigation requirements as a result of the BMO analysis then the following documentation is required. In no event shall less than the required acreage per the BMO be provided. The applicant or its designee shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. If the Conserved Open Space is conveyed in fee title to the Preserve Owner Manager (POM) of the Otay Ranch RMP Preserve with funding to pay for review by the POM and associated fees, then the applicant or its designee shall provide a copy of the grant deed to the County showing the dedication. If portions of the Conserved Open Space are used for mitigation of impacts on Cornerstone Lands, then the applicant or its designee shall provide the agreement between the City of San Diego and the Applicant or its designee as documentation for this condition. **TIMING:** Prior to the approval of any plan or the first Final Map(s) associated with each Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Otay Ranch Village 14 and PA 16/19 Specific Plan Amendment and/or prior to approval or issuance of any

grading permit, and prior to any grading, clearing, or other disturbance in that phase, the biological open space easements to the County, or habitat conveyance to the Otay Ranch Preserve Owner Manager (POM) or City of San Diego shall be executed and recorded by phase based on the allocated acreages in the table above. **MONITORING:** For recordation on the map, *[PDS, LDR]* shall route the applicable Final Map to *[PDS, PCC]* for approval prior to map recordation. The *[PDS, PCC]* shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

58. BIO#5–RESOURCE MANAGEMENT PLAN (CONSERVED OPEN SPACE) [Mitigation Measure M-BI-4]

INTENT: In order to provide for the perpetual management and monitoring of the proposed Conserved Open Space areas (**BIO#4–CONSERVED OPEN SPACE)**, a Resource Management Plan (RMP) shall be prepared and implemented for all or any portion of Conserved Open Space (24.5 acres) that is protected by a biological open space easement granted to County of San Diego (County) that is not managed under another County-approved RMP (i.e. Otay Ranch RMP). The RMP shall met or exceed the management and monitoring requirements outlined in the Otay Ranch RMP documents. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-4 Biological Open Space Easement** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). In addition, the County-approved RMP funding costs shall be identified and fully funded to ensure that the funding source remains adequate in perpetuity. One RMP should be developed to cumulatively manage all Conserved Open Space lands managed under this condition. If more than one biological open space easement is recorded, the RMP may be phased to incorporate lands as they are dedicated to the County. This condition may be waived with written approval by the Director of PDS to the extent that any of the areas of Conserved Open Space (24.5 acres) described in **BIO#4–CONSERVED OPEN SPACE** are added to the Otay Ranch RMP Preserve for active monitoring and management by the Preserve Owner Manager (POM) of the RMP Preserve (**BIO#20–HABITAT CONVEYANCE AND PRESERVATION**) and/or for any portion given to the City of San Diego to mitigate for impacts to Cornerstone Lands. If conveyed to the City of San Diego, the applicant or its designee will satisfy all conditions required by the City of San Diego. **DOCUMENTATION:** The applicant or its designee shall prepare the RMP, demonstrate that the RMP has been fully funded, (funding by phase is acceptable), to the satisfaction of the Director of PDS, and submit it to the *[PDS, ZONING]* and pay all applicable review fees. **TIMING:** Prior to the approval of any plan or the first Final Map(s) associated with each Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Otay Ranch Village 14 and PA 16/19 Specific Plan Amendment and/or prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance in that phase, the RMP shall be approved by the County and

funding established or evidence provided that it is not required. **MONITORING:** The *[PDS, PPD]* shall review the RMP for compliance with the latest version of the County of San Diego Report Format and Content Requirements, Otay Ranch RMP, and this condition.

59. BIO#6–QUINO CHECKERSPOT BUTTERFLY HABITAT PRESERVATION [PDS, FEE X2] [Mitigation Measure M-BI-9]

INTENT: In order to mitigate for impacts to Quino checkerspot butterfly habitat, which is a sensitive biological resource pursuant to the California Environmental Quality Act (CEQA) and Federal Endangered Species Act (FESA), suitable habitat for Quino checkerspot butterfly will be preserved. **DESCRIPTION OF REQUIREMENT**: The applicant or its designee shall satisfy Mitigation Measure **M-BI-9 Quino Checkerspot Butterfly Habitat Preservation** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). The Project anticipates that approximately 339.4 acres of potential habitat onsite for Quino checkerspot butterfly shall be conveyed to the Otay Ranch RMP Preserve (**BIO#20**–**HABITAT CONVEYANCE AND PRESERVATION**) and 24.5 acres of Conserved Open Space shall have a biological easement **BIO#4**–**CONSERVED OPEN SPACE**). Additional Otay Ranch RMP Preserve off-site conveyance (**BIO#20**–**HABITAT CONVEYANCE AND PRESERVATION**) is provided by off-site Otay Ranch RMP Preserve in Planning Area 16 (58.3 acres) and a conservation easement over land designated for development in Planning Area 16 (191.5 acres). To meet this condition, preservation of Quino checkerspot butterfly habitat shall be conveyed or conserved such that when the project is built out, the entire area of suitable Quino checkerspot butterfly habitat is mitigated at a minimum 1:1 mitigation ratio based on the entire development footprint. The exact numbers will be determined based on the Final Maps.

A higher mitigation ratio of suitable habitat preservation may be required by the USFWS through the take permit process or the County through the County of San Diego Multiple Species Conservation Program Subarea Plan Quino Checkerspot Butterfly Addition if take is required pursuant to **M-BI-8**. The applicant or its designee shall comply with any and all requirements of the County Quino Checkerspot Butterfly Subarea Plan Addition. All Otay Ranch RMP Preserve (**BIO#20**–**HABITAT CONVEYANCE AND PRESERVATION**) and any Conserved Open Space areas **(BIO#4**–**CONSERVED OPEN SPACE)** dedicated to the County as part of this project shall be managed under a Quino Checkerspot Butterfly Management/ Enhancement Plan. **(BIO#7- QUINO CHECKERSPOT BUTTERFLY REVEGETATION/ENHANCEMENT PLAN)**. **DOCUMENTATION:** The applicant shall prepare and provide a copy of the Quino Checkerspot Butterfly habitat suitability report for the off-site mitigation parcels for approval from *[PDS, PCC],* the Preserve Owner Manager (POM)/DPR of the RMP Preserve, and the USFWS (only if a Section 7 or 10 permit is required) and pay all applicable review fees. The applicant shall prepare the draft plats and legal descriptions of the Otay Ranch RMP Preserve and

easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of all documents. Additionally, the applicant shall provide a copy of the contract, cost estimate, and MOU for the habitat suitability report to the *[PDS, PCC].* **TIMING:** Prior to the approval of any plan the Quino Checkerspot Butterfly habitat suitability report shall be submitted to and receive approval from the Preserve Owner Manager (POM) of the RMP Preserve, the USFWS (if a Section 7 or 10 permit is required), and the County prior to recordation or conveyance of off-site mitigation land of the applicable Final Map The habitat conveyance to Otay Ranch RMP Preserve and all open space easements shall be executed and recorded with each applicable final map. **MONITORING:** The County *[PDS, PPD],* Preserve Owner Manager (POM)/DPR of the RMP Preserve and USFWS (if a Section 7 or 10 permit is required) shall review and approve the off-site mitigation lands based on the Quino Checkerspot Butterfly Habitat Suitability Report and available data before habitat conveyance and recordation is permitted. Additionally *[PDS, LDR]* shall route the applicable Final Map to *[PDS, PCC]* for approval prior to recordation of the map. The *[PDS, PCC]* and the Preserve Owner Manager (POM)/DPR of the RMP Preserve shall preapprove the language and location of the Otay Ranch RMP) Preserve prior to recordation. Upon Recordation of the Otay Ranch RMP Preserve conveyance and Conserved Open Space **(BIO#4–CONSERVED OPEN SPACE)**, *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

60. BIO#7–QUINO CHECKERSPOT BUTTERFLY REVEGETATION/ ENHANCEMENT PLAN [Mitigation Measure M-BI-10]

INTENT: In order to provide for the perpetual management of Quino checkerspot butterfly habitat, which is a sensitive biological resource pursuant to the Federal Endangered Species Act and CEQA, a long-term Quino Checkerspot Butterfly Revegetation/Enhancement Plan shall be prepared and implemented for areas of Quino checkerspot butterfly habitat restoration and enhancement (**BIO#6–QUINO CHECKERSPOT BUTTERFLY HABITAT PRESERVATION)**. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-10 Quino Checkerspot Butterfly Management/ Enhancement Plan** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). Submit a long-term Quino Checkerspot Butterfly Revegetation/ Enhancement Plan to the County Director of PDS, the USFWS (if applicable) and the Preserve Owner/Manager (POM)/DPR of the RMP Preserve for the monitoring and management of areas of potential Quino checkerspot butterfly habitat restoration and enhancement. The Quino Checkerspot Butterfly Management/ Enhancement Plan shall be submitted to the County, USFWS (if applicable), and the Preserve Owner/Manager (POM) of the RMP Preserve for approval. If restoration/ enhancement is to occur on areas with a County easement, i.e. Conserved Open Space, the final Quino Checkerspot Butterfly Revegetation/Enhancement Plan cannot be approved until the following has been completed to the satisfaction of the Director of PDS and Director of Department of Parks and Recreation (DPR),

in cases where DPR has agreed to be the owner/manager, to the satisfaction of the Director(s) and/or his/her designee:

a. The plan shall be prepared by a County-approved biologist and approved by the County, pursuant to the most current version of the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources.
b. The habitat land to be managed shall be clearly identified.
c. All open space easements shall be prepared and Otay Ranch RMP Preserve land shall be identified for dedication to the Preserve Owner/Manager to ensure that the land is protected in perpetuity.
d. A suitable Resource Manager or the Preserve Owner/Manager as appropriate shall be selected and evidence provided by applicant or its designee as to the acceptance of this responsibility by the proposed Resource Manager or the Preserve Owner/Manager.
e. A Property Analysis Record (PAR) or similar shall be submitted and approved by the County upon determination by the County approve biologist that restoration or enhancement activities are required. The Quino Checkerspot Butterfly Revegetation/Enhancement Plan non-wasting funding mechanism to fund annual costs for perpetual monitoring and maintenance shall be identified, approved by the County, and fully funded. All implementation, including ongoing management, associated with the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan will be funded directly by the applicant or its designee, funded through a Community Facilities District established for management by the POM/DPR for Otay Ranch Preserve, a non-wasting endowment, or through another funding mechanism agreed upon by the County, POM, and the applicant or its designee.
f. A contract between applicant or its designee and County shall be executed for the implementation of the Quino Checkerspot Butterfly Revegetation /Enhancement Plan.
g. All revegetation proposed shall be for a length of 5 years and have an 80 percent success criterion.
h. The revegetation component of the report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.
i. Revegetation objectives, revegetation site biological resource map, 24”x 36” landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.
j. The revegetation component shall include a cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.

k. The revegetation component shall include an implementation strategy; appropriate seed/source materials; appropriate planting method; an irrigation plan; quantitative and qualitative success criteria; a maintenance, monitoring, and reporting program; estimated completion time; and contingency measures.

l. The plan shall be based on, and incorporate the performance criteria/ standards set forth in, the March 2020 "Quino Checkerspot Conservation Strategy" and "Framework Management Plan," which HELIX Environmental prepared in cooperation the applicant, with the County, the United States Fish and Wildlife Service, and the California Department of Fish and Wildlife.

For Quino Checkerspot Butterfly Management/Enhancement Plan areas within the Otay Ranch RMP which will be managed by the Preserve Owner Manager (POM) of the RMP Preserve, the applicant or its designee will work in coordination with the Preserve Owner Manager (POM) of the RMP Preserve to determine the requirements for final Quino Checkerspot Butterfly Revegetation/Enhancement Plan and will, at a minimum, include items g through l listed above.

The Quino Checkerspot Butterfly Management/Enhancement Plan may either be superseded or unnecessary upon completion and adoption of a future County Multiple Species Conservation Program Subarea Plan Quino Checkerspot Butterfly Addition. **DOCUMENTATION:** The applicant or its designee shall prepare the Quino Checkerspot Butterfly Revegetation/Enhancement Plan, submit it to the *[PDS, PPD]*, USFWS (if applicable), and Preserve Owner/Manager (POM) of the RMP Preserve for approval, demonstrate perpetual funding in place for monitoring and management of suitable Quino checkerspot butterfly habitat based on an approved Property Analysis Record (PAR) for activities on Conserved Open Space, or similar, and pay all the applicable review fees and deposits. **TIMING:** Prior to the approval or issuance of any grading permit as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan Amendment, and prior to any grading clearing, or other disturbance, the Quino Checkerspot Butterfly Revegetation/Enhancement Plan shall be approved by the County *[PDS, PPD],* the USFWS (if applicable) and the POM/DPR of the RMP Preserve. The Quino Checkerspot Butterfly Revegetation/ Enhancement Plan shall be implemented and funded with perpetual monitoring and management of habitat areas of potential Quino checkerspot butterfly habitat restoration and enhancement in association with each Final Map (**BIO#6–QUINO CHECKERSPOT BUTTERFLY HABITAT PRESERVATION)**. **MONITORING:** The *[PDS, PPD]* shall review the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant or its designee, and a request for compliance with condition **BIO#8–SECURED AGREEMENT (QUINO CHECKERSPOT BUTTERFLY REVEGETATION/ ENHANCEMENT**

PLAN) shall be made to enter into a Secured Agreement for the implementation of the Plan.

61. BIO#8–SECURED AGREEMENT (QUINO CHECKERSPOT BUTTERFLY REVEGETATION / ENHANCEMENT PLAN) [Mitigation Measure M-BI-10]
INTENT: In order to assure project completion and success of the Quino Checkerspot Butterfly Revegetation / Enhancement Plan in condition **BIO#7–QUINO CHECKERSPOT BUTTERFLY REVEGETATION / ENHANCEMENT PLAN**, a surety shall be provided, and an agreement shall be executed**. DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall enter into a Secured Agreement with the County of San Diego as follows:

a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan;
b. Provide a 10 percent cash deposit of the cost of all improvements, anticipated to be no less than $3,000 and no more than $30,000. If additional management and monitoring is needed, additional funds may be required;
c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty percent success rate and the vegetative cover percentages outlined in the approved Quino Checkerspot Butterfly Revegetation/ Enhancement Plan, excluding herbaceous species, shall be considered satisfactory completion of the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan.

DOCUMENTATION: The applicant or its designee shall execute a Secured Agreement provided with the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the *[PDS, LA]* for final review and approval*.* **TIMING:** Prior to the approval of any plan or issuance of any grading permit, prior to any grading clearing, or other disturbance, and after the approval of the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan, the agreement shall be executed and the securities obligation provided for the revegetation implementation associated with each grading phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan. **MONITORING:** The *[PDS, LA]* shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan Final Decision. The *[PDS, LA]* shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by *[PDS, FISCAL].* Upon acceptance of the Agreement, securities and cash deposit,

the *[PDS, LA]*, shall provide a confirmation letter-acknowledging acceptance of securities.

This condition only applies to areas under the County's jurisdiction (i.e. Conserved Open Space). If the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan identifies potential opportunities within the Otay Ranch RMP Preserve, the applicant or its designee will work with the Preserve Owner/Manager (POM) of the RMP Preserve to implement the plan. The applicant or its designee will provide to the POM funding, though a CFD or other agreed upon funding mechanism, for the development and perpetual implementation of the plan within the Otay Ranch Preserve.

62. BIO#9–WETLAND PERMITS: [PDS, FEE X2] [Mitigation Measure M-BI-21]

INTENT: In order to comply with the State and Federal Regulations for impacts to U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), California Department of Fish and Wildlife (CDFW) jurisdictional water resources, the following agency permits (i.e. ACOE 404 permit, RWQCB 401 Water Quality Certification, and CDFW Fish and Game Code 1602 Streambed Alteration Agreement), or verification that they are not required shall be obtained. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-21 Federal and State Agency Permits** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). The overall ratio of wetland/riparian habitat mitigation shall be 3:1. Mitigation for impacts to un-vegetated and ephemeral stream channels shall occur at a 1:1 ratio. The applicant or its designee agrees to comply with any and all conditions required by the Resource Agencies (i.e. ACOE, RWQCB, and CDFW). **DOCUMENTATION:** The applicant or its designee shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant or its designee shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the *[PDS, PCC]* for compliance. **TIMING:** Consultation and permits must be obtained prior to the approval of any plan or issuance of the first grading permit, and prior to any grading, clearing, or other disturbance which may impact jurisdictional resources. Phasing of wetland permits may be permissible at the discretion of the respective resource agencies (i.e. ACOE, RWQCB, and CDFW) with written consent. **MONITORING:** The *[PDS, PCC]* shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the *[PDS, PCC]*, for implementation on the grading plans.

63. BIO#10–UPLAND AND WETLANDS RESTORATION PLAN (TEMPORARY IMPACTS) [Mitigation Measure M-BI-12]

INTENT: In order to mitigate for temporary impacts to sensitive upland and jurisdictional aquatic resources, which are sensitive biological resources pursuant to CEQA, revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-12 Restoration**

of Temporary Impacts as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP).

The Upland and Wetlands Restoration Plan shall conform to the most current version of the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources for Revegetation Plans for areas under the County's jurisdiction. For temporary impacts to be restored within the City of Chula Vista and City of San Diego, their guidelines would apply. The Upland and Wetlands Restoration Plan will be prepared to include requirements from all three jurisdictions to the extent feasible. The Upland and Wetlands Restoration Plan shall include the following:

a. The monitoring plan shall be for a length of 5 years and have an 80 percent success criterion.
b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego, conveyance into Otay Ranch RMP Preserve, or evidence of protection in perpetuity by some other means to the satisfaction of the Director PDS.
c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.
d. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.
e. A cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.

DOCUMENTATION: The applicant or its designee shall prepare the Upland and Wetlands Restoration Plan pursuant to this condition and by using the Applicant or its designees Guide to Preparing Revegetation Plans, PDS Form # 717, and then submit it to the *[PDS, ZONING],* and Cities of Chula Vista and San Diego accordingly, and pay all the applicable review fees and deposits. **TIMING:** Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval of the first grading plan associated with each phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan Amendment, and prior to any grading, clearing, or other disturbance. **MONITORING:** The *[PDS, LA]* and Cities of Chula Vista and San Diego shall review the Upland and Wetlands Restoration Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological

Resources, and other applicable City guidelines. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant or its designee, and a request for compliance with condition **BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLAN)** shall be made to enter into a Secured Agreement for the implementation of the Plan.

64. BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLAN) [Mitigation Measure M-BI-12]

INTENT: In order to assure project completion and success of the Upland and Wetlands Restoration Plan in condition **BIO#10–UPLAND AND WETLANDS RESTORATION PLAN**, a surety shall be provided, and an agreement shall be executed**. DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall enter into a Secured Agreement with the County of San Diego for areas under the jurisdiction of the County, as follows:

a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Upland and Wetlands Restoration Plan;
b. Provide a 10 percent cash deposit of the cost of all improvements, but no less than $3,000 and no more than $30,000. If additional management and monitoring is needed, additional funds may be required.
c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Upland and Wetlands Restoration Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty percent success rate and one hundred percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the Upland and Wetlands Restoration Plan.

DOCUMENTATION: The applicant or its designee shall execute a Secured Agreement provided with the Upland and Wetlands Restoration Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the *[PDS, LA]* for final review and approval. **TIMING:** Prior to the approval the first grading plan associated with each phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance, and after the approval of the Upland and Wetlands Restoration Plan, the agreement shall be executed and the securities provided for the revegetation implementation. **MONITORING:** The *[PDS, LA]* shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Upland and Wetlands Restoration Plan Final Decision. The *[PDS, LA]* shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by *[PDS, FISCAL].* Upon acceptance of the Agreement,

securities and cash deposit, the *[PDS, LA]*, shall provide a confirmation letter-acknowledging acceptance of securities.

65. BIO#12–STORMWATER POLLUTION PREVENTION PLAN [PDS, FEE X2] [Mitigation Measure M-BI-14]

INTENT: In order to minimize the impacts to sensitive biological resources pursuant to the Otay Ranch RMP and CEQA, a Stormwater Pollution Prevention Plan (SWPPP) shall be developed, approved and implemented. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-14 SWPPP** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). The requirements approved in the SWPPP shall be implemented and maintained. **DOCUMENTATION:** The applicant or its designee shall prepare the SWPPP and submit it to the *[PDS, LDR]* and pay all applicable review fees. The applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. **TIMING:** Prior to the approval any grading plan, and prior to any grading clearing, or other disturbance, the SWPPP shall be approved for each grading phase. Upon establishment of the use, the conditions of the SWPPP shall be complied with during construction activities and for the term of this permit. **MONITORING:** The *[PDS, LDR]* shall review the final SWPPP for compliance with the most recent version of the California Stormwater Quality Association's Stormwater BMP Handbook and this condition. During construction, the Project Biologist shall review SWPPP measures for compliance with this measure as part of the construction monitoring requirement.

PRIOR TO THE RECORDATION OF THE FIRST FINAL MAP FOR VILLAGE 14 WEST PHASE, THE FOLLOWING CONDITIONS SHALL BE COMPLETED TO THE SATISFACTION OF DIRECTOR OF PLANNING & DEVELOPMENT SERVICES (PDS).

66. BIO#13–ENDANGERED SPECIES ACT SECTION & INCIDENTAL TAKE AUTHORIZATION [PDS, PCC] [GP, CP, UO]

INTENT: The County has determined that the Proposed Project Amendment's anticipated development of Proctor Valley (PV) 2, and 3 is subject to the MSCP and County MSCP Subarea Plan. Such development, however, requires take authorization. Therefore, to ensure compliance with the Federal Endangered Species Act (FESA), the California Endangered Species Act (CESA), and the California Natural Community Conservation Planning Act, as they might apply to impacts on species covered by the County's MSCP Subarea Plan on lands that were not designated as hardline "take authorized areas" under the 1997 County MSCP Subarea Plan (i.e., the areas within the project known as PV2 and PV3 basin), the County intends to amend the MSCP Subarea Plan to provide the applicant appropriate incidental take authorization. This requirement, however, only applies to the areas within the Proposed Project Amendment designated as PV2, and PV3 (basin), as the other portions of the Proposed Project Amendment

lie within predetermined “hardline” areas that have already been designated as “take authorized” under the County’s MSCP Subarea Plan. **DESCRIPTION OF REQUIREMENT:** Prior to the issuance of the first grading permit or first final map in PV2 or PV3 (basin), whichever occurs earlier, the applicant shall demonstrate that it has secured federal and state take authorization for development activities on the area for which the grading permit or final map is being issued. Because PV2, and PV3 (basin) are located within the County’s MSCP Subarea Plan, the County shall seek to amend the County’s MSCP Subarea Plan by obtaining concurrence from the United States Fish & Wildlife Service (USFWS) and the California Department of Fish & Wildlife (CDFW) to extend take authorization to portions of PV2 and PV3 (basin) within the Proposed Project Amendment area. The applicant or its designee shall comply with any and all conditions set forth in any adopted amendment to the Subarea Plan applicable to the Proposed Project Amendment. Nothing herein waives the applicant’s rights, if any, to apply for and secure incidental take authorization for development activities on PV2, and PV3 (basin) by any lawful means. **DOCUMENTATION:** The applicant or its designee shall provide the appropriate documentation of the adopted Subarea Plan amendment or other permit(s), agreement(s), or other document(s) extending take authorization for PV2 and PV3 (basin), if any. **TIMING:** Prior to the approval of any plan or issuance of grading permits or first final map in PV2 or PV3 (basin), the applicant shall demonstrate that it has been issued take authorization. **MONITORING:** The [*PDS, PCC*] shall review the adopted County MSCP Subarea Plan amendment, permit(s), agreement(s), or other document(s) provided for compliance with this condition. Copies of these permit(s), agreement(s), or other document(s) should be transmitted to the [*PDS, PCC*], for implementation on the grading plans or final maps.

67. BIO#14–BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN (BMO SENSITIVE SPECIES) [Mitigation Measure M-BI-11]

INTENT: In order to mitigate for the direct loss of San Diego goldenstar and San Diego marsh-elder (including plant materials and soils/seed bank), which are a sensitive species pursuant to the Biological Mitigation Ordinance, and CEQA, and to protect sensitive species, translocation and/or revegetation shall occur. Mitigation requirements for the Proposed Project’s impacts on special-status plants are based on the analysis provided in the Biological Resources Technical Memorandum for the Proposed Project Amendment – Otay Ranch Village 14 and Planning Areas 16/19 along with the Biological Mitigation Ordinance (BMO) analysis (Appendix C of the Memorandum). **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-11 Biological Resource Salvage Plan(s)** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). Sensitive species and vegetation communities located within PV2 and PV3 (basin) shall be mitigated in accordance with the greater of this condition or **BIO#22–BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN (RMP SENSITIVE SPECIES)**. A single plan that clearly satisfies both conditions, as appropriate, is acceptable.

The Biological Resource Salvage and Restoration Plan shall specify, at minimum, the following: (1) the location of the receptors site(s) in protected open space areas and/or Otay Ranch RMP Preserve within the project site or as approved by the Director of PDS; (2) appropriate methods for plant salvage/ replacement (e.g., harvesting seeds, salvaging and transplantation of impacted plants, and/or nursery propagation) and translocation/ maintenance activities (e.g., native plant mulching, selective soil salvaging, and application of plant materials on manufactured slopes, and application/relocation of resources within the Otay Ranch RMP Preserve); (3) receptor site preparation methods; (4) schedule an action plan for maintaining and monitoring the receptor site(s); (5) list of performance criteria and standards for successful mitigation; (6) measures to protect the receptor site(s) (e.g., trespass and erosion control, weeding); and (7) cost of implementing the relocation plan. The Biological Resource Salvage and Restoration Plan shall conform to the most current version of the County of San Diego Report Format and Content Requirements. At a minimum, the Biological Resource Salvage and Restoration Plan shall include the following:

a. The monitoring plan shall be for a length of 5 years and have an 80 percent success criterion.
b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means (i.e. Otay Ranch RMP Preserve/POM) to the satisfaction of the Director of PDS.
c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.
d. Revegetation objectives, revegetation site biological resource map, 24”x 36” landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.
e. A cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.

DOCUMENTATION: The applicant or its designee shall prepare a Biological Resource Salvage and Restoration Plan(s), submit it to the *[PDS, ZONING]* and pay all the applicable review fees and deposits. **TIMING:** Prior to the approval of any grading plan associated with the Village 14 South Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan Amendment, and, and prior to any grading clearing, or other disturbance, the Biological Resource Salvage and Restoration Plan shall be approved and fully

funded. **MONITORING:** The *[PDS, LA]* shall review the Biological Resource Salvage and Restoration Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant or its designee, and a request for compliance with condition **BIO#15–SECURED AGREEMENT (BMO BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN)** shall be made to enter into a Secured Agreement for the implementation of the Plan.

68. BIO#15–SECURED AGREEMENT (BMO - BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN) [Mitigation Measure M-BI-11]

INTENT: In order to assure project completion and success of the Biological Resource Salvage and Restoration Plan in condition **BIO#14-BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN (BMO SENSITIVE SPECIES)**, a surety shall be provided, and an agreement shall be executed**. DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall enter into a Secured Agreement with the County of San Diego as follows:

a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Biological Resource Salvage and Restoration Plan and,
b. Provide a 10 percent cash deposit of the cost of all improvements, anticipated to be no less than $3,000 and no more than $30,000. If additional management and monitoring is needed, additional funds may be required.
c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Biological Resource Salvage and Restoration Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty-percent success rate and one hundred percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the Biological Resource Salvage and Restoration Plan.

DOCUMENTATION: The applicant or its designee shall execute a Secured Agreement provided with the Biological Resource Salvage and Restoration Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the *[PDS, LA]* for final review and approval. **TIMING:** Prior to the approval or issuance of any grading permit associated with the Village 14 West Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan Amendment, and, and prior to any grading clearing, or other disturbance, and after the approval of the Biological Resource Salvage and Restoration Plan, the agreement shall be executed and the securities provided for the Biological Resource Salvage and Restoration Plan implementation. **MONITORING:** The *[PDS, LA]* shall review the Agreement cash deposit and

securities provided are in compliance with this condition, and the Biological Resource Salvage and Restoration Plan Final Decision. The *[PDS, LA]* shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected. Upon acceptance of the Agreement, securities and cash deposit, the *[PDS, LA]*, shall provide a confirmation letter-acknowledging acceptance of securities.

PRIOR TO THE RECORDATION OF THE FIRST FINAL MAP FOR VILLAGE 14 CENTRAL PHASE (AS SHOWN ON EXHIBIT 44: CONCEPTUAL PHASING PLAN OF THE SPECIFIC PLAN), THE FOLLOWING CONDITIONS SHALL BE COMPLETED TO THE SATISFACTION OF DIRECTOR OF PLANNING & DEVELOPMENT SERVICES (PDS).

69. BIO#16–ENDANGERED SPECIES ACT SECTION & INCIDENTAL TAKE AUTHORIZATION [PDS, PCC] {GP, CP, UO}

INTENT: The County has determined that the Proposed Project's anticipated development of portions of Proctor Valley (PV) areas known as PV2, and PV3 (basin) is subject to the MSCP and County MSCP Subarea Plan. Such development, however, requires take authorization. Therefore, to ensure compliance with the Federal Endangered Species Act (FESA), the California Endangered Species Act (CESA), and the California Natural Community Conservation Planning Act, as they might apply to impacts on species covered by the County's MSCP Subarea Plan on lands that were not designated as hardline "take authorized areas" under the 1997 County MSCP Subarea Plan (i.e., the areas within the project known as PV2 and PV3), the County intends to amend the Subarea Plan to provide the applicant appropriate incidental take authorization. This requirement, however, only applies to the areas within the Proposed Project Amendment designated as PV2, and PV3 (basin), as the other portions of the Proposed Project lie within predetermined "hardline" areas that have already been designated as "take authorized" under the County's MSCP Subarea Plan.

DESCRIPTION OF REQUIREMENT: Prior to the approval of the first grading plan or first Final Map in PV2 or PV3 (basin), whichever occurs earlier, the applicant or its designee shall demonstrate that it has secured federal and state take authorization for development activities on the area for which the grading permit or final map is being issued. Because PV2, and PV3 (basin) are located within the County's MSCP Subarea Plan, the County shall seek to amend the County's MSCP Subarea Plan by obtaining concurrence from the United States Fish & Wildlife Service (USFWS) and the California Department of Fish & Wildlife (CDFW) to extend take authorization to portions of PV2 and PV3 (basin). The applicant or its designee shall comply with any and all conditions set forth in any adopted amendment to the Subarea Plan applicable to the Proposed Project Amendment. Nothing herein waives the applicant's rights, if any, to apply for and secure incidental take authorization for development activities on PV2, and PV3 (basin) by any lawful means.

DOCUMENTATION: The applicant or its designee shall provide the appropriate documentation of the adopted Subarea Plan amendment or other permit(s), agreement(s), or other document(s) extending take authorization for PV2 and PV3 (basin), if any. **TIMING:** Prior to the approval of any grading plan or first Final Map in PV2 or PV3 (basin), the applicant or its designee shall demonstrate that it has been issued take authorization. **MONITORING:** The *[PDS, PCC]* shall review the adopted County's MSCP Subarea Plan amendment, permit(s), agreement(s), or other document(s) provided for compliance with this condition. Copies of these permit(s), agreement(s), or other document(s) should be transmitted to the *[PDS, PCC]*, for implementation on the grading plans or final maps.

70. BIO#17–BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN (BMO SENSITIVE SPECIES) [Mitigation Measure M-BI-11]

INTENT: In order to mitigate for the direct loss of San Diego goldenstar and San Diego Marsh Elder (including plant materials and soils/seed bank), which are a sensitive species pursuant to the Biological Mitigation Ordinance, and CEQA, and to protect sensitive species, translocation and/or revegetation shall occur. Mitigation requirements for the Project's impacts on special-status plants are based on the analysis provided in the Biological Resources Technical Memorandum for the Proposed Project Amendment – Otay Ranch 14 and Planning Areas 16/19 along with the Biological Mitigation Ordinance (BMO) analysis (Appendix C of the Memorandum). **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-11 Biological Resource Salvage Plan(s)** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). Sensitive species and vegetation communities located within PV2 and PV3 (basin) shall be mitigated in accordance with the greater of this condition or **BIO#22–BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN (RMP SENSITIVE SPECIES)**. A single plan that clearly satisfies both conditions, as appropriate, is acceptable.

The Biological Resource Salvage and Restoration Plan shall specify, at minimum, the following: (1) the location of the receptors site(s) in protected open space areas and/or Otay Ranch RMP Preserve within the project site or as approved by the Director of PDS; (2) appropriate methods for plant salvage/ replacement (e.g., harvesting seeds, salvaging and transplantation of impacted plants, and/or nursery propagation) and translocation/ maintenance activities (e.g., native plant mulching, selective soil salvaging, and application of plant materials on manufactured slopes, and application/relocation of resources within the Otay Ranch RMP Preserve); (3) receptor site preparation methods; (4) schedule an action plan for maintaining and monitoring the receptor site(s); (5) list of performance criteria and standards for successful mitigation; (6) measures to protect the receptor site(s) (e.g., trespass and erosion control, weeding); and (7) cost of implementing the relocation plan. The Biological Resource Salvage and Restoration Plan shall conform to the most current version of the County of

San Diego Report Format and Content Requirements. At a minimum, the Biological Resource Salvage and Restoration Plan shall include the following:

a. The monitoring plan shall be for a length of 5 years and have an 80 percent success criterion.
b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means (i.e. Otay Ranch RMP Preserve/POM) to the satisfaction of the Director of PDS.
c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.
d. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.
e. A cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.

DOCUMENTATION: The applicant or its designee shall prepare a Biological Resource Salvage and Restoration Plan(s), submit it to the *[PDS, ZONING]* and pay all the applicable review fees and deposits. **TIMING:** Prior to the approval of any grading plan associated with the Village 14 Central Area as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan Amendment, and prior to any grading clearing, or other disturbance, the Biological Resource Salvage and Restoration Plan shall be approved and fully funded. **MONITORING:** The *[PDS, LA]* shall review the Biological Resource Salvage and Restoration Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant or its designee, and a request for compliance with condition **BIO#18–SECURED AGREEMENT (BMO BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN)** shall be made to enter into a Secured Agreement for the implementation of the Plan.

71. BIO#18–SECURED AGREEMENT (BMO - BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN) [Mitigation Measure M-BI-11]

INTENT: In order to assure project completion and success of the Biological Resource Salvage and Restoration Plan in condition **BIO#17-BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN (BMO SENSITIVE SPECIES)**, a surety shall be provided, and an agreement shall be executed**.**

DESCRIPTION OF REQUIREMENT: The applicant or its designee shall enter into a Secured Agreement with the County of San Diego as follows:

a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Biological Resource Salvage and Restoration Plan and,
b. Provide a 10 percent cash deposit of the cost of all improvements, anticipated to be no less than $3,000 and no more than $30,000. If additional management and monitoring is needed, additional funds may be required.
c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Biological Resource Salvage and Restoration Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty-percent success rate and one hundred percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the Biological Resource Salvage and Restoration Plan.

DOCUMENTATION: The applicant or its designee shall execute a Secured Agreement provided with the Biological Resource Salvage and Restoration Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the *[PDS, LA]* for final review and approval. **TIMING:** Prior to the approval of any grading plan associated with the Village 14 Central Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan Amendment, and, and prior to any grading clearing, or other disturbance, and after the approval of the Biological Resource Salvage and Restoration Plan, the agreement shall be executed and the securities provided for the Biological Resource Salvage and Restoration Plan implementation. **MONITORING:** The *[PDS, LA]* shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Biological Resource Salvage and Restoration Plan Final Decision. The *[PDS, LA]* shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected

PRIOR TO THE RECORDATION OF THE FINAL MAP FOR VILLAGE 14 EAST AREA (AS SHOWN ON EXHIBIT 44: CONCEPTUAL PHASING PLAN OF THE SPECIFIC PLAN), THE FOLLOWING CONDITIONS SHALL BE COMPLETED TO THE SATISFACTION OF DIRECTOR OF PLANNING & DEVELOPMENT SERVICES (PDS).

No additional conditions specific to the Village 14 East Area are required.

PRIOR TO THE RECORDATION OF THE FIRST FINAL MAP FOR PLANNING AREA 19 PHASE (AS SHOWN ON EXHIBIT 44: CONCEPTUAL PHASING PLAN OF THE SPECIFIC PLAN), THE FOLLOWING CONDITIONS SHALL BE COMPLETED TO

THE SATISFACTION OF DIRECTOR OF PLANNING & DEVELOPMENT SERVICES (PDS).

No additional conditions specific to the Planning Area 19 Phase are required.

PRIOR TO THE RECORDATION OF EACH FINAL MAP, THE FOLLOWING CONDITIONS SHALL BE COMPLETED FOR THE ENTIRE AREA TO BE IMPACTED TO THE SATISFACTION OF DIRECTOR OF PLANNING & DEVELOPMENT SERVICES (PDS).

72. BIO#20–HABITAT CONVEYANCE AND PRESERVATION [PDS, FEE X 2] [Mitigation Measure M-BI-3 AND M-BI-4]

INTENT: In order to protect sensitive biological resources, pursuant to the Otay Ranch Resource Management Plan (RMP), Biological Mitigation Ordinance (BMO), and California Environmental Quality Act (CEQA) and to mitigate significant impacts to sensitive habitats, special-status plant and animal species, and jurisdictional aquatic resources, habitat shall be conveyed to the Otay Ranch Preserve Owner/Manager (POM) or its designee for preservation in perpetuity (**M-BI-3**). In addition, areas of Conserved Open Space shall be preserved on site and shall either be added to the Otay Ranch Resource Management Plan (RMP) Preserve (see **M-BI-3**), given to the City of San Diego to mitigate for impacts to Cornerstone Lands, or managed under a County of San Diego (County) approved RMP through the County biological open space easement to satisfy the additional mitigation requirements as a result of the BMO analysis for PV2 and PV3 (basin) (**BIO#4–CONSERVED OPEN SPACE**). **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-3 Habitat Conveyance and Preservation** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). Habitat Conveyance shall be provided in accordance with the Otay Ranch RMP, noting that R-14 is approved to satisfy the Otay Ranch RMP conveyance requirement.

In addition to this conveyance requirement of approximately 556.6acres, the BMO would require an additional 11.4 acres of mitigation. Therefore, the total required mitigation for the Proposed Project Amendment is approximately 582.5 acres. The additional mitigation as a result of the BMO analysis (11.4 acres) may be satisfied through additional onsite or offsite conveyance (**BIO#20–HABITAT CONVEYANCE AND PRESERVATION**) or Conserved Open Space (**BIO#4–CONSERVED OPEN SPACE**). Impacts to San Diego Cornerstone lands (14.5 acres or as agreed upon by the City of San Diego) will be mitigated through City of San Diego mitigation requirements and may include the use of Conserved Open Space (**BIO#4–CONSERVED OPEN SPACE**). The Proposed Project Amendment shall convey approximately 377 acres within Village 14. The remaining acres required conveyance would be met through conveyances to the Otay Ranch RMP Preserve in Planning Area 16 (58.3 acres) and a conservation easement over the land designate for development in Planning Area 16 (191.5

acres). The total habitat preservation (626.7 acres) would exceed the acreage required by the mitigation ratio, as defined in the Otay Ranch RMP. Final acreages will be determined during the Final Map stage in accordance with the Otay Ranch RMP. Mitigation for these impacted acreages may be satisfied through onsite or offsite conveyance (**BIO#20–HABITAT CONVEYANCE AND PRESERVATION**) or through Conserved Open Space (**BIO#4–CONSERVED OPEN SPACE)** with an associated Resource Management Plan **(BIO#5–RESOURCE MANAGEMENT PLAN (CONSERVED OPEN SPACE).** For impacts to PV2 and PV3 (basin) areas, approximate mitigation requirements shall be provided according to the following mitigation ratios:

Phase	Approximate Impacted Acres	Mitigation Ratio	Approximate Mitigation Requirement
PV2 Tier II	37.2	1.5:1	55.8
PV3 Tier II	4.8	1.5:1	7.2
Tier II Subtotal	42.0		63.0
PV2 Tier III	0.8	1:1	0.8
Tier III Subtotal	0.8		0.8
TOTAL	42.8		63.8

The habitat conveyance of approximately 556.6 acres must be in compliance with the Otay Ranch Preserve and a funding mechanism established by the applicant or its designee and approved by PDS for the perpetual monitoring and management of the Preserve by the POM. This condition shall not be signed off in its entirety until the following conditions have been met:

1. The Preserve lands shall be conveyed to the Otay Ranch POM to ensure that the land is protected in perpetuity.
2. The RMP funding costs, including a PAR (Property Assessment Record) or other equally adequate forecast, shall be provided and approved for the Community Facilities District. The funding mechanism to fund annual costs for the RMP shall be approved by the County and implemented.

DOCUMENTATION: The applicant or its designee shall prepare the draft plats and legal descriptions, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. The applicant or its designee shall provide documentation showing the PAR and demonstrating implementation of the funding mechanism for approval. **TIMING:** Prior to approval of any plan or recordation of each Final Map, the applicant or its designee shall convey fee title to land within the Otay Ranch Preserve to the Otay Ranch POM or its designee at a ratio of 1.188 acres for each acre of development area, as defined in the Otay Ranch Resource Management Plan. Access to the conveyed property for maintenance purposes shall also be provided to the satisfaction of the POM. The additional BMO mitigation above the conveyance requirement shall occur prior to approval of the

first Final Map in PV2, (East Village 14, or a portion of PV3 (basin), respectively). The approved associated funding or funding mechanism shall be established prior to first grading permit. **MONITORING:** For recordation on the map, *[PDS, LDR]* shall route each Final Map to *[PDS, PCC]* for approval prior to map recordation. The *[PDS, PCC]* and POM/DPR of the RMP Preserve shall preapprove the estimated location, and funding of the Otay Ranch RMP Preserve prior to recordation. Upon Recordation of the Otay Ranch RMP Preserve conveyance, *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

73. BIO#21– PRESERVE EDGE PLAN EASEMENT [PDS, FEEX 2]

INTENT: In order to protect sensitive biological resources pursuant to the Otay Ranch RMP, and CEQA, a Preserve Edge Plan (PEP) easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area and avoid other direct and indirect impacts. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a PEP Easement that extends at least 100 feet from all Otay Ranch RMP Preserve, biological open space boundaries, and other protected lands as expressly described in the approved Preserve Edge Plan and shown on the approved Vesting Revised Tentative Map. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent protected lands (i.e. Preserve and biological open space easements) and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. Allowable and prohibited activities shall be in conformance with the Otay Ranch RMP and the Preserve Edge Plan (Appendix 1) of the Specific Plan Amendment. Allowable uses are but not limited to:

1. Brush management in order to reduce fire fuel loads and reduce potential fire hazard.
2. Landscaping that is compatible with open space, as demonstrated by a Preserve Edge Plan. No invasive plant species, such as those defined by the California Invasive Plant Council Invasive Plant Inventory, shall be included in the plant palette.
3. Fencing and walls that are built or landscaped in a way to minimize visual impacts to the Preserve and the OVRP. No structures other than fencing and walls shall be allowed.
4. Trails for passive recreational use. Trails should incorporate fencing or barriers and signage to reduce the likelihood of human intrusion into the Preserve.
5. Detention basins, brow ditches, storm drains, and other drainage features to protect the quality of the adjacent Preserve.
6. Construction equipment related to authorized habitat restoration activities
7. Construction and maintenance of roads, sewer, water, storm water/flood and other utility related facilities.

DOCUMENTATION: The applicant or its designee shall show the easement on the each Final map within which the Preserve Edge lands are located with the appropriate granting language on the title sheet concurrent with each Final Map Review, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Concurrently with the recordation filing of each Final Map or approval of any plan, within which the Preserve Edge lands are located, all PEP easements associated with the Final Map shall be recorded. **MONITORING:** For recordation on the map, the *[PDS, LDR]* shall route the each Final Map to *[PDS, PCC]* for approval prior to map recordation. The *[PDS, PCC]* shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

74. BIO#22–BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN (RMP SENSITIVE SPECIES) [Mitigation Measure M-BI-11]

INTENT: In order to mitigate for the direct loss of species identified for translocation or restoration in the Otay Ranch RMP (i.e. San Diego goldenstar and San Diego marsh-elder) with (Munz's sage dominated coastal sage scrub would be salvage pursuant to the Otay Ranch RMP guidelines) translocation/restoration of impacted individuals shall occur. Note that the requirements for **BIO#14 and BIO#17–BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN (BMO SENSITIVE SPECIES)** are more stringent than the RMP requirements. Therefore, where the BMO and RMP requirements overlap, the BMO requirements will be implemented. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-11 Biological Resource Salvage Plan(s)** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). Prior to approval or issuance of any grading permit, and prior to clearing, grading, or other disturbance which may impact these species, the Proposed Project applicant or its designee shall prepare and implement a Biological Resource Salvage and Restoration Plan. The Biological Resource Salvage and Restoration Plan shall be provided in accordance with the Otay Ranch RMP. This condition and shall mitigate for the loss of species identified in the Otay Ranch RMP (i.e. San Diego goldenstar and San Diego marsh-elder. All individuals within the development footprint/impact area shall be translocated (i.e. relocation of existing individuals within the development footprint) or restored at a minimum ratio indicated in the table within suitable receptor site(s) located within conserved lands protected by Preserve or biological open space easement. Approximate Project-wide numbers are provided in the table based on project survey results. Mitigation requirements for the Project's impacts on special-status plants are based on the analysis within Biological Resources Technical Memorandum for the Proposed Project Amendment – Otay Ranch Village 14 and Planning Areas 16/19. The Biological Resource Salvage and Restoration Plan shall be prepared by a biologist

approved by the Preserve Owner Manager (POM) of the RMP Preserve. Sensitive plant species located within PV2 and PV3 (basin) shall be mitigated in accordance with **BIO#14 and BIO#17–BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN (BMO SENSITIVE SPECIES)**. A single plan that satisfies all three conditions (BIO#14, BIO#17, and BIO#22), as appropriate, is acceptable.

Mitigation shall be provided as follows:

Table 1: **Biological Resource Salvage and Restoration Plan Mitigation Requirements**

Species Scientific Name/ Common Name	Approximate acreage/number of Impacted individuals[a]	Mitigation Required	Mitigation Ratio[b]	Mitigation Provided RMP Req.
Sensitive Plant Species				
Bloomeria clevelandii San Diego Goldenstar	727 individuals	RMP salvage and translocation	1:1	727 individuals
Iva hayesiana San Diego marsh-elder	228 individuals	BMO Findings	1:1	228 individuals
Iva hayesiana San Diego marsh-elder	33 individuals	Off-site impacts in City of Chula Vista & City of San Diego	1:1	33 individuals
Iva hayesiana San Diego marsh-elder	0.48 acres	RMP restoration and translocation requirements	2:1	0.96 acres

[a] Numbers provided are approximate based on project surveys. This is the minimum mitigation required.

[b] Mitigation ratios shall be determined by the appropriate agency at the time of impacts.

The Biological Resource Salvage and Restoration Plan shall specify, at minimum, the following: (1) the location of the receptors site(s) in the Otay Ranch RMP Preserve within the project site or as approved by the Preserve Owner Manager (POM) of the RMP Preserve; (2) appropriate methods for plant salvage/ replacement (e.g., harvesting seeds, salvaging and transplantation of impacted plants, and/or nursery propagation) and translocation / maintenance activities (e.g., native plant mulching, selective soil salvaging, and application of plant materials on manufactured slopes, and application/relocation of resources within the Otay Ranch RMP); (3) receptor site preparation methods; (4) schedule an action plan for maintaining and monitoring the receptor site(s); (5) list of

performance criteria and standards for successful mitigation; (6) measures to protect the receptor site(s) (e.g., trespass and erosion control, weeding); and (7) cost of implementing the relocation plan. Relocation efforts may include seed collection and/or transplantation to a suitable receptor site and shall be based on the most reliable methods of successful relocation. The program shall also include a recommendation for method of salvage and relocation/application based on feasibility of implementation and likelihood of success. The program shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, success criteria, and any relevant contingency measures to ensure that no-net-loss is achieved. The program shall also be subject to the oversight of the Otay Ranch POM of the RMP Preserve. Under this condition, preservation of existing populations of sensitive species and habitat communities is not an acceptable substitute for translocation or restoration. **DOCUMENTATION:** The applicant or its designee shall prepare the final Biological Resource Salvage and Restoration Plan, submit it to the POM/DPR of the RMP Preserve and pay all the applicable review fees and deposits, if required. **TIMING:** Prior to the approval any grading plan, and prior to any grading, clearing, or other disturbance, a Biological Resource Salvage and Restoration Plan shall be submitted and approved by the POM/DPR of the RMP Preserve. **MONITORING:** The *[PDS, LA]* and the POM/DPR of the RMP Preserve shall review the Biological Resource Salvage and Restoration Plan for conformance with this condition. Upon approval of the Plan by the POM/DPR of the RMP Preserve, the applicant or its designee will provide the Plan to PDS for review and provide evidence of funding for this condition, which may be funded by grading phase. The PDS shall review and issue a Director's Decision of approval after the plan has been approved and funding provided.

75. BIO#25–BIOLOGICAL MONITORING [PDS, FEE X2]
[Mitigation Measure M-BI-1]

INTENT: In order to prevent inadvertent disturbance to sensitive habitats, special status plant and wildlife species, and jurisdictional aquatic resources, all grading located adjacent to biological open space areas shall be monitored by a biologist. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities that are adjacent to any Otay Ranch RMP Preserve and biological open space areas for the protection of special-status plant and wildlife species (e.g. California gnatcatcher, San Diego fairy shrimp, San Diego goldenstar). The following shall be completed:

a. The Biologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of County of San Diego Report Format and Content Requirement Guidelines: Biological Resources and this permit. The contract provided to the county shall include an agreement that this will be completed, and a Memorandum of Understanding (MOU) between the biological consulting company and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.

b. The cost of the monitoring shall be added to the grading bonds or bond separately.

DOCUMENTATION: The applicant or its designee shall provide a copy of the biological monitoring contract, cost estimate, and MOU to the *[PDS, PCC*]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any plan or issuance of any grading permit and prior to any clearing, or other ground disturbance, this requirement shall be met for that phase under construction. **MONITORING:** The *[PDS, PCC]* shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to *[PDS, LDR],* for inclusion in the grading bond cost estimate, and grading bonds.

FINAL MAP: *(Prior to approval of any Final Map.)*

76. NOISE#1–NOISE RESTRICTION EASEMENT (M-N-2, M-N-3) [PDS, FEE X 20] **INTENT:** In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Table N-1 & N-2) , and the County of San Diego CEQA Noise Guidelines for Determining Significance, a noise restriction easement shall be placed on the noise sensitive land use parcels directly adjacent to Proctor Valley Road to reduce the noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** A Noise Restriction Easement as indicated on the approved Tentative Map, Noise Section of the Final EIR, and Noise Report, shall be granted on the map. The Lots identified are as followed: Area R-1, Lots PP1 through 14; R-7 and R-8; R-9, Lots 32 through 46; R-10, Lots 3 through 19; R12, Lots 1 through 14 and 83 through 94; R18, Lots PP-6 and Lots 1 through 9, R-13, Lots 1 and 8 through 12. The said easement shall include and shall comply with the following:

a. Prior to the approval of any Building Plan and issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates proposed noise sensitive land uses will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dBA for interior noise, and a (CNEL) of 60 dBA for exterior noise levels pursuant to the General Plan Noise Element (Table N-1 & N-2). Future traffic noise level estimates, shall utilize the corresponding Level of Service for Proctor Valley Road based on the Final EIR Appendix 2.9.1, Transportation Impact Study (TIS).

b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.

c. The acoustical analysis shall also demonstrate that proposed stationary noise generating sources such as the HVAC systems or generators

conforms to the noise levels as indicated by the County's Noise Ordinance, Section 36.404. The acoustical study shall identify all noise-generating equipment and predict noise levels from all identified equipment at the applicable property line. If applicable, the analysis shall also identify mitigation measures shown to effectively reduce the noise levels to conformance, pursuant County's Noise Ordinance, Section 36.404.

d. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before any future building permits can be approved and issued.

e. Prior to the approval of any Building Plan and issuance of any Building Permit, the applicant or its designee shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant or its designee shall submit the acoustical analysis along with the building plans to the *[PDS, BD]* for review and approval before the building permits can be issued. To the satisfaction of the *[PDS, PCC]*, the applicant or its designee shall revise the building plans or site design to incorporate any additional proposed mitigation measures.

f. Prior the approval of any Building Plan and issuance of any Building Permit for lots identified adjacent to Proctor Valley Road, the applicant or its designee shall install the required permanent noise barriers within their respective phase and as recommended in the Final EIR and acoustic analysis on file under SPA-19-001 (SPA). Areas identified as requiring the barrier wall are as followed: Along the western edge of Area R-1, Lots PP1 through 14; Along the eastern edge of the residential lots area R-9, Lots 32 through 46; Along the eastern edge of residential lots area R-10, Lots 3 through 19; Along eastern edge of area R12, Lots 1 through 14 and 83 through 94; Along western edge of area R18, Lots PP-6 and Lots 1 through 9; Along the eastern edge of area R-13, Lots 1 and 8 and western edge of Lots 9 through 12. The applicant is required to incorporate the proposed project design recommendations and mitigation measures, into the Building Plans (if necessary).

   i. The applicant or its designee shall construct a six foot noise barrier at the top of slope and at the back of yards for any Noise Sensitive Land Use that would be exposed to a CNEL greater than 60 dBA, directly adjacent to Proctor Valley Road as shown in the Project EIR. The barrier shall be at the height specified of 6 foot. Barriers may be constructed of masonry, 0.625- inch thick Plexiglas, 0.25-inch thick plate glass, or combination of these materials. The barrier must have a minimum surface density of 4 pounds per square foot. Earthen berms or a combination of berms and walls could also be used to

provide noise attenuation. The barriers must be designed so there are no openings or cracks.

ii. The applicant or its designee shall submit photo graphic evidence to the [PDS, BD] for review, verification of the installation of the noise barriers, and approval before the building permits can be issued. To the satisfaction of the [PDS, PCC], the applicant or its designee shall revise the building plans or site design to incorporate any additional proposed mitigation measures.

g. If new information is provided to prove and certify that the noise barriers being used is different than what was proposed in the noise report and FEIR, then a new noise analysis maybe reviewed to the satisfaction of the *[PDS, PCC].* The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements and to demonstrate conformance to the General Plan Noise Element. Any proposed alternative methods, or the reduction or elimination of noise barriers maybe reviewed and determined by the Director of Planning and Development Services.

DOCUMENTATION: The applicant or its designee shall show the easement on each Final map with the appropriate granting language on the title sheet concurrent with each Final Map Review. **TIMING**: Prior to the approval of each Final Map along Proctor Valley Road the requirements of this condition shall be met for any development phase where the Noise Restriction Easement is located. **MONITORING:** The *[PDS, LDR]* shall verify that the easement is indicated on the map as specified and recorded.

77. TRAILS#1–TRAIL EASEMENT (PRESERVE)

INTENT: In order to promote orderly development by providing trail connections pursuant to the County of San Diego General Plan, Community Master Trails Plan and to comply with the County Subdivision Ordinance Sections 81.401(n) and 81.402.v, the applicant or its designee shall dedicate public non-motorized multi-use trail easements. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall dedicate to the County of San Diego, ten-foot (10') non-motorized multi-use trail easements as shown on the approved Vesting Revised Tentative Map. **DOCUMENTATION:** The applicant or its designee shall show the easements on each grading plan and each applicable Final Map with the appropriate granting language on the title sheet concurrent with each Final Map Review. **TIMING:** With appropriate granting authority by the Preserve Owner /Manager (POM) and prior to the approval of each Final Map, the applicant or its designee shall dedicate the trail easements to the County of San Diego. This condition maybe waived in the event the POM refuses to accept title due to the existence of the easement. **MONITORING:** *[PDS, LDR]* shall route on each Final Map to *[DPR, TC] and [PDS, TC]* for preapproval and acceptance of the

dedication prior to map recordation. *[PDS, LDR]* shall satisfy the condition after recordation.

78. TRAIL EASEMENT (PERIMETER TRAIL CENTRAL AREA)

INTENT: In order to promote orderly development by providing trail connections pursuant to the County of San Diego General Plan, Community Master Trails Plan and to comply with the County Subdivision Ordinance Sections 81.401(n) and 81.402.v, the applicant or its designee shall dedicate public non-motorized multi-use trail easements. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall dedicate to the County of San Diego, ten-foot (10') non-motorized multi-use trail easements as shown on Sheet 9, 10 & 11 of the approved Tentative Map. **DOCUMENTATION:** The applicant or its designee shall show the easements on the grading plan and each applicable Final Map with the appropriate granting language on the title sheet concurrent with each Final Map Review. **TIMING:** With appropriate granting authority by the Preserve Owner/ Manager (POM) and prior to the approval of the map the applicant or its designee shall dedicate the trail easements to the County of San Diego for which the trail section is located. This condition maybe waived in the event the POM refuses to accept title due to the existence of the easement. **MONITORING:** *[PDS, LDR]* shall route on each Final Map to *[DPR, TC] and [PDS, TC]* for preapproval and acceptance of the dedication prior to map recordation. *[PDS, LDR]* shall satisfy the condition after recordation.

79. TRAILS#2 –TRAIL IMPROVEMENTS (PERIMETER TRAIL CENTRAL AREA)

INTENT: In order to promote orderly development by providing trail connections pursuant to the County of San Diego General Plan, Community Master Trails Plan and to comply with the Subdivision Ordinance Section 81.403. through 81.406.1, the applicant or its designee shall improve the dedicated trail easements within the Central Area as approved by the Board of Supervisors **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve the approved perimeter trail around the Central to the satisfaction of DPR and PDS a non-motorized public trails to a width of four to eight (4-8') feet within the public trail easements as indicated on the approved Vesting Revised Tentative Map. **DOCUMENTATION:** The applicant or its designee shall prepare improvement plans and provide securities for the construction of the trails and all associated work. All plans and improvements shall be completed pursuant to the Community Trails Master Plan Design and Construction Guidelines, the County of San Diego Public Road Standards, and the Land Development Improvement Plan Checking Manual. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. The applicant or its designee or its designee shall complete the following:

a. Process and obtain approval of Grading Plans to improve the public non-motorized multi-use trails.

b. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.405 through 81.406.1.

c. Upon approval of the plans, pay all applicable inspection fees with [*DPW, PDCI*] and *[DPR, TC]*

The plans shall be submitted to *[DPR, TC]* and *[PDS, LDR]*, for review and approval. **TIMING:** Prior to the approval of each Final Map associated with the perimeter trail for which it is located, associated agreements and securities shall be approved. **MONITORING:** The *[DPR, TC]* and *[PDS, LDR]* shall review the plans for conformance and approve all financial securities for the construction of the trail.

80. PARKS #1 – PUBLIC PARK LAND DEDICATION (*VILLAGE GREEN NEIGHBORHOOD PARK P-1)*: [PDS, PPC] [DPR, PP] [DGS, RP] [DEH, RP] **INTENT:** In accordance with Title 8, Division 10 of the San Diego County Code of Regulatory Ordinance also known as the Park Lands Dedication Ordinance (PLDO) and in order to comply with PLDO Section 810.103 and to receive PLDO credit, the public park known as the *Village Green - Public Neighborhood Park (P-1)* shall be fully developed in accordance with the PLDO and an approved Final Park Site Plan. **DESCRIPTION OF REQUIREMENT:** Any and all park land dedication and improvements receiving PLDO credit pursuant to the PLDO shall comply with the following requirements:

a. A Final Park Site Plan (that includes grading, irrigation, landscaping, and improvement plans and construction documents) shall substantially conforms to the Village Green - Public Neighborhood Park (P-1) concept plan in the approved Specific Plan Amendment PDS2019-SPA-19-001, Vesting Revised Tentative Map PDS2019-TM-5616R, and the park design and construction standards specified by the Department of Parks and Recreation (DPR) shall be approved by the Director of DPR.

b. Public Neighborhood Park (P-1) shall consist of 6.2 acres of parkland with 5.3 acres improved with PLDO Eligible Recreational Uses as defined in the PLDO, including facilities and amenities identified on the approved park concept plan for Specific Plan Amendment PDS2019-SPA-19-001, Vesting Revised Tentative Map PDS2019-TM-5616R and shall be in conformance with the PLDO.

c. Park site improvements identified in the approved Final Park Site Plan shall be constructed, and fee title to the public park site (P-1) conveyed to the County by grant deed free of encumbrances, as evidenced by an Environmental Site Assessment and an insured California Land Title Association Policy provided by the applicant or its designee or its designee and approved by the Director of DPR.

d. If there is less than 5.3 acres of improved active recreational uses as defined in the PLDO in the approved Final Park Site Plan for Public Neighborhood Park (P-1), a combination of public and private parkland shall be dedicated and/or park fees in-lieu of park land dedication and park improvement impact fees for park improvements shall be required pursuant to the PLDO and shall be approved by the Director of DPR.

e. The applicant or its designee may satisfy the preceding requirements for construction of the Village Green Public Neighborhood Park P-1 by entering into a secured Park Acquisition and Improvement Agreement with DPR pursuant to the PLDO and DPR Park Design Manual, prior to recordation of the first Final Map. This secured Agreement shall:

i. Require Village Green Public Neighborhood Park P-1 construction pursuant to the approved Final Park Site Plan and the DPR Park Design Manual, and as approved by the Director of Parks and Recreation.

ii. Require the Village Green Public Neighborhood Park P-1 to be constructed prior to issuance of the 176th building permit and/or 33.3 percent of the total residential dwelling units in the Central Area as shown on the Vesting Revised Tentative Map 5616R and in the Otay Village 14 Specific Plan PDS2019-SPA-19-001.

iii. Comply with the requirements for improvement security as specified in the Subdivision Map Act at Government Code section 66499 et seq. and the County Subdivision Ordinance at County Code section 81.407 et seq.

iv. Specify that the construction timeline of the Village Green Public Neighborhood Park P-1 shall not exceed one and half years (1½) from commencement of park construction.

v. Be accompanied by security sufficient to cover the cost of operating and maintaining Village Green Public Neighborhood Park P-1 for a minimum of two years and in the form and amount specified by the DPR Director to ensure the applicant or its designee performance of the terms of the secured Park Acquisition and Improvement Agreement.

DOCUMENTATION: The applicant or its designee shall complete and provide the following:

a. Process and obtain approval from the Director of DPR for a Final Park Site Plan for Village Green Public Neighborhood Park P-1.

b. Process and obtain approval from the Director of DPR for the grading, irrigation, landscaping, and improvement plans and construction documents for Village Green Public Neighborhood Park P-1 in compliance with the PLDO and the requirements mentioned above.

c. Construct park improvements identified in the Final Park Site Plan and the grading, irrigation, landscaping, and improvement plans and construction documents for Village Green Public Neighborhood Park P-1 and as approval by the Director of DPR. Note: The Final Park Site Plan will be submitted as part of the Planning & Development Services (PDS) Grading Plan, PDS Landscape Plan, and PDS Building Plans sets.

d. Submit a Phase I and/or II Environmental Site Assessment to DPR and the Department of Environmental Health (DEH) through the Volunteer Assistance Program for acceptance from the DEH and the Director of DPR prior to conveyance of fee title to Village Green Public Neighborhood Park P-1.

e. Submit a Mandatory Dedication Checklist to DPR and the Department of General Services (DGS) which is comprised of conveyance fee title by Grant Deed of Village Green Public Neighborhood Park P-1 that has been constructed in accordance with the Final Park Site Plan, is free of encumbrances and an insured California Land Title Associating Policy provided by the applicant or its designee subject to the approval of the Director of DPR.

OR

Enter into a secured Park Acquisition and Improvement Agreement with the DPR pursuant to the PLDO and DPR Park Design Manual that ensures construction of the Village Green Neighborhood Park P-1 and conveyance of fee title to Village Green Public Neighborhood Park P-1 in the manner specified above, and, as applicable, payment of park in-lieu fees for park land dedication and park improvement impact fees for park improvements.

TIMING: Prior to the recordation of the first Final Map. **MONITORING:** The *[DPR, PP] and [PDS, PCC, Landscape Architect]* shall review the Final Park Site Plan, grading, irrigation, landscaping, and improvement plans, and construction documents. [*DPR, PP*] shall review the secured Park Acquisition and Improvement Agreement. The [*DEH, RP*] and *[DPR, PP]* shall review the Phase I and/or II Environmental Site Assessment through the Volunteer Assistance Program. The [*DGS, RP*] and *[DPR, PP]* shall review the California Land Title Association Policy. The [*DPR, PP]* shall determine if dedication of additional parkland or payment of in-lieu park fees is required. The [*PDS, BD*] shall monitor building permit issuance and, if required, collect park in-lieu fees for park land dedication and park improvement impact fees for park improvements.

81. PARKS#2 – PUBLIC PARK LAND DEDICATION (*SCENIC PUBLIC NEIGHBORHOOD PARK P-2*): [PDS, PPC] [DPR, PP] [DGS, RP]. INTENT: In accordance with Title 8, Division 10 of the San Diego County Code of Regulatory Ordinance also known as the Park Lands Dedication Ordinance (PLDO) and in order to comply with Section 810.103 and to receive PLDO credit, the public park known as *Scenic Public Neighborhood Park (P-2)* shall be fully developed in accordance with PLDO criteria and an approved Final Park Site Plan. **DESCRIPTION OF REQUIREMENT:** Any and all park land dedication and improvements receiving PLDO credit pursuant to the PLDO shall comply with the following requirements:

a. A Final Park Site Plan (that includes grading, irrigation, landscaping, and improvement plans and construction documents) shall substantially conforms to the *Scenic Public Neighborhood Park (P-2)* park concept plan in the approved Specific Plan Amendment PDS2019-SPA-19-001 (SPA), Vesting Revised Tentative Map PDS2019-TM-5616R, and the park design and construction standards specified by the Department of Parks and Recreation (DPR) shall be approved by the Director of DPR. The 0.11-acre storm drain easement area as referenced in the SPA Table 4 and Exhibit 8b are not considered PLDO Eligible Recreational Uses as defined in the PLDO and will not qualify for PLDO credit. The 0.11-acre storm drain easement shall be privately maintained, shall not be maintained by the Department of Parks and Recreation, and shall require an encroachment maintenance agreement or similar.

b. On the Final Map, the western edge of the lot line for Scenic Public Neighborhood Park P-1 (Lot P-2) shall be adjusted to align with the final engineering design for sloped areas outside of the Net Active Park Area. This adjustment to the western edge of P-2 will transfer the sloped areas from the P-2 Park Lot into the Homeowners' Association (HOA) maintained open space between OS-2b and OS-36. The responsibility of this sloped area will be the responsibility of the HOA and will not be a part of the final design for the Scenic Public Neighborhood Park P-2 lot.

c. The Scenic Public Neighborhood Park P-2 final lot layout shall consist of 2.0 acres of PLDO Eligible Recreational Uses, as defined in the PLDO, including facilities and amenities identified on the approved park concept plan for Specific Plan Amendment PDS2019-SPA-19-001, Exhibit 8b – P-2 Public Park Active Park Area, Vesting Revised Tentative Map PDS2019-TM-5616R, and shall be in conformance with the Park Design Manual and the PLDO. The 0.11-acre storm drain easement area as referenced in the SPA Table 4 and Exhibit 8b are not considered PLDO Eligible Recreational Uses as defined in the PLDO and will not qualify for PLDO credit. The 0.11-acre storm drain easement shall be privately maintained,

shall not be maintained by the Department of Parks and Recreation, and shall require an encroachment maintenance agreement or similar.

d. Park site improvements identified in the approved Final Park Site Plan shall be constructed, and fee title to the public park sites (P-2) conveyed to the County by grant deed free of encumbrances, as evidenced by an Environmental Site Assessment and an insured California Land Title Association Policy provided by the applicant or its designee and approved by the Director of DPR.

e. If there is less than 2.0 acres of active recreational uses as defined in the PLDO in the approved Final Park Site Plan for Central Area – Scenic Public Neighborhood Park P-2, a combination of public and private parkland shall be dedicated and/or park in-lieu fees for park land dedication and park improvement impacts fees for park improvements shall be required pursuant to the PLDO and shall be approved by the Director of DPR.

OR

f. The applicant or its designee may satisfy the preceding requirement for construction of the Scenic Public Neighborhood Park P-2 by entering into a secured Park Acquisition and Improvement Agreement with DPR pursuant to the PLDO and DPR Park Design Manual, prior to recordation of the first Final Map. The Secured Agreement shall require:

    i. Prior to Final Map approval, the lot line for Scenic Public Neighborhood Park P-2 shall be adjusted to align with the net active park area western boundary line (in green) as shown in the Specific Plan Amendment Exhibit 8b – P-2 Public Park Active Park Area. This adjustment to the Scenic Public Park P-2 lot line must relocate the western property line towards the east to align with the Net Active Park Areas Green boundary line, transferring the sloped areas from the P-2 Park Lot into HOA maintained open space between OS-2b and OS-36. The responsibility of this sloped area will be the responsibility of the HOA and will not be a part of the P-2 park lot.

    -OR-

    If the lot line for Scenic Public Neighborhood Park P-2 is not relocated/adjusted prior to the Final Map, then prior to the final approval of a Park Site Plan and/or prior to issuance of any building permits, the applicant or its designee shall obtain approval of a lot line adjustment application known as a Boundary Adjustment with Certificate of Compliance (or similar) for the

Scenic Public Neighborhood Park P-2 lot through the Planning and Development Services Department. This Boundary Adjustment to the Scenic Public Park P-2 lot line must relocate the western property line towards the east to align with the Net Active Park Areas Green boundary line, transferring the sloped areas from the P-2 Park Lot into HOA maintained open space between OS-2b and OS-36. The sloped area will be the responsibility of the HOA and will not be a part of the P-2 park lot and will not be the responsibility of DPR. This lot line change Boundary Adjustment application shall be submitted and approved by PDS and DPR within 30 days of the approval of the Final Map.

ii. The 0.11-acre storm drain easement area as referenced in the SPA Table 4 and Exhibit 8b are not considered PLDO Eligible Recreational Uses as defined in the PLDO and will not qualify for PLDO credit. The 0.11-acre storm drain easement shall be privately maintained, shall not be maintained by the Department of Parks and Recreation, and shall require an encroachment maintenance agreement or similar.

iii. Require Scenic Public Neighborhood Park P-2 to be constructed pursuant to the approved Final Park Site Plan and the DPR Park Design Manual, and as approved by the Director of Parks and Recreation

iv. Require the Scenic Public Neighborhood Park P-2 to be constructed prior to issuance of the 351st building permit and/or sixty six percent of the total residential dwelling units in the Central Area, as shown on the Vesting Revised Tentative Map 5616R and in the Otay Village 14 Specific Plan Amendment PDS2019-SPA-19-001.

v. Comply with the requirements for improvement security as specified in the Subdivision Map Act at Government Code Section 66499 et. seq. and the County Subdivision Ordinance at County Code Section 81.407 et. seq.

vi. Specify that the construction timeline for Scenic Public Neighborhood Park P-2 shall not exceed one and a half (1½) years from the commencement of park construction. The Secured Park Acquisition and Improvement Agreement shall require the applicant or its designee to convey fee title to the Public Neighborhood Park P-2 in the manner specified above.

vii. Be accompanied by security sufficient to cover the cost of operating and maintaining Scenic Public Neighborhood Park P-2 for a minimum of two years and in the form and amount specified

by the DPR Director to ensure the applicant or its designee performance of the terms of the secured Park Acquisition and Improvement Agreement.

DOCUMENTATION: The applicant or its designee shall complete and provide the following:

g. Process and obtain approval from the Director for DPR for Final Park Site Plans for Scenic Public Neighborhood Park P-2.

Show on the Final Map, Scenic Public Neighborhood Park P-2 final lot line adjusted to fall along and match the net active park area western boundary line as shown on the Specific Plan Amendment PDS2019-SPA-19-001, Exhibit 8b - P-2 Public Park Active Park Area. This adjustment to the Scenic Public Park P-2 lot line must relocate the western property line towards the east to match the Net Active Park Areas Green boundary line, transferring the sloped areas from the P-2 Park Lot into the Homeowners Association (HOA) maintained open space between OS-2b and OS-36. The responsibility of this sloped area will be the responsibility of the HOA and will not be a part of the Scenic Public Neighborhood Park P-2 lot.

i. The Scenic Public Neighborhood Park P-2 final lot layout shall consist of 2.0 acres of active recreational uses, respectively, as defined in the PLDO, including facilities and amenities identified on the approved park concept plan for Specific Plan Amendment PDS2019-SPA-19-001, Exhibit 8b – P-2 Public Park Active Park Area, Vesting Revised Tentative Map PDS2019-TM-5616R, all in conformance with the Park Design Manual, PLDO, and approval of the Director of DPR. The 0.11-acre storm drain easement area as referenced in the SPA Table 4 and Exhibit 8b are not considered PLDO Eligible Recreational Uses as defined in the PLDO and will not qualify for PLDO credit. The 0.11-acre storm drain easement shall be privately maintained, shall not be maintained by the Department of Parks and Recreation, and shall require an encroachment maintenance agreement or similar.

j. Process and obtain approval from the Director of DPR for the grading, irrigation, landscaping, and improvement plans and construction documents for Scenic Public Neighborhood Park P-2 in compliance with the PLDO and the requirements mentioned above.

k. Construct park improvements identified in the Final Park Site Plans and the grading, irrigation, landscaping, and improvement plans and construction documents for Scenic Public Neighborhood Park P-2. Note: The Final Park Site Plans will be submitted as part of the Planning and Development Services (PDS) Grading Plan, PDS Landscape Plan, and PDS Building Plan sets.

l. Submit a Phase I and/or II Environmental Site Assessment to DPR and the Department of Environmental Health (DEH) through the Volunteer Assistance Program for acceptance from DEH and the Director of DPR prior to conveyance of fee title to Scenic Public Neighborhood Park P-2.

m. Submit a Mandatory Dedication Checklist to DPR and the Department of General Services (DGS) which is comprised of conveyance fee title by Grant Deed of Scenic Public Neighborhood Park P-2 that has been constructed in accordance with the Final Park Site Plan, is free of encumbrances and an insured California Land Title Associating Policy provided by the applicant or its designee subject to the approval of the Director of DPR.

OR

n. Enter into a secured Park Acquisition and Improvement Agreement with the DPR pursuant to the PLDO and DPR Park Design Manual that ensures construction of the Scenic Public Neighborhood Park P-2 and, conveyance of fee title to Scenic Public Neighborhood Park P-2, in the manner specified above, and as applicable, payment of park in-lieu fees for park land dedication and park improvement impact fees for park improvements.

TIMING: Prior to the recordation of the first Final Map. **MONITORING:** The [DPR, PP] and [PDS, PCC, Landscape Architect] shall review the Final Park Site Plan, grading irrigation, landscaping, and improved plans, and construction documents. [DPR, PP] shall review the secured Park Acquisition and Improvement Agreement. The [DEH, RP] and [DPR, PP] shall review the Environmental Site Assessment through the Volunteer Assistance Program. The [DGS, PP] and [DPR, PP] shall review the California Land Title Association Policy. The [*DPR, PP*] shall determine if dedication of additional parkland or payment of in-lieu park fees is required. The [PDS, BD] shall monitor building permit issuance and, if required, collect park in-lieu fees for park land dedication and park improvement impact fees for park improvements.

82. PARKS #4 – ESTABLISHMENT OF FUNDING MECHANISM FOR PUBLIC PARKS AND TRAILS

INTENT: A funding mechanism shall be established to the satisfaction of the DPR to fully fund the operation and maintenance of Village Green Public Neighborhood Park P-1, Scenic Public Neighborhood Park P-2 and any and all publicly dedicated trails. **DESCRIPTION OF REQUIREMENT:** Establish a Community Facilities District (CFD) or other funding mechanism approved by the DPR to fully fund the operation and maintenance of the public park(s) and trails. **DOCUMENTATION:** The CFD or other funding mechanism shall have the capacity to generate enough revenue to fund the annual operation and

maintenance of the public neighborhood parks and public trails, as determined by the DPR. In addition to the special tax on developed parcels, the CFD or other funding mechanism shall include an "undeveloped land tax" which will allow revenue to be generated on all undeveloped parcels/developed parcels within each respective phase/zone of the CFD. If required, annual increases are allowed under the CFD formation documents. **TIMING:** Prior to the approval of the first Final Map in the Project, a funding mechanism shall be established for the Project as a whole that will allow for each development phase of the Project to be progressively annexed and subject to the funding requirements. **MONITORING:** The *[DPR, PP] and [PDS, PP]* shall review the documentation for conformance with this condition.

83. PARKS #5 – PRIVATE PARK LAND DEDICATION EASEMENTS

INTENT: In accordance with Title 8, Division 10 of the San Diego County Code of Regulatory Ordinance also known as the Park Lands Dedication Ordinance (PLDO) and in order to comply with PLDO Section 810.103 and to receive PLDO credit pursuant to PLDO Section 810.108 any and all private parks (PP-1, PP-2, PP-3, PP-4, PP-5, PP-6, PPP-4, PPP-8, and PPP-11) receiving PLDO credit pursuant to PLDO Section 810.108, an easement shall be dedicated to the County that restricts the use of the private parks for recreational purposes and ensures operation and maintenance of the private parks will be provided by a private entity. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall dedicate an open space easement to the County by separate document or on each Final Map within which the private park(s) is/are located that (a) restricts the use of the private park lots PP-1, PP-2, PP-3, PP-4, PP-5, PP-6, PPP-4, PPP-8, and PPP-11 to park and recreational purposes only; (b) specifies that the private parks PP-1, PP-2, PP-3, PP-4, PP-5, PP-6, PPP-4, PPP-8, and PPP-11 shall be maintained by the Home Owners' Association; and (c) includes a defense and indemnity provision in favor of the County of San Diego that is satisfactory to the Director of DPR. **DOCUMENTATION:** The easement may be recorded by separate document or on each Final Map within which the private parks PP-1, PP-2, PP-3, PP-4, PP-5, PP-6, PPP-4, PPP-8, and PPP-11) are located. The easement shall be submitted to the DPR and DGS for review and approval. **TIMING:** Prior to or simultaneously with, recordation of the each first Final Map within which the private parks PP-1, PP-2, PP-3, PP-4, PP-5, PP-6, PPP-4, PPP-8, and PPP-11 are located. **MONITORING:** The *[DPR, PP]* shall review the documentation for conformance with this condition.

APPROVAL OF MAP: The conditions shall be complied with before a Final Map for each Unit is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

Tables 1 through 6 should be used as a reference for conditions related to Public and Private Road improvements and dedications. Tables 1 through 3 describes the phasing and the limits of improvements and dedications for Public Roads applicable to each unit of the project.

Table 1-Public Road Phasing

Phase	Neighborhood	Street Name	From	To	Typical Section[1]
Central Village(V) 14 Phase	R1	Proctor Valley Road (PVR)	City/County boundary	Private Street 'A'	2
		PVR	Street 'A'	Street 'C'	3
	R2	PVR	City/County boundary	Private Street 'A'	2
		PVR	Street 'A'	Street 'C'	3
	R3 (Units 1-32)	PVR	City/County boundary	Private Street 'A'	2
		PVR	Street 'A'	Street 'C'	3
	R5 (Units 1-35 & 50-121)	PVR	City/County boundary	Private Street 'A'	2
		PVR	Street 'A'	Street 'C'	3
		PVR	Street 'C'	Street 'O'	4
		PVR	Street 'O'	Street 'I'	5
	R6	PVR	City/County boundary	Private Street 'A'	2
		PVR	Street 'A'	Street 'C'	3
		PVR	Street 'C'	Street 'O'	4
		PVR	Street 'O'	Street 'I'	5
	R7	PVR	City/County boundary	Private Street 'A'	2
		PVR	Street 'A'	Street 'C'	3
		PVR	Street 'C'	Street 'O'	4
	R8	PVR	City/County boundary	Private Street 'A'	2
		PVR	Street 'A'	Street 'C'	3
		PVR	Street 'C'	Street 'O'	4
		PVR	Street 'O'	Street 'I'	5
East Village(V) 14 Phase	R3 (Units 33-112)	PVR	City/County boundary	Private Street 'A'	2
		PVR	Street 'A'	Street 'C'	3
		PVR	Street 'C'	Street 'O'	4
		PVR	Street 'O'	Street 'I'	5
	R4	PVR	City/County boundary	Private Street 'A'	2
		PVR	Street 'A'	Street 'C'	3

		PVR	Street 'C'	Street 'O'	4
		PVR	Street 'O'	Street 'I'	5
	R5 (Units 36-49)	PVR	City/County boundary	Private Street 'A'	2
		PVR	Street 'A'	Street 'C'	3
		PVR	Street 'C'	Street 'O'	4
		PVR	Street 'O'	Street 'I'	5
West Village(V) 14 Phase	R9	PVR	City/County boundary	Private Street 'A'	2
		PVR	Street 'A'	Street 'C'	3
		PVR	Street 'C'	Street 'P'	4
		PVR	Street 'P'	Street 'W'	5
	R10	PVR	City/County boundary	Private Street 'A'	2
		PVR	Street 'A'	Street 'C'	3
		PVR	Street 'C'	Street 'P'	4
		PVR	Street 'P'	Street 'W'	5
	R11	PVR	City/County boundary	Private Street 'A'	2
		PVR	Street 'A'	Street 'C'	3
		PVR	Street 'C'	Street 'P'	4
		PVR	Street 'P'	Street 'W'	5
		PVR	Street 'W'	Street 'AA'	6
	R12	PVR	City/County boundary	Private Street 'A'	2
		PVR	Street 'A'	Street 'C'	3
		PVR	Street 'C'	Street 'P'	4
		PVR	Street 'P'	Street 'W'	5
		PVR	Street 'W'	Street 'AA'	6
	R17	PVR	City/County boundary	Private Street 'A'	2
		PVR	Street 'A'	Street 'C'	3
		PVR	Street 'C'	Street 'P'	4
		PVR	Street 'P'	Street 'W'	5
		PVR	Street 'W'	Street 'AA'	6

	R18	PVR	City/County boundary	Private Street 'A'	2
		PVR	Street 'A'	Street 'C'	3
		PVR	Street 'C'	Street 'P'	4
		PVR	Street 'P'	Street 'W'	5
		PVR	Street 'W'	Street 'EE'	6
		PVR	Street 'EE'	N/E boundary of Lot 4 in R-18 unit	10a
		PVR	N/E boundary of Lot 4 in R-18 unit	N/E boundary of OS-55b	10d
Planning Area (PA) 19 Phase	R13	PVR	City/County boundary	Private Street 'A'	2
		PVR	Street 'A'	Street 'C'	3
		PVR	Street 'C'	Street 'P'	4
		PVR	Street 'P'	Street 'W'	5
		PVR	Street 'W'	Street 'EE'	6
		PVR	Street 'EE'	N/E boundary of Lot 4 in R-18 unit	10a
		PVR	N/E boundary of Lot 4 in R-18 unit	N/E boundary of OS-55b	10d
		PVR	N/E boundary of OS-55b	Southerly boundary of OS-62 in PA 19	10b
		PVR	Southerly boundary of OS-62 in PA 19	Northerly boundary of PA 19	10c

Table 2- Public Road Improvements Description

Typical Cross Section[1]	**Description of Improvements**
2	Improve or agree to improve and provide security for ***Proctor Valley Road*** to a graded width of sixty-eight feet (68') with forty-four feet (44') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter with face of curb at twenty-two feet (22') from centerline. Provide a four foot (4') wide stamped median at the center and a ten foot wide (10') disintegrated granite (D.G.) community pathway along the easterly side of Proctor Valley Road.
3	Improve or agree to improve and provide security for ***Proctor Valley Road*** to a graded width of eighty-three feet (83') with fifty-four (54') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter, and sidewalk with face of curb at twenty-seven feet (27') from centerline. Provide a fourteen foot (14') wide stamped median at the center, a ten foot (10') wide D.G. community pathway and a five foot (5') wide P.C.C. sidewalk along the easterly side of Proctor Valley Road.
4	Improve or agree to improve and provide security for ***Proctor Valley Road*** to a graded width of one hundred and twelve feet (112') with sixty-two feet (62') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter, and sidewalk with face of curb at thirty-five feet (35') from centerline on the easterly side and face of curb at twenty-seven feet (27') from centerline on the westerly side. Provide a fourteen foot (14') wide landscaped median at the center, a ten feet (10') wide D.G. community pathway and a five foot (5') wide P.C.C. sidewalk along easterly side and a five foot (5') wide P.C.C. sidewalk along the westerly side of Proctor Valley Road.
5	Improve or agree to improve and provide security for ***Proctor Valley Road*** to a graded width of seventy-seven feet (77') with forty-four feet (44') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter, and sidewalk with face of curb at twenty-two feet (22') from centerline. Provide a four foot (4') wide stamped median at the center, a ten foot (10') wide D.G. community pathway and a four foot (4') wide P.C.C. sidewalk along the easterly side and a five foot (5') wide P.C.C. sidewalk along the westerly side of Proctor Valley Road.
6	Improve or agree to improve and provide security for ***Proctor Valley Road*** to a graded width of seventy-three feet (73') with forty feet (40') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter, and sidewalk with face of curb at twenty feet (20') from centerline. Provide a ten foot (10') wide meandering D.G. community pathway along the easterly side and a five foot (5') wide P.C.C. sidewalk along the westerly side of Proctor Valley Road.
10a	Improve or agree to improve and provide security for ***Proctor Valley Road*** to a variable graded width of sixty-four feet to seventy-six feet (64'-76') with variable width of thirty-four feet to forty feet (34'-40') of asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at variable width of seventeen feet to twenty feet (17'-20') from centerline. Provide a ten foot (10') wide D.G. community pathway on the easterly side of the road.

10b[2]	Improve or agree to improve and provide security for ***Proctor Valley Road*** to a graded width of forty-eight feet (48') with thirty-four feet (34') of asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at seventeen feet (17') from centerline. Provide a ten foot (10') wide D.G. community pathway on the easterly side of the road.
10c[2]	Improve or agree to improve and provide security for ***Proctor Valley Road*** to a graded width of sixty-four feet (64') with thirty-four feet (34') of asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at seventeen feet (17') from centerline. Provide a ten feet (10') wide D.G. community pathway on the easterly side of the road.
10d**	Improve or agree to improve and provide security for ***Proctor Valley Road***, to a graded width of forty-eight feet (48') with thirty-four feet (34') of asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at seventeen feet (17') from centerline. Provide a ten foot (10') wide D.G. community pathway on easterly side of the road.

Footnote:

1 - Typical Cross sections 1-6, 10a-10d, and 11 are shown on sheet 3 of TM and PGP dated February 26, 2020. All of the above shall be to the satisfaction of the Director of Public Work and PDS.

2 - If the agreement for the applicant to obtain right-of-way from the state is not executed, the conditions for road segments 10b, 10c, and 10d shall revert back to the original Conditions within the Resolution of San Diego County Board of Supervisors Conditionally Approving Tentative Map No. PDS2016-TM-5616 dated June 26, 2019.

Table 3 –Public Road Dedication Description:

Typical Cross Section	**Description of Dedication[1]**
2	Right-of-way width of sixty-eight feet (68') on ***Proctor Valley Road***, in accordance with County of San Diego Public Road Standards for a Modified Light Collector Road (2.2A); with twenty foot (20') radius corner roundings at the intersections, plus slope rights and drainage easements. Provide additional right-of-way at the location of all proposed roundabouts.
3	Right-of-way width of eighty-three feet (83') on ***Proctor Valley Road***, in accordance with County of San Diego Public Road Standards for a Modified Light Collector Road (2.2A); with twenty foot (20') radius corner roundings at the intersections, plus slope rights and drainage easements. Provide additional right-of-way at the location of all proposed roundabouts.
4	Right-of-way width of one hundred and twelve feet (112') on ***Proctor Valley Road***, in accordance with County of San Diego Public Road Standards for a Modified Light Collector Road (2.2A); with twenty foot (20') radius corner roundings at the intersections, plus slope rights and drainage easements. Provide additional right-of-way at the location of all proposed roundabouts.

5	Right-of-way width of seventy-seven feet (77') on ***Proctor Valley Road***, in accordance with County of San Diego Public Road Standards for a Modified Light Collector Road (2.2A); with twenty foot (20') radius corner roundings at the intersections, plus slope rights and drainage easements. Provide additional right-of-way at the location of all proposed roundabouts.
6	Right-of-way width of seventy-three feet (73') on ***Proctor Valley Road***, in accordance with County of San Diego Public Road Standards for a Modified Light Collector Road (2.2E); with twenty foot (20') radius corner roundings at the intersections, plus slope rights and drainage easements. Provide additional right-of-way at the location of all proposed roundabouts.
10a	Right-of-way width of sixty-four to seventy-six feet (64'-76'), on ***Proctor Valley Road***, in accordance with County of San Diego Public Road Standards for a Modified Light Collector Road (2.2F); with twenty foot (20') radius corner roundings at the intersections, plus slope rights and drainage easements.
10b[2]	Right-of-way width of forty-eight feet (48') on ***Proctor Valley Road***, in accordance with County of San Diego Public Road Standards for a Modified Light Collector Road (2.2F); with twenty foot (20') radius corner roundings at the intersections.
10c[2]	Right-of-way width of sixty-four feet (64') on ***Proctor Valley Road***, in accordance with County of San Diego Public Road Standards for a Modified Light Collector Road (2.2F); with twenty foot (20') radius corner roundings at the intersections, plus slope rights and drainage easements. Provide additional right-of-way at the location of all proposed roundabouts.
10d[2]	Right-of-way width of forty-eight feet (48'), on ***Proctor Valley Road***, in accordance with County of San Diego Public Road Standards for a Modified Light Collector Road (2.2F); with twenty foot (20') radius corner roundings at the intersections, plus slope rights and drainage easements.

Footnote:

1 - Typical Cross sections 1-6, and 10a-10d are shown on sheet 3 of TM and PGP dated February 26, 2020. All of the above shall be to the satisfaction of the Director of Public Work and PDS.

2 - If the agreement for the applicant to obtain right-of-way from the state is not executed, the conditions for road segments 10b, 10c, and 10d shall revert back to the original Conditions within the Resolution of San Diego County Board of Supervisors Conditionally Approving Tentative Map No. PDS2016-TM-5616 dated June 26, 2019

84. ROADS#1–PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and the Community Trails Master Plan, the following streets shall be improved. **DESCRIPTION OF REQUIREMENT:**

a. With each Unit, improve or agree to improve and provide security for ***Proctor Valley Road***, as described in Tables 1 and 2 above, to the satisfaction of the Director of Public Work and PDS. Table 1 describes phasing for public road improvements applicable to each Unit/Phase and Table 2 provides detailed description of improvements for each typical section of the road identified in Table 1.

b. Construct a roundabout at all the applicable cross sections identified on the Tentative Map and the Preliminary Grading Plan dated February 26, 2020.

c. Provide transition for all widenings, tapers, and traffic striping to match the existing pavement and the improvements where applicable.

d. Provide median breaks along ***Proctor Valley Road*** as shown on the Tentative Map/Preliminary Grading Plan for emergency access to the satisfaction of County of San Diego Fire Protection District and Director of Public Works and PDS. The location of the proposed median breaks will maintain all approved access points for properties along Proctor Valley Road.

e. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

f. Where height of downsloping bank for a 2:1 slope is greater than twelve feet (12'); or where height of downsloping bank for a 1.5:1 slope is greater than ten feet (10'), guardrail shall be installed, as deemed necessary by the County Engineer, per CALTRANS standards to the satisfaction of the Director of PDS and Public Works.

INTERIM ROADWAY STANDARDS

g. The required **interim** improvements for Proctor Valley Road from the terminus of the proposed improvements in each phase or unit, to the northerly boundary of Village 14 (West) can use either the existing or ultimate alignment of Proctor Valley Road; however if the existing alignment is to used, adequate paved or graded roadway connection shall be provided to satisfy the secondary Fire Access requirements. The below

criteria shall be to the satisfaction of the Director of Public Work/PDS and San Diego County Fire Authority.

h. Improve or agree to improve and provide security for ***Proctor Valley Road*** from the terminus of the proposed improvements in each phase or unit, to the northerly boundary of the Village 14 (West) (at the connection to Echo Valley Road intersection), to a graded width of thirty-six feet (36') and improved width of twenty-four feet (24') with an alternative soil stabilizing surface (such as perma-zyme or approved equal) over approved base and re-apply as directed by the manufacturer and approved by the Department of Public Works or twenty-four feet (24') of asphalt concrete over approved base. This option will require stormwater features pursuant to MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013- 0001 and any subsequent order.

(Or at Applicant's Discretion)

Enter into a funding agreement with the County of San Diego for the Department of Public Works to provide frequent and adequate maintenance (eight times a year) on Proctor Valley Road to maintain a minimum of twenty-four feet (24') graded width to the satisfaction of Director of Public Works, PDS and San Diego County Fire Authority. Proctor Valley Road is currently maintained approximately four times a year by Public Works; the applicant will be responsible to provide funds only for an additional four maintenance cycles as requested by the DPW, PDS and SDCFA.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the Land Development Improvement Plan Checking Manual and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

i. Process and obtain approval of Improvement Plans to improve Proctor Valley Road and the waterline maintenance road.

j. Provide Secured Agreements in accordance with Subdivision Ordinance Sec. 81.408

k. Upon approval of the plans, pay all applicable inspection fees with [*DPW, PDCI*].

l. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

m. The applicant or its designee shall provide written evidence, to the satisfaction of the County Fire Marshal, DPW and PDS Project Planning, demonstrating that the project has entered into an interim roadway funding agreement with DPW.

TIMING: Prior to the recordation of the Final Map for each Unit, the plans, agreements, and securities shall be approved the property shall enter into a Funding Agreement to address, but not limited to the timing, staffing, ongoing operation, inspections, frequency of maintenance for the additional four maintenance cycles. **MONITORING:** The [*PDS, LDR*] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

85. ROADS#2–ROAD DEDICATION (ON&OFF-SITE) PUBLIC ROADWAY IMPROVEMENTS

INTENT: In order to improve the quality of the roads, promote orderly development, and to comply with the Subdivision Ordinance Sec. 81.402, road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:**

a. Dedicate onsite and cause to be granted offsite the right-of-way to the County of San Diego for road purposes that provides right-of-way widths for all public streets identified in Tables 1 and 3 above to the satisfaction of the Director of Public Work and PDS. Table 1 describes phasing for public road improvements applicable to each Unit/Phase and Table 3 provides detailed description of dedications for each typical section of the road identified in Table 1. Provide additional right-of-way for the proper construction of roundabout at all the applicable intersections

b. Dedicate onsite and cause to be granted offsite right-of-way to the County of San Diego an easement for road purposes that provides a minimum right-of-way width of forty feet (40') on ***Proctor Valley Road,*** from the terminus of the proposed improvements in each Unit to the Echo Valley Road intersection, in accordance with County of San Diego Public Road Standards for an Interim public road; with twenty foot (20') radius corner rounding at the intersections, plus slope rights and drainage easements to the satisfaction of the Director of Planning and Development Services.

Please note if the existing alignment of the Proctor Valley Road is used to satisfy the secondary fire access requirements, no additional right-of-way dedication along Proctor Valley Road may be required.

c. The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required and shall be accepted for public use.

DOCUMENTATION: The applicant or its designee shall dedicate the project side of the easement on the map and show it as Accepted. For the offsite portions of the easement, the applicant or its designee shall prepare the legal descriptions of the easements, and submit them for preparation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to the recordation of the Final Map for each development phase or Unit, the on-site dedication and the off-site granting shall be provided for roads with the recordation of the unit the road is within, abuts or provides access to. **MONITORING:** The [*PDS, LDR*] shall verify that the dedication is indicated on the Final Map and Accepted by the County. The *[DGS, RP]* shall prepare, approve the easement documents for recordation, and forward the recorded copies to *[PDS, LDR]* for review and approval. The *[PDS, LDR]* shall review the offsite granting for compliance with this condition.

Tables 4(a-d) through 6 describes the phasing and the limits of improvements for Private Roads applicable to each unit of the project.

Table 4a- Private Roads- V14 Central Phase

Neighborhoods	*Street Name*	*From*	*To*	*Typical Section*[1]	*Notes*
R1	Street A	PVR	gated entrance	8a	Street 'A' within the frontage of the proposed school shall provide public access easement along the proposed private road.
		gated entrance	Street B	8a	
		Street B	Street F (west)	9a	
		Street F (west)	Northwesterly boundary of Lot 1 of R-5 unit	9	
		Northwesterly boundary of Lot 1 of R-5 unit	Street I	9	
	Street B	Street A	Northerly boundary of Lot 40 of R-1 unit	9	
	Street C	PVR	Street D (west)	8	
	Street D	Street E	Street C	9	
	Street E	Street D	Street G	9	
		Street G	Street I	9	
	Street I	Street E	Street A	9	
R2	Street A	PVR	gated entrance	8a	Street 'A' within the frontage of the proposed school shall provide public access easement along the proposed private road.
		gated entrance	Street B	8a	
	Street B	Street A	Northerly boundary of Lot 40 of R-1 unit	9	

		Northerly boundary of Lot 40 of R-1 unit	Street D	9	
	Street C	PVR	Street D (west)	8	
		Street D (west)	Street G	9	
		Street G	Northerly boundary of Lot 113 of R-2 unit	9	
	Street D	Street E	Street C	9	
	Street E	Terminus/Cul-de-sac	Street D	9	
		Street D	Street G	9	
		Street G	Street I	9	
	Street G	Entire Length		9	
	Street H	Entire Length		9	
	Private Modified Alley	Entire Length (Lots 102-104)		14	
R3 (Units 1-32)	Street A	PVR	gated entrance	8a	Street 'A' within the frontage of the proposed school shall provide public access easement along the proposed private road.
		gated entrance	Street B	8a	
		Street B	Street F (west)	9a	
		Street I	Southeasterly boundary of Lot 11 of R-5 unit	9	
		Southeasterly boundary of Lot 11 of R-5 unit	Street F (east)	9	
	Street C	PVR	Street D (west)	8	
	Street D	Street E	Street C	9	
	Street E	Street D	Street G	9	
		Street G	Street I	9	
	Street F	Street A (west)	Southerly boundary of Lot 101 of R-1 unit	9a	
		Southerly boundary of Lot 101 of R-1 unit	Street A (east)	9a	

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	Street I	Street E	Street A	9	
R5 (Units 1-35 & 50-121)	Street A	PVR	gated entrance	8a	Street 'A' within the frontage of the proposed school shall provide public access easement along the proposed private road.
		gated entrance	Street B	8a	
		Street B	Street F (west)	9a	
		Street F (west)	Northwesterly boundary of Lot 1 of R-5 unit	9	
		Northwesterly boundary of Lot 1 of R-5 unit	Street I	9	
		Street I	Southeasterly boundary of Lot 11 of R-5 unit	9	
	Street C	PVR	Street D (west)	8	
	Street D	Street C (west)	Easterly boundary of Lot PPP-8 of R-6 unit	9	
		Easterly boundary of Lot PPP-8 of R-6 unit	Street N	9	
		Street N	Terminus/Cul-de-sac	9	
	Street F	Easterly boundary of Lot 56 of R-5 unit	Street I	9a	
		Street I	Terminus	9	
	Street I	PVR	Northwesterly boundary of OS-27	8a	
		Northwesterly boundary of OS-27	Street F	7	
		Street F	Street N	9	
		Street N	Street E	9	
		Street E	Street A	9	
		Street A	Terminus/Cul-de-sac	9	
	Street N	Terminus	Street D	9	

		Street D	Street I	9	
		Street I	Easterly boundary of Lot 35 of R-5 unit	9	
	Waterline maintenance road	Entire length		11	
R6	Street A	PVR	gated entrance	8a	Street 'A' within the frontage of the proposed school shall provide public access easement along the proposed private road.
		gated entrance	Street B	8a	
	Street B	Street A	Northerly boundary of Lot 40 of R-1 unit	9	
		Northerly boundary of Lot 40 of R-1 unit	Street D	9	
	Street C	PVR	Street D (west)	8	
		Northerly boundary of Lot 113 of R-2 unit	Street D (east)	9	
	Street D	Street B	Street C (west)	9	
		Street C (west)	Easterly boundary of Lot PPP-8 in R-6 unit	9	
		Easterly boundary of Lot PPP-8 of R-6 unit	Street N	9	
	Street I	PVR	Northwesterly boundary of OS-27	8a	
		Northwesterly boundary of OS-27	Street F	7	
		Street F	Street N	9	
	Street N	Street D	Street I	9	
	Waterline maintenance road	Entire length		11	
R7	Street C	PVR	Street O	8	

	Street O	PVR	Northerly boundary of OS-21	8	
		Northerly boundary of OS-21	Street C	8	
R8	Street I	PVR	Northwesterly boundary of OS-27	8a	
	Street O	PVR	Northerly boundary of OS-21	8	
	Private Modified Alley	Street I	Southeasterly boundary of Lot OS-30a	14	

Footnote:
1- Typical Cross sections for these roads are shown on sheet 3 of TM and PGP dated December 23, 2019. All of the above shall be to the satisfaction of the Director of PDS and San Diego County Fire Authority.

Table 4b – Private Roads - V14 East Phase

Neighborhoods	***Street Name***	***From***	***To***	***Typical Section[1]***	***Notes***
R3 (Units 33-112)	Street A	PVR	gated entrance	8a	
		gated entrance	Street B	8a	
		Street B	Street F (west)	9a	
		Street I	Southeasterly boundary of Lot 11 of R-5 unit	9	
		Southeasterly boundary of Lot 11 of R-5 unit	Street F (east)	9	
	Street F	Street A (west)	Southerly boundary of Lot 101 of R-1 unit	9a	
		Southerly boundary of Lot 101 of R-1 unit	Street A (east)	9a	
	Street I	PVR	Northwesterly boundary of OS-27	8a	
		Northwesterly boundary of OS-27	Street F	7	
		Street F	Street N	9	

	Street J	Street A	Street N	9	
	Street K, L, M	Entire length		9	
	Street N	Street I	Easterly boundary of Lot 35 of R-5 unit	9	
		Easterly boundary of Lot 35 of R-5 unit	Street J	9	
	Waterline Maintenance Road	Entire length		11	
R4	Street A	PVR	gated entrance	8a	
		gated entrance	Street B	8a	
		Street B	Street F (west)	9a	
	Street F	Street A (west)	Street A (east)	9a	
		Street A (east)	Street N	9b	
		Street N	Easterly boundary of Lot 42 of R-5 unit	9a	
		Easterly boundary of Lot 42 of R-5 unit	Street I	9a	
	Street I	PVR	Northwesterly boundary of OS-27	8a	
		Northwesterly boundary of OS-27	Street F	7	
	Street N	Easterly boundary of Lot 36 of R-5 unit	Street F	9	
	Waterline Maintenance Road	Entire length		11	
R5 (Units 36-49)	Street A	PVR	gated entrance	8a	
		gated entrance	Street B	8a	
		Street B	Street F (west)	9a	
	Street F	Easterly boundary of Lot 42 of R-5 unit	Street I	9a	
	Street I	PVR	Northwesterly boundary of OS-27	8a	

		Northwesterly boundary of OS-27	Street F	7	
	Street J	Street N	Street F	9	
	Street N	Easterly boundary of Lot 35 of R-5 unit	Street J	9	
		Street J	Easterly boundary of Lot 36 of R-5 unit	9	
	Waterline maintenance road	Entire length		11	

Table 4c-Private Roads-V14 West Phase

Neighborhood	***Street Name***	***From***	***To***	***Typical Section[1]***	***Notes***
R9	Street P	PVR	Street R	8	
		Street R	Northwesterly boundary of Lot 92 of R-11 unit	9	
		Northwesterly boundary of Lot 32 of R-11 unit	Street W	9	
	Street Q	Entire length		9	
	Street R	Southwesterly terminus/cul-de-sac at OS-39a in R9 unit	Street P	9	
	Streets S and T	Entire length		9	
	Street W	PVR	Street V	8	
		Street V	Southeasterly boundary of Lot 71 in R-11 unit	9	
		Southeasterly boundary of Lot 71 in R-11 unit	Street Z	9	
		Street Y	Street Q	9	
	Street X	Entire Length		9	

	Street Y	Street W	Southeasterly boundary of Lot 83 in R-9 unit	9	
		Southeasterly boundary of Lot 83 in R-9 unit	Street Z	9	
	Street Z	Street Y	Street W	9	
R10	Street P	PVR	Street R	8	
	Street R	Street P	Street U	9	
	Street U	Street V	Northwesterly boundary of Lot 28 in R10 unit	9	
		Northwesterly boundary of Lot 28 in R10 unit	Street R	9	
	Street V	Entire length			
	Street W	PVR	Street V	8	
	Private Modified Alley	Entire length (Units 1-5)		14	
R11	Street P	PVR	Street R	8	
		Street R	Northwesterly boundary of Lot 92 of R-11 unit	9	
	Street R	Street P	Street U	9	
		Street U	Northeasterly terminus at Lot 71 in R11 unit	9	
	Street U	Street R	Northwesterly boundary of Lot 28 in R10 unit	9	
		Northwesterly boundary of Lot 28 in R10 unit	Street V	9	
	Street V	Street U	Street W	9	
	Street W	PVR	Street V	8	
		Street V	Southeasterly boundary of Lot 71 in R-11 unit	9	
		Southeasterly boundary of Lot 71 in R-11 unit	Street Z	9	
		Street Z	Street Y	9	
	Street Y	Street W	Southeasterly boundary of Lot 83 in R-9 unit	9	

		Southeasterly boundary of Lot 83 in R-9 unit	Street Z	9	
	Street Z	Street P	Street Y	9	
		Street Y	Street W	9	
		Street W	Street AA	9	
	Street AA	PVR	Street DD	8	
		Street DD	Street Z	8	
	Private Modified Alley	Entire length (Units 28-32)		14	
R12	Street W	PVR	Street V	8	
		Street V	Southeasterly boundary of Lot 71 in R-11 unit	9	
		Southeasterly boundary of Lot 71 in R-11 unit	Street Z	9	
	Street Z	Street W	Street AA	9	
		Street AA	Street CC	9	
	Street AA	PVR	Street DD	8	
		Street DD	Street Z	8	
		Street Z	Street BB	8	
	Street BB	Street AA	Northeasterly terminus/cul-de-sac	9	
	Street CC	Entire length		9	
	Street DD	Street CC	Street AA	9	
		Street AA	Terminus/Cul-de-sac	9	
R17	Street W	PVR	Street V	8	
		Street V	Southeasterly boundary of Lot 71 in R-11 unit	9	
		Southeasterly boundary of Lot 71 in R-11 unit	Street Z	9	
	Street Z	Street W	Street AA	9	
	Street AA	PVR	Street DD	8	
		Street DD	Street Z	8	

		Street Z	Street BB	8	
	Street BB	Southwesterly terminus/cul-de-sac	Street AA	9	
R18	Street EE	PVR	Gated entrance	8	
		Gated entrance	Street FF (east)	9	
	Street FF	Entire length		9	
	Street GG	Entire length		9	

Table 4d – Private Roads – PA 19 Phase

Neighborhood	***Street Name***	***From***	***To***	***Typical Section[1]***	***Notes***
R13	Street JJ	Entire Length		13	
R13	Street KK	Entire Length		13	

Footnote:

1. Typical Cross sections for these roads are shown on sheet 3 of TM and PGP dated December 23, 2019. All of the above shall be to the satisfaction of the Director of PDS and San Diego County Fire Authority.

Table 5- Private Road Improvement Description

Typical Cross Section [1]	**Description of Improvements [2]**
7	Improve or agree to improve to a minimum graded width of forty-nine feet (49') and to a minimum improved width of thirty-two feet (32') with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter at sixteen feet (16') from centerline. Provide a six foot (6') wide porous concrete pathway on southerly and easterly side of the road. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads (approved June 30, 1999) shall apply.
8	Improve or agree to improve to a minimum graded width of sixty-two feet (62') and to a minimum improved width of forty feet (40') with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter at twenty feet (20') from centerline. The width of the required improvements and dedications may be reduced by eight feet (8'), on the side of the road where no street parking is proposed. Provide five foot (5') wide Portland cement concrete sidewalks along both sides of the road. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads (approved June 30, 1999) shall apply.

8a	Improve or agree to improve to a minimum graded width of sixty-three feet (63') and to a minimum improved width of forty feet (40') with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter at twenty feet (20') from centerline. The width of the required improvements and the dedication may be reduced by eight feet (8'), on the side of the road where no street parking is proposed. Provide five foot (5') wide Portland cement concrete sidewalk along the southerly and easterly side and six foot (6') wide porous concrete pathway along the northerly and westerly side of the street. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads (approved June 30, 1999) shall apply.
9	Improve or agree to improve to a minimum graded width of fifty-eight feet (58') and to a minimum improved width of thirty-six feet (36') with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter at eighteen feet (18') from centerline. The width of the required improvements and the dedication may be reduced by four feet (4'), on the side of the road where no street parking is proposed. Provide five foot (5') wide Portland cement concrete sidewalks on both sides of the street. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads (approved June 30, 1999) shall apply.
9a	Improve or agree to improve to a minimum graded width of fifty-nine feet (59') and to a minimum improved width of thirty-six feet (36') with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter at eighteen feet (18') from centerline. The width of the required improvements and the dedication may be reduced by four feet (4'), on the side of the road where no street parking is proposed. Provide a five foot (5') wide Portland cement concrete sidewalk along the northerly and westerly side and six foot (6') wide porous concrete pathway along the southerly and easterly side of the street. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads (approved June 30, 1999) shall apply.
9b	Improve or agree to improve a minimum graded width of sixty-nine feet (69') and to a minimum improved width of forty-six feet (46') with asphalt concrete pavement over approved base with concrete curb and gutter at twenty-three feet (23') from centerline. Provide a five foot (5') wide sidewalk along the northerly and westerly side and a six feet (6') wide porous concrete pathway along the southerly and easterly side of the street as designated per tentative map plans. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads (approved June 30, 1999) shall apply.
11	Improve or agree to improve and provide security for County Public Access Road/Waterline Maintenance Access Road to a graded width of twenty-four feet (24') with twenty feet (20') of asphalt concrete pavement over approved base.
13	Improve or agree to improve to a minimum graded width of thirty-eight feet (38') and to a minimum improved width of twenty-eight feet (28') with asphalt concrete pavement over approved base with concrete curb and gutter at fourteen feet (14') from centerline. Provide a five foot (5') wide D.G. pathway on one side of the road. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads (approved June 30, 1999) shall apply.

14	Improve or agree to improve to a minimum graded width of twenty-four feet (24') and to a minimum improved width of twenty-four feet (24') with asphalt concrete pavement over approved base with concrete curb and gutter at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads (approved June 30, 1999) shall apply.

Footnote:
1-Typical Cross sections for these roads are shown on sheet 3 of TM and PGP dated December 23, 2019.
2-All of the above shall be to the satisfaction of the Director of PDS and San Diego County Fire Authority.

Table 6- Private Road Dedication Description

Typical Cross Section [1]	Description of Dedication [2]
7	A minimum forty-nine feet (49') wide private road easement
8	A minimum sixty-two feet (62') wide private road easement. The width of the required improvements and dedications may be reduced by 8', if no street parking is proposed.
8a	A minimum sixty-three feet (63') wide private road easement. The width of the required improvements and dedications may be reduced by 8', if no street parking is proposed.
9	A minimum fifty-eight feet (58') wide private road easement. The width of the required improvements and dedications may be reduced by 4', if no street parking is proposed.
9a	A minimum fifty-nine feet (59') wide private road easement. The width of the required improvements and dedications may be reduced by 4', if no street parking is proposed.
9b	A minimum sixty-nine feet (69') wide private road easement.
11	A minimum right-of-way of twenty-four feet (24'), on Water Line Maintenance Road, in accordance with County of San Diego Public Road Standards for a rural residential; with twenty foot (20') radius corner roundings at the intersections, plus slope rights and drainage easements.
13	A minimum forty-eight feet (48') wide private road easement.
14	A minimum twenty-four feet (24') wide private road easement.

Footnote:
1-Typical Cross sections for these roads are shown on sheet 3 of TM and PGP dated December 23, 2019.
2-All of the above shall be to the satisfaction of the Director of PDS and San Diego County Fire Authority.

86. ROADS#3–PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404, Private Streets listed below shall be improved. **DESCRIPTION OF REQUIREMENT:**

a. Improve and provide security for Private road easements, as described in Tables 4 and 5 above to the satisfaction of the Director of Public Work, PDS and San Diego Fire Protection District. Table 4 describes phasing for private road improvements applicable to each Unit/Phase and table 5 provides detailed description of improvements for each typical section of the road identified in Table 1. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads (approved June 30, 1999) shall apply.

b. All the identified private roads on the tentative map, shall terminate with a cul-de-sac graded to a radius of forty-eight feet (48') and surfaced to a radius of forty-four feet (44') with asphalt concrete pavement over approved base with Portland cement concrete curb gutter and sidewalk with face of curb at forty-four feet (44') from the radius point.

c. A cul-de-sac is not required for roads that serve no more than four lots, including Section 14 roads and Street T, to the satisfaction of San Diego County Fire Authority.

d. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, and San Diego County Standards for Private Roads, and the Land Development Improvement Plan Checking Manual. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant or its designee shall complete the following:

e. Process and obtain approval of Improvement Plans to construct all proposed private easement roads.

f. Provide Secured Agreement that requires, in accordance with Subdivision Ordinance Sec. 81.408.

g. Upon approval of the plans, pay all applicable inspection deposits/fees with [*DPW, PDCI*].

h. If the applicant or its designee is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

i. The Revised Street "I" shall be in the configuration shown on sheet 18 of the Revised Preliminary Vesting Tentative Map, sheet 18 of the Preliminary Grading Plan and sheet 17 of the Vesting Site Plan, which will only implemented if the Board of Supervisors approves this roadway realignment option.

TIMING: Prior to the recordation of the Final Map for each Unit, the required improvement plans, agreements, and securities shall be approved. **MONITORING:** The [*PDS, LDR*] shall review the plans for consistency with the resolution conditions and County Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

87. ROADS#4 – PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance Section 81.402 the easement(s) shall be provided. **DESCRIPTION OF REQUIREMENT:**

a. The Final Map for each unit or phase shall dedicate the minimum width private road easements in accordance with Tables 4 and 6 above to the satisfaction of the Director of Public Work, PDS and San Diego Fire Protection District. Table 4 describes phasing for private road improvements applicable to each Unit/Phase and Table 6 provides detailed description of dedications for each typical section of the road identified in Table 4.

b. The Final Map shall show twenty-foot (20') corner rounding(s) at all intersections.

c. The Final Map shall show a minimum radius width of forty-eight foot (48') along the proposed cul-de-sacs, together with the right to construct and maintain slopes and drainage facilities, to the satisfaction of the Director of PDS.

DOCUMENTATION: The applicant or its designee shall show the easements on the Final Map. **TIMING:** Prior to approval of the Final Map, the easements shall be shown. **MONITORING:** The [*PDS, LDR*] shall review the Final Map to ensure that the easements is/are indicated pursuant to this condition.

88. ROADS#5 - RELINQUISH ACCESS

INTENT: In order to promote orderly development and to comply with the Mobility Element of the General Plan and County Subdivision Ordinance Section 81.401 (g), access shall be relinquished along ***Proctor Valley Road*** within the project boundary. The relinquishment of access will exclude any approved intersections and access point(s) along Proctor Valley Road. **DESCRIPTION OF REQUIREMENT:** Relinquish access rights onto ***Proctor Valley Road***. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. Only the approved intersections and access point(s) are permitted along ***Proctor Valley Road***. **DOCUMENTATION:** The applicant or its designee shall prepare the pages of the Final Map and present them for review to [*PDS, LDR*]. **TIMING:** With the recordation of the Final Map for each Unit, the access along all applicable sections of the road shall be relinquished. **MONITORING:** The [*PDS, LDR*] shall prepare and process the relinquishment of access with the Final Map.

89. ROADS#6- PRIVATE ROAD MAINTENANCE AGREEMENT

INTENT: In order to ensure that the private roads approved with this subdivision are maintained, in accordance with Subdivision Ordinance Section 81.402(c), the applicant or its designee shall assume responsibility of the private roads. **DESCRIPTION OF REQUIREMENT:** A maintenance agreement shall be executed that indicates the following:

a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS.

b. The Director of PDS shall be notified as to the final disposition of title (ownership) to all proposed private streets and place a note on the Final Map as to the final title status of said roads.

c. Access to each lot shall be provided by private road easement not less than twenty-four feet (24') wide as specified on the Vesting Revised Tentative Map dated February 26, 2020 and in Table 6.

DOCUMENTATION: The applicant or its designee shall execute the private road maintenance agreement, to the satisfaction of the Director of PDS, and indicate the ownership on the map as indicated above. **TIMING:** Prior to the recordation of the Final Map for each Unit, the agreement shall be executed, and the ownership shall be indicated on the map. **MONITORING:** The [*PDS, LDR*] shall review the executed agreement and the map for compliance with this condition.

90. ROADS#7 -SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

a. With any units, a registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____feet of unobstructed intersectional sight distance in both directions from the proposed private easement roads' connections along ***Proctor Valley Road*** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant or its designee shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement that physically, there is minimum unobstructed sight distance as detailed above, and submit them to the [*PDS, LDR*] for review. **TIMING:** Prior to the approval of the Final Map, the sight distance shall be verified. **MONITORING:** The [*PDS, LDR*] shall verify the sight distance certifications.

Building Permit: *(Prior to approval of any building plan and the issuance of any building permit).*

91. AQ/GHG#2 - SITE DESIGN (M-AQ-9, M-GHG-3, PDF-UT-1 THRU 5, AND AQ/GHG 1 THRU 10)

INTENT: In order to implement a sustainable project design that would minimize energy consumption and Air Quality and Greenhouse Gas emissions. **DESCRIPTION OF REQUIREMENT:** The Project Design Features (PDF's) indicated for Site Design are listed in the MMRP - Attachment A and shall be identified on all Building Plans for the project. **DOCUMENTATION:** The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to approval of any building plan or the issuance of any building permit, these Site Design measures shall be identified on the building plans. For **PDF-UT-5,** upon formation of the projects homeowners association, shall regulate the use of water for outdoor cleaning. **MONITORING**: The [*PDS, BPPR*] shall make sure that the Site Design measures are identified on all building plans for the

project. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

92. AQ/GHG#5 - WATER USE REDUCTION (PDF-UT-1 THRU 5)

INTENT: In order to reduce impacts related to project water use and Air Quality emissions. **DESCRIPTION OF REQUIREMENTS:** The following design features shall be identified on all building Plans for the project:

a. All hot water pipes shall be insulated and hot and cold-water piping shall be separated.
b. The maximum service pressure shall be set to 60 pounds per square inch to reduce potential leakage and prevent excessive flow of water from appliances.
c. The project shall comply with the Model Water Efficient Landscape Ordinance, California Code of Regulations Title 23, Division 2, Chapter 2.7 (Section 490 et seq.).

DOCUMENTATION: The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the following design measures shall be identified on the building plans. **MONITORING**: The [*PDS, BPPR*] shall make sure that the sustainable design measures are identified on all building plans for the project. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

93. AQ/GHG#6 - CARBON SEQUESTRATION (M-AE-2)

INTENT: In order to enhance on-site carbon sequestration. **DESCRIPTION OF REQUIREMENT:** The following design feature shall be identified on all building plans for the project:

a. Plant 6,000 trees on site.

DOCUMENTATION: The applicant or its designee shall comply with the Air Quality requirement of this condition. **TIMING:** Prior to approval of any landscape plan and the issuance of any building permit, the trees planting requirements shall identify the quantity and location of trees per the approved Master Landscape Plan for all of the development phases. Prior to each phased landscape plan approval, the County shall verify the number of trees to be planted for that phase. **MONITORING:** The [*PDS, BPPR*] shall make sure that the design measures are identified on all building plans for the project. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

94. AQ/GHG#7 - OPERATIONAL CARBON OFFSETS (M-GHG-2& M-AQ-9)

INTENT: In order to offset 100% of the project annual GHG emissions, for a 30-year period, in order to achieve carbon neutrality (i.e., a net zero emissions level). **DESCRIPTION OF REQUIREMENT:** As to operational GHG emissions,

prior to the County's issuance of building permits, the applicant or its designee shall purchase and retire carbon offsets in a quantity sufficient to offset, for a 30-year period, the operational greenhouse gas (GHG) emissions from that incremental amount of development to net zero, consistent with the performance standards and requirements identified within the MMRP - Attachment A. **DOCUMENTATION:** The applicant or its designee shall comply with the GHG requirements of this condition. **TIMING:** Prior to issuance of the building permits for each implementing Site Plan ("D" Designator). **MONITORING:** The [*DPW, PDCI*] shall make sure that the applicant or its designee complies with this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the project applicant or its designee fails to comply with this condition.

95. AQ/GHG#8 - CLIMATE ACTION PLAN SATISFACTION (M-AG-9, PDF-UT-1 THRU 5, M-AE-2 & PDF-AQ/GHG-1 THRU10)

INTENT: The project shall include the following features described below. **DESCRIPTION OF REQUIREMENT:** The project shall implement or install the following measures or features as required within Step 2 of the CAP Measure Consistency Checklist.

a. Measure 3a: The project will install the following types of electric or alternatively fueled water heating systems: tankless electric water heater, tankless gas water heater.

b. Measure 4a: The project will comply with the following water efficiency best management practices. First, the maximum flow rate of kitchen faucets in residential buildings shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi. Second, the project will install at least one qualified Energy Star dishwasher or clothes washer per residential unit.

c. Measure 5a: The project will make use of incentives to install one rain barrel per every 500 square feet of available roof area for residential buildings.

d. Measure 6a: The project shall submit a Landscape Document Package that complies with the County's Water Conservation in Landscaping Ordinance and demonstrates a 40 percent reduction in current Maximum Applied Water Allowance for outdoor use.

e. Measure 9a: The project will plant, at a minimum, two trees per every new residential dwelling unit proposed.

DOCUMENTATION: The applicant or its designee shall comply with the requirements of this condition. **TIMING**: Prior to the approval of each Final Map and prior to the approval of any building permit. **MONITORING:** The [*PDS, LA*] and [*DPR, TC, PP*] shall review the Landscape Plan(s) for that phase for compliance with Measures 4a and 6a of this condition. The [*PDS, BPPR*] shall

verify that the Building Plans comply with **Measures 3a and 9a** of this condition. The [*PDS, BI*] shall inspect the site for compliance with **Measure 5a** this condition.

96. AQ/GHG#15 - CONSTRUCTION ARCHITECTURAL COATINGS (M-AQ-10, M-BI-17 & PDF-AQ-2)

INTENT: In order to reduce emissions of volatile organic compounds (VOC), associated with the application of architectural coatings during the construction period. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the Air Quality Project Design Feature (**PDF-AQ-2**). **DOCUMENTATION:** The applicant or its designee shall comply with the Air Quality requirements of this Project Design Feature. **TIMING:** The following action shall occur throughout the duration of the construction activities involving the application of architectural coatings for any development phase. **MONITORING:** The *[DPW, PDCI*] shall make sure that the construction contractor complies with this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

97. ROADS#4–TRANSPORTATION IMPACT FEE

INTENT: In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the Transportation Impact Fee (TIF) Ordinance Number 77.201-77.223, the TIF shall be paid. **DESCRIPTION OF REQUIREMENT:** The TIF shall be paid pursuant to the County TIF Ordinance number 77.201-77.223. The fee is calculated pursuant to the ordinance. **DOCUMENTATION:** The applicant or its designee shall pay the TIF at the [*PDS, ZONING*] and provide a copy of the receipt to the [*PDS, BD*] at time of permit issuance. The cost of the fee shall be calculated at time of payment. **TIMING:** Prior to approval or the issuance of any building permit or use of the premises in reliance of this permit, the TIF shall be paid. **MONITORING:** The [*PDS, ZONING*] shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the applicant or its designee. [*PDS, BD*] shall verify that the TIF has been paid before the first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance.

OCCUPANCY *(Prior to any occupancy)*

98. AQ/GHG#1 - TRANSPORTATION DEMAND MANAGEMENT PROGRAM (PDF-TR-1)

INTENT: In order to implement a sustainable project design that would reduce the number of vehicle trips and Air Quality and GHG emissions generated by the project. **DESCRIPTION OF REQUIREMENT:** The following Transportation Demand Management (TDM) Program design features shall be identified on all Building Plans for the project and/or included in HOA formation documents, as appropriate. The Proposed Project applicant or its designee shall implement a

Transportation Demand Management program to facilitate increased opportunities for transit, bicycling, and pedestrian travel, as well as provide the resources, means, and incentives for ridesharing and carpooling. The following components are to be included in the Transportation Demand Management program:

a. Develop a comprehensive pedestrian network designed to provide safe bicycle and pedestrian access between the various Proposed Project phases, land uses, parks/open spaces, schools, and the Village Core. Where approved by the appropriate jurisdiction, the pedestrian network would also provide connections to the various recreational trails and multi-modal facilities accessing the Project Area.
b. Provide bicycle racks along main travel corridors adjacent to commercial developments and at public parks and open spaces within the Project Area.
c. Coordinate with the San Diego Association of Governments' (SANDAG) iCommute program for carpool, vanpool, and rideshare programs that are specific to the Proposed Project and future employees.
d. Promote available websites providing transportation options for residents and businesses.
e. Create and distribute a "new resident" information packet addressing alternative modes of transportation.
f. Coordinate with San Diego Metropolitan Transit System (MTSMTS) about the future sighting of transit stops/stations within the Project Area Village Core.
g. If a school is constructed, a school carpool program should be established by coordinating with the local school district and SANDAG. Provide dedicated parking space the school carpool program Village Core in the Village Core.
h. If a school is constructed, a school bus program shall be prepared in coordination with school district.
i. If a school is constructed, require homeowner's associations within Project Area to coordinate with the local school district partner with the on-site elementary school to create a "walking school bus program" for neighborhood students to safely walk to from school. The Proposed Project applicant or its designee would also coordinate with the local school district to encourage the provision of bicycle storage facilities at the on-site elementary school.
j. To ensure that the TDM Program strategies are implemented and effective, a transportation coordinator (likely as part of a homeowner's association (HOA)) would be established to monitor the TDM Program, and would be responsible for developing, marketing, implementing, and evaluating the TDM

DOCUMENTATION: The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to issuance of any occupancy, and/or these programs shall be identified in HOA formation documents, as appropriate. **MONITORING**: The [*PDS, BPPR*] shall make sure that the sustainable design measures and programs are identified on all community materials for the project and/or identified in HOA formation documents, as

appropriate. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

99. AQ/GHG#4 - CONSUMER PRODUCTS (M-AQ-9 & M-AQ-10)

INTENT: In order to implement measures that would reduce impacts related to consumer products and Air Quality emissions. **DESCRIPTION OF REQUIREMENTS:** Prior to the occupancy of any on-site development, the applicant or its designee shall develop a Green Cleaning Product and Paint education program to be made available at rental offices, leasing spaces, and/or on websites **M-AQ-9 & M-AQ-10** are listed in the MMRP - Attachment A. **DOCUMENTATION:** The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to issuance of any occupancy, this program shall be identified in HOA formation documents, as appropriate. **MONITORING:** The [*PDS, BPPR*] shall make sure that the design measures are identified on all building plans for the project. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

100. AQ/GHG#3 - BICYCLE, PEDESTRIAN, AND TRANSIT (PDF-TR-1)

INTENT: In order to implement measures that would reduce impacts related to project bicycle, pedestrian, and transit access and Air Quality emissions. **DESCRIPTION OF REQUIREMENT:** The project applicant or its designee shall comply with the following measures:

a. If a school is constructed, the project shall implement a School Pool Program to encourage walking or biking to school to minimize potential busing services.

b. Prior to the issuance of residential building permits, the applicant or its designee shall provide evidence to the County of San Diego that building design plans require that residential structures be equipped with outdoor/exterior electric outlets in the front and rear of the structure to facilitate use of electrical equipment.

c. Educational material will be provided to all residents, commercial tenants, and school employees regarding alternative modes of transportation internal and external to the site, bus routes, and other forms of alternative transportation, as described in the Project's TDM Plan.

d. The project will construct bicycle networks and paths that are connected to existing, off-site bicycle networks.

e. The project will provide a pedestrian access network that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the project area. The project will minimize barriers to pedestrian access and interconnectivity. Physical

barriers such as walls, landscaping, and slopes that impede pedestrian circulation will be eliminated.

f. The project will include pedestrian/bicycle safety and traffic-calming measures in excess of jurisdiction requirements. Roadways will be designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips with traffic-calming features. Traffic-calming features may include marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chockers, and others.

DOCUMENTATION: The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to issuance of any occupancy permit, these design measures and programs shall be identified. **MONITORING**: The [*PDS, BPPR*] shall make sure that the sustainable design measures and programs are identified on all community materials for the project. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

101. AQ/GHG#9 - ONGOING TRANSPORTATION DEMAND MANAGEMENT PROGRAM (PDF-TR-1)

INTENT: In order to monitor and ensure the project is implementing Transportation Demand Management (TDM) strategies aimed to reduce the number of vehicle trips and Air Quality and GHG emissions generated by the project. **DESCRIPTION OF REQUIREMENT:** The following Transportation Demand Management (TDM) Program Design Features shall be implemented and maintained:

a. Promote and advertise various transit options on a quarterly basis in Homeowners' Association (HOA) newsletters. Additionally, the HOA will provide and promote information and resources regarding SANDAG's iCommute program. SANDAG's iCommute program provides support to commuters through a number of TDM measures such as carpool matching services, vanpool, and other services.

b. For residential commuters, the HOA shall encourage formal and/or informal networks among residents for carpool purposes.

c. Begin monitoring to ensure that the project is implementing the TDM program starting once the community is 85 percent occupied. Monitoring would occur once every three to five years. The Transportation Coordinator will would submit a monitoring report to County of San Diego staff including, for example, summaries of community surveys and documentation of TDM measures in operation. The details of this monitoring report will be determined through collaboration between the applicant or its designee/Transportation Coordinator and County staff.

DOCUMENTATION: The applicant or its designee shall comply with the sustainable design features included in the Transportation Demand Management Plan and this condition. **TIMING:** Prior to issuance of any occupancy, these programs shall be identified in HOA formation documents, as appropriate. **MONITORING:** The [PDS, PCC] shall verify that the design features have been implemented pursuant to the approved Transportation Demand Management Plan.

102. FIRE#3 - FIRE PROTECTION (M-BI-19): [PDS, PCC] [OG]

INTENT: In order to assure fire safety in compliance with the County of San Diego Fire Code Sections 96.1.4903 and 96.1.4907, the site shall be maintained in conformance with the approved Fire Protection Plan. **DESCRIPTION OF REQUIREMENT:** The requirements approved in the Fire Protection Plan shall be implemented and maintained: **DOCUMENTATION:** The applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. **TIMING:** Upon establishment of the use, the conditions of the Fire Protection Plan shall be complied with for the term of this permit. **MONITORING:** The [*PDS, PCC*] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.

103. BIO#23–OPEN SPACE FENCING [PDS, FEE] [Mitigation Measure M-BI-5]

INTENT: In order to protect the Otay Ranch RMP Preserve and Conserved Open Space (**BIO#4–CONSERVED OPEN SPACE**), from entry and disturbance, permanent fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-5 Permanent Fencing and Signage** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). The fencing/wall design shall place the fencing/wall requirement in the notes and show on all plans and maps in conformance with the Preserve Edge Plan (Exhibit 16). All plans and maps shall state the same. **DOCUMENTATION:** The applicant or its designee shall include fencing/wall requirement in conformance with this condition in the notes and clearly show all fencing/wall locations on all plans and maps. Fencing/wall specifications shall be provided on plans, as applicable. **TIMING:** Prior to the approval of each Final Map, prior to approval of any grading plan, and prior to any grading, clearing, or other disturbance, the applicant or its designee shall demonstrate that the fencing/wall requirement has been appropriately shown and noted on all plans and maps. **MONITORING:** The *[PDS, PCC]* shall review the Final Map, grading plans, other plans and maps (as applicable), statement for compliance with this condition, and the Proctor Valley Village 14 and Preserve Edge Plan (Exhibit 16).

104. BIO#24–OPEN SPACE SIGNAGE [PDS, FEE] [Mitigation Measure M-BI-5]

INTENT: In order to protect the Otay Ranch RMP Preserve, Conserved Open Space (**BIO#4–CONSERVED OPEN SPACE**), and other conserved areas from entry and disturbance, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-5 Permanent Fencing and Signage** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). Signage shall be placed such that Otay Ranch Preserve, Conserved Open Space, and other protected lands are protected from entry and disturbance. Signs protecting Otay Ranch Preserve should be stated such that they conform to Preserve Owner Manager (POM) of the RMP Preserve guidelines and in conformance with the Preserve Edge Plan. Additionally, signs shall be regularly placed (no more than 200 feet apart) within 1,000 feet of all access points, along boundaries where community spaces are adjacent to Preserve or Conserved Open Space, and any other conserved lands that are susceptible to entry and/or disturbance. Signs immediately adjacent to the Otay Ranch Preserve shall be in conformance with pre-approved sign by the POM/DPR. Signs in other areas must state the following or similar:

Sensitive Environmental Resources
Area Restricted by Easement
Entry without express written permission from the County of San Diego
is prohibited. To report a violation or for more information about easement
restrictions and exceptions contact the County of San Diego,
Planning & Development Services
Reference: (PDS2016-ER-16-19-006)

All plans and maps shall state the same. **DOCUMENTATION:** The applicant or its designee shall demonstrate that the signage requirement is included in the notes and shown on all plans and maps. Signage specifications and approved language shall be provided on all applicable plans. **TIMING:** Prior to the approval of each Final Map, prior to approval of any grading plan, and prior to any grading, clearing, or other disturbance, the applicant or its designee shall demonstrate that the signage requirement has been appropriately shown and noted on all plans and maps. **MONITORING:** The *[PDS, PCC]* shall review the Final Map, grading plans, other plans and maps (as applicable), statement for compliance with this condition, and the Proctor Valley Village 14 and Planning Area 19 Preserve Edge Plan (Exhibit 16).

LIFE OF PERMIT: *(During construction activities and for the life of the permit).*

105. BIO#37–PREVENTION OF CHEMICAL POLLUTANTS (Mitigation Measure M-BI-17)

INTENT: In order to manage the spread of invasive species and minimize impacts associated with invasive species, best management practices for weed

control shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-17 Prevention of Chemical Pollutants** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). **DOCUMENTATION:** The applicant or its designee shall comply with the requirements of the Preserve Edge Plan and this condition for the life of this permit. Any change to the project will require resubmittal and County approval of the revised Preserve Edge Plan. **TIMING**: Upon establishment of the use, the conditions of the Preserve Edge Plan shall be complied with for the term of this permit. **MONITORING:** The *[PDS, PCC]* shall verify that measures have been implemented pursuant to the approved Preserve Edge Plan. The [PDS Code Compliance Division] is responsible for enforcement of this permit. During construction, the Project Biologist shall review the Preserve Edge Plan for compliance with this measure as part of the construction monitoring requirement.

106. BIO#39–FIRE PROTECTION PLAN (Mitigation Measure M-BI-19)

INTENT: In order to minimize the potential exposure of the project site to fire hazards for the protection of sensitive biological resources pursuant to CEQA, a Fire Protection Plan shall be submitted to PDS and the site maintained in conformance with the approved Fire Protection Plan. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-19 Fire Protection** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). The requirements approved in the Fire Protection Plan shall be implemented and maintained for the life of the permit. **DOCUMENTATION:** The applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. **TIMING:** Upon establishment of the use, the conditions of the Fire Protection Plan shall be complied with for the term of this permit. **MONITORING:** The *[PDS, PCC]* shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the Fire Protection Plan. The [PDS Code Compliance Division] is responsible for enforcement of this permit. The San Diego Fire Authority shall be responsible for the long-term implementation and acceptance of the third-party annual fire maintenance report for the fuel modification zones and limited building zones. During construction, the Project Biologist shall review fire protection measures for compliance with this measure as part of the construction monitoring requirement.

GRADING PLAN NOTES:

PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS: *(Prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

(CULTURAL RESOURCES)

A. CULT#GR-1 - TEMPORARY FENCING (M-CR-1)

INTENT: In order to prevent the inadvertent disturbance of archaeological sites within avoidance areas (open space) during construction, a temporary fencing plan shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA Section 15064.5 and 15064.7. **DESCRIPTION OF REQUIREMENT:** Prepare and implement a temporary fencing plan. Temporary fencing shall be installed where resources are located within 50 feet of the area of direct impact (ADI). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist and the Kumeyaay Native American monitor. The fence shall be installed under the supervision of the County approved archaeologist and Kumeyaay Native American monitor prior to commencement of grading or brushing and be removed only after grading operations have been completed. The temporary fencing plan shall include the following requirements:

a. Provide evidence to the Director of Planning & Development Services that the following notes have been placed on the Grading and/or Improvement Plan:

1. Prior to the commencement of any grading and/or clearing in association with the grading and/or improvement plan, temporary orange construction fencing shall be placed to protect archaeological sites from inadvertent disturbance within the avoidance areas (open space) and the un-impacted portions of sites outside of the ADI during earth-disturbing activities. Temporary fencing shall be installed prior to the preconstruction meeting and any clearing, grubbing, trenching, grading or land disturbances; and shall remain for the duration of earth disturbing activities, and shall include the following:

- Temporary fencing is required in all location of the Project where grading or clearing is within 50 feet of any archaeological site within avoidance areas (open space) or the unaffected portion of sites outside of the ADI.
- The project archaeologist shall identify the fence boundaries.
- Fencing placement shall be approved by the County of San Diego.
- Once approved, install fencing under the supervision of the project archaeologist and Kumeyaay Native American monitor.
- Submit to Planning & Development Services for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 50 feet of any archaeological site within avoidance areas (open space) or the unaffected portion of sites outside of the ADI.
- Fencing shall remain in place until the conclusion of construction activities, after which the fencing shall be removed.

DOCUMENTATION: Submit to the Planning & Development Services for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within of any archaeological site within avoidance areas (open space) or the unaffected portion of sites outside of the ADI. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The *[PDS, PPD]* shall review the signed and stamped statement for compliance this condition.

B. CULT#GR-2 - ARCHAELOGICAL MONITORING (M-CR-2)

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Kumeyaay Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. The Property Owner or their representative which may include the Project Archaeologist shall coordinate with City of San Diego staff when work is to be conducted within City of San Diego jurisdiction properties. City of San Diego staff may be included in the preconstruction meeting, as appropriate. **DOCUMENTATION:** The applicant or its designee shall have the contracted Project Archeologist and Kumeyaay Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The *[DPW, PDCI]* shall confirm the attendance of the approved Project Archaeologist.

(PALEONTOLOGICAL RESOURCES)

C. PALEO-GR#1 - PALEONTOLOGICAL MONITORING (M-PR-1)

INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to PDS2019-TM-5616R, a Paleontological Resources Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall

comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources. The Property Owner or their representative which may include the Project Paleontologist shall coordinate with City of San Diego staff when work is to be conducted within City of San Diego jurisdiction properties. City of San Diego staff may attend the preconstruction meeting, as appropriate. **DOCUMENTATION**: The applicant or its designee shall have the contracted Project Paleontologist attend the preconstruction meeting to explain the monitoring requirements for each development phase. **TIMING**: Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING**: The [*DPW, PDCI*] shall attend the preconstruction conference and confirm the attendance of the approved Project Paleontologist.

(GEOLOGIC RESOURCES)

D. GEO#1–SOILS REPORT (M-GE-1)

INTENT: In order to ensure that the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements. **DESCRIPTION OF REQUIREMENT:** A California Certified Engineering Geologist shall complete a final soils report specific to the preliminary design of the proposed development. The final soils report shall include, but not be limited to, a surficial stability analysis. The report shall include conclusions and design recommendations including, but not limited to, buffering areas without structural development, construction of retaining walls, debris walls, catchment basins, or slope buttressing. All geotechnical recommendations provided in the final soils report and final grading plans shall be followed during grading and construction at the project site. **DOCUMENTATION:** A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements. **MONITORING:** [PDS] shall review the geotechnical findings for compliance with this condition.

(BIOLOGICAL RESOURCES)

E. BIO#26–TEMPORARY FENCING [PDS, FEE] (Mitigation Measure M-BI-2)

INTENT: In order to prevent inadvertent disturbance to Otay RMP Preserve, Conserved Open Spaces, and other sensitive habitats and biological resources, pursuant to BMO and CEQA, temporary construction fencing, and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-2 Temporary Construction Fencing** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). Temporary construction

fencing and signage shall be placed to protect all conserved land (i.e. Otay Ranch RMP Preserve, Conserved Open Space **(BIO#4–CONSERVED OPEN SPACE)),** adjacent conserved open space areas managed, and sensitive habitats such as Resource Avoidance Areas that do not allow grading, brushing, or clearing wherever the limits of grading are within 100 feet (or more as appropriate) of areas to be conserved. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant or its designee shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on or such that it shall protect the boundary of the open space easement(s). The applicant or its designee shall submit photos of the fencing along with the certification letter to the [*PDS, PCC*] for approval. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing for the phase under construction. **MONITORING:** The [*PDS, PCC*] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant or its designee.

F. BIO#27–BIOLOGICAL MONITORING [PDS, FEE X3]
(Mitigation Measure M-BI-1)

INTENT: In order to prevent inadvertent disturbance to sensitive habitats, special status plant and wildlife species, and jurisdictional waters, all grading located adjacent to biological open space areas, shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities located within or adjacent to Otay Ranch RMP Preserve, Conserved Open Space **(BIO#4–CONSERVED OPEN SPACE),** other conserved open space areas for the protection of sensitive habitats, special status plant and wildlife species (eg. California gnatcatcher, San Diego fairy shrimp, San Diego goldenstar, etc.), and jurisdictional waters. The Project Biologist shall also perform the following duties before construction to comply with the conditions of this Grading Plan and Vesting Revised Tentative Map:

a. Supervise and verify placement of temporary fencing of open space easements. The placement of such fencing shall be approved by the *[PDS, PCC]*.
b. The Biologist shall attend the preconstruction meetings and other meetings to discuss construction requirements. Such meeting shall include the *[PDS, PCC]*.

DOCUMENTATION: The Biological Monitor shall prepare written documentation that certifies that the temporary fencing has been installed and that all construction staff has been trained on the site sensitive biological resources that

are to be avoided. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed for the phase under construction. **MONITORING**: The [*DPW, PDCI*] shall invite the [*PDS, PCC*] to the preconstruction conference to coordinate the Biological Monitoring requirements of this condition. The [*PDS, PCC*] shall attend the preconstruction conference and verify the installation of the temporary fencing and approve the training documentation prepared by the biologist.

G. BIO#28–BREEDING SEASON AVOIDANCE [PDS, FEE X2] (Mitigation Measure M-BIO-6)

INTENT: In order to avoid impacts to nesting California gnatcatchers, raptors, and other breeding birds, which are sensitive biological resources pursuant to CEQA, Migratory Bird Treaty Act, and California Fish and Game Code, a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT**: The applicant or its designee shall satisfy Mitigation Measure **M-BI-6 Nesting Bird Survey** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). No brushing, clearing and/or grading will be allowed within 300 feet of coastal sage scrub habitat during the breeding season of the coastal California gnatcatcher, nesting or breeding migratory and sensitive avian species (January 15 and August 15), or within 500 feet of raptor nesting and breeding habitat. Breeding activity includes nest building and other breeding behaviors. A preconstruction nesting bird survey/sweep will be conducted immediately preceding initial work and per County standards while construction is occurring during the nesting season. If work is not initiated within 10 days of the preconstruction survey or if more than 10 days passes without construction activity, a new pre-construction survey will be conducted and new report will be submitted. All grading permits, improvement plans, and the final map shall state the same. **DOCUMENTATION:** The applicant or its designee shall provide a letter of agreement with this condition and submit the preconstruction letter report or mitigation plan for review and approval by PDS and the Wildlife Agencies; alternatively, the applicant or its designee may submit a written request for waiver of this condition provided that no coastal California gnatcatchers, migratory birds, raptors, and other nesting birds are present in the vicinity of the brushing, clearing or grading based on a pre-construction survey conducted by a County-approved biological consultant. No grading shall occur within the RAA or within 300 feet of suitable avian nesting habitat (500 feet for raptors) until concurrence is received from the County and the Wildlife Agencies (i.e. USFWS and CDFW). **TIMING:** Prior to any grading, clearing, or land disturbance during the nesting season (January 15 through August 15), concurrence from the County and the Wildlife Agencies must be obtained. If a nest is identified, a Preconstruction Survey Report shall be submitted to the County and the Wildlife Agencies prior to the preconstruction conference and prior to any clearing,

grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction for the phase under construction. **MONITORING:** The [*DPW, PDCI*] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.**"**

H. BIO#29–BREEDING SEASON AVOIDANCE (NOISE) [PDS, FEE X2] (Mitigation Measure M-BIO-18)

INTENT: In order to avoid impacts to California gnatcatchers, raptors, and other breeding birds, which are sensitive biological resources pursuant to CEQA, Migratory Bird Treaty Act, and California Fish and Game Code, a Resource Avoidance Area (RAA) (i.e. buffer), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT**: The applicant or its designee shall satisfy Mitigation Measure **M-BI-18 Noise** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). **DOCUMENTATION:** The applicant or its designee shall provide a letter of agreement with this condition and submit the preconstruction letter report or mitigation plan for review and approval by PDS and the Wildlife Agencies; alternatively, the applicant or its designee may submit a written request for waiver of this condition provided that no coastal California gnatcatchers, migratory birds, raptors, and other nesting birds are present in the vicinity of the brushing, clearing or grading based on a pre-construction survey conducted by a County-approved biological consultant. No grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. If temporary or permanent sound walls or barriers are required, the applicant or its designee shall provide evidence that the sound barrier has been installed and have a California licensed surveyor certify that the sound barrier is located on the boundary of the open space easement(s). The applicant or its designee shall submit photos of the sound barrier along with the certification letter to the [*PDS, PCC*] for approval. **TIMING:** The Nest Monitoring Logs shall be submitted to the County and the Wildlife Agencies prior to the preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction. Prior to approval of the first Final Map and preconstruction conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. If sound walls or barriers are required, the barrier shall be installed prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and shall remain for the duration of the potential noise impact. **MONITORING:** The [*DPW, PDCI*] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter. If a sound wall or barrier is required, the [*PDS, PCC*] shall either attend the preconstruction conference and approve the installation of the

temporary fencing, or review the certification and pictures provided by the applicant or its designee.

I. BIO#30–BURROWING OWL MONITORING [PDS, FEE X3]
(Mitigation Measure M-BI-13)
INTENT: In order to prevent inadvertent disturbance to burrowing owl, a preconstruction burrowing owl survey shall be conducted within the project area. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-13 Burrowing Owl Preconstruction Survey** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). No disturbance may occur until concurrence regarding the survey result is received from the respective resource agencies (i.e. County, USFWS, and CDFW). If any active burrows are found, clearing shall not proceed until after consultation with County and Wildlife Agency staff and implementation of any protective measures required. The burrowing owl preconstruction surveys shall conform to the most current version of the County of San Diego Report Format and Content Requirements: Biological Resources, including Strategy for Mitigating Impacts to Burrowing Owls in the Unincorporated County (Attachment A). **DOCUMENTATION**: The Biological Monitor shall prepare written documentation that certifies that the burrowing owl survey has been completed and that burrowing owls have been avoided. **TIMING**: Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed and approved for the phase under construction. **MONITORING**: The [*DPW, PDCI*] shall not allow any grading, unless a concurrence from the wildlife agencies is received. The [PDS, PCC] shall review the concurrence letter.

J. BIO#31 – BAT MONITORING (Preconstruction Bat Surveys [PDS, FEE X3]
(Mitigation Measure M-BI-22)
INTENT: In order to prevent inadvertent disturbance to roosting bats, a preconstruction bat survey shall be conducted within the project area. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-22 Preconstruction Bat Surveys** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). No disturbance may occur until concurrence regarding the survey result is received from the respective resource agencies (i.e. County, USFWS, and CDFW). If any roosting bats are found, clearing shall not proceed until after consultation with County and Wildlife Agency staff and implementation of any protective measures required. The preconstruction surveys will follow the methods described in **M-BI-22**. **DOCUMENTATION**: The Biological Monitor shall prepare written documentation that certifies that the preconstruction bat survey has been completed and that roosting bats have been avoided or not present. **TIMING**: Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed and approved for the phase under construction. **MONITORING**: The [*DPW, PDCI*] shall not

allow any grading, unless a concurrence from the wildlife agencies is received. The [PDS, PCC] shall review the concurrence letter.

DURING CONTRUCTION: *(The following actions shall occur throughout the duration of the grading construction).*

K. AQ/GHG#14 - BLASTING AND ROCK CRUSHING (M-AQ-1 THRU 3, M-BI-18, M-AQ-3 AND M-N-8 THRU 10)

INTENT: In order to mitigate for blasting and rock crushing emissions and fugitive dust. **DESCRIPTION OF REQUIREMENTS:** The project shall comply with the mitigation measures within the attached MMRP. **DOCUMENTATION:** The applicant or its designee shall comply with the Air Quality and GHG Mitigation Measures of this condition. **TIMING:** The following actions shall occur throughout the duration of construction for any development phase. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with this condition. The [*DPW, PDCI*] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

(BIOLOGICAL RESOURCES)

L. BIO#31–BIOLOGICAL MONITORING [PDS, FEE X3]
(Mitigation Measure M-BI-1)

INTENT: In order to prevent inadvertent disturbance to sensitive habitats, special status plant and wildlife species, and jurisdictional aquatic resources, all grading, clearing, or disturbance located within 100 feet of the biological open space shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-1 Biological Monitoring** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). In addition, the cost estimate of the monitoring (provided in the contract) shall be added to the grading bonds that will be posted with the DPW, or bond separately with the PDS. The bond for monitoring shall be released upon the acceptance of the monitoring report for each Final Map. If there are disturbances, the monitor must report them immediately to the [*PDS PCC*]. Additionally, the biologist, or appropriate monitor, shall perform the following duties:

1. Conduct nesting bird monitoring (per County requirements) for listed species as appropriate, such as California gnatcatcher to the satisfaction of [*PDS PCC*] and the Wildlife Agencies;
2. Review and ensure compliance with the MMRP
3. Periodically monitor the work area for excessive dust generation in compliance with the County grading ordinance and report deficiencies immediately to the DPW Construction Inspector;

4. Coordinate with the air quality monitor to periodically monitor the construction site in accordance with the project's fugitive dust control plan in compliance with San Diego County Air Pollution Control District's regulations to reduce particulate matter less than 10 microns in diameter (PM10) and fine particulate matter less than 2.5 microns in diameter (PM2.5) emissions during construction (refer to the Air Quality Technical Report).
5. Monitor construction lighting periodically to ensure lighting is the lowest illumination allowed for safety, selectively placed, shielded, and directed away from preserved habitat;
6. Monitor equipment maintenance, staging, and fuel dispensing areas to ensure there is no runoff to Waters of the US;
7. Review and/or designate the construction area in the field with the contractor in accordance with the final grading plan prior to clearing, grubbing, or grading;
8. Conduct a field review of the staking to be set by the surveyor, designating the limits of all construction activity prior to clearing, grubbing, or grading;
9. Periodically monitor incoming landscape products for compliance with the prohibition on non-native invasive species and the requirement for landscaping composed of native species that do not require high irrigation rates;
10. Stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector and [*PDS PCC*] within 24 hours;
11. Produce periodic (monthly during grading) reports to be submitted as a final/annual report(s) and submit the final/annual report to the Wildlife Agencies and the PDS (final report will release bond);
12. Confer with the Wildlife Agencies and [*PDS PCC*] within 24 hours any time protected habitat, gnatcatchers, or nesting birds are being affected by unauthorized impacts;
13. Attend construction meetings and other meetings as necessary;
14. Keep daily monitoring notes for the duration of grading for submittal in a final report to substantiate the biological supervision of the grading activities and the protection of the biological resources. Daily monitoring notes should be provided to PDS on at least a quarterly basis.

DOCUMENTATION: The Project Biologist shall prepare and submit to the satisfaction the [*PDS, PCC*] monitoring reports, cost estimate, and MOU which indicate that the monitoring has occurred as indicated above. The applicant or its designee shall provide verification that the cost of the monitoring has been added to the grading bond. **TIMING**: The following actions shall occur throughout the duration of the grading construction; if this project includes more than one Final Map, each shall have separate monitoring contracts and documentation. Upon completion of all grading activities, and prior to Rough Grading Final Inspection, (Grading Ordinance SEC 87.421.a.2), the final report shall be completed. **MONITORING:** The PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be

forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The [*DPW, PDCI*] shall assure that the Project Biologist is on-site performing the Monitoring duties of this condition during all applicable grading activities as determined by the Biologist. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the Project Biologist or applicant or its designee fails to comply with this condition. The [*PDS, PCC*] shall review and approve the monitoring reports for compliance with this measure.

M. BIO#32–EROSION AND RUNOFF CONTROL [PDS, FEE X2]
(Mitigation Measure M-BI-15)

INTENT: In order to minimize the impacts to sensitive biological resources pursuant to the Otay Ranch RMP, Biological Mitigation Ordinance, and CEQA, best management practices for erosion and runoff control shall be implemented. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-15 Erosion and Runoff Control** as described in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). The Project biologist shall notify the SWPPP monitor about erosion, buildup of sediment, destabilized topsoil piles, damaged fences, and runoff of soil from the site. **DOCUMENTATION:** The SWPPP Monitor with input, as appropriate, from the Project Biologist shall prepare and submit to the satisfaction the [*PDS, PCC*] monitoring reports, cost estimate, and MOU which indicate that the erosion and runoff control monitoring has occurred as indicated above. The applicant or its designee shall provide verification that the cost of the monitoring has been added to the grading bond. **TIMING**: The following actions shall occur throughout the duration of the grading construction. Each grading phase shall have separate monitoring contracts and documentation. **MONITORING:** The PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The Project Biologist shall assure that a licensed SWPPP Monitor is on-site performing the Monitoring duties of this condition during all applicable grading activities and notify [*DPW, PDCI*] of absence or breaches in the requirements as needed. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the Project Biologist or applicant or its designee fails to comply with this condition. The [*PDS, PCC*] shall review and approve the monitoring reports for compliance with this condition.

N. BIO#33–MINIMIZATION OF INVASIVE PLANT SPECIES
(Mitigation Measure M-BI-16)

INTENT: In order to minimize the spread of invasive species and impacts to sensitive biological resources and preserved habitats, invasive species shall be excluded from areas immediately adjacent to the Preserve. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-16 Prevention of Invasive Plant Species** as described in the EIR

Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP). All landscape plans shall comply with the requirements of this condition, the approved Proctor Valley Village 14 and Planning Area 19 Preserve Edge Plan, and the current version of the California Invasive Plant Council's California Invasive Plant Inventory. **DOCUMENTATION**: The applicant or its designee shall comply with the requirements of the approved Preserve Edge Plan and this condition for the life of the permit. **TIMING:** Prior to the approval of any grading permit, and prior to any grading clearing, or other disturbance, associated Landscape Plans shall be approved for each grading phase. **MONITORING:** The [PDS, LA] and the Preserve Owner Manager (POM) of the RMP Preserve shall review the invasive species management for compliance with California Invasive Plant Council, all state and federal laws and regulations under the prescription of a pest control advisor, and this condition.

(CULTURAL RESOURCES)

O. CULT#GR-3 - ARCHAEOLOGICAL MONITORING (M-CR-2, M-CR-3 & M-TRC-1)

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.

b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:

    1. The Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
    2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.

3. The Project Archaeologist shall notify the Barona Band of Mission Indians, the Campo Band of Mission Indians, the Jamul Indian Village, the Iipay Nation of Santa Ysabel, and the Sycuan Band of the Kumeyaay Nation of the inadvertent discovery.
4. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
5. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
6. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
7. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) “unique” cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

c. **Human Remains.** If any human remains are discovered:

1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay Native American monitor.
3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave

goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.

6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

d. **Fill Soils.** The Project Archaeologist and Kumeyaay Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

e. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

f. **Disagreements.** The County Archaeologist shall make a determination for any disagreements between the Project Archaeologist and the Kumeyaay Native American monitor related to archaeological monitoring.

g. **City of San Diego Coordination.** The Property Owner or their representative which may include the Project Archaeologist shall coordinate with City of San Diego staff when work is to be conducted within City of San Diego jurisdiction properties.

DOCUMENTATION: The applicant or its designee shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The *[DPW, PDCI]* shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The *[DPW, PDCI]* shall contact the *[PDS, PPD]* if the Project Archeologist or applicant or its designee fails to comply with this condition.

(PALEONTOLOGICAL RESOURCES)

P. PALEO-GR#2 PALEONTOLOGICAL MONITORING (M-PR-1)

INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to PDS2016-TM-5616, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both

on and off site. The Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the following requirements during grading:

a. If paleontological resources are encountered during grading/excavation, the following shall be completed:

    1. The Paleontological Resources Monitor shall have the authority to direct, divert, or halt any grading/excavation activity until such time that the sensitivity of the resource can be determined and the appropriate salvage implemented.

    2. The Monitor shall immediately contact the Project Paleontologist.

    3. The Project Paleontologist shall contact the Planning & Development Services immediately.

    4. The Project Paleontologist shall determine if the discovered resource is significant. If it is not significant, grading and/or excavation may resume.

b. If the paleontological resource is significant or potentially significant, the Project Paleontologist or Paleontological Resources Monitor, under the supervision of the Project Paleontologist, shall complete the following tasks in the field:

    1. Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits;

    2. Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting; and

    3. Transport the collected specimens to a laboratory for processing (cleaning, curation, cataloging, etc.).

c. City of San Diego Coordination: The Property Owner or their representative which may include the Project Paleontologist shall coordinate with City of San Diego staff when work is to be conducted within City of San Diego jurisdiction properties.

DOCUMENTATION: The applicant or its designee shall implement the grading monitoring program pursuant to this condition. **TIMING**: The following actions

shall occur throughout the duration of the grading construction for each development phase. **MONITORING:** The [*DPW, PDCI*] shall make sure that the Project Paleontologist is on-site performing the monitoring duties of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PPD*] if the Project Paleontologist or applicant or its designee fails to comply with this condition.

(NOISE)

Q. GP#2 - TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI] (M-BI-18)
INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the mitigation measures within the attached MMRP and the following:

a. Turn off equipment when not in use.
b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
c. Use equipment with effective mufflers.
d. Ensure that when feasible, electrical power shall be used to run air compressors and similar power tools.
e. Minimize the use of back up alarm.
f. Equipment staging areas should be placed at locations away from noise sensitive receivers.
g. Noise attenuation techniques shall be employed as needed to ensure that noise levels remain below 75 dBA Leq at existing noise sensitive land uses. This step shall apply to all construction activity on and off the proposed project site.

DOCUMENTATION: The applicant or its designee shall comply with the temporary construction noise mitigation measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction for each development phase **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

R. GP#3 - TEMPORARY ROCK CRUSHING AND DRILLING [PDS, PCC] [DPW, PDCI] [PDS, FEE X1] (M-BI-18, M-N-4 THRU10, M-AE-1 & M-CR-1)
INTENT: In order to comply with the County of San Diego Noise Ordinance 36.409 and 36.410, the following noise attenuation measures shall be implemented to reduce the noise generated from project rock crushing, rock drilling, and material processing operations. **Description of Requirement:** The location of any temporary rock crushing and rock drilling activities shall be adequately setback. This mitigation is designed and placed to reduce rock

crushing and drilling operations that potentially would affect the adjacent residential uses. The temporary rock crushing and drilling shall comply with the following requirements:

a. Prior to and during all project-related rock crushing activities, the project applicant or its designees and primary contractors of all project phases involving rock crushing shall ensure that these activities are located a minimum distance of 250 feet from the nearest property line where an occupied structure is located.

b. All rock drilling and rock crushing activities shall comply with County noise standards pursuant to County Noise Ordinance, Section 36.409 and 36.410.

c. If new information is provided to prove and certify that the equipment being used is different then what was proposed in the noise report, then a new construction noise analysis maybe reviewed to the satisfaction of the *[PDS, PCC].* The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of setbacks, barriers, etc. maybe approved if the construction activities will not create noise greater than 75 dB at the property line as indicated above.

Documentation: The applicant or its designee shall maintain the rock crushing and drilling setback mitigation as indicated above until all rock crushing and drilling activities have been completed **TIMING:** The following actions shall occur throughout the duration of the rock crushing and drilling activities for each development phase. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

S. GP#4 - VIBRATION IMPACTS [PDS, PCC] [DPW, PDCI] [PDS, FEE X1] (M-N-4 THRU10 & M-AQ-1 THRU 4)

Intent: In order to comply with the County of San Diego Noise Ordinance 36.409 and vibratory requirements within the County Noise Guidelines, the following noise attenuation measures shall be implemented to reduce the temporary construction operations. **Description of Requirement:** Prior to and during all phases of construction activities, the project applicant or its designee shall:

a. Not allow heavy equipment to be operated within 300 feet of any inhabited residence.
b. Rock blasting shall not be performed within 1,000 feet of a residential structure.

c. Prior to beginning construction of any project component that involve the usage of heavy construction equipment within 300 feet of an existing or future occupied residence, the applicant or its designee, or its designee, shall require preparation of a vibration monitoring plan for submittal to the County for review. The vibration monitoring plan shall require data be sent to the County Noise Specialist or designee on a weekly basis or more frequently as determined by the Specialist. The vibration monitoring plan shall include: the vibration level measurements taken during the previous work period, location of the vibration monitors, the vibration instrumentation used, a data acquisition and retention plan, and exceedance notification and reporting procedures.

d. The applicant or its designee shall submit a vibration analysis the proposed blasting and material handling associated with the project. The analysis shall be submitted to the County for review prior to the first blast and according to the Blasting Permit process performed by the County Sheriff's Department.

e. If new information is provided to prove and certify that the assessment being used is different than what was proposed in the noise report, then a new noise analysis maybe reviewed to the satisfaction of the *[PDS, PCC].* The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements and County noise standards. Any proposed alternative methods, or the reduction or elimination of any noise measure would be determined by the Director of Planning and Development Services.

DOCUMENTATION: The applicant or its designee shall comply with the temporary vibration measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction for each development phase. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the vibration control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

T. AQ/GHG#10 - CONSTRUCTION EXHAUST EMISSIONS (M-AQ-1, M-AQ-4 THRU 8)

INTENT: In order to mitigate for construction equipment exhaust emissions. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the mitigation measures within the attached MMRP. **DOCUMENTATION:** The applicant or its designee shall comply with the Air Quality requirements of this condition. The applicant or its designee shall show compliance with this condition by providing the documentation (construction bid/estimate) from the construction contractor(s) serving the project to demonstrate that the described equipment and practices will be utilized during the construction period. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for any development phase. **MONITORING:** The [*DPW, PDCI*] shall

make sure that the construction contractor complies with this condition. The [*DPW, PDCI*] shall contact the *[PDS, PCC*] if the applicant or its designee fails to comply with this condition.

U. AQ/GHG#11 - FUGITIVE DUST PLAN (M-AQ-3 & PDF-AQ-1)

INTENT: In order to mitigate for fugitive dust impacts. **DESCRIPTION OF REQUIREMENT:** The project applicant or its designee or designee shall prepare and implement a Fugitive Dust Plan demonstrating compliance with San Diego Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), to the satisfaction of the County. Measures shall include but not limited to:

a. Water, or utilize another SDAPCD-approved dust control non-toxic shall be used on the grading areas at least three times daily.
b. All main roadways shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads.
c. Building pads shall be finalized as soon as possible following site preparation and grading activities to reduce fugitive dust from earth moving operations.
d. Grading areas shall be stabilized as quickly as possible to minimize fugitive dust.
e. Chemical stabilizer shall be applied, a gravel pad shall be installed, or the last 100 feet of internal travel path shall be paved within the construction site prior to public road entry, and for all haul roads.
f. Wheel washers shall be installed adjacent to the apron for tire inspection and washing prior to vehicle entry on public roads.
g. Any visible track-out into traveled public streets shall be removed with the use of sweepers, water trucks or similar method within 30 minutes of occurrence.
h. Sufficient perimeter erosion control shall be provided to prevent washout of silty material onto public roads.
i. Unpaved construction site egress points shall be graveled to prevent track-out.
j. Construction access points shall be wet-washed at the end of the workday if any vehicle travel on unpaved surfaces has occurred.
k. Transported material in haul trucks shall be watered or treated with SDAPCD-approved non-toxic dust control agent.
l. Haul trucks shall be covered or shall maintain at least two feet of freeboard to reduce blow-off during hauling.
m. All soil disturbance and travel on unpaved surfaces shall be suspended if winds exceed 25 miles per hour (mph).
n. On-site stockpiles of excavated material shall be covered.
o. A 15-mph speed limit on unpaved surfaces shall be enforced.
p. Haul truck staging areas shall be provided for loading and unloading of soil and materials and shall be located away from sensitive receptors at the farthest feasible distance.
q. Construction Traffic Control Plans shall route delivery and haul trucks required during construction away from sensitive receptor locations and

congested intersections to the extent feasible. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits.

DOCUMENTATION: The applicant or its designee shall comply with the Air Quality PDF enumerated above and required by this condition. **TIMING:** The Fugitive Dust Plan shall be prepared prior to approval of any grading permits and shall be implemented throughout the duration of construction for each development phase. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

ROUGH GRADING: *(Prior to rough grading approval and issuance of any building permit).*

(BIOLOGICAL RESOURCES)

V. BIO#34–BIOLOGICAL MONITORING [PDS, FEE]
(Mitigation Measures M-BI-1 and M-BI-3)
INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2016-ER-16-19-006 and TM-5616, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Biologist shall prepare and submit a final letter report substantiating his/her supervision of the grading activities and substantiating that grading did not impact additional areas of biological open space or other sensitive biological resources. The report shall conform to the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources. It shall also include but not be limited to the following items:

a. Photos of the temporary fencing that was installed during the trenching, grading, or clearing activities.
b. Monitoring logs showing the date and time that the monitor was on site.
c. Photos of the site after the grading and clearing activities.
d. Lists of species observed with special-status species mapped.

DOCUMENTATION: The applicant or its designee shall submit the final biological monitoring report to the [*PDS, PCC*] for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the final report shall be completed for each grading phase. **MONITORING:** The [*PDS, PCC*] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed and accepted by PDS. Upon approval of the report, the PDS shall inform the Department of Public Works (DPW) that the requirement is complete and the bond amount can be relinquished. If the

monitoring was bonded separately, then PDS shall inform DPW to release the bond back to the applicant or its designee.

(CULTURAL RESOURCES)

W. CULT#GR-4 - ARCHAEOLOGICAL MONITORING (M-CR-2)

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.

b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

DOCUMENTATION: The applicant or its designee shall submit the Archaeological Monitoring Report to *[PDS, PPD]* for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center, the Barona Band of Mission Indians, the Campo Band of Mission Indians, the Jamul Indian Village, the Iipay Nation of Santa Ysabel, and the Sycuan Band of the Kumeyaay Nation and any other culturally-affiliated Tribe who requests a copy. Provide a copy of the study to the City of San Diego when work is conducted within City of San Diego jurisdiction properties. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed for each development phase. **MONITORING:** *[PDS, PPD]* shall review the report or field monitoring memo for compliance with the project MMRP, and inform *[DPW, PDCI]* that the requirement is completed.

(PALEONTOLOGICAL RESOURCES)

X. PALEO-GR#3 - PALEONTOLOGICAL MONITORING (M-PR-1)

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2019-TM-5616r, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall prepare one of the following letters upon completion of the grading activities that require monitoring:

a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to the [*PDS, PPD*] stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources.

b. If Paleontological Resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

DOCUMENTATION: The applicant or its designee shall submit the letter report to the [*PDS, PPD*] for review and approval. Provide a copy of the study to the City of San Diego when work is conducted within City of San Diego jurisdiction properties. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the letter report shall be completed for each development phase. **MONITORING:** The [*PDS, PPD*] shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform *[DPW, PDCI*] that the requirement is completed.

FINAL GRADING RELEASE: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

(BIOLOGICAL RESOURCES)

Y. BIO#35–OPEN SPACE SIGNAGE & FENCING [PDS, FEE]
(Mitigation Measure M-BIO-5)
INTENT: In order to protect the Otay Ranch RMP Preserve and Conserved Open Space (**BIO#3–CONSERVED OPEN SPACE**), pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) for PDS2019-ER-16-19-006A and TM-5616, the fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** With monitoring from a County-approved biologist, the permanent fences and open space signs shall be placed along all open space boundaries where Otay Ranch RMP Preserve and Conserved Open Space, are adjacent to development, such as residential lots, community spaces, along

internal streets, as indicated in the Proctor Valley Village 14 and Preserve Edge Plan of the Specific Plan Amendment, and as shown on these plans and the approved Conceptual Grading and Development Plan for PDS2019-TM-5616R.

a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed.
b. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following or as approved by the Preserve Owner/Manager (POM)/DPR:

Sensitive Environmental Resources
Area Restricted by Easement
Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services
Reference: (PDS2019-ER-16-19-006A)

DOCUMENTATION: The applicant or its designee shall install the fencing and signage and provide the documentation site photos and certification statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed to the [*PDS, PCC*]. **TIMING:** Prior to the occupancy of any structure or use of the premises in reliance of PDS2019-SPA-19-001; PDS2019-TM-5616R; PDS2019-STP-19-029 and PDS2019-ER-16-19-006A, and prior to Final Grading Release of each Grading Permit (Grading Ordinance Sec. 87.421.a.3) the fencing and signage shall be installed and approved by the Director of PDS. The final grading release requirement may be waived, wholly or in part, at the discretion of the Director of PDS if the applicant or its designee demonstrates that cash or security has been provided for the entire associated installation of fencing and signage. **MONITORING:** The [*PDS, PCC*] shall review the photos and statement for compliance with this condition.

Z. BIO#36–EASEMENT AND PRESERVE AVOIDANCE [PDS, FEE]
INTENT: In order to protect sensitive resources, pursuant to County Grading Ordinance Section 87.112, the Otay Ranch RMP Preserve **(BIO#20–HABITAT CONVEYANCE AND PRESERVATION)** and biological open space easements **(BIO#4–CONSERVED OPEN SPACE)** and shall be avoided. **DESCRIPTION OF REQUIREMENT:** The RMP Preserve and biological open space easements indicated on this plan are for the protection of sensitive environmental resources (eg. Diegan coastal sage scrub and other sensitive habitats, special status plant and wildlife species, and jurisdictional waters) and prohibits all of the following on any portion of the land subject to said easement or RMP Preserve: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any

disturbance shall constitute a violation of the County Grading Ordinance Section 87.112 and will result in enforcement action and restoration. The only exception(s) to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the Wildlife Agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS.
3. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH.
4. Construction, use, and maintenance of multi-use, non-motorized trails as approved by the Director of PDS.

DOCUMENTATION: The applicant or its designee shall provide a letter statement to the [*PDS, PCC*] stating that all Otay Ranch RMP Preserve **(BIO#20–HABITAT CONVEYANCE AND PRESERVATION)** and biological open space easements **(BIO#4–CONSERVED OPEN SPACE)** were avoided during the grading construction or encroachment into the open space occurred, other than the impacts resulting from County approved infrastructure facilities in the Preserve, such as approved roads and other improvements including the associated grading as shown on the Tentative Map. **TIMING:** Prior to Final Grading Release for each grading phase, the letter verifying the RMP Preserve and Conserved Open Space easements were not disturbed shall be submitted. **MONITORING:** The [*DPW, PDCI*] shall not allow any grading, clearing or encroachment into RMP Preserve or open space easement areas.

(GEOLOGICAL RESOURCES)

AA. GEO#2–GEOTECHNICAL MONITORING (M-GE-1)

INTENT: In order to identify areas of potential liquefaction and develop conclusions and recommendations, a geotechnical consultant is required during grading. **DESCRIPTION OF REQUIREMENT:** A geotechnical consultant in the field shall perform geotechnical observation and/or laboratory testing during grading to identify areas of potential liquefaction and develop conclusions and recommendations. All alluvial soils in areas of proposed development or future fill shall be removed and recompacted during grading. An exception may be made subject to the approval of Director of County Department of Planning & Development Services or designee, where completion removals are precluded

due to existing improvements, edge conditions, shallow water, environmental restrictions or other similar field conditions pursuant to alternatives recommended by the project geotechnical consultant. **DOCUMENTATION:** The applicant or its designee shall prepare a certified summary of their findings on the removal and recompaction measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. **MONITORING:** [PDS] shall review the geotechnical findings for compliance with this condition.

BB. GEO#3–STABILIZATION MEASURES (M-GE-1)

INTENT: In order to ensure stabilization of cut slopes. **DESCRIPTION OF REQUIREMENT:** A geotechnical consultant in the field shall perform mapping of temporary slope excavations, including front, side and backcuts, and all cut slopes during grading. If adverse geologic conditions (e.g., highly fractured and jointed rock, clay-lined fractures, and seepage zones) are encountered during installation of cut slopes, stabilization measures shall be required and implemented during grading. Specific stabilization measures shall include, but not be limited to, removal of loose boulders or displaced rocks, stability fill, buttresses, rock-bolting, and/or catchment netting. **DOCUMENTATION:** A geotechnical consultant shall prepare a certified report on stabilization measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. **MONITORING:** [PDS] shall review the geotechnical findings for compliance with this condition.

CC. GEO#4–GEOTECHNICAL MONITORING (M-GE-1)

INTENT: In order to identify areas of highly expansive soils and determine the actual expansion/compression potential of finish-grade soils during grading. **DESCRIPTION OF REQUIREMENT:** A geotechnical consultant in the field shall perform geotechnical observation and/or laboratory testing during grading to identify areas of highly expansive soils and determine the actual expansion/compression potential of finish-grade soils. All compressible soils in areas of proposed development or future fill shall be removed and soils shall be recompacted during grading. **DOCUMENTATION:** The applicant or its designee shall prepare a certified summary of their findings on the removal and recompaction measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. **MONITORING:** [PDS] shall review the geotechnical findings for compliance with this condition.

(CULTURAL RESOURCES)

DD. CULT#GR-5 - ARCHAEOLOGICAL MONITORING (M-CR-2)

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

a. Department of Parks and Recreation Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all cultural materials have been curated and/or repatriated as follows:

1. Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

Or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

2. Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by

payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant or its designee's archaeologist shall prepare the final report and submit it to *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC)), the Barona Band of Mission Indians, the Campo Band of Mission Indians, the Jamul Indian Village, the Iipay Nation of Santa Ysabel, and the Sycuan Band of the Kumeyaay Nation and any other culturally-affiliated Tribe who requests a copy. Provide a copy of the study to the City of San Diego and/or the City of Chula Vista when work is conducted within City of San Diego or City of Chula Vista jurisdiction properties. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared for each development phase. **MONITORING:** *[PDS, PPD]* shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, PDCI]*, that the requirement is complete, and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant or its designee.

(PALEONTOLOGICAL RESOURCES)

EE. PALEO-GR#4 PALEONTOLOGICAL MONITORING (M-PR-1)

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2016-TM-5616, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program if resources were encountered during grading. The report shall include the following:

a. If paleontological resources were discovered, the following tasks shall be completed by or under the supervision of the Project Paleontologist:

1. Prepare collected fossil remains for curation, to include cleaning the fossils by removing the enclosing rock material, stabilizing fragile

specimens using glues and other hardeners, if necessary, and repairing broken specimens;

2. Curate, catalog and identify all fossil remains to the lowest taxon possible, inventory specimens, assigning catalog numbers, and enter the appropriate specimen and locality data into a collection database;

3. Submit a detailed report prepared by the Project Paleontologist in the format provided in Appendix D of the County of San Diego's Guidelines for Determining Significance for Paleontological Resources. The report shall identify which accredited institution has agreed to accept the curated fossils. Submit two hard copies of the final Paleontological Resources Mitigation Report to the Director of PDS for final approval of the mitigation, and submit an electronic copy of the complete report in Microsoft Word on an USB drive. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils.

4. Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display, and submit Proof of Transfer of Paleontological Resources, in the form of a letter, from the director of the paleontology department of the accredited institution to the Director of PDS verifying that the curated fossils from the project site have been received by the institution.

b. If no resources were discovered, a brief letter to that effect and stating that the grading monitoring activities have been completed, shall be sent to the Director of Planning and Land Use by the Project Paleontologist.

DOCUMENTATION: The applicant or its designee shall submit the letter report to the [*PDS, PPD*] for review and approval. Provide a copy of the study to the City of San Diego when work is conducted within City of San Diego jurisdiction properties. **TIMING:** Prior to the occupancy of any structure or use of the premises, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), for PDS2019-TM-5616R, the final report shall be completed for each development phase. **MONITORING:** The [*PDS, PPD*] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

FF. LNDSCP#2–CERTIFICATION OF INSTALLATION (M-AE-2)

INTENT: In order to provide adequate Landscaping that addresses screening and water conservation, and to comply with the COSD Water Efficient Landscape Design Manual, the COSD Water Conservation in Landscaping Ordinance, the COSD Parking Design Manual, the COSD Grading ordinance, the Design

Guidelines within the Otay Ranch Specific Plan, and the requirements of the "D" Designator, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to Section 87.417 and 87.418 of the County Grading Ordinance. These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the *[PDS, LA, PCC] [DPR, TC, PP]*. **DOCUMENTATION:** The applicant or its designee shall submit to the *[PDS LA, PCC],* a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant or its designee shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed for each development phase. **MONITORING:** The *[PDS, LA*] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the *[PDS, PCC] [DPR, TC, PP]* of compliance with the approved Landscape Documentation Package.

IT IS FURTHER RESOLVED, THEREFORE, that the Board of Supervisors of the County of San Diego hereby makes the following findings as supported by the minutes, maps, exhibits, and documentation of said Vesting Revised Tentative Map all of which are herein incorporated by reference:

1. The Vesting Revised Tentative Map is consistent with all elements of the San Diego County General Plan and with the Specific Plan (S88) and Rural Residential (R-R) Land Use Designations of the Otay Ranch General Development Plan/Subregional Plan and the Jamul/Dulzura Subregional Plan, complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;

2. The Vesting Revised Tentative Map is consistent with the Zoning Ordinance because it proposes a mixed-use development, comprised of residential, commercial, and civic uses, which are governed by the Village 14 and Planning Area 19 Specific Plan Amendment through the implementation of the Village Design Plan (Village 14) and Design Guidelines (PA19). These design guidelines identify the intent, function and appropriate setbacks, lot area coverage and for the proposed development and is consistent with the provisions of the Specific Plan Amendment (S88) and Rural Residential (RR).

3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Otay Ranch General Development Plan/Subregional Plan and the Jamul/Dulzura Subregional Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;

4. The site is physically suitable for the mixed-use residential, commercial, and civic use type of development because the proposed development is consistent with the Otay Ranch GDP/SRP, including the Resource Management Plan and has been designed to minimize the majority of the sensitive environmental areas on the property and impacts thereto are mitigated. Site grading will be balanced and minimized as appropriate.

5. The site is physically suitable for the proposed density of development because the Water Supple Assessment and Verification Report from Otay Water District and Sewerage Agreement between the County's Sanitation District and City of Chula Vista have indicated that water and sewer services are available.

6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need.

7. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California.

   The division and development of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement.

8. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and

9. Determinations and findings pursuant to the California Environmental Quality Act, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Board of Supervisors.

WAIVER(S) AND EXCEPTION(S): This subdivision is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the following:

County Subdivision Ordinance Requirements:

Per Section 81.401(o) of the County Subdivision Ordinance, if the Board approves a Specific Plan or the Board or the Planning Commission approves a planned development pursuant to Zoning Ordinance sections 6600 et seq., that provides

subdivision design requirements contrary to the requirements in subsections (b), (d), (e), (h) or (i) of section 81.401, the provisions of the approved specific plan or major use permit shall govern. The Village 14 and Planning Areas 16/19 – Proposed Project Amendment is governed by a Specific Plan Amendment dated November 2019; therefore, the requirements in the subsections listed above do not apply to this project.

County Public and Private Road Standards:

Per Section 81.402(d) of the County Subdivision Ordinance, where the property to be subdivided is located in an area subject to a Specific Plan Amendment, streets providing on-site and off-site access shall be designed to those standards necessary to implement the development density design and objectives of the applicable adopted Specific Plan Amendment. The Village 14 and Planning Area 19 project is governed by a Specific Plan Amendment dated March 2020; therefore, the requirements in the Section 81.402(d) do not apply to this project.

MITIGATION MONITORING OR REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts.

Section 21081.6(a) (1) states, in part:

> *The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.*

Section 21081.6(b) further states:

> *A public agency shall provide that the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.*

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for the Proposed Project Amendment is incorporated into the mitigation measures, project design features (PDF), adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.
Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

Documentation: A description of the informational items that must be submitted by the applicant or its designee to the Lead Agency to demonstrate compliance with the COA.
Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.
Monitoring: The actions to be taken by the lead agency to assure implementation of the mitigation measure.

The conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

33 through 44, 53 thru 75 and 84 thru 106

MAP PROCESSING REQUIREMENTS: The Final Map(s) shall comply with the following processing requirements pursuant to the Sections 81.801 through 81.814 of the Subdivision Ordinance and the Subdivision Final Map Processing Manual.

☐ The Final map shall show an accurate and detailed vicinity map.

☐ The Basis of Bearings for the Final Map shall comply with Section 81.507 of the Subdivision Ordinance.

☐ Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.

☐ The following notes shall appear on the Final Map:

- ☐ All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by Section 81.401(m) of the Subdivision Ordinance.
- ☐ At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
- ☐ The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations*. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below:

http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to Section 87.201 of Grading Ordinance.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant or its designee must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way Proctor Valley Road is shown as Mobility Element roadway of the County General Plan. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant or its designee shall pay the TIF at the [*PDS, LD Counter*] and provide a copy of the receipt to the [*PDS, BD*] at time of permit issuance.

COMMITMENT FOR CAPACITY AND LIST OF FEES: A commitment for capacity to serve the proposed development and list of required fees (per County Ordinance Number 9146) will be provided by [SDCSD] at time of building permit issuance.

PAY DISTRICT FEES: The developer shall pay all [SDCSD] fees in effect at time of issuance of the Wastewater Discharge Permit.

PAY FAIR SHARE COSTS: Prior to issuance of the Wastewater Discharge Permit, the developer shall pay all fair share costs attributable to third party reimbursement agreement(s) associated with this project that may be in effect at time of permit issuance.

INDUSTRIAL WASTEWATER DISCHARGE PERMIT FROM CITY: If required, the developer shall obtain an Industrial Wastewater Discharge Permit from the City of San Diego, as directed by [DPW WWM]. For information, contact Dan Gutierrez at (858) 654-4118.

COMMERCIAL WASTEWATER DISCHARGE PERMIT: The developer shall obtain a Commercial Wastewater Discharge Permit from the County. The developer/owner shall make a written application to the County through Department of Planning and Land Use, building permit counter. For information, contact Louis Conde at 858-694-2660.

NOTICE: This subject property may contain Quino checkerspot butterfly and/or San Diego fairy shrimp. The Federal government has listed both species as *endangered* under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING STATUS OF ONE OR BOTH SPECIES MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES IN QUESTION OR ITS HABITAT IS PRESENT ON THE PROJECT SITE. The applicant is advised to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant or its designee's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; http://www.usace.army.mil/

Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; http://www.waterboards.ca.gov/sandiego/

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; http://www.dfg.ca.gov/

NOTICE: The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, January 15 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant or its designee may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, http://www.dfg.ca.gov/; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, http://www.fws.gov/.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT OR ITS DESIGNEE FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES,

REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: Fish and Wildlife Fees have been paid in the amount of $_____ for the review of the EIR, Receipt numbers _____, dated _____.

NOTICE: The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the Fee Ordinance in effect at the time of the first submittal and is based on the number of PDS conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the **[PDS, FEE]** designator. The fee will not apply to subsequent project approvals that require a separate submittal fee, such as Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

NOTICE: Time Extension requests cannot be processed without updated project information including new Department of Environmental Health certification of septic systems. Since Department of Environmental Health review may take several months, applicant or its designees anticipating the need for Time Extensions for their projects are advised to submit applications for septic certification to the Department of Environmental Health several months prior to the expiration of their Tentative Maps.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services	**PDS**	**Department of Public Works**	**DPW**
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Private Development Construction Inspection	PDCI
Landscape Architect	LA	Environmental Services Unit Division	ESU
Zoning Counter	ZO		
Department of Environmental Health	**DEH**	**Department of Parks and Recreation**	**DPR**
Land and Water Quality Division	LWQ	Trails Coordinator Group Program Manager Parks Planner	TC GPM PP
Vector Control	VCT	**Department of General Service**	**DGS**
Local Enforcement Agency	LEA	Real Property Division	RP
Hazmat Division	HMD		

cc: GDCI Proctor Valley, L.P.
Jackson Pendo Company

Email cc:
Ed Sinsay, Planning & Development Services, Land Development
Greg Mattson, Contract - Project Manager, Planning & Development Services
Mark Slovick, Group Program Manager, Planning & Development Services

Attachment **H** –

FORM of DECISION
VESTING SITE PLAN
PDS2019-STP-19-029

FORM OF DECISION
VESTING SITE PLAN PDS2019-STP-19-029

March 20, 2020

PERMITTEE:	VILLAGE 14 AND PLANNING AREAS 16/19 – PROPOSED PROJECT AMENDMENT
VESTING SITE PLAN NO.:	PDS2019-STP-19-029
E.R. NUMBER:	PDS2019-ER-16-19-006A
APN(S):	597-020-10, 597-140-04, 05, 06 & 07, 597-130-13, 598-010-01, 02 & 08, 598-011-01, 598-021-01 & 02, 598-020-04 & 06, 598-070-01, 07, & 09

DECISION OF THE BOARD OF SUPERVISORS

This Vesting Site Plan for Village 14 and Planning Areas 16/19 – Proposed Project Amendment ("Proposed Project Amendment") consists of plot plans, setbacks, floor plans, elevations and architectural plans described and illustrated in the Specific Plan Amendment, dated February 2020. A Master Landscape Plan shall be prepared for each phase in accordance with the Specific Plan Amendment and supporting attachments.

This permit authorizes: 1,000 single family residential lots, one detached courtyard residential lot, 5 multifamily lots, 2 mixed-use lots, 20 preserve open space lots, 25 public and private pocket park lots, 62 internal open space lots, a school site, and a public safety lot. The lots created by the Vesting Revised Tentative Map will require additional discretionary permits to be developed in accordance with the Specific Plan Amendment. Improvement of the mixed use lots, public safety site, and R-7 & R-8 will require subsequent Site Plans to develop the site in accordance with the Specific Plan Amendment pursuant to Sections 5750-5799 of the Zoning Ordinance.

This Vesting Site Plan has been reviewed and approved. The Proposed Project Amendment site has an existing "D" Designator Special Area Regulation from the Specific Plan Amendment PDS2019-SPA-19-001 processed concurrently with the subject Vesting Site Plan, PDS2019-STP-19-029.

VESTING SITE PLAN EFFECTIVE DATE AND EXPIRATION: This Vesting Site Plan shall become effective on the date of the Vesting Revised Tentative Map, PDS2019-VTM-5616R (the "Vesting Revised Tentative Map"), as described in the conditions for the Vesting Revised Tentative Map. This Vesting Site Plan shall expire concurrently with the Vesting Revised Tentative Map or one year following the recordation of the last Final Map except where construction and/or use of the property in reliance on this permit has commenced. Recordation of each Final Map pursuant to Vesting Revised Tentative Map, PDS2019-VTM-5616R and completion of all required improvements and satisfaction of all conditions shall be deemed to establish such construction and/or use in reliance; provided, however, that the period within which such construction and/or use must be commenced may be extended as provided by Section 7168.

This Form of Decision to grant this Vesting Site Plan (PDS2019-STP-19-029) is based upon an accompanying legislative action Specific Plan Amendment PDS2019-SPA-19-001, which also must become effective before the Vesting Site Plan can become effective.

Because this Proposed Project Amendment is part of the process of the Dispute Resolution Agreement approved by the Board of Supervisor on June 26, 2019, the approval of this Vesting Site Plan shall only be effective if the following subsequent conditions occur by December 31, 2020.

- Approval of the County's Multiple Species Conservation Program Subarea Plan Amendment by the US. Fish & Wildlife Service and the California Department of Fish & Wildlife ("CDFW")
- Approval by Wildlife Conservation Board of the land exchange between the Developer and CDFW, and
- The close of escrow that concludes the land exchange between the Developer and CDFW.

If the above conditions have not occurred by December 31, 2020, this Form of Decision shall not take effect.

.....

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Vesting Site Plan. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

ANY PERMIT: *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

1. GEN#1–RECORDATION OF DECISION

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall sign, notarize with an 'all-purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS

2. GEN#1 - COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall pay off all existing deficit accounts associated with processing this

plan/map. **DOCUMENTATION:** The applicant or its designee shall provide evidence to *[PDS, Zoning Counter]*, which shows that all fees and trust account deficits have been paid. No map can be issued if there are deficit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall review the evidence to verify compliance with this condition.

3. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that complies with the County of San Diego's Water Efficient Landscape Design Manual, the County's Water Conservation in Landscaping Ordinance, the County's Climate Action Plan and the Specific Plan Amendment (PDS2019-SPA-19-001). **DESCRIPTION OF REQUIREMENT:** As part of the Landscape Documentation Package a landscape plan shall be prepared for each phase by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant or its designee shall obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS.
b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. Planting shall be selected from plant palettes within the approved Village Design Plan for Village 14 (Appendix 5 of the Specific Plan Amendment), Design Guidelines for Planning Area 19 (Appendix 7 of the Specific Plan Amendment), the Fire Protection Plan (Appendix 2 of the Specific Plan Amendment), and the Preserve Edge Plan (Appendix 1 of the Specific Plan Amendment).
c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.
g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway, unless otherwise allowed under the Specific Plan Amendment.

h. Additionally, the following items shall be addressed as part of the Landscape Plan: The Master Landscape Plan required of **Mitigation Measure M-AE-2** identified in Chapter 7 of the approved Final EIR shall be submitted for review and approval prior to submitting any subsequent landscape plans, or prior to issuance of any grading permits.
i. The title sheet to the Master Landscape Plan, and all subsequent landscape plan submittals, shall contain the following note, as required by **Mitigation Measure M-BI-16**: *No invasive plant species as included on the most recent version of the California Invasive Plant Council's California Invasive Plant Inventory for the Proposed Project region shall be included, and the plant palette shall be composed of native species that do not require high irrigation rates. The Proposed Project biologist shall periodically check landscape products for compliance with these requirements*.
j. The Master Landscape Plan shall address the use of heat deflecting landscape view walls and show the location of the proposed lots and provide details and specifications.
k. The Master Landscape Plan shall identify all those residential lots that will be reviewed as part of the Water Use and Tree Planting Exhibit.
l. All landscape plans shall be compliant with Section G (Landscape Concepts) within the most recently approved Specific Plan Amendment.
m. Master Landscape Plans shall be submitted in coordination with applicable construction phasing as identified in Section V (Implementation) Item C – Phasing Plan and Exhibit 44 of the most recently approved Specific Plan Amendment.
n. The title sheet of all Landscape Documentation Package submittals shall clearly identify all landscape maintenance responsibilities as identified in Section V. Item F – Landscape Maintenance Responsibilities of the most recently approved Specific Plan Amendment. Provide supporting documentation that shows proof of formation of these entities.
o. All landscape plans shall be compliant with applicable appendices within the most recently approved Specific Plan Amendment, specifically, landscape and irrigation requirements and restrictions identified in the Preserve Edge Plan, the Fire Protection Plan, water conservation measures identified in the Energy Conservation Plan, landscape guidelines within the Village 14 Design Plan, the Water Conservation Plan, and landscape requirements within the Planning Area 19 Design Guidelines.
p. In addition to water conservation measures identified within the Water Conservation Plan (Appendix 6 of the Specific Plan Amendment) outdoor water use shall be further reduced with the Board of Supervisor's approval of the Climate Action Plan, dated February 14, 2018. Measure W-1.2 (Reduce Outdoor Water Use) requires a 40% reduction from 2014 outdoor water use budgets for all landscapes (residential uses and applicable public facilities). The ETAF value within the MAWA formula shall now be 0.42 for both residential and non-residential applications, and the value for use with a Special Landscape Area is now 0.58. The County's MAWA formula is now: (ETo) (0.62) (0.42 x LA) + (0.58 x SLA).
q. Parkway planting shall be consistent with all applicable sections and Figures shown in Section III (Development Plan) Item H -Circulation Plan within the most recently approved Specific Plan Amendment, including buffering streets with landscaping. All species and spacing shall be compliant with the Fire Protection

Plan and sight line requirements. Sight line requirements, per Section 86.709 (c.9) of the Water Conservation in Landscaping Ordinance shall be complied with for all proposed streetscapes.

r. Any vegetated structural BMP's associated with the Proposed Project Amendment's Storm Water Quality Management Plan shall be shown on all Landscape Plans prepared in conjunction with the submittal of grading permit applications.
s. Any proposed trails and pathways shall be shown on the Master Landscape Plan with applicable notes, specifications, and construction details.
t. Any proposed walls and fences shall be shown on the Landscape Plans with applicable notes, specifications, and construction details. Neighborhood signs and monuments shall also be shown on the landscape plans along with appropriate notes, specifications, and construction details.
u. Specific Plan Amendment, Table 20 (Sample Site Plan Check List) within Section VI (Development Regulations) Item I - Site Planning Procedures. Section IV of the Specific Plan Amendment shall now include a category for the Climate Action Plan Consistency Checklist, identifying Measure's A-2.1 and W-1.2 as being required of all applicable landscape plan submittals.
v. The requirements of Measure A-2.1 (Increase Residential Tree Planting) shall be inclusive of Section D.11 (Residential Landscaping) of the Development Regulations within Section VI of the most recently approved Specific Plan Amendment. Tree species shall be selected from the Proposed Project Amendment's approved Fire Protection Plan plant palette. All trees shall be irrigated independently of all other landscape plantings and be controlled by a separate valve.

DOCUMENTATION: The applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the *[PDS, PCC]*, and pay all applicable review fees. **TIMING:** Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit, for each development phase a Master Landscape Plan shall be prepared and approved. **MONITORING:** The *[PDS, LA] and [DPR, TC, PP]* shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.

BUILDING PERMIT: *(Prior to approval of any building plan and the issuance of any building permit).*

4. PLN#2–SITE PLAN CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, as described in the Specific Plan Amendment conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The Proposed Project Amendment future sites shall be in conformance to the approved landscape plan(s), and plot plan(s). This includes but is not limited to maintaining the following: all private parks/recreational areas, private stormwater facilities, parking, trails, parks and driveways areas, watering all landscaping at all times, design features, and all lighting wall/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land and will result in enforcement action pursuant to Zoning Ordinance Section 7703.

DOCUMENTATION: The applicant or its designee and permittee shall substantially conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Prior to issuance of building permit, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

5. AQ/GHG#2 - SITE DESIGN (M-AQ-9, M-GHG-3, M-GHG-4, PDF-UT-1 THRU UT-5, AND AQ/GHG PDF 1 THRU 10)

INTENT: In order to implement a sustainable project design that would minimize energy consumption and Air Quality and Greenhouse Gas emissions. **DESCRIPTION OF REQUIREMENT:** The Project Design Features (PDF's) indicated for Site Design are listed in the EIR Addendum Appendix Z: Proposed Project Amendment Mitigation Monitoring and Reporting Program (MMRP)and shall be identified on all Building Plans for the project. **DOCUMENTATION:** The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to approval of any building plan or the issuance of any building permit, these Site Design measures shall be identified on the building plans. **MONITORING**: The [*PDS, BPPR*] shall make sure that the Site Design measures are identified on all building plans for the project. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

6. AQ/GHG#5 - WATER USE REDUCTION (PDF-UT-1 THRU UT- 5)

INTENT: In order to reduce impacts related to project water use, air quality and GHG emissions. **DESCRIPTION OF REQUIREMENTS:** The following design features shall be identified on all building Plans for the project:

a. All hot water pipes shall be insulated, and hot and cold-water piping shall be separated.
b. The maximum service pressure shall be set to 60 pounds per square inch to reduce potential leakage and prevent excessive flow of water from appliances.
c. Water efficient dishwashers that carry the Energy Star label shall be installed in residential units.
d. The project shall comply with the Model Water Efficient Landscape Ordinance, California Code of Regulations Title 23, Division 2, Chapter 2.7 (Section 490 et seq.).
e. The Homeowner's Associations shall appropriately regulate the use of water for cleaning outdoor surfaces and vehicles through the Covenants, Conditions, and Restrictions.

DOCUMENTATION: The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the following design measures shall be identified on the building plans. **MONITORING**: The [*PDS, BPPR*] shall make sure that the sustainable design measures are identified on all building plans for the project. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

7. AQ/GHG#6 - CARBON SEQUESTRATION (M-AE-2)

INTENT: In order to enhance on-site carbon sequestration. **DESCRIPTION OF REQUIREMENT:** The following design feature shall be identified on all building plans for the project:

a. Plant 6, 000 trees on site.

DOCUMENTATION: The applicant or its designee shall comply with the Air Quality requirement of this condition. **TIMING:** Prior to the issuance of any building permit, the trees planting requirements shall identify the quantity and location of trees per the approved Master Landscape Plan for all of the development phases. Prior to each phased landscape plan approval, the County shall verify the number of trees to be planted for that phase. **MONITORING:** The [*PDS, BPPR*] shall make sure that the design measures are identified on all building plans for the project. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

8. AQ/GHG#7 - OPERATIONAL CARBON OFFSETS (M-GHG-2 & PDF-AQ 1-6)

INTENT: In order to offset 100% of the project's annual GHG emissions for a 30-year period, and in order to achieve carbon neutrality (i.e., a net zero emissions level). **DESCRIPTION OF REQUIREMENT:** As to operational GHG emissions, prior to the County's issuance of building permits, the applicant or its designee shall purchase and retire carbon offsets in a quantity sufficient to offset, for a 30-year period, the operational greenhouse gas (GHG) emissions from that incremental amount of development to net zero, consistent with the performance standards and requirements identified within the MMRP - Attachment A to the Village 14 and Planning Areas 16/19 Final EIR. **DOCUMENTATION:** The applicant or its designee shall comply with the GHG requirements of this condition. **TIMING:** Prior to issuance of the building permits for each implementing Site Plan ("D" Designator). **MONITORING**: The [*DPW, PDCI*] shall make sure that the applicant or its designee complies with this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the project applicant or its designee fails to comply with this condition.

9. AQ&GHG#1–ENERGY EFFICIENT DESIGN (SITE PLAN)

INTENT: In order to implement a sustainable project design that would minimize energy consumption, greenhouse gas emissions **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project:

a. The project shall be designed to meet 2019 Title 24 energy efficiency standards.

b. Renewable energy would supply 100 percent of the Project's electricity needs through the required installation of rooftop solar PV panels (a photovoltaic system) on all residential units to the extent feasible. As an alternative to the installation of PV panels on a particular building unit, enrollment in a renewables program similar to SDG&E's EcoChoice may be substituted if the program can be verified to supply 100 percent of the electricity needs from renewable sources for that building unit for the life of that unit. The applicant or its designee must provide the County with documentation that the program meets the requirements stated herein by supplying the building unit with its electricity needs from renewable sources over the lifetime of

the building. With each building permit, the estimated number of units requiring the installation of solar panel will be provided to the County to determine the overall remaining number of units needed to comply with this measure;

c. Installation of car re-charging outlets in garages;

d. Installation of programmable thermostat timers; and

e. Installation of energy efficient appliances (Energy Star™ or equivalent) and water heaters.

DOCUMENTATION: The applicant or its designee shall comply with the energy efficiency requirements of this condition. These energy features would undergo independent third-party inspection and diagnostics as part of the California Green Builder (CGB) verification and commissioning process. The energy features would also be verified in the Title 24 Compliance Report submitted during the building permit process. **TIMING:** Prior to approval of any building permit, the following design measures shall be implemented on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.

10. AQ&GHG#2–WATER CONSERVATION (SITE PLAN)

INTENT: In order to implement a sustainable project design that would minimize water consumption. **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project:

a. The project shall incorporate water conservation strategies to reduce water usage. These may include, but not limited to, the following:

   i. Use of sustainably designed plumbing systems and low-flow water fixtures;

   ii. Incorporation of smart, weather-based, irrigation control systems; and

   iii. High-efficiency drip irrigation system, drought-tolerant landscaping, use of reclaimed water for outdoor irrigation

DOCUMENTATION: The applicant or its designee shall comply with the energy efficiency requirements of this condition. These energy features would undergo independent third-party inspection and diagnostics as part of the California Green Builder (CGB) verification and commissioning process. The energy features would also be verified in the Title 24 Compliance Report submitted during the building permit process. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the following design measures shall be implemented on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.

11. AQ&GHG#3–SOLID WASTE REDUCTION (SITE PLAN)

INTENT: In order to implement a sustainable project design that would minimize waste generation **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project:

a. A Construction and Demolition Debris Management Plan will be prepared to divert at least 50 percent of on-site construction waste from landfills through reuse and recycling. In accordance with County Ordinance Sections 68.508 through 68.518, 90 percent of inerts and 70 percent of all other materials from the Project will be recycled.

b. In accordance with AB 341, at least 75 percent of operational waste shall be diverted from landfills through reuse and recycling

c. The project design shall provide areas for storage and collection of recyclables and yard waste

DOCUMENTATION: The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to approval of any construction or building plan or of any building permit, the following design measures shall be implemented on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.

OCCUPANCY: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

12. AQ/GHG#1 - TRANSPORTATION DEMAND MANAGEMENT PROGRAM

INTENT: In order to implement a sustainable project design that would reduce the number of vehicle trips and Air Quality and GHG emissions generated by the project. **DESCRIPTION OF REQUIREMENT:** The following Transportation Demand Management (TDM) Program design features shall be identified on all Building Plans for the project and/or included in HOA formation documents, as appropriate. The Proposed Project applicant or its designee shall implement a Transportation Demand Management program to facilitate increased opportunities for transit, bicycling, and pedestrian travel, as well as provide the resources, means, and incentives for ridesharing and carpooling. The following components are to be included in the Transportation Demand Management program:

a. Develop a comprehensive pedestrian network designed to provide safe bicycle and pedestrian access between the various Proposed Project Amendment phases, land uses, parks/open spaces, schools, and the Village Core. Where approved by the appropriate jurisdiction, the pedestrian network would also provide connections to the various recreational trails and multi-modal facilities accessing the project area.
b. Provide bicycle racks along main travel corridors adjacent to commercial developments and at public parks and open spaces within the project area.
c. Coordinate with the San Diego Association of Governments' (SANDAG) iCommute program for carpool, vanpool, and rideshare programs that are specific to the Proposed Project Amendment and future employees.
d. Promote available websites providing transportation options for residents and businesses.

e. Create and distribute a “new resident” information packet addressing alternative modes of transportation.
f. Coordinate with San Diego Metropolitan Transit System (MTSMTS) about the future sighting of transit stops/stations within the Proposed Project Amendment - Village Core.
g. A school carpool program by coordinating with the local school district and SANDAG. Provide dedicated parking space the school carpool program in the Village Core.
h. School bus program in coordination with school district.
i. Require homeowner’s associations within Proposed Project Amendment area to coordinate with the local school district partner with the on-site elementary school to create a “walking school bus program” for neighborhood students to safely walk to from school. The Proposed Project Amendment applicant or its designee would also coordinate with the local school district to encourage the provision of bicycle storage facilities at the on-site elementary school.
j. To ensure that the TDM Program strategies are implemented and effective, a transportation coordinator (likely as part of a homeowner’s association (HOA)) would be established to monitor the TDM Program, and would be responsible for developing, marketing, implementing, and evaluating the TDM

DOCUMENTATION: The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to any occupancy or use of the premises in reliance of this permit, the required evidence of meeting the Proposed Project Amendment’s TDM programs for the project. **MONITORING**: The [*PDS, BI*] shall make sure that the requirements are identified for the project and/or identified in HOA formation documents, as appropriate. The [*PDS, BI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

13. AQ/GHG#3 - BICYCLE, PEDESTRIAN, AND TRANSIT (PDF-TR-1)
INTENT: In order to implement measures that would reduce impacts related to project bicycle, pedestrian, and transit access and Air Quality emissions. **DESCRIPTION OF REQUIREMENT:** The project applicant or its designee shall comply with the following measures:

a. Implement a School Pool Program to encourage walking or biking to school to minimize potential busing services.

b. Prior to the issuance of residential building permits, the applicant or its designee shall provide evidence to the County of San Diego that building design plans require that residential structures be equipped with outdoor/exterior electric outlets in the front and rear of the structure to facilitate use of electrical equipment.

c. Educational material will be provided to all residents, commercial tenants, and school employees regarding alternative modes of transportation internal and external to the site, bus routes, and other forms of alternative transportation, as described in the Project’s TDM Plan.

d. The Proposed Project Amendment will construct bicycle networks and paths that are connected to existing, off-site bicycle networks.

e. The Proposed Project Amendment will provide a pedestrian access network that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the project area. The Proposed Project Amendment will minimize barriers to pedestrian access and interconnectivity. Physical barriers such as walls, landscaping, and slopes that impede pedestrian circulation will be eliminated.

f. The Proposed Project Amendment will include pedestrian/bicycle safety and traffic-calming measures in excess of jurisdiction requirements. Roadways will be designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips with traffic-calming features. Traffic-calming features may include marked crosswalks, count-down signal timers, curb extensions, median islands, tight corner radii, roundabouts, on-street parking, planter strips with street trees and others.

DOCUMENTATION: The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to any occupancy or use of the premises in reliance of this permit, the required evidence of meeting the Project's pedestrian, bicycle and transit programs for the project. **MONITORING**: The [*PDS, BPPR*] shall make sure that the sustainable design measures are identified for the project. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

14. AQ/GHG#4 - CONSUMER PRODUCTS (M-AQ-9 & M-AQ-10)

INTENT: In order to implement measures that would reduce impacts related to consumer products and Air Quality emissions. **DESCRIPTION OF REQUIREMENTS:** Prior to the occupancy of any on-site development, the applicant or its designee shall develop a Green Cleaning Product and Paint education program to be made available at rental offices, leasing spaces, and/or on websites **M-AQ-9 & M-AQ-10** are listed in the MMRP - Attachment A. **DOCUMENTATION:** The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to any occupancy or use of the premises in reliance of this permit, the required evidence of meeting the Proposed Project Amendment's consumer products for the project. **MONITORING:** The [*PDS, BI*] shall make sure that the design measures are identified and implemented for the project. The [*PDS, BI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition

15. GHG#1–RENEWABLE ENERGY IMPLEMENTATION (DESIGN FEATURE)

INTENT: In order to ensure that renewable energy will supply 100 percent of the Proposed Project Amendment's electricity needs, the applicant or its designee shall install rooftop solar to the extent feasible supplemented with mandatory continued enrollment in SDG&E's EcoChoice or equivalent renewables program.

DESCRIPTION OF REQUIREMENT:

a. Provide evidence in the form of a signed statement from the Solar Contractor that rooftop solar has been installed and will provide 100 percent of the Project's electricity needs.

b. If rooftop solar does not provide 100 percent of the Proposed Project Amendment's electricity needs, in addition to evidence provided by the Solar Contractor, provide evidence that continued enrollment in SDG&E's EcoChoice, or equivalent renewables program has been implemented.

Documentation shall include a matrix that identifies each unit/residence and the percentage of electricity provided by rooftop solar and SDG&E's EcoChoice or equivalent renewables program (if required). **DOCUMENTATION:** The applicant's Solar Contractor shall prepare a signed statement and submit it to the *[PDS, PPD]* for approval. If rooftop solar does not provide 100 percent of the Project's electricity needs, then the applicant or its designee shall also provide evidence that continued enrollment in SDG&E's EcoChoice or equivalent renewables program has been completed and submit it to the *[PDS, PPD]* for approval. **TIMING:** Prior to any occupancy or use of the premises in reliance of this permit, the required evidence of meeting the Proposed Project Amendment's electrical needs with renewable energy. **MONITORING:** The *[PDS, PPD]* shall review the letter report or documentation for compliance this condition.

16. LNDSCP#2–CERTIFICATION OF INSTALLATION

INTENT: In order to provide adequate Landscaping that addresses screening and water conservation, and to comply with the COSD Water Efficient Landscape Design Manual, the COSD Water Conservation in Landscaping Ordinance, the COSD Parking Design Manual, the COSD Grading ordinance, the Design Guidelines within the Otay Ranch Specific Plan, and the requirements of the "D" Designator, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to Section 87.417 and 87.418 of the County Grading Ordinance. These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the *[PDS, LA, PCC] [DPR, TC, PP]*. **DOCUMENTATION:** The applicant or its designee shall submit to the *[PDS LA, PCC],* a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant or its designee shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed for each development phase. **MONITORING:** The *[PDS, LA*] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the *[PDS, PCC] [DPR, TC, PP]* of compliance with the approved Landscape Documentation Package.

17. AQ&GHG#4–CONSTRUCTION ARCHITECTURAL COATINGS (SITE PLAN)

INTENT: In order to reduce emissions of Volatile Organic Compounds (VOC) **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following Air Quality measures:

a. Use of low-VOC coatings in accordance with, or exceeding, SDAPCD Rule 67

b. Residential interior coatings shall be less than or equal to 50 grams of VOC per liter (g/L)
c. Residential exterior coatings are to be less than or equal to 100 g/L
d. Non-residential interior/exterior coatings are to be less than or equal to 100 g/L

DOCUMENTATION: The applicant or its designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of the construction activities involving the application of architectural coatings. **MONITORING:** The [PDS, BLDG] shall make sure that the construction contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition.

ONGOING: *(The following conditions shall apply during the term of this permit).*

18. PLN#3–ACCESSORY USES

INTENT: A Minor Deviation or Modification to a Site Plan is not required for any building, structure or projection listed in Section 4835 or any use listed in the Accessory Use Regulations, section 6150-6199 (or as otherwise referenced), provided the building, structure, or projection or use meets the specific accessory use setbacks either in the Site Plan or in the Specific Plan Amendment and meets all other conditions and restriction in the Site Plan or Specific Plan Amendment. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for structures as detailed in this section without Minor Deviation or Modification. **DESCRIPTION OF REQUIREMENT:** The Specific Plan Amendment shall conform to the approved landscape plans, building plans, and plot plans; should any accessory uses be proposed that do not meet the requirements as detailed in the Specific Plan Amendment and referenced in the sections above, the applicant or its designee shall be responsible for obtaining all necessary permits.

DOCUMENTATION: None. The applicant or its designee and permittee shall conform to the requirements for Accessory Uses as detailed in the Specific Plan Amendment noted above. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

19. STRMWTR#1–SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., an operation and maintenance verification form for each Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Every year the applicant or its designee shall receive from the County a BMP Verification Form to be completed for each privately-owned Structural BMP. **DOCUMENTATION:** Every year the applicant or its designee shall file with the County the completed Structural BMP Verification Form stating the maintenance performed during the reporting period for each privately-owned Structural BMP with *[DPW, WPP].* **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [*DPW, WPP*] is responsible for compliance of this permit.

20. GHG#2–RENEWABLE ENERGY IMPLEMENTATION (DESIGN FEATURE)
INTENT: In order to ensure that renewable energy will supply 100 percent of the Proposed Project Amendment's electricity needs, the applicant or its designee shall install rooftop solar to the extent feasible supplemented with mandatory continued enrollment in SDG&E's EcoChoice or equivalent renewables program. **DESCRIPTION OF REQUIREMENT:** If enrollment in SDG&E's EcoChoice or equivalent renewables program is required to supplement rooftop solar to meet 100 percent of the Proposed Project Amendment's electricity needs, continued enrollment shall remain in place during the term of this Vesting Site Plan (PDS2019-STP-19-001) for those units or residences identified as not meeting 100 percent electricity needs through the use of rooftop solar. **DOCUMENTATION:** None. The applicant or its designee and permittee shall ensure the continued enrollment in SDG&E's EcoChoice or equivalent renewables program. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

.....

PROPOSED PROJECT AMENDMENT MITIGATION MONITORING OR REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts. Section 21081.6(a)(1) states, in part:

> *The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.*

Section 21081(b) further states:

> *A public agency shall provide {that] the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.*

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for the Proposed Project Amendment is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.
Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.
Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.
Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The following conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this Vesting Site Plan:

Condition(s): 4, 6 thru 12 as noted above.

.....

SITE PLAN FINDINGS
Specific Plan Amendment and the Appendices 1-8 establishes the design guidelines, design regulations, setbacks, site plan criteria, building mass, materials, heights, signage/lighting and provisions of native landscaping palettes.

a. That the proposed development meets the intent and specific standards and criteria prescribed in Specific Plan Amendment (PDS2019-SPA-19-001) by creating and enhancing areas where permanent family residential uses are permitted. In addition, the Proposed Project Amendment applies the appropriate Special Area designator.

b. That the proposed development is consistent with the San Diego County General Plan, Jamul /Dulzura Subregional Plan and Otay Ranch GDP/SRP in that, considering all aspects of the General Plan and Subregional Plans, the Specific Plan Amendment will further the goals, objectives, and policies of all the elements of the plans and not obstruct their attainment.

   In addition, the proposed development is in substantial conformance with the Jamul - Dulzura Subregional Plan because the Specific Plan Amendment provides detailed site design, addresses the existing rural character of the area and encourages clustered development that meets the intent of the Subregional Plan. The Proposed Project Amendment includes a variety housing types with architectural styles and features that are consistent with the community character.

c. That any applicable standards or criteria waived by the Director pursuant to Zoning Code Section 7158(d) have been or will be fulfilled by the condition or conditions of a Use Permit or Variance. No standard or criteria has been waived.

d. The Proposed Project Amendment has a Special Area Regulation “D” Designator which requires the submittal and review of a site plan subject to the development standards contained in the Specific Plan Amendment and supporting documents, as well as the standards and criteria contained in the applicable Site Plan Checklist.

.....

ORDINANCE COMPLIANCE AND NOTICES: The Proposed Project Amendment is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Management Plan (SWQMP), all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep the Storm Water Pollution Prevention Plan (SWPPP) onsite and updated as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (RWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project* d*esign shall be in compliance with the new Municipal Permit regulations*. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:
http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below

http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

GRADING PERMIT REQUIRED: A Grading Permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill pursuant to Section 87.201 of the County Code.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An Excavation Permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223.The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [*PDS, LD Counter]* and provide a copy of the receipt to the *[PDS, BD]* at time of permit issuance.

NOTICE: This subject property may contain Quino checkerspot butterfly and/or San Diego fairy shrimp. The Federal government has listed both species as *endangered* under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING STATUS OF ONE OR BOTH SPECIES MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES IN QUESTION OR ITS HABITAT IS PRESENT ON THE PROJECT SITE. The applicant is advised to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

NOTICE: This project has been found to conform to the San Diego County Multiple Species Conservation Program Subarea Plan, Biological Mitigation Ordinance and Implementing Agreement. Upon fulfillment of the requirements for permanent mitigation and management of preserved areas as outlined in Section 17.1 (A) of the County's Implementing Agreement for the Multiple Species Conservation Program (MSCP) Plan, Third Party Beneficiary Status can be attained for the project. Third party beneficiary status allows the property owner to perform "incidental take" under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County's Implementing Agreement.

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 915 Wilshire Blvd., Suite 1101, Los Angeles, CA 90017; (213) 452-3333; http://www.usace.army.mil/

Regional Water Quality Control Board: 2375 Northside Drive, Suite 100, San Diego, CA 92108; RB9_DredgeFill@waterboards.ca.gov ;http://www.waterboards.ca.gov/sandiego/

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 636-3160; AskR5@wildlife.ca.gov; http://www.dfg.ca.gov/

NOTICE: The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, http://www.dfg.ca.gov/; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, http://www.fws.gov/.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

ON MOTION of Supervisor _____, Seconded by Supervisor _____, this Vesting Site Plan Permit is approved by the Board of Supervisors of the County of San Diego, State of California, at a regular meeting held on this ____th day of _____ 2020 by the following vote:

AYES:

ABSENT:

Attachment I –
OWNERSHIP DISCLOSURE

County of San Diego, Planning & Development Services

APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS

ZONING DIVISION

Record ID(s) PDS2019-ER-16-19-006A PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-TM-5616R

Assessor's Parcel Number(s) See Attached

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

GDCI Proctor Valley, LP owner 100%	State of California
GDC Holdings, LLC general partner 10%	
Proctor Valley Investors, LLC limited partner 10%	
GDCI Investments 11, LP, limited partner 10%	

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

NOTE: **Section 1127 of The Zoning Ordinance defines *Person* as:** "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Elizabeth Jackson, authorized agent
Signature of Applicant

Elizabeth Jackson
Print Name

October 30, 2019
Date

----- *OFFICIAL USE ONLY* -----

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

November 13, 2019

Mark Wardlaw, Director
Planning & Development Services
County of San Diego
5510 Overland Ave, Suite 110
San Diego, CA 92123

Subject: **Authorization to Apply for Revised Tentative Map for Certain State-Owned Property**

Dear Mr. Wardlaw:

The California Department of Fish and Wildlife (Department) is informed that GDCI Proctor Valley LP intends to submit an application for the Otay Ranch Village 14 and Planning Area 16/19 Revised Tentative Map and Specific Plan (Project). The Project includes lands owned by the State of California as depicted in Exhibit B (enclosed) of the June 2019 Dispute Resolution Agreement (DRA) entered into by the Department, the County of San Diego, GDCI Proctor Valley LP, and the US Fish and Wildlife Service. The Department authorizes the County of San Diego to process the Project application for the State-owned lands with GDCI Proctor Valley LP as the Project applicant.

This authorization only allows GDCI Proctor Valley LP to submit an application to the County to allow the processing of a revised tentative map. It does not as a practical matter commit the Department to the Project, which requires County compliance with CEQA to approve the Project, Wildlife Conservation Board compliance with CEQA to approve any underlying land exchange, and Department compliance with CEQA to approve any Subarea Plan amendment that would be necessary to implement the Project. The Department is not restricted from considering any feasible mitigation measures and alternatives for the Project in its role as a regulatory agency, nor does it prevent the Department from denying a Subarea Plan amendment. This authorization does not constitute a project approval for purposes of CEQA. (*See* Cal. Code Regs., tit. 14, § 15004; *Save Tara v. City of West Hollywood* (2008) 45 Cal. 4th 116.)

Sincerely,

for

Edmund Pert
Regional Manager
South Coast Region

Enclosure

EXHIBIT A
Proposed Project Amendment
APNs

597-020-06
597-020-10
597-130-13
597-140-04
597-140-05
597-140-06
597-140-07
597-150-13
597-150-03
597-150-12
597-150-07
597-150-08
597-190-23
598-010-02
598-011-01
598-020-04
598-020-06
598-021-01
598-021-02
598-070-07
598-070-09

Attachment J –
DISPUTE RESOLUTION AGREEMENT

DISPUTE RESOLUTION AGREEMENT

This Dispute Resolution Agreement (Agreement) is entered into effective June 26, 2019, by and among the California Department of Fish and Wildlife (CDFW); the County of San Diego, a political subdivision of the State of California (County), the United States Fish and Wildlife Service, a federal agency of the United States Department of the Interior (USFWS), and GDCI Proctor Valley, L.P., a limited partnership (GDCI), hereafter sometimes collectively referred to as "the Parties" and each individually as a "Party."

Recitals

1.1 GDCI proposes to develop a mixed-use project on lands within Otay Ranch Village 14 and Planning Areas 16 and 19 (the "Proposed Project" as further defined in Section 2.10, below), located in unincorporated San Diego County. The Proposed Project contemplates development within Otay Ranch Proctor Valley parcels PV1, PV2, and PV3. Said areas are shown on **"Exhibit A"** (Current Land Plan). The Parties differ as to the development status of PV1, PV2, and PV3. The Parties desire to resolve their differences through dispute resolution as reflected in this Agreement.

1.2 The property on which the Proposed Project is located (the "Subject Property"), and its associated land uses, are identified in the County of San Diego's 1993 Otay Ranch General Development Plan/Subregional Plan (GDP/SRP), as well as the County's 2011 General Plan Update. The GDP/SRP guides development, and establishes a land conservation program. Under this program, development projects, once approved, must convey land into the Otay Ranch Preserve in accordance with the two-phase Otay Ranch Resource Management Plan (RMP). For every "developable acre" (as defined in the Phase 2 Otay Ranch RMP) of land included in a final subdivision map, 1.188 acres of land must be conveyed to the designated Preserve Owner/Manager (POM) for inclusion in the Otay Ranch Preserve.

1.3 The Subject Property is also located within the Multiple Species Conservation Program (MSCP) study area for southern San Diego County. The MSCP is a comprehensive, long-term Habitat Conservation Plan approved under section 10(a)(1)(B) of the federal Endangered Species Act (ESA) and a Natural Community Conservation Plan (NCCP) approved under the California Natural Communities and Conservation Planning Act of 1991 and provides take authorization under the state ESA. The MSCP addresses the needs of multiple species, preserves natural vegetation communities, and protects biodiversity in San Diego County. The MSCP also addresses impacts associated with urban growth by creating a plan to mitigate for the loss of covered species and their habitat due to development impacts on both public and private lands within the MSCP area.

1.4 The MSCP study area consists of 582,243 acres, of which 252,132 acres are located within unincorporated San Diego County. CDFW and USFWS issue authorization for the incidental take of species under the MSCP and participating local jurisdictions implement their respective portions of the MSCP by adopting a subarea plan and entering into an Implementing Agreement with the USFWS and CDFW. The County adopted the MSCP and the South County Subarea Plan in 1997 (1997 Subarea Plan). CDFW issued the County a Natural Community

Conservation Plan Approval and Take Authorization (NCCP Take Authorization) and entered into an Implementing Agreement with USFWS and the County in 1998 (1998 Implementing Agreement). In addition, USFWS issued the County a federal ESA Section 10(a) permit. The MSCP, the 1997 Subarea Plan, the NCCP Take Authorization, the Section 10(a) permit, and the 1998 Implementing Agreement all apply to the Subject Property and this Agreement.

1.5 The MSCP, the 1997 Subarea Plan and the 1998 Implementing Agreement establish the conditions under which the USFWS and CDFW issued the County, for the benefit of itself and land development project proponents, the NCCP Take Authorization and the ESA Section 10(a) permit to allow the taking of certain covered species incidental to land development and other lawful land uses within the Subarea Plan boundaries pursuant to the federal and state ESAs and the NCCP Act of 1991.

1.6 On June 26, 2019, the County Board of Supervisors (Board) will be asked to authorize execution of this Agreement, but such execution shall only take place if the County Board votes on June 26, 2019, to approve the Proposed Project, as described in Section 2.10, below.

1.7 On June 26, 2019, the County Board will be asked to certify the Otay Ranch Village 14 and Planning Areas 16 and 19 EIR (EIR) and approve the Current Land Plan (**Exhibit "A"**) and associated land use entitlements for the Proposed Project. If the County Board approves the Proposed Project and authorizes execution of this Agreement, the Parties in their turn will execute the Agreement and work cooperatively to expeditiously implement the Dispute Resolution Land Map shown on **Exhibit "B,"** through the three processes described in this Agreement: (1) the State Land Exchange process, (2) the 1997 Subarea Plan amendment process, and (3) the Revised Tentative Map process, all of which are described in further detail below.

1.8 The Parties enter this Agreement to resolve their disputes regarding proposed development on PV1, PV2, and/or PV3 under the 1997 Subarea Plan, to consolidate development and reduce edge effects onto adjacent conserved lands in the County's 1997 Subarea Plan area, to provide certainty in the land development process for GDCI, and to implement the Parties' Dispute Resolution Project, which represents a reasonable solution to various disputes in relation to the Proposed Project.

Definitions

In addition to terms self-defined by parenthetical references throughout this Agreement, the following terms used in this Agreement shall have the meanings set forth below:

2.1 **Agreement** means this document.

2.2 **CDFW** means the California Department of Fish and Wildlife (formerly, the California Department of Fish and Game).

2.3 **CEQA** means the California Environmental Quality Act, Public Resources Code sections 21000, *et seq*., and the State CEQA Guidelines, title 14 California Code of Regulations sections 15000, *et seq*.

2.4 **County** means the County of San Diego.

2.5 **Dispute Resolution Project** means the project as described in this Agreement and as detailed on **Exhibit "B"** (Dispute Resolution Land Map), encompassing the State Land Exchange, the County-Initiated Subarea Plan amendment, and the Revised Tentative Map, and constituting a fair and reasonable resolution of all disputes regarding the Proposed Project.

2.6 **Effective Date** means the date shown in the first paragraph of this Agreement.

2.7 **GDCI** means GDCI Proctor Valley, L.P., a limited partnership, owner of the Subject Property, and Project applicant for purposes of this Agreement. GDCI also operates through its authorized agent and manager Jackson Pendo Development Company.

2.8 **MSCP** means the Multiple Species Conservation Program, a sub-regional habitat conservation planning program adopted by the County Board of Supervisors in 1997 that addresses multiple species habitat needs and the preservation of native vegetation for an approximate 900-square mile area in southwestern San Diego County.

2.9 **Preserve** as used in this Agreement means the Resource Management Plan Otay Ranch Preserve, which is the portion of the County's MSCP Preserve system under the 1997 Subarea Plan.

2.10 **Proposed Project** means GDCI's proposed project known as the Otay Ranch Village 14 and Planning Areas 16 and 19 development project, the Project's Current Land Plan (**Exhibit "A"**), and the associated land use entitlements and related actions to be considered for approval by the County on June 26, 2019, including the Environmental Impact Report (EIR).

2.11 **Revised Tentative Map** means the tentative map that GDCI will process through the County and that will reflect the State Land Exchange and Dispute Resolution Map (**Exhibit "B"**) herein.

2.12 **Subarea Plan** or **1997 Subarea Plan** means the plan prepared by the County and reviewed and approved by the USFWS and CDFW to implement the MSCP within the southern portion of the County's jurisdictional boundaries, pursuant to the federal ESA Section 10(a) permit, the NCCP Take Authorization, and the 1998 Implementing Agreement.

2.13 **Subarea Plan amendment** means an amendment to the 1997 Subarea Plan and would not specifically be either a Minor Amendment or a Major Amendment as those terms are defined in such Subarea Plan.

2.14 **USFWS** means the United States Fish and Wildlife Service.

2.15 **Wildlife Agencies** mean, collectively, the USFWS and CDFW.

2.16 **WCB** means the State of California, acting by and through the Wildlife Conservation Board on behalf of the CDFW.

2.17 **Village 14 Core Area** means those lands identified as areas "A," "B," "C" and "E" on **Exhibit "B"** (Dispute Resolution Land Map).

Terms of Agreement

NOW, THEREFORE, the Parties agree to the following terms and conditions.

3.1 GDCI and Wildlife Agencies' Obligations.

3.1.1 State Land Exchange Process.

(a) GDCI and CDFW shall submit to the State's Wildlife Conservation Board (WCB) a land conversion evaluation for a land acquisition, transfer, or exchange of lands that CDFW and GDCI currently own (Land Exchange), and as described in the descriptions attached hereto as **Exhibit** "**C.**" As more specifically provided in paragraph (b) below, GDCI and CDFW will diligently work to ensure all necessary actions have been completed to place the Land Exchange on the WCB agenda prior to May 31, 2020, for WCB to consider for approval; at the same time, GDCI, CDFW, and USFWS agree that time is of the essence with regard to completion of the Land Exchange. The essential elements of the Land Exchange, including the respective obligations of CDFW, USFWS, and GDCI, are as follows:

CDFW Obligation under Land Exchange:

(i) Village 14 Core Area and Proctor Valley Road Rights-of-Way. As part of the Land Exchange, as shown on **Exhibit "B,"** CDFW shall propose to transfer or exchange land in fee title within the Village 14 Core Area (designated A, B, C, and E) and comprising the Proctor Valley Road rights-of-way to GDCI for development and road construction. The Village 14 Core Area and its associated land uses are identified in the County of San Diego's 1993 Otay Ranch General Development Plan/Subregional Plan (GDP/SRP) and the County's 2011 General Plan Update, as amended, and in the Subarea Plan as hardline development areas. The Parties acknowledge that Village 14 Core Area consists of approximately 207.1 acres of land and that the Proctor Valley Road rights-of-way consist of approximately 10.9 acres of land, for a total of approximately 218.0 acres, as described on Table 1 in **Exhibit "D"**.

(ii) Justification. CDFW shall prepare a justification for the Land Exchange consistent with the California Constitution, Article XVI, section 6, Pub. Res. Code section 5096.516, Fish and Game Code section 1348, and WCB Land Conversion Evaluation guidelines, which require land acquired by CDFW to have the same or equivalent objectives as the land exchanged by CDFW based on a habitat value assessment and same or equivalent appraised value.

(iii) USFWS Review. CDFW/WCB shall submit the justification for the Land Exchange to the USFWS for review and approval in accordance with the grant/subgrant/cooperative agreements and associated regulations.

GDCI Obligation under Land Exchange:

As part of the Land Exchange, GDCI shall propose to transfer in fee interests in land it owns ("GDCI Exchange Lands"), as described in (i) through (iv) below and shown on **Exhibit** "**B**," to CDFW for conservation. The Parties agree that the GDCI Exchange Lands shall be designated as Preserve through the Subarea Plan amendment process described in section 3.1.2. The GDCI Exchange Lands comprise a total of approximately 338.9 acres and are described below as follows:

(i) PV1. PV1 comprises approximately 18.9 acres of land, as shown on **Exhibit "B"** (Dispute Resolution Land Map) and as described on Table 1 in **Exhibit "D."**

(ii) PV3. PV3 comprises approximately 127.6 acres of land, exclusive of the water basin and Proctor Valley Road right-of-way as shown on **Exhibit** "**B**" (Dispute Resolution Land Map) and as described on Table 1 in **Exhibit "D."**

(iii) Planning Area 16, R15. R15comprises approximately 49.8 acres of land, as shown on **Exhibit** "**B**" (Dispute Resolution Land Map) and as described on Table 1 in **Exhibit "D."**

(iv) Planning Area 16, R16. R16 comprises approximately 142.6 acres of land, as shown on **Exhibit** "**B**" (Dispute Resolution Land Map) and as described on Table 1 in **Exhibit "D."**

As part of the Land Exchange, GDCI will also grant CDFW a conservation easement over GDCI's R14 land within PA 16, which comprises approximately 193.3 acres, as shown on **Exhibit "B"** (Dispute Resolution Map) and as described on Table 1 in **Exhibit "D,"** in substantially the same form of easement as shown in **Exhibit "D-1."** The Parties agree that said conservation easement will be acceptable to the County and the Preserve Owner Manager and that GDCI or its designee can and will use its R14 land, though subject to the conservation easement, for any of the following purposes: (a) to convey fee title to such land to the Preserve Owner Manager for the purpose of satisfying GDCI's 1.188 mitigation requirement for the Dispute Resolution Project, (b) to use such land to mitigate other Dispute Resolution Project impacts identified in the EIR, (c) to use such land as mitigation land to mitigate Dispute Resolution Project impacts as required by a federal or state permit for the Dispute Resolution Project, or (d) to mitigate for impacts from the Dispute Resolution Project to City of San Diego Cornerstone lands as described in section 3.1.5 (hereafter, the land referred to in sub-paragraphs (a) through (d) in this paragraph, shall be known as "GDCI Mitigation Land Requirements").

USFWS Obligation under Land Exchange:

Review and evaluate the State's request for the Land Exchange associated with Federal (Section 6) grant funds, including compliance with the National

Environmental Policy Act (NEPA) as required for approval of the Land Exchange/Disposal of Section 6 properties.

(b) Timing/Expedite/Milestones. The Parties agree to work cooperatively and expedite completion of the Land Exchange, including USFWS concurrence, as described in the WCB Schedule, attached hereto as **Exhibit "E."** Events identified in bold type in the WCB Schedule attached as **Exhibit "E"** are milestones (each a Milestone) designated to ensure timely completion of the State Land Exchange by May 31, 2020. In the event a Milestone, including USFWS concurrence, is not timely completed, the Parties shall engage in one in-person conference to determine the time and action required to complete said process; and at the conclusion of that conference, the Parties shall mutually agree upon a new date for that Milestone (each an Agreed-Upon Date) and may agree upon a new date for subsequent Milestones, if necessary, however, the completion date shall not exceed May 31, 2020. If, at the conclusion of the conference, the Parties cannot reach an Agreed-Upon Date, said process shall be completed in not to exceed thirty (30) additional days from the date of the Milestone as shown in the WCB schedule; and if the Milestone or Land Exchange is not completed by then, GDCI may provide notice that this Agreement shall be null and void; at the same time, however, GDCI retains the right to continue with the Agreement, even if the Land Exchange process exceeds the timing set forth herein.

(c) Appraisal; Approval. GDCI and CDFW anticipate that the interests in land transferred by GDCI to CDFW in the Land Exchange are of equivalent or greater habitat and appraised value to the lands that CDFW will transfer to GDCI in compliance with the California Constitution, Article XVI, section 6 and California Public Resources Code, section 5096.516. In the event the Land Exchange appraisal or the California Department of General Services determines that the appraised value of the interests in land to be transferred to CDFW by GDCI are less than the value of the lands to be transferred by CDFW to GDCI, GDCI and CDFW shall negotiate an appropriate area of R14 to be transferred in fee title to CDFW as part of the Land Exchange to provide equivalent appraised value provided. If said transfer results in insufficient land to satisfy GDCI's Mitigation Land Requirements, then: (i) the Parties shall meet in person in a good faith effort to resolve the differential in the appraised value; or (ii) GDCI may provide notice that this Agreement shall be null and void; at the same time, however, GDCI retains the right to continue with the Agreement. If required, the R14 area transferred in fee title by GDCI to CDFW as part of the Land Exchange will no longer be available to satisfy the GDCI Mitigation Land Requirements and will not be eligible for use as mitigation of any kind. If the differential in the appraised value requires additional appraisal work, the Parties will negotiate in good faith extensions to the Milestones to accommodate an updated appraisal.

(d) Parallel Processes. The Parties agree that the State Land Exchange process shall run concurrently with the following other processes: (a) the County-initiated

Subarea Plan amendment, and (b) the GDCI-initiated Revised Tentative Map with the County, each of which is described further below.

(e) Sequencing. While the Parties acknowledge that the State Land Exchange, the Subarea Plan amendment, and Revised Tentative Map will proceed in parallel, the Parties also agree that the WCB must approve the Land Exchange before the County, CDFW, and USFWS can approve the Subarea Plan amendment reflecting the Land Exchange and extend MSCP take authority for PV2, as described in paragraph 3.1.2, below. Similarly, the Parties agree that the WCB must approve the Land Exchange before the County can approve the Revised Tentative Map reflecting the Land Exchange. Further, the Parties agree that no element of the Land Exchange shall take effect unless and until: (a) WCB issues final approval of the Land Exchange as shown on **Exhibit "B"** (Dispute Resolution Land Map); (b) escrow is closed (see paragraph (f), below); (c) the County approves the proposed Subarea Plan amendment and GDCI's Revised Tentative Map as specified in section 3.1.2(c) and section 3.1.3(d), below; (d) CDFW and USFWS grant concurrence with respect to the Subarea Plan amendment as specified in section 3.1.2(c), below; and (e) CDFW and USFWS issue take authorization for the PV2 development shown on **Exhibit** "**B"** (Dispute Resolution Land Map), as part of the Subarea Plan amendment process as specified in section 3.1.2(c), below.

(f) Escrow and Land Exchange Costs. CDFW and GDCI expect to open escrow and incur Land Exchange costs, including escrow, preliminary title reports, Phase I environmental assessments, mineral rights assessments, pro forma title insurance policies, an appraisal, and Department of General Services' appraisal review.

(i) Escrow. Within ten (10) days of the Effective Date, CDFW and GDCI ("Exchange Parties") shall open an escrow account with the San Diego office of Chicago Title Company for purposes of completing the Land Exchange. Within 10 days of WCB final approval of the Land Exchange, the Exchange Parties will deposit the grant deeds for the Land Exchange properties into the escrow account with irrevocable escrow instructions providing that escrow shall not close, and title to the Land Exchange properties shall not transfer, unless and until all of the following conditions have been satisfied: (a) the County Board has approved the Revised Tentative Map and related environmental and planning documents for the Dispute Resolution Project as described in paragraph 3.1.3 herein and any relevant time period for state law legal challenges to the Revised Tentative Map approval has expired; and (b) the County Board, with concurrence from CDFW and USFWS, has approved the County-initiated Subarea Plan amendment described in paragraph 3.1.2 herein and any relevant time period for state law legal challenges to the Subarea Plan amendment has expired. In the event that the above conditions cannot be satisfied within the timeframes agreed upon in this Agreement (as may be extended as provided herein), the escrow will be terminated at GDCI's sole

discretion, all documents returned to the proper parties, and the State Land Exchange will not be effectuated.

(ii) Costs. The Parties agree that the costs incurred to implement the Land Exchange shall be shared as follows: (a) GDCI shall pay the costs to prepare property boundary surveys, title reports and policies, mineral rights assessments, appraisals, and legal descriptions; (b) GDCI and CDFW shall share equally in the costs of the Phase I assessments and escrow costs; (c) CDFW shall pay the costs of the Land Exchange Assessment, including the land conversion evaluation and the Department of General Services appraisal review.

(g) Agreement, Discretion, and Concessions. Should WCB deny the Land Exchange or should USFWS fail to concur in the Land Exchange, this Agreement is null and void and with no legal effect. Notwithstanding this provision, the WCB and USFWS retain their full independence and discretion whether to approve or deny said Land Exchange. The Parties agree that should WCB, CDFW, or USFWS condition their respective approval of the Land Exchange on requiring any additional land, funding, mitigation, or any other concession of any kind from GDCI, except as specified in this section 3.1.1, paragraph (c), above, GDCI may provide notice that this Agreement shall be null and void; at the same time, however, GDCI retains the right to continue with the Agreement, the Land Exchange, the Subarea Plan amendment, and the Revised Tentative Map process.

3.1.2 County-Initiated Subarea Plan amendment.

(a) Subarea Plan amendment process. In parallel with the State Land Exchange, including USFWS concurrence, the County, in cooperation with GDCI, shall, within 45 days of the Effective Date, initiate an amendment to the Subarea Plan that will (i) designate PV1, PV3 (excluding that portion identified as water basin and Proctor Valley Road right-of-way on **Exhibit "B"**), R14, R15, and R16 as hardline Preserve, upon completion (i.e., close of escrow) of the Land Exchange; and (ii) authorize take of Covered Species within PV2 and that portion of PV3 identified as water basin and Proctor Valley Road right-of-way on **Exhibit "B."**. The Subarea Plan amendment process is subject to the concurrence of the Wildlife Agencies. The Parties agree that time is of the essence regarding completion of the Subarea Plan amendment process.

(b) Purposes. The purposes of the County's proposed Subarea Plan amendment are to reflect the WCB/GDCI Land Exchange in the Subarea Plan, as shown on **Exhibit "B"** (Dispute Resolution Land Map) and extend take authorization of Covered Species within PV2 and that portion of PV3 identified as water basin and Proctor Valley Road right of way on **Exhibit "B."** In addition, as part of the Subarea Plan amendment process, GDCI shall be permitted to use its R14 land to satisfy the GDCI Mitigation Land Requirements, as specified in section 3.1.1(a), above.

(c) Timing/Expedite. Subject to the Sequencing provision in section 3.1.1(e), above, GDCI and the County agree to work expeditiously to complete the Subarea Plan amendment process, including concurrence from the Wildlife Agencies, in nine (9) months from the Effective Date of this Agreement. The Parties further agree to work cooperatively and expedite completion of the Subarea Plan amendment process, including concurrence, as described in the Subarea Plan Schedule, attached hereto as **Exhibit "F."** CDFW and USFWS also agree to expedite the processing and completion of the Subarea Plan amendment. In the event the Subarea Plan amendment process, including USFWS concurrence, takes more than nine (9) months to complete, the Parties shall engage in one in-person conference to determine the time and action required to complete said process; and at the conclusion of that conference, the Parties shall mutually agree upon a new date (Agreed-Upon Date). If, at the conclusion of the conference, the Parties cannot reach an Agreed-Upon Date, said process shall be completed in not to exceed three (3) additional months for a total of twelve (12) months from the Effective Date of this Agreement; and if the State Land Exchange process is not completed by then, GDCI may provide notice that this Agreement shall be null and void; at the same time, however, GDCI retains the right to continue with the Agreement, the Land Exchange, the Subarea Plan amendment, and the Revised Tentative Map process, even if said processes exceed the timing set forth herein.

(d) Parallel Process. The Parties agree that the Subarea Plan amendment process shall run concurrently with the State Land Exchange process and the GDCI-initiated Revised Tentative Map process described herein.

(e) Agreement, Discretion, Concessions. The Wildlife Agencies retain full discretion to evaluate and approve or deny the Subarea Plan amendment. However, should the Wildlife Agencies condition their respective approval of the Subarea Plan amendment on requiring any additional land, funding, mitigation, or any other concession of any kind from GDCI, except as specified in this section 3.1.1, paragraph (c), above, then GDCI may provide notice that this Agreement shall be null and void; at the same time, however, GDCI retains the right to continue with the Agreement, the Land Exchange, the Subarea Plan amendment, and the Revised Tentative Map process. Should the Wildlife Agencies, or either one of them, refuse to grant concurrence or otherwise deny the Subarea Plan amendment, this Agreement and the Land Exchange shall be null and void.

3.1.3 Revised Tentative Map Reflecting Land Exchange.

(a) Revised Tentative Map. In parallel with the State Land Exchange process and the County's Subarea Plan amendment process, GDCI shall process through the County a Revised Tentative Map reflecting the Land Exchange and Dispute Resolution Land Map, as shown on **Exhibit "B."** The Parties acknowledge that the Revised Tentative Map will include development on the Village 14 Core Area, as shown on **Exhibit "B"** (Dispute Resolution Land Map), in conformance with

the Otay Ranch GDP/SRP and County General Plan and that such areas are approved as hardline development in the County's 1997 Subarea Plan and, therefore, are take authorized pursuant to the NCCP Take Authorization, federal ESA Section 10(a) permit, and 1998 Implementing Agreement. The Parties agree that time is of the essence regarding completion of the Revised Tentative Map process.

(b) Purpose. As defined herein, the stated purpose of the Revised Tentative Map is to reflect the Land Exchange, as shown on **Exhibit "B"** (Dispute Resolution Land Map).

(c) County Consideration; CDFW/WCB Cooperation. The Parties acknowledge that the County will consider the proposed Subarea Plan amendment and GDCI's Revised Tentative Map simultaneously or as part of a single action. Further, the Revised Tentative Map will require CDFW to sign the Revised Tentative Map and application because it includes CDFW-owned land. CDFW shall cooperate and timely provide such signatures so that the County can process and approve the Revised Tentative Map.

(d) Timing/Expedite. Subject to the Sequencing provision in section 3.1.1(e), above, GDCI and the County agree to complete the Revised Tentative Map process within nine (9) months from the Effective Date of this Agreement. Within ten (10) calendar days of the County's request, CDFW and USFWS agree to expedite their review and comment on the Revised Tentative Map, if any, and such review and comment shall be limited to the stated Purpose of the Revised Tentative Map. The Parties further agree to work cooperatively and expedite completion of the Revised Tentative Map, as described in the Revised Tentative Map Schedule, attached hereto as **Exhibit "G."** In the event the Revised Tentative Map process takes more than nine (9) months to complete, the Parties shall engage in one in-person conference to determine the time and action required to complete said process; and at the conclusion of that conference, the Parties shall mutually agree upon a new date (Agreed-Upon Date). If, at the conclusion of the conference, the Parties cannot reach an Agreed-Upon Date, said process shall be completed in not to exceed three (3) additional months for a total of twelve (12) months from the Effective Date of this Agreement; and if the State Land Exchange process is not completed by then, GDCI may provide notice that this Agreement shall be null and void; at the same time, however, GDCI retains the right to continue with the Agreement, the Land Exchange, the Subarea Plan amendment, and the Revised Tentative Map, even if said processes exceed the timing set forth herein.

(e) Parallel Process. The Parties agree that the Revised Tentative Map process shall run concurrently with the State Land Exchange process and the County-initiated Subarea Plan amendment process described herein.

(f) Agreement, Discretion, Concessions. The County retains full discretion to evaluate and approve or deny the Revised Tentative Map, including additional CEQA review as appropriate. Should the County condition its approval of the Revised Tentative Map on requiring any additional land, funding, mitigation, or any other concession of any kind from GDCI, then GDCI may provide notice that this Agreement shall be null and void; at the same time, however, GDCI retains the right to continue with the Agreement, the Land Exchange, the Subarea Plan amendment, and the Revised Tentative Map process. Should the County deny the Revised Tentative Map, this Agreement, the Land Exchange, and the Subarea Plan amendment shall be null and void.

3.1.4 CEQA Compliance. Based on the foregoing description of the County's Subarea Plan amendment, the proposed Land Exchange, and GDCI's Revised Tentative Map, the County and GDCI anticipate that the scope of these approvals will be within the scope of environmental effects evaluated and disclosed in the County-certified Project EIR, either or both in the analysis of the Project itself and/or in the analysis of alternatives to the Project. Likewise, the Parties anticipate that: (a) CDFW will rely on the County-certified Project EIR for its consideration of any action regarding or pursuant to this Agreement, (b) the WCB will rely on the County-certified Project EIR for its consideration of the proposed Land Exchange, and (ii) the County will rely on the County-certified Project EIR to consider GDCI's Revised Tentative Map. If these actions and approvals require changes to the Project that are outside the scope of the County-certified Project EIR, the County, CDFW, or WCB, as the case may be, will apply the provisions of CEQA Guidelines section 15162 through 15164, and evaluate whether such changes require any subsequent CEQA review, and will conduct any such subsequent CEQA review if determined to be necessary, prior to approving the action in question.

3.1.5 Proctor Valley Road. CDFW and USFWS acknowledge that the Proctor Valley Road alignment through CDFW and City of San Diego Cornerstone Lands as shown on **Exhibit "B"** (Dispute Resolution Land Plan) is a planned facility that was anticipated and allowed within the Preserve. The Parties shall work cooperatively with the City of San Diego to process the Site Development Permit for Proctor Valley Road through the Cornerstone Lands. The Parties acknowledge that R14 is available to satisfy GDCI's obligations with respect to said Cornerstone Lands; if insufficient to satisfy GDCI's Cornerstone Lands obligations, then: (i) the Parties shall meet in person in a good faith effort to resolve the shortfall; or (ii) GDCI may provide notice that this Agreement shall be null and void; at the same time, however, GDCI retains the right to continue with the Agreement.

3.1.6 Proctor Valley Road and PV3. CDFW and USFWS acknowledge that a portion (approximately 6.9 acres) of the Proctor Valley Road alignment and accompanying water basin are located in the northwest corner of PV3. Ownership of this approximately 6.9-acre portion of the Proctor Valley Road right-of-way and water basin in PV3 will be retained by GDCI and, as such, will not be included in the portion of PV3 included in the Proposed Land Exchange (or designated as Preserve) as described in section 3.1.1, above. Accordingly, these approximately 6.9 acres have not been included in the acreage for PV3 in Table 1 (**Exhibit "D"**) of this Agreement. CDFW and USFWS do not anticipate that any additional mitigation, condition, or

compensation beyond that already provided for in the Project EIR shall be required for Proctor Valley Road and/or the associated water basin in PV3, except to the extent required under the Project EIR, the Otay Ranch Resource Management Plan, or federal or state permit. If further mitigation is requested, then: (i) the Parties shall meet in person in a good faith effort to resolve the mitigation; or (ii) GDCI may provide notice that this Agreement shall be null and void; at the same time, however, GDCI retains the right to continue with the Agreement. To the extent take authorization of Covered Species is required for Proctor Valley Road or that portion of PV3 used for the Proctor Valley Road alignment or water basin, the County shall request such authorization as part of the Subarea Plan amendment process described herein.

3.1.7 Water Resource Protection. **Exhibit "H"** (Water Resource Map) shows a water resource located within CDFW-owned lands to the north of Parcel "C." To ensure protection of the water resource, the distance to residential lots will be a minimum of 250 meters. GDCI agrees that it will confine its development activities to the areas identified for such activities on the Dispute Resolution Plan Map, and agrees that no development will occur beyond the existing hardline development boundary, as shown in **Exhibit "H."**

3.1.8 Vernal Pool Avoidance, Minimization, and Mitigation. The Parties agree that, notwithstanding anything to the contrary in this Agreement, GDCI may be required to avoid, minimize, or mitigate impacts to vernal pools and associated species as provided in the County-certified Project EIR or under state or federal laws.

3.1.9 Preserve Designation of PV1, PV3, PA16 and Benefits to Quino Checkerspot Butterfly. CDFW and USFWS acknowledge that inclusion of PV1, PV3, and PA 16 into the Preserve contributes to the conservation of the Quino Checkerspot butterfly (QCB) and its habitat. The Parties acknowledge that subsequent federal permitting may be required for QCB and that this permitting will take into account both the additional lands being offered for preservation in this Agreement and the QCB mitigation measures contained in the County-certified Project EIR. Nothing in this Agreement requires or precludes use of the Subarea Plan amendment process herein for QCB regarding and limited to the Dispute Resolution Project.

3.1.10 Subsequent Federal and State Permits. In conjunction with the processes described herein, CDFW and USFWS acknowledge that GDCI will also concurrently process other federal and state permits to implement the Land Exchange, the Subarea Plan amendment, and the Revised Tentative Map including without limitation: (a) Clean Water Act section 404 permit, including the required USFWS consultation; (b) Clean Water Act section 401 water quality certification, and (c) Fish and Game Code section 1602 streambed alteration agreement. GDCI acknowledges that it may be subject to the federal or California Endangered Species Act to the extent there may be take of a species that is not a Covered Species under the MSCP and Subarea Plan. CDFW acknowledges that R14 is eligible for use as mitigation for future CDFW permits as provided in section 3.1.1 above, but CDFW is not giving regulatory assurances that the land is sufficient or appropriate mitigation for any future CDFW permits. CDFW and USFWS further agree that they will work with GDCI expeditiously and cooperatively to complete such permits while also completing the processes described in this Agreement.

4.1 General Provisions.

4.1.1 Cooperation/Support/Further Assurances. The Parties agree to cooperate to draft and execute any documents, or to enter into any further agreements, necessary or convenient to effectuate the stated goals in Recital 1.8 of this Agreement. The Parties further agree to expeditiously perform such further acts and to execute and deliver such additional documents and instruments as may be reasonably required or needed to carry out in good faith the provisions of this Agreement and the Dispute Resolution Project (e.g., POM access to R15 and R16). Additionally, the Parties agree to fully support this Agreement and the Dispute Resolution Project and act in good faith to timely implement this Agreement and the Dispute Resolution Project. The form, manner, and timing of each Parties' support are reserved to the discretion of each Party; however, each Party agrees to refrain from any action that does not support further efforts to timely, effectively, and cooperatively implement the terms of this Agreement and the Dispute Resolution Project in good faith and with due diligence.

4.1.2 Right of Entry. The Parties acknowledge that certain analyses (e.g., boundary surveys, appraisals, ground-disturbing cultural/archaeological surveys, and soils testing/soil borings will be needed in the Village 14 Core Area in order to implement this Agreement. GDCI shall apply and submit the corresponding fee for, and CDFW shall expeditiously process, a Special Use Permit in the form attached hereto as **Exhibit "C-1"** to allow GDCI and its authorized representatives to access the Village 14 Core Area at any time after the Effective Date for purposes of conducting these analyses and surveys.

4.1.3 Interpretation. This Agreement shall not be construed for or against any party by reason of that party or its counsel having drafted all or part of the Agreement.

4.1.4 Assignment. GDCI may, in its sole discretion, assign any or all of its rights, benefits, and obligations under this Agreement to any successor in interest to all or any part of the Property. Any such assignment shall be by a written instrument. In the event of any such assignment(s), GDCI shall ensure that the assignee(s) shall be contractually obligated to comply with all of GDCI's obligations under this Agreement pertaining to any assignments in question unless GDCI expressly retains one or more of such obligations itself. Upon any such assignment, GDCI shall be released of all obligations that were so assigned. Upon any such assignment, the term "GDCI" as used throughout this Agreement shall mean the assignee(s) with respect to the rights, benefits, and obligations that were assigned to any assignee in question without the need to amend this Agreement. This Agreement shall be binding on any and all GDCI's successors and assigns.

4.1.5 Sole Agreement/Amendments. This Agreement and the Tolling Agreement entered into by the County, CDFW, and GDCI reflects the full agreement among the Parties concerning the matters specifically addressed herein. This Agreement supersedes any written or oral agreement(s) or representation(s) that preceded execution of this Agreement. No Party has relied on any oral representation(s) in deciding whether to enter into this Agreement. No amendment or modification to this Agreement shall be effective unless it is in writing and signed by the Party or Parties to be bound thereto.

4.1.6 Authorization. Each person signing this Agreement represents and warrants that he or she is fully authorized to execute this Agreement on behalf of the Party for which he or she is signing, and by so executing to bind such Party to all terms herein.

4.1.7 No Admissions. This Agreement is a compromise of disputes and nothing herein shall be deemed to be an admission of any position on the part of any person, company or agency. All Parties merely intend to resolve disputes as stated in Recital 1.1 of this Agreement.

4.1.8 Availability of Funds. Implementation of this Agreement by USFWS is subject to the requirements of the Anti-Deficiency Act and the availability of appropriated funds. Nothing in this Agreement will be construed by the Parties to require the obligation, appropriation, or expenditure of any money from the U.S. Treasury. The Parties acknowledge that the USFWS will not be required under this Agreement to expend any federal agency's appropriated funds unless and until an authorized official of that agency affirmatively acts to commit to such expenditures as evidenced in writing.

4.1.9 No Additional Mitigation. This Agreement is not additional mitigation to any CEQA document. Instead, it is strictly a negotiated resolution of identified disputes.

4.1.10 Notices. Any notice required by this Agreement shall be in writing delivered in person, or by U.S. Postal Service first class, registered or certified mail, postage prepaid, or by national overnight delivery service, and shall be deemed to have been properly given, rendered, or made: (i) upon delivery, if made in person; (ii) five (5) days after deposit of notice in the mail; (iii) the next business day following the day on which notice was delivered prepaid (or on an invoice basis) to a national overnight delivery service; or (iv) the day on which the same is delivered or delivery is first refused if sent by first class certified or registered mail with return receipt requested. Rejection or refusal to accept, or the inability to deliver because of a changed address of which no notice was given in accordance with the terms of this Section, shall not affect the validity of notice given in accordance with this Section. The notice addresses for the Parties, as of the Effective Date, are as follows:

(a) California Department of Fish and Wildlife, Charlton H. Bonham, Director, P.O. Box 944209, Sacramento, CA 94244-2090, with a copy to Wendy Bogdan, General Counsel, P.O. Box 944209, Sacramento, CA 94244-2090, and Ed Pert, South Coast Regional Manager, 3883 Ruffin Road, San Diego, CA 92123;

(b) U.S. Fish and Wildlife Service, Pacific Southwest Region,, Mike Fris, Assistant Regional Director, Ecological Services, 2800 Cottage Way, Sacramento, CA 92825;

(c) County of San Diego, Office of County Counsel, Thomas Montgomery, County Counsel, County Administration Center, 1600 Pacific Highway, San Diego, CA 92101;

(d) GDCI Proctor Valley, L.P., c/o Elizabeth Pendo Jackson, President, Jackson Pendo Development Company, 4364 Bonita Road #607, Bonita, CA 91902.

4.1.11 Exhibits. The following exhibits are attached hereto and made a part of this Agreement:

Exhibit "A" – Current Land Plan

Exhibit "B" – Dispute Resolution Land Map

Exhibit "C" –Dispute Resolution Parcel Descriptions

Exhibit "C-1" – Special Use Permit

Exhibit "D" – Table 1

Exhibit "D-1" – Conservation Easement form

Exhibit "E" – WCB Schedule

Exhibit "F" – Subarea Plan Schedule

Exhibit "G" – Revised Tentative Map Schedule

Exhibit "H" Water Resource Map

4.1.12 Counterparts. This Agreement may be executed in several counterparts and all executed counterparts shall constitute one agreement binding on all of the Parties, notwithstanding that all of the Parties are not signatory to the original or the same counterpart.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement, with full authorization as set forth below.

June 26, 2019

Jackson Pendo Development Company,
as agent and manager for GDCI Proctor
Valley, L.P.

By: Elizabeth Jackson
Elizabeth J. Jackson, President

June ___, 2019

Charlton H. Bonham, Director
California Department of Fish and Wildlife

June ___, 2019

Paul Souza, Regional Director
U.S. Fish and Wildlife Service

June __, 2019

Thomas E. Montgomery, County Counsel
County of San Diego

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June ___, 2019

Jackson Pendo Development Company,
as agent and manager for GDCI Proctor
Valley, L.P.

By: _____
Elizabeth J. Jackson, President

June 27, 2019

_____
Charlton H. Bonham, Director
California Department of Fish and Wildlife

June ___, 2019

_____
Paul Souza, Regional Director
U.S. Fish and Wildlife Service

June 27, 2019

_____
Thomas E. Montgomery, County Counsel
County of San Diego

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By: _____
Elizabeth J. Jackson, President

June ___, 2019

_____
Charlton H. Bonham, Director
California Department of Fish and Wildlife

July 3, 2019

_____
Paul Souza, Regional Director
U.S. Fish and Wildlife Service

June __, 2019

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Thomas E. Montgomery, County Counsel
County of San Diego

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Valley, L.P.

By: _____
Elizabeth J. Jackson, President

June ___, 2019

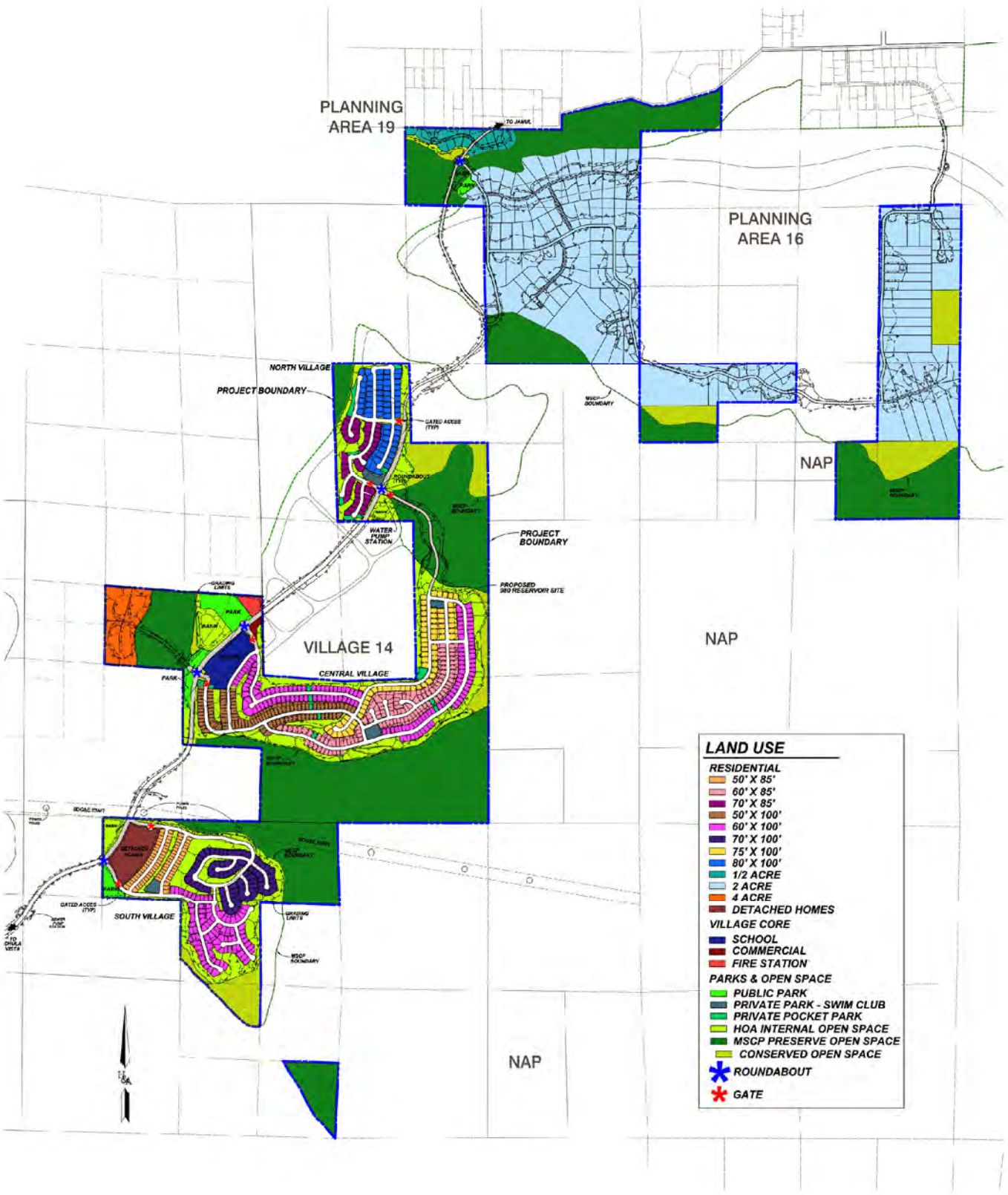
_____
Charlton H. Bonham, Director
California Department of Fish and Wildlife

June ___, 2019

_____
Paul Souza, Regional Director
U.S. Fish and Wildlife Service

June 27, 2019

_____
Thomas E. Montgomery, County Counsel
County of San Diego



DUDEK

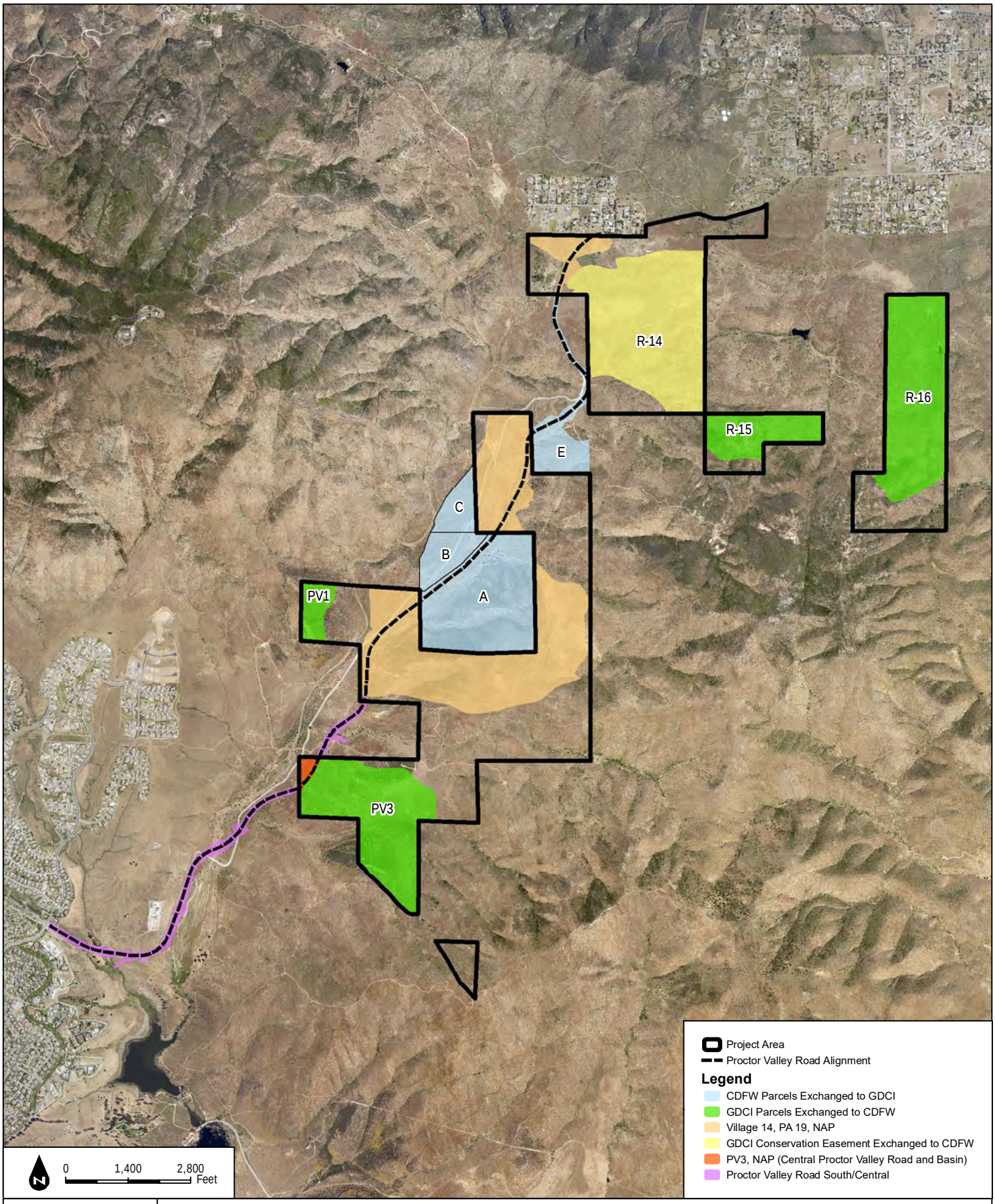
SOURCE: Hunsaker 2018

EXHIBIT A

Current Land Plan

Otay Ranch Village 14 and Planning Areas 16/19

EXHIBIT B



DUDEK

SOURCE: SANGIS 2017; Hunsaker 2018

EXHIBIT B

Dispute Resolution Land Map

Otay Ranch Village 14 and Planning Areas 16/19

(1) Parcel acreage to be refined pending final legal descriptions

Exhibit "C"
Dispute Resolution Parcel Descriptions

The Dispute Resolution parcels are described below and include all or portions of the following Assessor Parcel Numbers (APN). See also the graphic depiction of these areas in **Exhibit "B"** and Table 1, **Exhibit "D,"** describing the parcels and acreages subject to the Agreement's Land Exchange process. Acreages shown below to be revised pending completion of final legal descriptions.

Dispute Resolution Parcels Owned by CDFW: Village 14 Core Area and Proctor Valley Road Rights-of-Way.

Parcel A: Approximately 130.0 acres in APN 598-011-01 and APN 598-021-01

Parcel B: Approximately 25.9 acres in APN 598-011-01

Parcel C: Approximately 21.7 acres in APN 597-130-13

Parcel E: Approximately 29.5 acres in APN 597-140-06

Proctor Valley Road rights-of-way: Approximately 10.9 acres in APN 597-140-07

Dispute Resolution Parcels Owned by GDCI:

PV1: Approximately 18.9 acres in APN 598-010-02

PV3: Approximately 127.6 acres in APN 598-070-07

Planning Area 16, R14: Approximately 193.3 acres in APN 597-140-04 and 597-020-10

Planning Area 16, R15: Approximately 49.8 acres in APN 597-150-13 and 597-150-03

Planning Area 16, R16: Approximately 142.6 acres in APN 597-150-07, 597-150-08 and 597-150-12

EXHIBIT C-1

State of California – Department of Fish and Wildlife
PERMIT APPLICATION FOR SPECIAL USE OF DEPARTMENT LANDS
DFW 730 (New 01/14) Page **1** of **10**

	PERMIT FEE		
STEP 1 starting July 1, 2014:	Type 1: $40.75	Type 2: $154.25	Type 3: $178.75
STEP 2 starting January 1, 2016:	Type 1: $81.75	Type 2: $308.25	Type 3: $375.25
STEP 3 starting January 1, 2017:	Type 1: $122.50	Type 2: $462.50	Type 3: $536.00

INSTRUCTIONS To apply for a Special Use Permit, fill in the information requested on this page. Sign and date where indicated below. Mail or deliver the completed form and the appropriate permit fee to the Lands Supervisor at the appropriate Regional Office at least 45 days prior to the date of the requested activity or event. Type 1 and Type 2 permit fees are refundable. Type 3 permit fees are refundable until ten calendar days prior to the special event (see Attachment A for details).

If you will be charging a fee for participation in the event or activity (in addition to the Department's entrance fee, where required), charging a fee for a service, selling items or fund-raising on-site, complete **Attachment C** (Supplement) and submit it with the application. Please note the Department will not approve a Special Use Permit for any activity or event that would be an unlawful use of state resources under Government Code Section 8314.

You will be contacted by Regional land management staff regarding approval or denial of the Special Use Permit, permit conditions, and scheduling a site visit if necessary. **Information about terms and conditions and potential additional costs are in Attachment A.** For questions about your application, contact the Regional Office and ask to be contacted by land management staff for the Department land you would like to use. For general questions about Special Use Permits, contact the Department's Lands Program at (916) 445-3418.

Payment Policy: Payment may be made by money order, cashier's check, personal or business check. Personal or business checks must be made payable to the CA Dept. of Fish and Wildlife and have the account holder's name and address imprinted on the check. Checks returned to the Department for insufficient funds or other failure to pay the amount due may cause the Department to deny the issuance of a Special Use Permit or will render an issued permit invalid. Checks returned for insufficient funds will incur a $30.00 processing fee.

ITEM 1. ALL APPLICANTS: PLEASE COMPLETE ALL SECTIONS BELOW

FIRST NAME:	M.I.:	LAST NAME:	
ORGANIZATION NAME (IF APPLICABLE):	(AREA CODE) PHONE NUMBER(S):	FAX NUMBER:	
ADDRESS:	CITY/STATE/ZIP CODE:		
E-MAIL ADDRESS:	DEPARTMENT LAND TO BE USED (ONE PROPERTY PER APPLICATION):		
REQUESTED DATE(S) OF USE (YOU MAY REQUEST MULTIPLE EVENTS ON ONE PROPERTY OVER A PERIOD OF 12 MONTHS OR LESS):			
NAME AND PHONE NUMBER FOR 2ND CONTACT PERSON:	IS THIS EVENT(S) A HUNTING DOG TRIAL OR TEST? (Sec. 550(b)(14),Title 14,CCR) ☐ YES ☐ NO		
ESTIMATED NUMBER OF PEOPLE THAT WILL BE ON-SITE PER DAY:	TYPES AND ESTIMATED NUMBER OF VEHICLES (CARS & TRUCKS, RV'S, TRAILERS, BICYCLES, ETC.) THAT WILL BE ON-SITE PER DAY:		
ESTIMATED NUMBER AND TYPE(S) OF ANIMALS ON-SITE PER DAY (FOR EXAMPLE: 30 DOGS, 10 PHEASANTS). IF NONE, ENTER N/A.			

ITEM 2. <u>COMPLETE FOR ALL ACTIVITIES AND EVENTS OTHER THAN HUNTING DOG TRIALS OR TESTS.</u>
On a separate sheet of paper, describe the proposed event or activity in detail from set-up through tear-down and cleanup. Include the equipment and supplies that will be used. Attach the description to this application. The application is incomplete without the description. If an activity is not listed in the description, a Special Use Permit will not allow it.

ITEM 3. ALL APPLICANTS: SIGN AND DATE APPLICATION.

I certify under penalty of perjury under the laws and regulations of the State of California that all information on this application (including attachments) is true, complete and correct. I understand that it is unlawful to use or possess a Special Use Permit which was obtained by fraud or deceit (Fish and Game Code Section 1054). I understand that in the event the information in this application is found to be untrue, incomplete or incorrect, the Special Use Permit will be invalid, must be immediately surrendered to the Regional Manager or authorized representative, and future Special Use Permits may be denied.

APPLICANT/PERMITTEE SIGNATURE	PRINTED NAME AND TITLE (IF APPLICABLE)	DATE

For this Special Use Permit to be valid, it must include the entire form DFW 730 (New 01/14) completed by the applicant and Department staff, as indicated, and any attachment from the Department indicated below. The permittee or their representative must have the Special Use Permit in his or her possession on-site during the special use and show it, upon request, to any Department employee.

Privacy Notice

The California Information Practices Act of 1977 (Civil Code §1798.17) requires the California Department of Fish and Wildlife (Department) to provide the following information to individuals who are asked to supply information about themselves. The principal purpose for requesting the information on the attached Permit Application for Special Use of Department of Lands (DFW 730 (New 01/14)) and its attachments is to evaluate a proposed special use. The information is solicited in accordance with Sections 550, 550.5 and 703, Title 14, California Code of Regulations. It is mandatory for the applicant to provide all of the requested information to the Department. Failure to provide the information will delay and may result in denial of the application.

Information furnished on the attached form DFW 730 (New 01/14), and/or Attachments B or C, may be used by various Department offices and staff as required in the regular course of business, and may be disclosed to other State and federal governmental entities where required by law. You have the right to review personal information obtained about you in accordance with Department policy and may contact the office of record maintaining such information for more information concerning your rights. The materials on this form and its attachments are maintained by the Lands Supervisor at the Department Regional Office to which the applicant submitted the application.

ADDRESSES OF CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (CDFW) REGIONAL OFFICES

After determining the county where the proposed special use would occur, use the table below to find the corresponding CDFW Regional Office. Mail the completed application form, permit fee and any attachments or supplemental information to the attention of the LANDS SUPERVISOR at the Regional Office address listed below. If your Special Use Permit application is approved, use the same Regional Office address to submit the acceptance of terms and conditions (Attachment B) and payment of additional costs, if any.

CDFW Regional Office	Counties Served
NORTHERN REGION (1) 601 Locust Street Redding, CA 96001 (530) 225-2300	Del Norte, Humboldt, Lassen, Mendocino, Modoc, Shasta, Siskiyou, Tehama, Trinity
NORTH CENTRAL REGION (2) 1701 Nimbus Road Rancho Cordova, CA 95670 (916) 358-2900	Alpine, Amador, Butte, Calaveras, Colusa, El Dorado, Glenn, Lake, Nevada, Placer, Plumas, Sierra, Sutter, Yuba, and the portions of Sacramento, San Joaquin and Yolo Counties that are north of I-80 and/or east of I-5
BAY-DELTA REGION (3) 7329 Silverado Trail Napa, CA 94558 (707) 944-5500	Alameda, Contra Costa, Marin, Napa, San Mateo, Santa Clara, Santa Cruz, San Francisco, Solano, Sonoma and the portions of Sacramento, San Joaquin and Yolo counties that are south of I-80 and/or west of I-5
CENTRAL REGION (4) 1234 East Shaw Avenue Fresno, CA 93710 (559) 243-4005	Fresno, Kern, Kings, Madera, Mariposa, Monterey, Merced, San Benito, San Luis Obispo, Stanislaus, Tulare, and Tuolumne
SOUTH COAST REGION (5) 3883 Ruffin Road San Diego, CA 92123 (858) 467-4201	Los Angeles, Orange, San Diego, Santa Barbara and Ventura
INLAND DESERTS REGION (6) 3602 Inland Empire Boulevard, Suite C-220 Ontario, CA 91764 (909) 484-0167	Imperial, Inyo, Mono, Riverside and San Bernardino

➢This page is for Department Completion Only➢
SPECIAL USE OF DEPARTMENT LANDS PERMIT
(Requires Approval by Wildlife Area or Ecological Reserve Manager)

1. Region # ____ **2.** Name of Property (one property application): _____

3. Permit Valid for Date(s): _____ **4.** Unit(s) of Property to Be Used: _____

5. Select Permit Type: 1 ☐ 2 ☐ 3 ☐
(Type 1 & Type 3 are defined in **Attachment A**. Type 2 = Dog trial per Sec. 550(b)(14),Title 14, and includes hunting dog trials and tests.)

6. Map showing location of permitted activities attached? Yes ☐ No ☐

7. Are Attachments A and B (re: terms, conditions and costs) attached to the permit? Yes ☐ No ☐

8. Special conditions dated _____ are attached to this permit. (If none, enter N/A).

9. Comments: (attach extra page if needed) _____

10. Are there charges in addition to the permit fee? Yes ☐ No ☐

Additional Costs Total: _____
Cleaning/Damage Deposit (if any): _____
Total Due: _____

[1]Additional Costs (if any):

Classification	Hourly Rate	# of Staff	Hours	Cost
				$ 0.00
				$ 0.00
				$ 0.00
Other Costs				
Subtotal				$ 0.00
Overhead				
Total				$ 0.00

[1] Attach explanation of any cost and/or deposit in addition to the permit fee.

For Regional Administration Only

1. Date Permit Fee Received _____
2. Permit # SUP____R____ - ____

Approved by: _____ **Date:** _____
Wildlife Area or Ecological Reserve Manager

Approved by: _____ **Date:** _____
Regional Manager or Designated Representative

Attachment A
SPECIAL USE PERMITS-TERMS AND CONDITIONS

1) Issuance of Special Use Permits

Conducting a special use without a valid Special Use Permit is a violation of subsection 550(c)(2)(A),Title 14, California Code of Regulations (CCR) and is subject to enforcement action. A Special Use Permit may be issued to cover one event or multiple events, over a period of 12 months or less, on a single property. A separate application and fee are needed for each property. Special Use Permits are issued to a single individual or organization and are not transferable.

Criteria the Department uses to evaluate a Special Use Permit application are in Section 550.5(d), Title 14, CCR. The applicant will receive written notification from the Department's Regional land management staff regarding the approval or denial of the Special Use Permit, permit fee, additional costs (if any), and terms and conditions of the Special Use Permit. Permit denials will include a written explanation of the reason(s) for the denial.

PLEASE NOTE:

After you receive a Type 1 or Type 2 Special Use Permit (defined below), you must sign and return **Attachment B** and also pay any additional charge or deposit indicated by the Department on page 4 of the Special Use Permit in order for the permit to be valid. **Attachment B** with the applicant's signature and any indicated payment must be received by the "Lands Supervisor" at the appropriate Regional office at least five calendar days before the special use. Make and retain a copy of Attachment B to keep with the other pages of your Special Use Permit.

If you receive a draft Type 3 Special Use Permit, a finalized valid permit will not be issued until after you sign **Attachment B** and return the entire draft permit with payment of any additional charge or deposit that is indicated on the second page of the draft Special Use Permit. The applicant-signed draft permit and payment of any additional charges should be received by the "Lands Supervisor" at the appropriate Regional Office at least 10 calendar days before your special use.

2) Types of Special Use Permits

Type 1 Special Use - Type 1 special uses involve 30 or fewer visitors on-site, and ten or fewer (0 – 10) animals (such as dogs or horses) or bicycles (or other pedaled vehicles) in total, and does not involve the use of animals, bicycles, vehicles, or large equipment outside of designated parking areas, roads, trails, or areas authorized for visitor use, or use of the site for more than one full day during regular operating hours for the subject property. "Visitor" is defined in Section 550(b)(5),Title 14, CCR.

Type 2 Special Use – Type 2 special uses are hunting dog trials and tests. "Dog Trial" for the purposes of Department land, is defined as an organized competitive or scored event for testing hunting dog performance. (Section 550(b)(14), Title 14, CCR).

Type 3 Special Use - Type 3 special uses involve any one of the following (with the exception of Dog Trials): over 30 visitors on-site, over ten animals (such as dogs or horses) or bicycles (or other pedaled vehicles) in total; use of animals, bicycles, vehicles, or large equipment outside of designated parking areas, roads, trails, or areas authorized for visitor use; or use of the site for more than one day during regular operating hours for the subject property.

3) Fees and Costs for Special Use Permits

A permit fee is charged in order for the Department to recover normal costs associated with evaluating and issuing Special Use Permits. If the Department intends to approve your Special Use Permit, you will receive written notification if there are additional costs to the Department associated with your Special Use that would need to be recovered as a condition of issuing your permit. If a special use is cancelled, Type 1 and Type 2 permit fees are refundable. Type 3 permit fees are refundable until ten calendar days prior to the scheduled start of the special use, after which the permit fee will be forfeited if the permittee cancels the special use. Cancelations prior to ten days before a Type 3 special use must be provided to the Area Manager in writing.

PERMIT FEE

STEP 1 starting July 1, 2014:	Type 1: $40.75	Type 2: $154.25	Type 3: $178.75
STEP 2 starting January 1, 2016:	Type 1: $81.75	Type 2: $308.25	Type 3: $375.25
STEP 3 starting January 1, 2017:	Type 1: $122.50	Type 2: $462.50	Type 3: $536.00

Additional Costs: If the Regional Manager or their designated representative determines that Department staff will need to conduct work outside of normal duties to prepare for the special use, monitor or assist with the special use, and/or return the site to its previous condition following the special use, payment to the Department to cover the additional anticipated cost may be required before the Department will issue the Special Use Permit. The additional cost will be based on the estimated number of hours to be worked, the job classification(s) of Department personnel required to conduct the work, other costs to be incurred by the Department (e.g., extra mileage, supplies) and overhead based on the Department's official rate.

Cleaning or Damage Deposit: Depending on circumstances and the anticipated need for cleaning or damage repair associated with a special use, the Department may charge the applicant a cleaning or damage deposit in an amount determined by the Regional Manager or their designated representative. Costs to return the site to its previous condition will be deducted from this deposit. The Regional Manager or their designated representative will determine how much, if any, of the deposit is refunded.

Revenue Generating Uses: The Department will not approve a Special Use Permit for any activity or event that would be an unlawful use of state resources under Government Code Section 8314. Unless an event is sponsored or co-sponsored by the Department, the Regional Manager or their designated representative may charge a guaranteed minimum fee or percentage of the gross revenue as a condition of issuing a Special Use Permit that authorizes revenue generating activities on Department lands. The criteria utilized to determine the fee or percentage are in Section 550.5(d)(3)(A), Title 14, CCR.

4) Terms and Conditions for Special Use Permits

Special Conditions: To protect human health and safety, natural or cultural resources, or Department facilities, the Regional Manager or their designated representative may impose **special conditions** in addition to the standard terms and conditions included in this application (Section 550.5(d)(5)(A), Title 14, CCR). All terms and conditions for a Special Use Permit, including any special conditions, will be provided to the applicant with written notification of approval or pending approval from the Department.

Standard Terms and Conditions: Standard terms and conditions for Special Use Permits are listed below.

1. A Special Use Permit is valid only for the date or dates and time or times specified on the permit.

2. Special Use Permits are not transferable.

3. In accordance with subsection 550.5(d)(8), Title 14, CCR, the permittee or representative must have the Special Use Permit in his or her possession and on-site during the special use and present it to any Department representative upon request.

4. Only the special use activities directly authorized in the Special Use Permit are permitted. All activities in connection with this Special Use Permit must be carried out in compliance with all applicable laws and regulations.

5. The permittee, employees, agents, representatives, contractors and participants in the special use will be responsible for knowing and complying with all general rules and regulations for use of Department lands in Sections 550 and 550.5, Title 14, CCR as well as any site-specific regulations for the subject property in Section 551 (for a Wildlife Area) or Section 630 (for an Ecological Reserve).

6. No structures may be constructed on or transported onto the property, and no modification, decoration, or alteration of Department facilities, grounds, trees or shrubs shall occur unless specifically described in writing, submitted with the Special Use Permit application and authorized in the Special Use Permit.

7. Permittee will control all traffic, vehicles and equipment associated with the special use as directed by the Regional Manager or designated representative.

8. Permittee will restore the area to its prior condition to the satisfaction of the Regional Manager or designated representative.

9. Per California Government Code Section 14998, *et seq*., if the special use includes filming or still photography for other than personal use or news media, the permittee must possess a valid permit from the California Film Commission prior to conducting filming or photography.

10. Film or photographs for other than personal use must credit the subject property and the California Department of Fish and Wildlife.

11. The Department may require, at the discretion of the Regional Manager or designated representative, any of the following additional conditions (a – f):

a. Fire control measures and additional firefighting equipment to be furnished by the permittee at no cost to the Department.

b. First-aid or other medical or paramedic services to be supplied by the permittee, including but not limited to ambulance service, doctors or nurses, at no cost to the Department.

c. Additional law enforcement or traffic control personnel at the expense of the permittee.

d. Parking arrangements required for the permittee's operating personnel.

e. Provision of sanitary facilities, at the expense of the permittee, above and beyond any sanitary facilities that may be furnished by the Department.

f. Provision of garbage cans for the special use activities and removal of garbage to be provided by the permittee at the permittee's expense.

12. The Regional Manager or their designated representative may terminate any special use activity when the Department deems termination is necessary for human health and safety or protection of natural or cultural resources or Department facilities and may revoke a Special Use Permit for violation of any Department rules or regulations, or conditions of the Special Use Permit. In addition, any Special Use Permit may be cancelled without notice in the event of a disaster or unforeseen emergency.

13. Permittee shall be responsible for any damage to Department land or property, and property of third parties, in connection with the activity or event for which the Special Use Permit is issued. It is an express condition of the Special Use Permit that the State of California, the Department, and its officers, agents, employees and representatives, shall be free from all liabilities and claims by reason of any death of or injury or injuries to any person(s) or damage to property of any kind whatsoever, from any cause or causes whatsoever, arising out of any use of Department land or property under the custody or control of permittee, its agents, employees, representatives, contractors, invitees or guests, or any event or activity carried on in connection with this Special Use Permit. Permittee hereby covenants and agrees to indemnify and save harmless the State of California, the Department, and its officers, agents, employees, representatives, invitees and guests of and from any and all claims, liabilities, losses, obligations, charges, expenses (including attorney's fees), damages and costs on account of, or arising out of, any such deaths, injuries, liabilities, claims, suits, or losses however occurring, or damage growing out of same, other than those caused solely by the willful or actively negligent acts of the Department.

14. For events or activities having greater potential hazard or liability to the State than is incurred through typical daily activities on the subject property, the permittee will be required by the Regional Manager or their designee to obtain, and provide a certificate of insurance with required endorsements as proof of liability insurance coverage. The policy will cover the period of the Special Use Permit and will be for no less than a Combined Single Limit (CSL) of $1,000,000 per occurrence. The Special Use Permit will be revoked prior to the event or activity if proof of insurance is required as a condition of issuing the Special Use Permit and it is not provided.

Insurance policies shall be underwritten to the satisfaction of the State and shall contain the following special endorsements:

The State of California, Department of Fish and Wildlife, its officers, employees, and servants are included as additional insureds but only insofar as operations under this permit are concerned;

The insurer will not cancel or reduce the insured's coverage during the period that this Special Use Permit is in effect or without 30 days prior written notice, whichever is shorter, to the Department.

This cancellation provision shall not be construed in derogation of the duty of the permittee to furnish insurance during the entire term of the Special Use Permit.

15. The interest of permittee, if any, created by this Special Use Permit may be subject to property taxation. Permittee agrees to pay any possessory interest tax or any other tax levied on such interest and to indemnify the Department from any damage or loss arising by reason of such tax or Revenue and Taxation Code Section 107.6.

16. No amendment or variation of the terms of this Special Use Permit shall be valid unless in writing and signed by the Department. No oral understanding or agreement not incorporated in this Special Use Permit shall be binding on the Department.

17. Permittee and its contractors and subcontractors shall not unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of sex (includes pregnancy, childbirth, breastfeeding and/or related medical conditions), sexual orientation, race, color, ancestry, religion (includes religious dress and grooming practices), national origin (includes language use restrictions), disability (physical and mental, including HIV and AIDS), genetic information, gender, gender identity, and gender expression, medical condition (genetic characteristics, cancer or a record or history of cancer), age (40 and above), marital status, and use of family care leave. Permittee and its contractors and subcontractors shall insure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Permittee, its contractors and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Government Code Section 12990 (a – f), et seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, Section 7285, et seq.). The applicable regulations of the Fair Employment and Housing Council implementing Government Code Section 12990 (a – f), set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations, are incorporated into this Special Use Permit by reference and made a part hereof as if set forth in full. Permittee, its contractors and subcontractors shall give written notice of their obligations under this paragraph to labor organizations with which they have a collective bargaining or other agreement. Further, permittee shall post in conspicuous places available to employees and applicants for employment, all mandated notices/posters available through the California Department of Fair Employment and Housing. (Government Code Sections 12920-12994). Permittee shall include the nondiscrimination and compliance provisions of this paragraph in all contracts and subcontracts to perform work under this Special Use Permit.

REMEDIES FOR WILLFUL VIOLATIONS:

The Department may determine a willful violation of the Fair Employment Practices Act to have occurred upon the receipt of a final judgment having that effect from a court in an action to which permittee was a party, or upon receipt of a written notice from the Fair Employment Practices Council that it has investigated and determined that permittee has violated the Fair Employment Practices Act and has issued an order pursuant to the appropriate provisions of the Government Code. In case of a willful violation of the Fair Employment Practices Act, the Department shall have the right to terminate this Permit and any loss or damage sustained by the Department by reason thereof shall be borne and paid for by permittee.

18. Permittee agrees that the Department, the California Department of General Services, the Bureau of State Audits, or their designated representative(s), shall have the right to review and copy any records and supporting documentation pertaining to the special use that is the subject of this Special Use Permit. Permittee agrees to maintain such records for possible audit for a minimum of three years after the last date that this Special Use Permit is in effect, unless a longer period of records retention is stipulated. Permittee agrees to allow the auditor(s) access to such records during normal business hours and to allow interviews of any officers, employees or representatives who might reasonably have information related to such records. Further, permittee agrees to include a similar right of the State to audit records and interview staff in any contract or subcontract related to this Special Use Permit or any special use it authorizes.

Attachment B
APPLICANT ACCEPTANCE OF TERMS, CONDITIONS AND COSTS

If the Department intends to approve a Special Use Permit, Department staff will complete the blank information fields near the bottom of this page and return it to you for signature. They will also attach any special conditions and/or additional charges or deposits required for your special use beyond those in Attachment A. Do not sign Attachment B until you learn whether any additional conditions and/or costs are required for your special use. This attachment should be left blank when you initially submit this application to the Department.

For a Type 1 or Type 2 Permit (Type 2 is a dog trial as defined in Section 550(b)(14), Title 14, CCR): This form will be attached to a signed Special Use Permit that will include the permit Terms and Conditions and notification of additional costs, if any. **The Special Use Permit will not be valid unless you sign Attachment B and return the signed original with payment of any additional costs at least five calendar days prior to the start of your event or activity.** Send these items to the Lands Supervisor at the appropriate Regional Office. Make and retain a copy of the signed Attachment B to keep with your permit. A valid Special Use Permit includes the completed application, including the section signed by the Wildlife Area or Ecological Reserve Manager and any attachments indicated on the permit.

For a Type 3 Permit: This form will be attached to a draft Special Use Permit (not valid). The draft special use permit will notify you if there are any special conditions for your special use in addition to the terms and conditions in Attachment A and/or if there are costs in addition to the permit fee. In order to receive a valid Special Use Permit signed by the Department, sign below after reading the terms, conditions and costs, and then return this form with the draft Special Use Permit and any payment due to the Lands Supervisor at the appropriate Regional Office **at least ten calendar days before the start of your event or activity.** If there are any charges beyond the permit fee, an itemized explanation will be attached to the draft Special Use Permit. After the Special Use Permit is signed by the Wildlife Area or Ecological Reserve Manager and the Regional Manager (or designated representative), it will be returned to you as your valid permit. A valid Special Use Permit includes the completed application, including the section signed by the managers mentioned above, and any attachments indicated on the permit.

Payment Policy: Payment may be made by money order, cashier's check, personal or business check. Personal or business checks must be made payable to the CA Dept. of Fish and Wildlife and have the account holder's name and address imprinted on the check. Checks returned to the Department for insufficient funds will render the Special Use Permit invalid and a $30.00 processing fee will be incurred. The Department may also deny the issuance of a Special Use Permit or revoke an issued permit, if the permittee has failed to reimburse the Department for the amount due.

I have read and accept the attached Terms and Conditions for the Special Use Permit issued to

[*Name*] _____ for [*Activity or Event*] _____at:

_____ on _____

Name of Subject Property on Permit Application (Entered by CDFW staff) — Date(s) that Permit is Valid (Entered by CDFW staff)

I understand that the Regional Manager or authorized representative may terminate without prior notice any special use activity or event when it is necessary to protect human health and safety, natural or cultural resources or Department facilities. The Regional Manager or designated representative may revoke this Special Use Permit for violation of any rules or regulations of the California Fish and Game Commission or the terms and conditions of this Special Use Permit. I also understand that any Special Use Permit may be cancelled without notice in the event of disaster or unforeseen emergency.

Applicant/Permittee Name and Signature	Printed Name	Date

Please read the first paragraph of this page before signing.

State of California – Department of Fish and Wildlife
PERMIT APPLICATION FOR SPECIAL USE OF DEPARTMENT LANDS
DFW 730 (New 01/14) Page **10** of **10**

Attachment C
SUPPLEMENT

INSTRUCTIONS: If you will be charging a fee for participation in the event or activity (beyond the Department's entrance fee, where required), charging a fee for a service provided on-site, or selling items or fund-raising on-site, complete and attach this form to your Special Use Permit application. If additional space is required, continue on a separate sheet of paper and attach. If a question does not apply to your use, enter N/A.

1. Is the applicant a non-profit, tax-exempt organization qualified under Internal Revenue Code Section 501(c)?
   Yes ☐ No ☐

2. Is this a "campaign activity" as defined in Government Code Section 8314? Yes ☐ No ☐

3. List all fees and charges to participants/ attendees:
   - For Department lands where visitors must pay an entry permit or day fee, list any fees or charges that would be in addition to the Department's fee.
   - If any fees charged to participants/attendees are intended to recover the permittee's cost for the Special Use Permit, indicate in this section by identifying the portion of the participant or attendance fees intended to recover that cost.

4. List of items or services to be sold during the special use.

5. Estimated gross receipts and net proceeds to the permittee.

6. Identify additional individuals, businesses or organizations that will receive revenue from entrance fees or from providing goods or services. If the specific individuals, businesses or organizations are unknown at this time, at a minimum identify the types of entities that are likely to receive revenue from this event or activity.

7. Method(s) of advertising and promoting the event. Attach sample copy of brochures, flyers, posters, etc. The Department reserves the right to review and approve all promotional materials to protect the interests of the Department.

8. Detailed description of displays and concession booths to be installed, if any.

9. List of all organizations involved, whether sponsors, recipients or promotional firms. Commercial sponsors must be specifically listed.

EXHIBIT D

Table 1

Dispute Resolution Agreement Land Exchange [1] [2]

GDCI Parcels (Acres)		*CDFW Parcels (Acres)*		*Difference*
Village 14		**Village 14**		
PV1 - exchange to CDFW	18.9	Parcel A - exchange to GDCI	130.0	
PV3 [3] - exchange to CDFW	127.6	Parcel B - exchange to GDCI	25.9	
Planning Area 16		Parcel C - exchange to GDCI	21.7	
R-14 (exchange Conservation Easement to CDFW)	193.3	Parcel E - exchange to GDCI	29.5	
R-15 - exchange to CDFW	49.8	Total Village 14 Core Acreage	207.1	
R-16 - exchange to CDFW	142.6	Proctor Valley Rd. North - exchange to GDCI	10.9	
Total	**532.2**	**Total**	**218.0**	**314.2**

Footnotes:

(1) Refer to Exhibit B of the Dispute Resolution Agreement for graphic depiction.

(2) Acreage to be revised pending final legal description and acreage.

(3) PV3 excludes basin and Proctor Valley Rd.

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EXHIBIT "D-1"

RECORDING REQUESTED BY AND)
WHEN RECORDED MAIL TO:)
)
State of California)
Wildlife Conservation Board)
1807 13th Street, Suite 103)
Sacramento, CA 95811)

Space Above Line for Recorder's Use Only

CONSERVATION EASEMENT DEED

THIS CONSERVATION EASEMENT DEED ("Conservation Easement") is made as of _____, 20____, by *[insert full legal name(s) of Grantor(s)]* ("Grantor"), in favor of THE STATE OF CALIFORNIA ("Grantee"), acting by and through its Department of Fish and Wildlife, with reference to the following facts:

R E C I T A L S

A. Grantor is the sole owner in fee simple of certain real property containing approximately *[insert number]* acres of land, located in the *[insert name of City if within City limits: City of _____,]* County of *[_____]*, State of California, designated Assessor's Parcel Number(s) *[insert APN(s)]* ("Property"). The Property is legally described and depicted in Exhibit A attached to this Conservation Easement and incorporated in it by this reference.

B. The Property is in an unimproved [**OR** *a predominately unimproved*] natural condition and possesses wildlife and habitat values of great importance to Grantee and the people of the State of California. The Property provides high quality habitat for [*list plant and/or animal species*] and contains [*list habitats*]. Individually and collectively, these wildlife and habitat values comprise the "Conservation Values" of the Property.

C. The California Department of Fish and Wildlife ("CDFW") has jurisdiction, pursuant to Fish and Game Code section 1802, over the conservation, protection, and management of fish, wildlife, native plants and the habitat necessary for biologically sustainable populations of those species, and CDFW is authorized to hold conservation easements for these purposes pursuant to Civil Code section 815.3, Fish and Game Code section 1348, and other provisions of California law.

D. [***Note: Include this Recital only if Conservation Easement is for mitigation purposes.***] This Conservation Easement provides mitigation for certain impacts of [*describe*

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project] located in the [*insert name of City if within City limits:* City of [_____],] County of [_____], State of California, pursuant to [***choose and complete applicable statement:*** *California Endangered Species Act Incidental Take Permit No. _____, issued to [insert full name(s) of permittee(s)], dated _____* ***OR*** *the Agreement Regarding Proposed Stream or Lake Alteration (Notification No. _____) executed by [insert full name(s) of applicant(s)] and CDFW, dated _____* ***OR*** *the [insert title of document prepared pursuant to CEQA] certified by the _____ for [insert name of project as identified in CEQA document] (SCH No._____), dated _____, and the Mitigation Plan created thereunder.*]

COVENANTS, TERMS, CONDITIONS AND RESTRICTIONS

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to California law, including Civil Code section 815, *et seq*., Grantor hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity over the Property.

1. Purposes. The purposes of this Conservation Easement are to ensure the Property will be retained forever in its natural, restored, or enhanced condition and to prevent any use of the Property that will impair or interfere with the Conservation Values of the Property. Grantor intends that this Conservation Easement will confine the use of the Property to activities that are consistent with such purposes, including, without limitation, those involving the preservation, restoration, and enhancement of native species and their habitats.

2. Grantee's Rights. To accomplish the purposes of this Conservation Easement, Grantor hereby grants and conveys the following rights to Grantee:

(a) To preserve and protect the Conservation Values of the Property;

(b) To enter the Property at reasonable times in order to monitor compliance with and otherwise enforce the terms of this Conservation Easement, and for scientific research and interpretive purposes by Grantee or its designees, provided that Grantee shall not unreasonably interfere with Grantor's authorized use and quiet enjoyment of the Property;

(c) To prevent any activity on or use of the Property that is inconsistent with the purposes of this Conservation Easement and to require the restoration of such areas or features of the Property that may be damaged by any act, failure to act, or any use or activity that is inconsistent with the purposes of this Conservation Easement;

(d) To require that all mineral, air and water rights as Grantee deems necessary to preserve, protect, and sustain the biological resources and Conservation Values of the Property shall remain a part of and be put to beneficial use upon the Property, consistent with the purposes of this Conservation Easement; and

(e) All present and future development rights appurtenant to, allocated, implied, reserved or inherent in the Property; such rights are hereby terminated and

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extinguished, and may not be used on or transferred to any portion of the Property, nor any other property adjacent or otherwise.

3. Prohibited Uses. Any activity on or use of the Property that is inconsistent with the purposes of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following uses and activities by Grantor, Grantor's agents, and third parties are expressly prohibited:

(a) Unseasonable watering; use of chemical fertilizers, pesticides, biocides, herbicides, rodenticides, fungicides or other agents; weed abatement activities; incompatible fire protection activities; and any and all other activities and uses which may adversely affect the Conservation Values of the Property or otherwise interfere with the purposes of this Conservation Easement;

(b) Use of off-road vehicles and use of any other motorized vehicles except on existing roadways;

(c) Agricultural activity of any kind, [***add if appropriate**: except grazing for vegetation management if done in accordance with a CDFW-approved grazing or management plan for the Property];

(d) Recreational activities including, but not limited to, horseback riding, biking, hunting or fishing, [***add if appropriate**: except such activities as are consistent with the purposes of this Conservation Easement and carried out in accordance with a CDFW-approved management plan for the Property];

(e) Commercial, industrial, institutional, or residential structures or uses;

(f) Any legal or de facto division, subdivision or partitioning of the Property, including a request for a certificate of compliance pursuant to the Subdivision Map Act (Gov. Code section 66499.35);

(g) Construction, reconstruction, expansion, location, relocation, installation, or placement of any building, billboard or sign, or any other structure or improvement of any kind;

(h) Deposit or accumulation of soil, trash, ashes, refuse, waste, bio-solids or any other materials;

(i) Planting, introduction, or dispersion of non-native or exotic plant or animal species;

(j) Filling, dumping, excavating, draining, dredging, mining, drilling, removing or exploring for or extracting minerals, loam, soil, sands, gravel, rocks or other material on or below the surface of the Property, or granting or authorizing surface entry for any such purpose;

(k) Altering the surface or general topography of the Property, including building roads or trails, or paving or otherwise covering any portion of the Property;

(l) Removing, disturbing, altering, destroying, or cutting of trees, shrubs or other vegetation, except as required by law and in conformance with a CDFW-approved

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management plan for (1) fire breaks, (2) maintenance of existing foot trails or roads, or (3) prevention or treatment of disease;

(m) Manipulating, impounding or altering any natural water course, body of water or water circulation on the Property, and activities or uses detrimental to water quality, including but not limited to degradation or pollution of any surface or sub-surface waters;

(n) Without the prior written consent of Grantee, which Grantee may withhold, transferring, encumbering, selling, leasing, or otherwise separating the mineral, air, or water rights for the Property; changing the place or purpose of use of the water rights; abandoning or allowing the abandonment of, by action or inaction, any water or water rights, ditch or ditch rights, spring rights, reservoir or storage rights, wells, ground water rights, or other rights in and to the use of water historically used on or otherwise appurtenant to the Property, including but not limited to: (1) riparian water rights; (2) appropriative water rights; (3) rights to waters which are secured under contract with any irrigation or water district, to the extent such waters are customarily applied to the Property; and (4) any water from wells that are in existence or may be constructed in the future on the Property; and

(o) Any activity or use that may violate or fail to comply with relevant federal, state, or local laws, regulations, or policies applicable to Grantor, the Property, or the activity or use in question.

(p) [***Insert additional prohibitions as appropriate for the particular Property and its Conservation Values***.]

4. Grantor's Duties. Grantor shall undertake all reasonable actions to prevent the unlawful entry and trespass by persons whose activities may degrade or harm the Conservation Values of the Property. In addition, Grantor shall undertake all necessary actions to perfect Grantee's rights under Section 2 of this Conservation Easement.

5. Reserved Rights. Grantor reserves to itself, and to its personal representatives, heirs, successors, and assigns, all rights accruing from its ownership of the Property, including the right to engage in or to permit or invite others to engage in all uses of the Property that are not expressly prohibited or limited by, and are consistent with the purposes of, this Conservation Easement.

6. Grantee's Remedies.

(a) If Grantee determines that a violation of the terms of this Conservation Easement has occurred or is threatened, Grantee shall give written notice to Grantor of such violation and demand in writing the cure of such violation ("Notice of Violation"). Notice shall be provided in accordance with Section 20 of this Conservation Easement.

(b) If Grantor fails to cure the violation within fifteen (15) days after receipt of the Notice of Violation from Grantee, or if the cure reasonably requires more than fifteen (15) days to complete and Grantor fails to begin the cure within the fifteen (15)-day period or fails to continue diligently to complete the cure, Grantee may bring an action at law or in equity in a court of competent jurisdiction for any or all of the following: to recover any damages to which Grantee may be entitled for violation of the terms of this Conservation Easement or for any injury to the Conservation Values of the Property; to enjoin the violation, *ex parte* as necessary,

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by temporary or permanent injunction without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies; to pursue any other legal or equitable relief, including, but not limited to, the restoration of the Property to the condition in which it existed prior to any such violation or injury; or to otherwise enforce this Conservation Easement. Without limiting the liability of Grantor, Grantee may apply any damages recovered to the cost of undertaking any corrective action on the Property.

(c) If Grantee, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate injury to the Conservation Values of the Property, Grantee may pursue its remedies under this Conservation Easement without prior notice to Grantor or without waiting for the period provided for cure to expire. Grantee's rights under this section apply equally to actual or threatened violations of the terms of this Conservation Easement.

(d) Grantor agrees that Grantee's remedies at law for any violation of the terms of this Conservation Easement are inadequate and that Grantee shall be entitled to the injunctive relief described in this section, both prohibitive and mandatory, in addition to such other relief to which Grantee may be entitled, including specific performance of the terms of this Conservation Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. Grantee's remedies described in this section shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity, including but not limited to, the remedies set forth in Civil Code section 815, *et seq*.

(e) If at any time in the future Grantor or any subsequent transferee uses or threatens to use the Property for purposes inconsistent with this Conservation Easement then, despite the provisions of Civil Code section 815.7, the California Attorney General, any person and any entity with a justiciable interest in the preservation of this Conservation Easement has standing as an interested party in any proceeding affecting this Conservation Easement.

7. Costs of Enforcement. Grantor shall bear all costs incurred by Grantee, where Grantee is a prevailing party in enforcing the terms of this Conservation Easement against Grantor. These costs include, but are not limited to, the following: costs of suit and attorneys' and experts' fees, and any costs for restoration necessitated by Grantor's negligence or breach of this Conservation Easement.

8. Grantee's Discretion. Enforcement of the terms of this Conservation Easement by Grantee shall be at the discretion of Grantee, and any forbearance by Grantee to exercise its rights under this Conservation Easement in the event of any breach of any term of this Conservation Easement shall not be deemed or construed to be a waiver by Grantee of such term or of any subsequent breach of the same or any other term of this Conservation Easement or of any of Grantee's rights under this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy shall impair such right or remedy or be construed as a waiver.

9. Acts Beyond Grantor's Control. Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from (i) any natural cause beyond Grantor's control, including, without limitation, fire not caused by Grantor, flood, storm, and earth movement, or

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any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes; or (ii) acts by Grantee or its employees.

10. CDFW Right of Enforcement. All rights and remedies conveyed to Grantee under this Conservation Easement shall extend to and are enforceable by CDFW. [***If Conservation Easement is for mitigation purposes, add****:* These enforcement rights are in addition to, and do not limit, the rights of enforcement under [*insert title of permit/agreement described in Recital D, above*].]

11. [***Optional***] Fence Installation and Maintenance. Grantor shall install and maintain a fence reasonably satisfactory to Grantee around the Property to protect the Conservation Values of the Property. [***Note: If this provision is not used, insert "Intentionally omitted" in place of section title and delete the rest.***]

12. Access. This Conservation Easement does not convey a general right of access to the public.

13. Costs and Liabilities. Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property. Grantor agrees that Grantee shall have no duty or responsibility for the operation, upkeep or maintenance of the Property, the monitoring of hazardous conditions thereon, or the protection of Grantor, the public or any third parties from risks relating to conditions on the Property. Grantor remains solely responsible for obtaining any applicable governmental permits and approvals required for any activity or use permitted by this Conservation Easement, including those required from CDFW acting in its regulatory capacity, and any activity or use shall be undertaken in accordance with all applicable federal, state, local and administrative agency statutes, codes, ordinances, rules, regulations, orders and requirements.

14. Taxes; No Liens. Grantor shall pay before delinquency all taxes, assessments (general and special), fees, and charges of whatever description levied on or assessed against the Property by competent authority (collectively "Taxes"), including any Taxes imposed upon, or incurred as a result of, this Conservation Easement, and shall furnish Grantee with satisfactory evidence of payment upon request. Grantor shall keep the Property free from any liens (other than a security interest that is expressly subordinate to this Conservation Easement as provided in Section 22(j)), including those arising out of any obligations incurred by Grantor for any labor or materials furnished or alleged to have been furnished to or for Grantor at or for use on the Property.

15. Hold Harmless. Grantor shall hold harmless, protect, and indemnify Grantee and its directors, officers, employees, agents, contractors, and representatives and the heirs, personal representatives, successors and assigns of each of them (each an "Indemnified Party" and, collectively, "Indemnified Parties") from and against any and all liabilities, penalties, costs, losses, damages, expenses (including, without limitation, reasonable attorneys' fees and experts' fees), causes of action, claims, demands, orders, liens or judgments (each a "Claim" and, collectively, "Claims"), arising from or in any way connected with: (1) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Property, regardless of cause, unless due

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solely to the negligence of Grantee; (2) the obligations specified in Sections 4, 13, and 14 **[*verify the Section numbers listed here refer to "Grantor's Duties," "Costs and Liabilities," and "Taxes; No Liens" sections*]**, and (3) the existence or administration of this Conservation Easement. If any action or proceeding is brought against any of the Indemnified Parties by reason of any such Claim, Grantor shall, at the election of and upon written notice from Grantee, defend such action or proceeding by counsel reasonably acceptable to the Indemnified Party or reimburse Grantee for all charges incurred for services of the California Attorney General in defending the action or proceeding.

16. Extinguishment. If circumstances arise in the future that render the purposes of this Conservation Easement impossible to accomplish, this Conservation Easement can only be terminated or extinguished, in whole or in part, by judicial proceedings in a court of competent jurisdiction.

17. Condemnation. This Conservation Easement is a "wildlife conservation easement" acquired by a State agency, the condemnation of which is prohibited except as provided in Fish and Game Code section 1348.3. [***If Conservation Easement is for mitigation purposes, add:*** If the Conservation Easement is condemned, the net proceeds from the condemnation shall be used in compliance with Government Code section 65966(j).]

18. Transfer of Easement. This Conservation Easement may be assigned or transferred by Grantee only to an entity or organization authorized to acquire and hold conservation easements pursuant to Civil Code section 815.3 [***if Conservation Easement is for mitigation purposes, add****:* and Government Code section 65967] (and any successor or other provisions then applicable) or the laws of the United States. Grantee shall require the assignee to record the assignment in the county where the Property is located. The failure of Grantee to perform any act provided in this section shall not impair the validity of this Conservation Easement or limit its enforcement in any way.

19. Transfer of Property. Grantor agrees to incorporate the terms of this Conservation Easement by reference in any deed or other legal instrument by which Grantor divests itself of any interest in all or any portion of the Property, including, without limitation, a leasehold interest. Grantor further agrees to give written notice to Grantee of the intent to transfer any interest at least sixty (60) days prior to the date of such transfer. Grantee shall have the right to prevent subsequent transfers in which prospective subsequent claimants or transferees are not given notice of the terms, covenants, conditions and restrictions of this Conservation Easement. The failure of Grantor or Grantee to perform any act provided in this section shall not impair the validity of this Conservation Easement or limit its enforceability in any way.

20. Notices. Any notice, demand, request, consent, approval, or other communication that either party desires or is required to give to the other shall be in writing and be served personally or sent by recognized overnight courier that guarantees next-day delivery or by first class United States mail, postage fully prepaid, and addressed as follows:

To Grantor: [Name]
[Address]
[City, State Zip]

SAMPLE

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[Attn:]

To Grantee: Department of Fish and Wildlife
[Name of Region]
[Region's address]
[Region's City, State Zip]
Attn: Regional Manager

Copy to: Department of Fish and Wildlife
Office of the General Counsel
1416 Ninth Street, 12th Floor
Sacramento, California 95814-2090
Attn: General Counsel

or to such other address as either party shall designate by written notice to the other. Notice shall be deemed effective upon delivery in the case of personal delivery or delivery by overnight courier or, in the case of delivery by first class mail, three (3) days after deposit into the United States mail.

21. Amendment. This Conservation Easement may be amended by Grantor and Grantee only by mutual written agreement. Any such amendment shall be consistent with the purposes of this Conservation Easement and California law governing conservation easements and shall not affect its perpetual duration. Any such amendment shall be recorded in the Official Records of the county in which the Property is located.

22. Additional Provisions.

(a) Controlling Law. The interpretation and performance of this Conservation Easement shall be governed by the laws of the State of California, disregarding the conflicts of law principles of such state.

(b) Liberal Construction. Despite any general rule of construction to the contrary, this Conservation Easement shall be liberally construed to accomplish the purposes of this Conservation Easement and the policy and purpose of Civil Code section 815, *et seq*. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purposes of this Conservation Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

(c) Severability. If a court of competent jurisdiction voids or invalidates on its face any provision of this Conservation Easement, such action shall not affect the remainder of this Conservation Easement. If a court of competent jurisdiction voids or invalidates the application of any provision of this Conservation Easement to a person or circumstance, such action shall not affect the application of the provision to any other persons or circumstances.

(d) Entire Agreement. This instrument [***Add if applicable***: and the *[permit/agreement/CEQA document]* described in Recital D together] set[*s*] forth the entire agreement of the parties with respect to the Conservation Easement and supersede[*s*] all prior discussions, negotiations, understandings, or agreements of the parties relating to the

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Conservation Easement. No alteration or variation of this instrument shall be valid or binding unless contained in an amendment in accordance with Section 21 **[*verify this Section number refers to "Amendment" section*]**.

(e) No Forfeiture. Nothing contained in this Conservation Easement will result in a forfeiture or reversion of Grantor's title in any respect. [***If Conservation Easement is for mitigation purposes and was transferred pursuant to a permit condition, add:*** Notwithstanding the foregoing, if CDFW reasonably determines that this Conservation Easement is not being held, monitored, or stewarded for conservation purposes in accordance with the requirements of Government Code section 65967(e), then pursuant to Government Code section 65967(e) the Conservation Easement shall revert to CDFW or to another public agency, governmental entity, special district, or nonprofit organization approved in advance in writing by CDFW.]

(f) Successors. The covenants, terms, conditions, and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of, the parties and their respective personal representatives, heirs, successors, and assigns and shall constitute a servitude running in perpetuity with the Property.

(g) Termination of Rights and Obligations. A party's rights and obligations under this Conservation Easement terminate upon transfer of the party's interest in the Conservation Easement or Property, except that liability for acts, omissions, or breaches occurring prior to transfer shall survive transfer.

(h) Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon its construction or interpretation.

(i) No Hazardous Materials Liability.

(1) Grantor represents and warrants that it has no knowledge or notice of any Hazardous Materials (defined below) or underground storage tanks existing, generated, treated, stored, used, released, disposed of, deposited or abandoned in, on, under, or from the Property, or transported to or from or affecting the Property.

(2) Without limiting the obligations of Grantor under Section 15 **[*verify that Section number refers to "Hold Harmless" section*]** of this Conservation Easement, Grantor hereby releases and agrees to indemnify, protect and hold harmless the Indemnified Parties (as defined in Section 15 **[*same instruction as above*])** from and against any and all Claims arising from or connected with any Hazardous Materials or underground storage tanks present, alleged to be present, released in, from, or about, or otherwise associated with the Property at any time, except any Hazardous Materials placed, disposed, or released by Grantee. This release and indemnification includes, without limitation, Claims for injury to or death of any person or physical damage to any property; and the violation or alleged violation of, or other failure to comply with, any Environmental Laws (defined below). If any action or proceeding is brought against any of the Indemnified Parties by reason of any such Claim, Grantor shall, at the election of and upon written notice from Grantee, defend such action or proceeding by counsel reasonably acceptable to the Indemnified Party or reimburse Grantee for

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all charges incurred for services of the California Attorney General in defending the action or proceeding.

(3) Despite any contrary provision of this Conservation Easement, the parties do not intend this Conservation Easement to be, and this Conservation Easement shall not be, construed such that it creates in or gives to Grantee any of the following:

(A) The obligations or liability of an "owner" or "operator," as those terms are defined and used in Environmental Laws (defined below), including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. section 9601, *et seq*.; hereinafter, "CERCLA"); or

(B) The obligations or liabilities of a person described in 42 U.S.C. section 9607(a)(3) or (4); or

(C) The obligations of a responsible person under any applicable Environmental Laws; or

(D) The right or duty to investigate and remediate any Hazardous Materials associated with the Property; or

(E) Any control over Grantor's ability to investigate, remove, remediate or otherwise clean up any Hazardous Materials associated with the Property.

(4) The term "Hazardous Materials" includes, without limitation, (a) material that is flammable, explosive or radioactive; (b) petroleum products, including by-products and fractions thereof; and (c) hazardous materials, hazardous wastes, hazardous or toxic substances, or related materials defined in CERCLA, the Resource Conservation and Recovery Act of 1976 (42 U.S.C. section 6901, *et seq*.; hereinafter "RCRA"); the Hazardous Materials Transportation Act (49 U.S.C. section 5101, *et seq*.; hereinafter "HTA"); the Hazardous Waste Control Law (Health & Saf. Code section 25100, *et seq*.; hereinafter "HCL"); the Carpenter-Presley-Tanner Hazardous Substance Account Act (Health & Saf. Code section 25300, *et seq*.; hereinafter "HSA"), and in the regulations adopted and publications promulgated pursuant to them, or any other applicable Environmental Laws now in effect or enacted after the date of this Conservation Easement.

(5) The term "Environmental Laws" includes, without limitation, CERCLA, RCRA, HTA, HCL, HSA, and any other federal, state, local or administrative agency statute, code, ordinance, rule, regulation, order or requirement relating to pollution, protection of human health or safety, the environment or Hazardous Materials. Grantor represents, warrants and covenants to Grantee that activities upon and use of the Property by Grantor, its agents, employees, invitees and contractors will comply with all Environmental Laws.

(j) Warranty. Grantor represents and warrants to Grantee that Grantor is the sole owner of fee simple title to the Property; that the Property is not subject to any other conservation easement; and there are no outstanding mortgages, liens, encumbrances or other interests in the Property (including, without limitation, water and mineral interests) that may conflict or are otherwise inconsistent with this Conservation Easement and which have not been expressly subordinated to this Conservation Easement by a written, recorded Subordination Agreement approved by Grantee.

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(k) Additional Easements. Grantor shall not grant any additional easements, rights of way, or other interests in the Property (other than a security interest that is expressly subordinated to this Conservation Easement), or grant, transfer, abandon, or relinquish (each a "Transfer") any mineral, air, or water right, or any water associated with the Property, without first obtaining the written consent of Grantee. Grantee may withhold such consent if it determines that the proposed interest or Transfer is inconsistent with the purposes of this Conservation Easement or may impair or interfere with the Conservation Values of the Property. This section shall not limit the provisions of Sections 2(d) or 3(n), nor prohibit transfer of a fee or leasehold interest in the Property that is subject to this Conservation Easement and complies with Section 19 **[*verify that Section number refers to "Transfer of Property" section*]**. Grantor shall provide a certified copy of any recorded or unrecorded grant or Transfer document to Grantee.

(l) Recording. Grantee shall record this Conservation Easement in the Official Records of the county in which the Property is located, and may re-record it at any time as Grantee deems necessary to preserve its rights in this Conservation Easement.

SAMPLE

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(m) Exhibits. The following Exhibit(s) referenced in this Conservation Easement are attached to and incorporated by reference in this Conservation Easement:

EXHIBIT A – Legal Description and Map of Property

IN WITNESS WHEREOF Grantor has executed this Conservation Easement as of the day and year first above written.

GRANTOR:

[*Insert full legal name of Grantor*]

BY:_____

NAME:_____

TITLE:_____

DATE:_____

[***NOTE: ATTACH EXHIBIT(S) AND FORM OF NOTARY ACKNOWLEDGMENT***]

SAMPLE

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CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Conservation Easement Deed by _____ , dated _____, to the State of California, Grantee, acting by and through its California Department of Fish and Wildlife ("CDFW"), a governmental agency (under Government Code section 27281), is hereby accepted by the undersigned officer on behalf of CDFW, pursuant to the California Fish and Game Code.

GRANTEE:

STATE OF CALIFORNIA, by and through its
DEPARTMENT OF FISH AND WILDLIFE

By: _____

Title: _____
Authorized Representative

Date: _____

SAMPLE

EXHIBIT "E"

WCB Schedule

June 5, 2019	GDCI provides GIS maps and Assessor Parcel Numbers for all lands subject to exchange
June 12	GDCI hires surveyor to survey and develop property description for all lands to be exchanged
June 26	GDCI requests preliminary title reports for all lands subject to exchange
	GDCI begins contracting for appraisal in coordination with WCB
	GDCI contracts for Phase 1 environmental assessments
	GDCI opens escrow
	GDCI contracts for mineral rights assessment report for GDCI-owned properties
Aug 1	Survey complete
Aug 15	Mineral assessment report complete
Sept 1	Phase 1 environmental assessments complete
	GDCI seeks pro forma title insurance policy for GDCI-owned properties
Oct 1	Appraisal complete
	WCB and GDCI finalize a draft exchange agreement
Oct 15	WCB begins review of appraisal
	GDCI provides CDFW all necessary land due diligence documents required to complete the Land Conversion Evaluation
Dec 1	**CDFW submits land conversion evaluation to WCB**
	WCB begins land conversion evaluation review
	WCB submits appraisal for Department of General Services review
Jan 1, 2020	CDFW or WCB provides supporting documentation and written request to FWS for review of the proposed disposal/land exchange
	FWS begins section 6 review and initiates drafting of NEPA document for FWS actions
	GDCI provides Phase 1 environmental assessment updates
Feb 1	**Department of General Services appraisal review complete**
	WCB submits appraisal to FWS-WSFR for review and approval

Mar 1	FWS publishes in Federal Register a Notice of Availability for NEPA/HCP amendment for 30-day public review
Apr 1	**FWS completes section 6 review**
	WCB completes land conversion evaluation review
	WCB provides notification to adjacent landowners
	WCB finalizes agenda packet for WCB Board
May 31	**WCB Board asked to approve land exchange**

Exhibit "F"

Schedule – MSCP Subarea Plan amendment Schedule

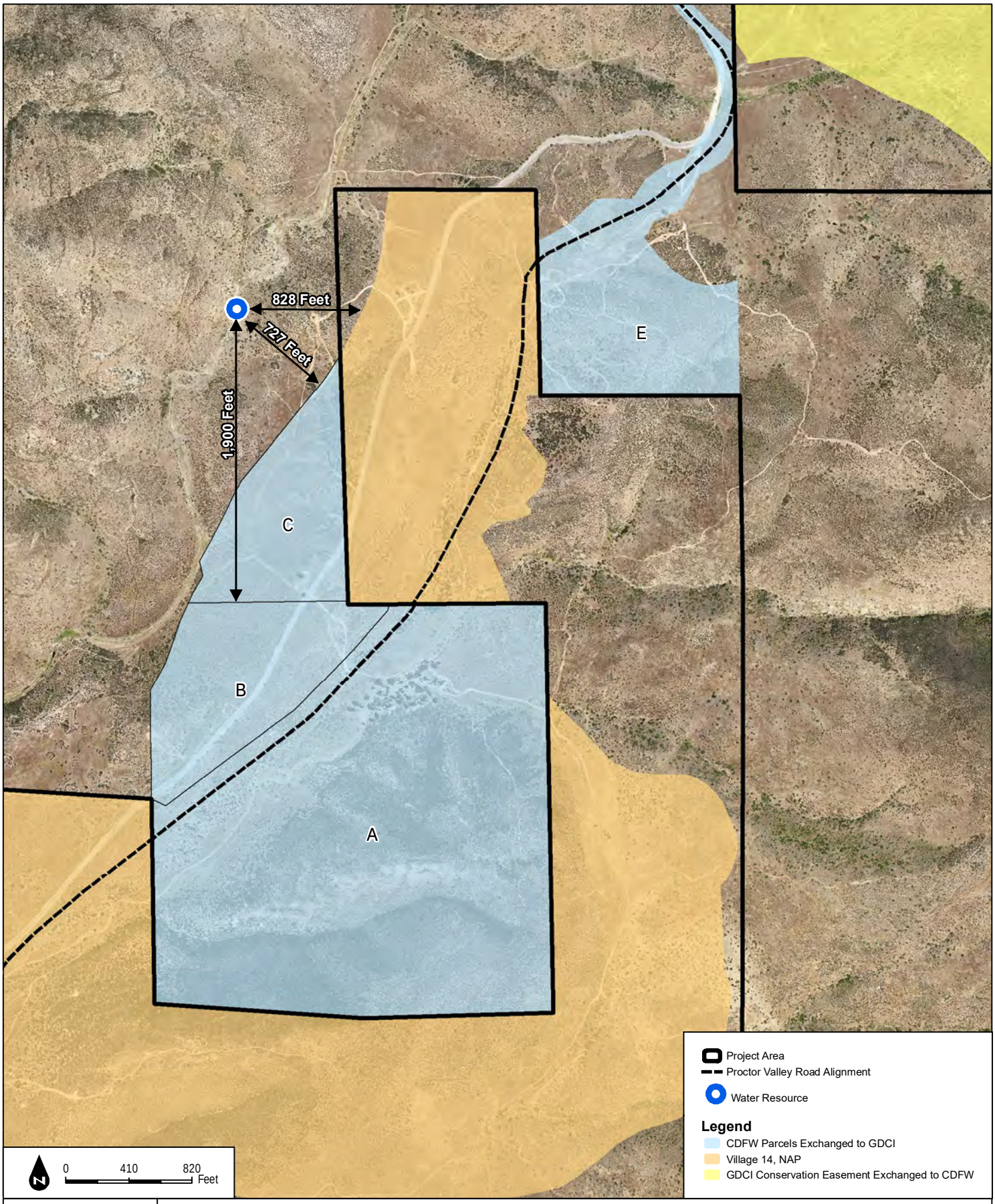
Milestone	Responsibility	Timeline	Cumulative
I. Prepare Draft Subarea Plan amendment • Amend Subarea Plan maps to extend take authorization for Covered Species to PV2 and that portion of PV3 identified as water basin and Proctor Valley Road right- of -way on Exhibit "B". • Amend Subarea Plan maps to designate PV1, PV3 (excluding that portion identified as water basin and Proctor Valley Road right -of -way on Exhibit "B"), R14, R15, and R16 as hardline preserve.	County/Applicant	2 Months	August 26, 2019
II. County Submits Draft Subarea Plan amendment to Wildlife Agencies • Address presence or potential presence of MSCP Covered Species in narrative and table summary.	County	Subarea Plan amendment to be submitted on same date CDFW submits land conversion evaluation per Ex. E.	Dec 1, 2019
III. County Board of Supervisors to Approve MSCP Subarea Plan amendment.	County	It is anticipated that approval of Subarea Plan amendment will be scheduled concurrent with project approval revisions per Ex. G, Step XI.	TBD
IV. Wildlife Agencies Evaluate and Approve or Deny MSCP Subarea Plan amendment.	USFWS CDFW		May 1, 2020, or 35 days after County approval, whichever comes later

Exhibit "G"

Schedule – Revised Tentative Map (TM)

Milestone	Responsibility	Timeline	Cumulative
I. Prepare Revised TM & Grading Plan • Lotting Design Study • Prepare Submittal TM • Takeoffs and stats	Hunsaker Engineering	*Start June 26* 6 weeks	August 7
II. Prepare Revised TM Tech Reports • As needed	Consultants	4 weeks	September 4
III. Prepare Revised Planning Documents & PDS 366 • Applications prepared • CDFW provides signed Letter of Authorization	Consultants CDFW	*Start July 8* 4-8 weeks 1 week prior to submittal	Concurrent September 2
IV. Submit Applications PDF Form 491	Applicant	Concurrent w/ above + 3 days	September 9
V. County Review of Application	County	2 weeks	September 23
VI. Revised TM & Planning Documents • **Plancheck** • **Processing**	County & Consultants	*Start Sept 9* 11 weeks 6 weeks	November 25 Jan 6, 2020
VII. Prepare, Submit & Process Environmental Documents	County & Dudek	*Start Sept 23* 13 weeks	Dec 23, 2020
VIII. PC & BOS	County	14 weeks	March 2020
Total Timeframe		**9 months**	

EXHIBIT H



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SOURCE: SANGIS 2017; Hunsaker 2018

EXHIBIT H

Water Resource Map

Otay Ranch Village 14 and Planning Areas 16/19