

CHAPTER 1 PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING

This chapter describes the proposed Otay Ranch Village 14 and Planning Areas 16/19 project (Proposed Project), which is part of the greater Otay Ranch master-planned community. As required by Section 15124 of the California Environmental Quality Act (CEQA) Guidelines (14 CCR 15000 et seq.), this chapter includes a statement of Proposed Project objectives, a general description of Proposed Project characteristics and the environmental setting, the precise location and boundaries of the Proposed Project, and a statement briefly describing the intended uses of the environmental impact report (EIR).

1.1 Project Objectives

Section 15124(b) of the CEQA Guidelines requires an EIR to include a statement of the Proposed Project's objectives. The objectives assist the County of San Diego (County), as lead agency, to develop a reasonable range of alternatives to be evaluated in the EIR. The Proposed Project's objectives also aid the County in preparing findings or, if necessary, a statement of overriding considerations. The statement of objectives should include the underlying purpose of the Proposed Project, which is as follows:

The underlying purpose of the Proposed Project is to implement a planned community and biological preserve sufficient in size and scale to realize both the applicant's vision and the vision of the existing entitlements for the Project Area (defined below) as set forth in the Otay Ranch General Development Plan/Otay Subregional Plan, Volume II (Otay Ranch GDP/SRP) (City of Chula Vista and County of San Diego 1993a).

The Proposed Project's objectives are as follows:

1. Assist in meeting the regional housing needs identified in the County's General Plan Housing Element, including optimizing housing opportunities for a variety of age groups, family sizes, and income ranges, while promoting a safe and healthy living environment.
2. Implement the Goals, Objectives, and Policies embedded in the Otay Ranch GDP/SRP, the Otay Ranch Phase 1 and Phase 2 Resource Management Plan (RMP), the Otay Ranch Facility Implementation Plan, the Otay Ranch Village Phasing Plan, and the Otay Ranch Service/Revenue Plan, consistent with County Board of Supervisors Policy I-109, Policy II.
3. Implement the vision of the Otay Ranch GDP/SRP to serve as a transitional area between the more urban Otay Ranch villages and Eastern Territories of Chula Vista, south of the Project Area, and the more rural areas of Jamul and Dulzura, north of the Project Area.

4. Implement the vision of the Otay Ranch GDP/SRP 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 Village 14, including an elementary school site and fire station, parks, and public assembly areas, with densities generally decreasing away from the Village Core.
5. Implement the vision of the Otay Ranch GDP/SRP for Planning Areas 16/19 by creating a buffer adjacent to the existing community of Jamul by establishing a rural estate area composed exclusively of low-density housing, with minimum lot sizes ranging from one to two acres. This would also include Limited Development Areas, planned for in the Otay Ranch GDP/SRP, within private lots to protect steep slopes and/or natural resources within residential lots.
6. Minimize the width of Proctor Valley Road and implement traffic-calming features throughout the community, including a series of roundabouts along Proctor Valley Road to promote community character and encourage slower speeds.
7. Combine appropriate land uses with current local and state conservation technologies and strategies to meet local, state, and federal goals for reducing greenhouse gas emissions.
8. Establish land use and facility plans that are fiscally responsible and viable, with consideration of existing and anticipated economic conditions. Provide a level of private development adequate to ensure the timely and economically feasible provision of public facilities and services required to serve community needs.
9. Implement the Jamul/Dulzura Mobility Element Roadway Network for Proctor Valley Road as a two-lane Light Collector to minimize impacts consistent with County ME Goal M-2, limit inducements to growth, and maintain community character.

1.2 Project Description

Planning Context

Otay Ranch encompasses approximately 22,845 acres in southwestern San Diego County, generally surrounding Lower Otay Reservoir. Otay Ranch is located within unincorporated San Diego County and the incorporated area of the City of Chula Vista (City), with a smaller portion located within the City of San Diego. Both the County and the City approved the Otay Ranch planned community on October 28, 1993, as part of an inter-jurisdictional task force following 4 years of public outreach, including approximately 130 public meetings; planning; and environmental review. The vision and entitlements of the approved Otay Ranch planned community are set forth in the Otay Ranch GDP/SRP, which constitutes Volume II of the Otay Ranch Subregional Plan as part of the County of San Diego General Plan. The Otay Ranch GDP/SRP was accompanied by certification of the Final Otay Ranch GDP/SRP Program EIR

(Otay Ranch PEIR) and related technical addendum (SCH No. 89010154). In addition to establishing community-wide land use policies, the Otay Ranch GDP includes an Overall Design Plan, which presents a design context for Otay Ranch that serves as a basis for individual Specific Plans.

The County subsequently affirmed the Otay Ranch GDP/SRP documents twice since approving the Otay Ranch Master Plan, incorporating Otay Ranch as part of the County's Multiple Species Conservation Program (MSCP) Subarea Plan (County of San Diego 1997) and as part of the General Plan Update, adopted in 2011 (General Plan 2020) (County of San Diego 2011a).

Otay Ranch consists of three distinct parcels: the Otay Valley Parcel, the Proctor Valley Parcel, and the San Ysidro Mountains Parcel. Together, the three parcels comprise the 23,000-acre Otay Ranch planned community and its associated Otay Ranch RMP Preserve. As originally approved, Otay Ranch allowed more than 24,000 residential units, commercial areas, and non-residential uses, with a build-out horizon of 30 to 50 years.

In addition, pursuant to the Otay Ranch GDP/SRP and approved Otay Ranch RMP, Otay Ranch includes an 11,375-acre funded and managed natural conservation area known as the Otay Ranch RMP Preserve. The Otay Ranch RMP Preserve is part of the multi-jurisdictional MSCP Plan (adopted in 1998), which is a comprehensive long-term habitat conservation plan for southwestern San Diego County. Local jurisdictions implement their respective portions through subarea plans, which includes the MSCP County Subarea Plan (adopted in 1997). The Otay Ranch RMP Preserve was established in conjunction with natural open space located in the Jamul and Dulzura planning areas.

At the time of approval, the Otay Ranch community was divided into 14 villages, five planning areas, and an Eastern Urban Center. Of the 14 villages, 11 were situated on the Otay Valley parcel (Villages 1–11), two on the Proctor Valley parcel (Villages 13 and 14), and one on the San Ysidro Mountains parcel (Village 15). When the Otay Ranch GDP/SRP was approved, all 14 villages; the Eastern Urban Center; and Planning Areas 16, 17, 18, and 19, were in the County of San Diego unincorporated area. With the approval of the first Section Planning Area (SPA) Plan for Villages 1, 1 West, and 5, the Otay Valley Parcel, including Villages 1 through 11, was annexed into the City of Chula Vista, and the remaining Villages (13, 14, and 15) and Planning Areas remained within the unincorporated County.

The Project Area comprises the applicant's ownership within Village 14 and two planning areas (Planning Areas 16 and 19, referred to as Planning Areas 16/19) within the Proctor Valley Parcel, totaling 1,283.6 acres. The Project Area also includes approximately 85.3 acres of off-site improvements associated with improvements to Proctor Valley Road, a County Mobility Element

roadway, and access roads to Planning Area 16. The component parts of the Project Area may be referred to herein individually as Village 14, Planning Area 16, and Planning Area 19.

As part of its 1993 Otay Ranch approvals, the County approved 1,723 residential units in Village 14 and 410 residential units in Planning Areas 16/19, for a total of 2,123 residential units. The Proposed Project includes up to 1,119 single-family residential units as a subset of the 2,123 approved residential units.

Figure 1-1, Regional Map, depicts Otay Ranch and the regional context of the Project Area. Figure 1-2, Vicinity Map, depicts the vicinity of the Project Area. Figure 1-3, Regional Context, depicts the boundaries of the Project Area in a regional and local context. Figure 1-4, Surrounding Land Uses, provides an aerial overview of the Project Area and surrounding areas (all figures can be found at the end of this chapter).

Project Terminology

County: The “County” is the County of San Diego jurisdiction.

Project Area: The “Project Area” is the applicant’s ownership within Otay Ranch Village 14 and Planning Areas 16/19, in addition to certain off-site areas for infrastructure, as depicted in Figure 1-2, Vicinity Map. The Project Area covers approximately 1,283.6 acres owned by the applicant, and approximately 85.4 acres of off-site improvements, for a total of 1,369 acres.

Proposed Project: The “Proposed Project” is the applicant’s ownership, as depicted in Figure 1-2. The specific plan for the Proposed Project is titled “Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan.” The Proposed Project includes a Specific Plan, General Plan Amendments, EIR, Rezone, Tentative Map, and Otay Ranch RMP Amendment. The Proposed Project is further defined within this chapter of the EIR. Except for the off-site improvements, described below, the Proposed Project specifically excludes the State of California’s ownership in Village 14 and Planning Area 16, which remains approved for development per the County’s General Plan and the Otay Ranch GDP/SRP. The underlying County General Plan and Otay Ranch GDP/SRP land uses on state property will remain unchanged. In addition, the “inverted L” is excluded from this analysis, since it is not owned by the applicant and is within the City of Chula Vista (the property is owned by the Otay Water District and the U.S. Fish and Wildlife Service (USFWS)).

Otay Ranch Village 14: “Otay Ranch Village 14” or “Village 14,” as referred to herein, is a discrete subset of the Proposed Project and reflects approximately 723.7 acres of the applicant’s ownership located exclusively within Village 14, as depicted in Figure 1-2. Approximately 994 homes are planned around a Village Core in this area, as shown in Table 1-1, Land Use Summary (all tables can be found at the end of this chapter).

Otay Ranch Planning Areas 16/19: “Otay Ranch Planning Areas 16/19” or “Planning Areas 16/19” is a discrete subset of the Proposed Project and reflects approximately 559.8 acres of the applicant’s ownership located exclusively within Planning Areas 16/19, as depicted in Figure 1-2. Approximately 125 homes are planned on 1-acre and 3-acre average lots in this area, as shown in Table 1-1. A total of 127.1 acres of Limited Development Area (LDA), defined below, is further described in Table 1-1.

Limited Development Area (LDA): LDA is a defined land use designation in the Otay Ranch GDP/SRP as follows (City of Chula Vista and County of San Diego 1993a): “An open space easement will cover the areas designated as ‘Limited Development Area.’ ... These areas will be left as natural open space with the exception that roads and utilities are anticipated to cross or lie within these areas. ... LDAs may be included within private lots but would have the following set of restrictions. Removal of native vegetation would be prohibited except as necessary for construction of roads and utilities. There would be no buildings or other structure, agriculture, landscaping, livestock, grazing, horses, trash disposal or fences allowed within these areas. [Fuel modification is allowed in the LDA, since] brushing for fire control zones would conform to the local fire district regulations.” A total of 127.1 acres of LDA in Planning Areas 16/19 is further described in Table 1-1. There is no LDA in Village 14.

Otay Ranch RMP and MSCP Preserve: The Otay Ranch Resource Management Plan (RMP) provides for the conservation, funding, and management of the entire 11,375-acre Otay Ranch RMP Preserve. The MSCP County Subarea Plan Implementing Agreement describes the County’s required contribution to the MSCP Preserve. The Implementing Agreement states that the required mitigation for Otay Ranch includes “protection of the areas identified as preserved in the boundaries of the Otay Ranch project including approximately 11,375 acres” of the Otay Ranch RMP Preserve (USFWS et al. 1998). Therefore, the Otay Ranch RMP Preserve is a subset of the MSCP Preserve. The portion of the Proposed Project’s land use designated as Otay Ranch RMP Preserve, although considered a part of the MSCP County Subarea Plan Preserve, is unique to Otay Ranch because it specifically mitigates for direct and cumulative impacts associated with implementation of the Otay Ranch GDP/SRP. The Proposed Project would include 426.7 acres of Otay Ranch RMP Preserve, of which 270.2 acres is in Village 14, and 156.5 acres is in Planning Areas 16/19.

Preserve Conveyance Obligation: To satisfy assemblage of the 11,375-acre Otay Ranch RMP Preserve Ranch-wide, a “Preserve Conveyance Obligation” was prescribed in the Otay Ranch RMP. The Preserve Conveyance Obligation is 1.188 acres of Otay Ranch RMP Preserve conveyed per 1 acre of development, as further defined in the adopted Otay Ranch RMP (City of Chula Vista and County of San Diego 2015). This obligation, which is the primary basis of Proposed Project’s required mitigation, may be achieved through conveyance of either the

applicant's RMP Preserve ownership or through off-site acquisition within the 11,375-acre Otay Ranch RMP Preserve.

Conserved Open Space: "Conserved Open Space" refers to those areas with an Otay Ranch GDP/SRP land use designation other than Otay Ranch RMP Preserve that would be preserved on site and that would either be added to the Otay Ranch RMP Preserve (through a future RMP Amendment), managed under a separate resource management plan, or used to mitigate impacts to the City of San Diego MSCP Cornerstone Lands. The approximately 72.4 acres of Conserved Open Space is composed of 31.9 acres within the 127.1 acres of LDA, 3.6 acres of residential land use designation in Planning Areas 16/19, and 36.9 acres of residential land use designation within Village 14. The Conserved Open Space areas are located adjacent to the Otay Ranch RMP Preserve, and will be conserved by recording a biological open space easement over the land.

Development Footprint: The Development Footprint includes areas where there will either be permanent or temporary ground disturbance. The Development Footprint includes all on-site development areas, off-site improvement areas, graded LDA, and impacts resulting from infrastructure and other allowable uses within the MSCP Preserve, per Section 1.9.3 of the MSCP County Subarea Plan (County of San Diego 1997).

Off-Site Improvements: "Off-site improvements" total approximately 85.4 acres of temporary and permanent impacts, as listed in Table 1-1. These improvements include the following: Proctor Valley Road, including related wet and dry utilities, drainage facilities, and trails; access roads in Planning Area 16; an off-site sewer pump station in the southern reach of Proctor Valley Road; and off-site sewer facilities to connect to the Salt Creek Interceptor, as planned since 1994.

Proctor Valley Road improvements would include the following: South Proctor Valley Road (0.25 miles in the City of Chula Vista and 0.2 acres privately owned in the County), South and Central Proctor Valley Road (1.5 miles in City of San Diego Cornerstone Land), Central Proctor Valley Road (0.4 miles in California Department of Fish and Wildlife (CDFW) land in Otay Ranch Village 14), and North Proctor Valley Road (0.75 miles in CDFW Otay Ranch land between Village 14 and Planning Areas 16/19).

Proctor Valley Road Central and South are proposed to be improved and classified as two-lane-with-median light collectors with a width ranging from 68 to 74 feet, plus an additional 20-foot-wide fuel modification/construction easement on each side. Proctor Valley Road North is a two-lane interim road with a paved width of 28 feet. Improvements in Proctor Valley Road would include those typical for roadways, including wet and dry utilities, a sewer pump station, drainage, landscaping, and culverts, as well as trails. Proctor Valley Road is an approved County General Plan Mobility Element road, and an approved facility in the MSCP County Subarea Plan (County of San Diego 1997).

There are also public off-site road segments within Planning Area 16. These roads are located primarily within CDFW managed lands and are approved in the Otay Ranch GDP/SRP as facilities within designated development or LDA land use, and are also approved facilities per the MSCP County Subarea Plan Section 1.9.3.3 (County of San Diego 1997). Improvements in these off-site roads would include those typical for roadways, including wet and dry utilities, drainage, landscaping, and culverts, as well as trails.

1.2.1 Project Component Parts

Project Description Summary

The Proposed Project would include single-family residential; a Village Core area, including mixed uses, an elementary school site, and a public safety site (fire station/sheriff); circulation elements; public parks; trails; open space; and private recreational amenities within the Development Footprint in Village 14 and Planning Areas 16/19 of the Otay Ranch GDP/SRP. The Proposed Project would also include 426.7 acres of Otay Ranch RMP/MSCP Preserve.

The Proposed Project would include a maximum of 1,119 single-family residential units. This total includes 97 residential units that would be constructed on the proposed 9.7-acre school site, should the elementary school not be constructed. Construction of the elementary school is contingent on the future needs of the Chula Vista Elementary School District (CVESD). To account for this uncertainty regarding the school site, the Proposed Project is assessed as one of two possible scenarios (or an analysis of both) for each environmental topic in the EIR. The two scenarios are 1,119 residential units and no elementary school, or 1,022 residential units and an elementary school. The scenario chosen to be analyzed for each environmental topic is the worst-case scenario for potential significant impacts.

The footprint-related impacts under both scenarios would be the same, and those impacts are covered in the analysis for the following sections: Section 2.1, Aesthetics, Section 2.2, Agricultural Resources; Section 2.4, Biological Resources; Section 2.5, Cultural Resources; Section 2.6, Geology and Soils; Section 2.10, Paleontological Resources, Section 2.11, Tribal Cultural Resources, Section 3.1.2, Hydrology and Water Quality; and Section 3.1.4, Mineral Resources.

The topics of Air Quality (Section 2.3), Global Climate Change/Greenhouse Gas Emissions (Section 2.7), Noise (Section 2.8), Transportation and Traffic (Section 2.9), Hazards and Hazardous Emissions (Section 3.1.1), Population and Housing (Section 3.1.5), Recreation (Section 3.1.7), Utilities and Utility Systems (Section 3.1.8) and Energy (Section 3.1.9) analyze the first scenario as a worst-case because the 97 dwelling units would result in more people and traffic. The Public Services section (Section 3.1.6) covers both scenarios in the analysis to account for a worse-case scenario, and also covers the planned school site.

The Village Core would include a supporting mixed-use site with approximately 10,000 square feet of commercial/retail stores, a public safety site (fire/sheriff), and a 7-acre park and associated amenities. Lower-density single-family homes would radiate from the Village Core, and the residential neighborhoods would include single-family homes, all connected to public parks, private recreation facilities, and a trails system.

Planning Area 16 would include 112 residential ranchettes with a minimum lot size of 2 acres. Planning Area 19 would include 13 residential estates with a minimum lot size of 1 acre. Planning Areas 16/19 are referred to in the Otay Ranch GDP/SRP as the Jamul Rural Estates, and are designed to serve as a transition between the Village 14 Village Core and rural community of Jamul.

The Proposed Project is designed around an active lifestyle and a wellness recreation theme, and would include an extensive parks and recreation system, including four public parks totaling 15.2 acres. The private recreation facilities would include three private swim clubs (4.5 acres total) and 5 acres of pocket parks, totaling 9.5 acres of private park facilities. The pedestrian network would be composed of a 4.5-mile-long Proctor Valley Community Pathway extending from Chula Vista to Jamul along Proctor Valley Road, a 3-mile-long internal park-to-park pedestrian loop system, and a 3.5-mile-long walking path in Planning Area 16.

The Proposed Project would include 127.1 acres of LDA in Planning Areas 16/19. There is no LDA in Village 14. As previously described in Section 1.2 under Project Terminology, LDAs are defined by the Otay Ranch GDP/SRP. LDAs may be included within private lots, but would have the following set of restrictions: removal of native vegetation would be prohibited except as necessary for construction of roads and utilities, and there would be no buildings or other structure, agriculture, landscaping, livestock, grazing, horses, trash disposal, or fencing allowed within these areas. LDAs can also be used for fuel modification thinning zones. LDAs are not part of the Otay Ranch RMP/MSCP Preserve.

The Proposed Project would designate approximately 72.4 acres of land as Conserved Open Space. See Section 1.2, under Project Terminology, for the full description of Conserved Open Space.

The Proposed Project would designate approximately 426.7 acres of land as Otay Ranch RMP Preserve. See Section 1.2, under Project Terminology, for the full description of the Preserve.

The approved Otay Ranch GDP/SRP, which is part of the County General Plan (as updated) (County of San Diego 2011a), anticipated implementation of residential development, Otay Ranch RMP/Preserve, and other amenities within the Otay Ranch community. The Project Area is located entirely within the Otay Ranch GDP/SRP area. The Proposed Project includes a Site Utilization Plan or Land Use Plan, consistent with the requirements of the Otay Ranch

GDP/SRP. Figure 1-5, Proctor Valley Site Utilization Plan, depicts the site utilization plan for the entire Project Area. Table 1-1 describes the Proposed Project's residential and non-residential land uses and Otay Ranch RMP/MSCP Preserve lands (by acreage, units, and density).

1.2.1.1 Specific Plan/Site Utilization Plan

Pursuant to California Government Code, Sections 65450–65457, a Specific Plan describes the land uses, public facilities and services, development regulations, and implementation strategies for a project. As required by the Otay Ranch GDP/SRP, the Specific Plan refines and implements the land use plans, goals, objectives, and policies of the adopted Otay Ranch GDP/SRP.

The adopted Otay Ranch GDP/SRP identifies implementation tasks that must be performed as conditions of approval of specific plans, including preparation of particular plans and technical reports. These implementation requirements have been satisfied through the preparation of various supporting documents and plans included or referenced in this EIR. The Proposed Project's Site Utilization Plan, Grading Concept Plan, Circulation Plan, and Landscape Concept Plan are discussed below.

Site Utilization Plan

This section describes the Proposed Project's uses, including single-family residential, mixed-use/neighborhood commercial, parks and recreational uses, public uses, open space, Otay Ranch RMP/MSCP Preserve lands, and circulation. Figure 1-5 and Table 1-1 depict the proposed Site Utilization Plan for the Proposed Project.

Residential Land Uses

The Proposed Project is oriented north/south along Proctor Valley Road and would include development of up to 1,119 homes situated in three general development areas: North, Central, and South Village 14; Planning Area 16; and Planning Area 19. Within the three general development areas, 16 neighborhoods are planned, with an overall maximum density for the Specific Plan Area of 0.9 dwelling units per acre (1,119 dwelling units/1,283.6 acres). As previously indicated, in the event that the elementary school is built, the total number of units for the Proposed Project would be reduced to 1,022, with an overall Project Area density of 0.8.

As shown in Figure 1-5 and Table 1-1, the single-family residential component would include 781 traditional, detached homes; 116 detached courtyard homes; 97 detached homes on the elementary school site (if the school is not built); 13 single-family estate homes on 1-acre minimum lots; and 112 ranchettes on 2-acre minimum lots, as follows:

- Single-Family Detached (*SF-1*): 878 (including the 97 units on the elementary school site) single-family detached units would be located in South, Central, and North Village 14.

- Single-Family Detached Courtyard Homes (*SF-3*): 116 single-family detached courtyard homes would be located within South Village 14.
- Estate Homes (*Semi-Rural Estate*): 13 estate homes would be located on 1-acre minimum lots in Planning Area 19.
- Ranchettes (*Semi-Rural Ranchette*): 112 ranchettes would be located on 2-acre minimum lots in Planning Area 16.

Mixed-Use Retail/Commercial

The Proposed Project would include a 1.7-acre mixed-use (MU) area located adjacent to Proctor Valley Road within the Village Core. As shown in Table 1-1, the mixed-use (MU) designation would allow for up to 10,000 square feet of neighborhood commercial, retail, and office uses.

Parks and Recreation Land Use

The Proposed Project would include approximately 19.7 acres of parks and recreational uses distributed as described below.

Public Neighborhood Parks

Three public neighborhood parks, totaling 13.8 acres, would be provided within Village 14, and one public park, totaling 1.4 acres, would be provided in Planning Areas 16/19, as described below. These public parks would be maintained by an assessment district or other form of public financing.

- South Park (P-1): As shown in Figure 1-6, Parks, Recreation, Preserve, Open Space and Trails Plan, South Park (P-1) would be a 2.9-acre park located in the southwest corner of South Village 14. Its immediate adjacency to the City of San Diego's Cornerstone Lands would provide views across the Otay Ranch RMP/MSCP Preserve to the Upper Otay Reservoir area to the south. Active and passive recreational opportunities would be programmed into the park.
- The Village Green (P-2): The Village Green would be a 7.2-acre park located in the heart of the Village Core within Central Village 14. As shown in Figure 1-6, the Village Green would be located across from the elementary school site, providing the principal gathering place for the entire Otay Ranch Village 14. It is anticipated that the Village Green would provide a venue for passive and active recreational opportunities and community events.
- Scenic Park (P-3): As shown in Figure 1-6, Scenic Park (P-3) would be a 3.7-acre park located on the western edge of the entry into Central Village 14. Scenic Park would offer

views of Proctor Valley Creek and San Miguel Mountain to the west. The park would be programmed with active and passive recreational opportunities and a fenced dog park.

- Northern Park (P-4): As shown in Figure 1-6, Northern Park (P-4) would be a 1.4-acre park located in the northwestern entry to Planning Areas 16/19. It is anticipated that Northern Park would provide a venue for passive and active recreational opportunities and community events.

Private Parks

A total of 9.5 acres of private parks and recreation facilities would be provided within Village 14. These private park facilities, which include swim clubs and pocket parks, would be maintained by a homeowner's association (HOA) or similar community-serving entity.

There would be a total of three private swim clubs. One swim club would be located in each of the three phases of Otay Ranch Village 14 (North Village 14, Central Village 14, and South Village 14). The swim clubs would range between 1.0 and 1.5 acres and would provide a pool and picnic and recreational facilities for homeowners. An additional private park, without a swim club, would be located in the Central Village 14 area. This 0.7-acre private park would include active and passive recreation facilities. The swim clubs and additional private park would total 4.5 acres.

As shown in Figure 1-6, 5 acres of pocket parks would be distributed in various locations throughout Otay Ranch Village 14. These small parks would provide occasional passive and/or active use areas and stopping places for homeowners. Pocket parks would range from 0.2 acres to 0.7 acres.

Public Land Use

Public Safety Facility

The Otay Ranch Facility Implementation Plan, adopted in 1993, located a fire station within Village 14 (City of Chula Vista and County of San Diego 1993b). The Proposed Project would designate a 2.3-acre site for a public safety facility, which would house a fire station, in the Village Core, as depicted in Figure 1-5. It is anticipated that the Sheriff's Department would have an approximately 500-square-foot satellite facility within the public safety site.

Elementary School Site

The adopted Otay Ranch GDP/SRP located an elementary school site within Village 14 (City of Chula Vista and County of San Diego 1993a). The Proposed Project would designate approximately 9.7 acres for an elementary school site in the Village Core. Note, however, that construction of the

elementary school is contingent upon the needs of the CVESD. It is possible that the school would not be built. To provide for this potential outcome, the Proposed Project includes the option of building 97 residential units at the school site location, as discussed previously.

Open Space

The Proposed Project would include a total of approximately 27.9 acres designated as Open Space.

Limited Development Area, Conserved Open Space and MSCP Preserve

See Section 1.2, under Project Terminology, for the full descriptions of the LDA, Conserved Open Space, and the MSCP Preserve.

Circulation Plan

Regional Circulation and Access

Regional access to the Project Area is provided by State Route (SR) 125, located approximately 3 miles to the west of the Project Area. Interstate (I) 805, approximately 8 miles to the west of the Project Area, provides secondary north/south access for traffic generated by build-out of the region, including Otay Ranch and other portions of the Chula Vista Eastern Territories. SR-54, located approximately 6 miles to the northwest of the Project Area, connects to SR-125 and I-805, and provides regional east/west access. I-905, located approximately 7 miles to the south, provides additional east/west access and connects to SR-125 and I-805. SR-94, located approximately 3 miles to the northeast, passes through Jamul and provides additional east/west access.

Proctor Valley Road would provide the main access to the Proposed Project. Proctor Valley Road is a two-lane road and a “County Designated Scenic Highway” from the Chula Vista city limits to SR-94 (County of San Diego 2011a). Proctor Valley Road provides access to Jamul to the northeast of Otay Ranch Village 14. The proposed improvements to Proctor Valley Road in this northerly reach would include rehabilitation, paving, and a community pathway within its existing width and alignment to provide public access and emergency access for Jamul and the Proposed Project.

Internal Circulation

The Circulation Plan is shown in Figure 1-7, Circulation Plan. Proctor Valley Road would provide primary access to the Project Area. The Proposed Project would be served by a transportation system that uses existing routes and planned new or expanded facilities. The Proposed Project’s Circulation Plan incorporates vehicular and non-vehicular modes of transportation to create an integrated system of roads, bike lanes, trails, pathways, and sidewalks.

Roads are arranged in a hierarchy, organized by function, to facilitate access to and circulation within Otay Ranch Village 14. The Circulation Plan includes private roads within the community that are designed to public road standards. The Circulation Plan includes a variety of street sections and traffic-calming techniques, such as roundabouts, to slow traffic and create a pleasant walking environment.

A roundabout would identify the entrance into each residential area and provide traffic-calming at key internal intersections. The five roundabouts would consist of one roundabout within South Village 14, two within Central Village 14, one within North Village 14, and one within Planning Area 16. The internal Circulation Plan also includes a series of collectors and residential streets to provide access to the residential neighborhoods. Internal streets are proposed for a maximum travel speed of 30 miles per hour (mph), which would allow bicycle travel on streets without designated travel lanes.

The pedestrian network would include the approximately 4.5-mile-long Proctor Valley Community Pathway, the approximately 3-mile-long internal park-to-park loop, and a 3.5-mile-long walking path, as well as sidewalks. Pathways and sidewalks would be separated from travel lanes by a landscaped parkway or post and rail fence to encourage walking. Sidewalks would be provided throughout Village 14 residential streets.

Internal Circulation Options

This EIR includes three circulation options that are evaluated throughout and that will be determined at the discretion of the San Diego County Board of Supervisors. These circulation options are the (1) Proctor Valley Road North Option, (2) Preserve Trails Option, and (3) Perimeter Trail Option. The impacts of these options are considered in this EIR such that any combination may be implemented. Each is further described below.

Proctor Valley Road North Option

The Proctor Valley Road North Option applies to the portion of Proctor Valley Road from Street AA in the North Village to Echo Valley Road, and would include two dedicated bike lanes (one on each side of the road) instead of the “sharrows”¹ proposed in street section 10 of the Proposed Project. Generally, the Proctor Valley Road North Option would increase the right-of-way width from 40 feet to 64 feet starting from the intersection of Street AA northward to the applicant’s Village 14 ownership boundary, from 40 feet to 48 feet within the off-site improvement area

¹ Sharrows are road markings that guide bicyclists to bike routes between neighborhoods and alert motorists to the presence of bicyclists within the shared travel lane.

owned by the state, and from 40 feet to 64 feet on site within the applicant's ownership north of the state's property to Echo Valley Road.

The Proctor Valley Road North Option would replace Street Section 10 in the Proposed Project with three different street sections, as follows:

- **Street Section 10A Proctor Valley Road (on site starting at Street AA north to applicant Village 14 property boundary):** Section 10A would be 34 feet/64 feet wide (pavement/right-of-way (ROW)), consisting of two 5-foot-wide bike lanes, two 12-foot-wide travel lanes, and a 10-foot-wide Community Pathway. Shoulder and buffer width would vary to transition down to 48 feet wide at the property boundary with the state.
- **Street Section 10B Proctor Valley Road (off site from Village 14 north through state property to Planning Areas 16/19):** Section 10B would be 34 feet/48 feet wide (pavement/ROW) consisting of a 4-foot-wide unpaved shoulder, two 5-foot-wide bike lanes, two 12-foot-wide travel lanes, and a 10-foot-wide Community Pathway. The pathway width may vary due to installation of signs.
- **Street Section 10C Proctor Valley Road (on-site Planning Areas 16/19 north of state property to Echo Valley Road):** Section 10C would be 34 feet/64 feet wide (pavement/ROW) consisting of a 15-foot-wide unpaved shoulder on one side, two 5-foot-wide bike lanes, two 12-foot-wide travel lanes, a 5-foot-wide buffer, and 10-foot-wide Community Pathway on the other side. The transition from the 64-foot-wide ROW at the property edge to the existing 24-foot-wide pavement (within existing County 60-foot-wide ROW) would be determined during final engineering.

Preserve Trails Option – Connections to Regional Trails Through On-Site Otay Ranch RMP Preserve

There is currently a network of unauthorized, primitive trails of various tread widths throughout Proctor Valley. The County, in conjunction with the City of Chula Vista, City of San Diego, CDFW, USFWS, National Wildlife Refuge, Bureau of Land Management, U.S. Border Patrol, and the Otay Water District, is conducting a planning study (Trail Study) of new trail systems in Otay Ranch and surrounding lands, including the Project Area. The applicant is participating in this Trail Study as an interested property owner and stakeholder. The Preserve Trails Option would provide easements to facilitate connectivity to potential future off-site trails that may be identified in the Trail Study across the on-site Otay Ranch RMP Preserve land.

The Preserve Trails Option would consist of two segments of existing, disturbed trails approximately 1-mile in length within the Project Area, east of the Development Footprint. These segments would be located within the Otay Ranch RMP/MSCP Preserve. The Preserve

Trails Option would include segments A and B, as identified in the Otay Ranch GDP/SRP, which are also identified as Segments 52 and 49 in the County of San Diego's Community Trails Master Plan (County of San Diego 2005), as follows:

- Segment A/52 is 2,350 lineal feet, located at the northern terminus of the Proctor Valley Community Pathway and extending east through the on-site Otay Ranch RMP Preserve to the eastern edge of the Echo Valley loop (Community Trails Master Plan Trail 53).
- Segment B/49 is 2,328 lineal feet and is located between South and Central Village 14, along an existing, historic ranch road. This trail is located within on-site Otay Ranch RMP Preserve and bisects regional wildlife corridor R1.

The Preserve Trails Option would retain these portions of trails in their existing conditions, which meet the Community Trails Master Plan primitive trail standard (County of San Diego 2005). No improvements to these Preserve trails are contemplated for the Proposed Project.

The Preserve Trails Option would only be implemented if the Otay Ranch Preserve Owner/Manager (POM) provides written confirmation that the POM will accept title to the on-site RMP Preserve land subject to the easements. This will allow the applicant to use the on-site RMP Preserve land to satisfy its Otay Ranch RMP Preserve conveyance obligation. In short, these easements and trails, and maintenance of these trails, must be deemed to be permitted uses within the RMP Preserve as contemplated by the Otay Ranch RMP; otherwise, the Preserve Trails Option will not be allowed.

Perimeter Trail Option – Loop Trail Option in Village 14

The Perimeter Trail Option would be an approximately 3.6-mile-long perimeter trail located within the Development Footprint of South and Central Village 14. The Perimeter Trail Option would be situated primarily within the Otay Ranch RMP 100-foot-wide Preserve Edge. The Perimeter Trail Option is designed to Community Trails Master Plan primitive trail standards, and the trail tread varies from 2 to 6 feet wide. Due to topography, trail grades range from 2% to the maximum grade allowed of 30%. For approximately 50% of the trail, the Perimeter Trail Option would be above the residential pad grade, with direct views into the backyards of homes. Approximately 36% of the trail would be below grade, and 14% would be at pad-grade. The Perimeter Trail Option would require construction of approximately 3,545 lineal feet (0.7 miles) of 5- to 7-foot-high retaining walls due to steep topography and drainage constraints. The Perimeter Trail Option would be graded as part of overall Proposed Project grading, and would not encroach into the Otay Ranch RMP Preserve. The Perimeter Trail Option would be accessed at public parks and trailheads, and would be maintained by the County of San Diego.

Road Exception Requests

Table 1-2, Tentative Map Waivers, lists the Proposed Project's proposed waivers to the Village 14 and Planning Areas 16/19 Tentative Map (TM 5616), which includes street waivers. These waivers are required to modify the street standards for the Tentative Map.

Transit

Future bus service to Otay Ranch Village 14 may be provided by the Metropolitan Transit System. Currently, Route 709 continues north on Eastlake Road and Lane Avenue to westbound Proctor Valley Road/East H Street. Route 707 travels eastbound on East H Street/Proctor Valley Road and Eastlake Road to the Otay Ranch Town Center. These routes provide service throughout the Chula Vista Eastern Territories, including the Eastlake Business Center and Southwestern College. The locations of potential future transit stops within the Village Core area would be adjacent to the mixed-use site and the P-2 Park (see Figure 1-5).

Grading Concept Plan

Proposed Project design calls for development on terraces integrated into the natural landform to minimize grading, optimize views, and promote passive solar heating and cooling opportunities. The goal of the proposed grading plan is to conform to the unique natural topographic features of the Project Area. More information related to grading for the Proposed Project is included in Section 1.2.2.2, Grading Plan.

Landscape Concept Plan

The Proposed Project includes a Landscape Concept Plan, depicted as Figures 1-8a and 1-8b. Landscaping would reflect the former agricultural setting of the area, with trees at entries and focal points. A "California-friendly" and "fire-safe" landscape palette would be used to maximize water conservation and fire safety, consistent with the requirements of the Proposed Project's Water Conservation Plan. Maintenance of the various components of the Proposed Project's landscaping is detailed in the Specific Plan's Landscape Maintenance Plan (RH Consulting 2018, Section V.F).

Off-Site Improvements

Approximately 85.4 acres of off-site improvement areas lie within the jurisdictional boundaries of the City of San Diego's Cornerstone Lands (34.5 acres), the City of Chula Vista's MSCP Subarea Plan (5.4 acres), CDFW (46.5 acres), and County road easement (0.8 acres). These areas are required for improvements and realignment of the existing Proctor Valley Road, an access road off Proctor Valley Road into Planning Area 16, a connecting road between the two

disconnected parcels in Planning Area 16, and the extension of Whispering Meadows Lane south into the easternmost portion of Planning Area 16.

1.2.1.2 Public Facilities, Services, and Utilities

The Proposed Project is required to provide public facilities, services, and utilities, as described in the following subsections. Per the adopted Otay Ranch GDP/SRP (City of Chula Vista and County of San Diego 1993a), a Public Facilities Financing Plan (PFFP) has been prepared in conjunction with the Proposed Project EIR to ensure that facilities and services are available concurrent with need. The PFFP also includes a Fiscal Impact Analysis that calculates the expected revenues generated by the Proposed Project through the collection of certain taxes, licenses, and fees, as well as the anticipated costs of providing public services to the Proposed Project. Facilities are sized and designed to serve the proposed land uses. The PFFP is included as Appendix 3.1.6-1 to this EIR.

Water Service

The Otay Water District (OWD) is the retail water provider for the Proposed Project. The total projected potable water demand for the Proposed Project is 0.80 million gallons per day (gpd). OWD's revised 2010 Urban Water Management Plan anticipated that the Proposed Project would use only potable water due to the historic constraints on recycled water use within watersheds tributary to the Lower Otay Reservoir, a drinking water reservoir for the City of San Diego, to protect the water quality of the reservoir (OWD 2011).

The applicant has prepared a Project-specific Overview of Water Services (Appendix 3.1.8-2) pursuant to which the Proposed Project's potable water would be provided by OWD, which relies on the San Diego County Water Authority, a member of the Southern California Metropolitan Water District. The Metropolitan Water District's water supply sources consist of the State Water Project and the Colorado River Aqueduct. Figure 1-9, Conceptual Water Service Plan, illustrates a conceptual plan for the waterlines proposed to convey water within the Project Area.

In the event that the drought conditions become so severe that OWD declares a Drought Level 3 emergency, the Proposed Project would offset its projected water use by contributing to the cost of, or actually constructing, off-site improvements. These off-site improvements would be designed to reduce existing potable water use and typically consist of retrofitting older buildings with newer fixtures that are more water efficient.

Sewer Service

The applicant has also prepared a Project-specific Overview of Sewer Services (Appendix 3.8-1). The phasing and financing of wastewater facilities are addressed in the PFFP. The average

sewage generation for the Proposed Project is estimated to be approximately 0.28 million gpd. The Proposed Project is not currently within the boundary of a wastewater service district, and would be annexed into the San Diego County Sanitation District. Sewer capacity for the Proposed Project would be provided by the San Diego County Sanitation District using the City of Chula Vista's wastewater transportation system to convey flows through the Salt Creek Interceptor, pursuant to the existing agreement between the City and the County. The Salt Creek Interceptor ranges from a 15-inch-diameter line to a 48-inch-diameter line, and conveys flow to the City of San Diego's Metropolitan (Metro) sewer system. The upstream end of the Salt Creek Interceptor is located in Proctor Valley Road, approximately 2 miles west of the Project Area. Any new facilities needed to connect to the City's wastewater transportation system would be constructed as part of the Proposed Project. The Salt Creek Interceptor has been sized to accommodate ultimate Otay Ranch development in the service area, including the Proposed Project. Figure 1-10, Conceptual Sewer Service Plan, illustrates the recommended Sewer Service Plan to convey flows from the Project Area to the Salt Creek Interceptor.

Solid Waste

Solid waste services would be provided by Republic, which is the collection and disposal operator in the Project Area. Republic owns the Otay Landfill and the Sycamore Canyon Landfill. Solid waste would primarily be transferred to the Otay Landfill; however, both landfills have existing capacity. The current permit (37-AA-0010) anticipates that Otay Landfill would be in operation until 2028 based on current waste generation rates (County of San Diego 2015), and the Sycamore Canyon Landfill is anticipated to be in operation until 2042.

Energy

The Proposed Project is within the San Diego Gas & Electric Company (SDG&E) service area and would receive service via an extension from the existing facility at the intersection of Agua Vista and Proctor Valley Road in Chula Vista. Planning Areas 16/19 would receive service via an extension of the existing facilities at either Melody or Whispering Meadows. The Proctor Valley Substation is located close to the Proposed Project, and a 200-foot-wide SDG&E transmission corridor traverses the Central Village in an east/west direction. Land uses adjacent to or in the vicinity of these facilities would be chosen and designed for compatibility. Access to SDG&E's facilities would be maintained at all times.

Drainage and Stormwater Management

The applicant has prepared a Project-specific Drainage Study (Appendix 3.1.2-1), Stormwater Quality Management Plan (Appendix 3.1.2-2), and Hydromodification Flow Control Study (Appendix 3.1.2-4). The Proposed Project would include 14 regional-type biofiltration basins at

the downstream portions of the developed areas and along Proctor Valley Road to address pollution control and flow control. In addition, Proposed Project designs have incorporated low-impact development strategies, including minimizing impervious surfaces through a clustered lot design, curb-cuts to landscaping, rural swales, and directing street runoff to biofiltration basins.

Schools

The Proposed Project would designate approximately 9.7 acres for an elementary school site within the Village Core; however, construction of the elementary school is contingent upon the needs of the CVESD. Depending on the needs of the CVESD at the time of construction, it is possible that a new elementary school will not be constructed within the Project Area. The Proposed Project's residential component (up to 1,119 homes without development of an elementary school) would generate approximately 460 elementary school students, 136 middle school students, and 256 high school students. As discussed in the Otay Ranch GDP/SRP and the Otay Ranch Facility Implementation Plan (City of Chula Vista and County of San Diego 1993a, 1993b), the Village 14 component of the Proposed Project is to be served by the CVESD and the Sweetwater Union High School District.

The original Otay Ranch entitlement documents contemplated that school district boundaries would be adjusted to transfer a portion of the Village 14 community (approximately 203 units) to both the CVESD and the Sweetwater Union High School District. Accordingly, the Proposed Project would transfer a portion of Village 14 from the Jamul/Dulzura Union School District, Cajon Valley Union School District, and Grossmont Union High School District into the CVESD and the Sweetwater Union High School District through the Transfer of Uninhabited Territory process provided in the California Education Code.

The Otay Ranch GDP/SRP and Facility Implementation Plan contemplated that the schools in Village 14 would be in the CVESD and Sweetwater Union High School District, and that boundary adjustments would be appropriate to transfer any uninhabited territory from the Jamul/Dulzura Union School District and Grossmont Union High School District to the CVESD and Sweetwater Union High School District. Planning Areas 16/19 would remain in the Jamul/Dulzura Union School District and Grossmont Union High School District, as contemplated by the Otay Ranch entitlement documents.

Fire Protection and Emergency Services

The Proposed Project is within the boundaries of the San Diego County Fire Authority and County Service Area 135. The Proposed Project reserves a 2.3-acre public safety site for a permanent fire station in the Village Core. The Fire Protection Plan for the Proposed Project

(Appendix 3.1.1-2 to this EIR) discusses how the phasing for the provision of fire service and the timing for construction of the fire station would be addressed.

Law Enforcement

The County Sheriff's Department currently provides law enforcement services to the Project Area and would continue to provide service in the area. The Proposed Project anticipates that a 500-square-foot satellite sheriff's facility would be provided at the public safety site or mixed-use site within the Village Core.

Public Parks, Recreation Facilities, and Trails

This EIR describes the Proposed Project's public parks, recreation facilities, and trails. The PFFP provides additional information regarding phasing and implementation of the facilities (Appendix 3.1.6-1 to this EIR). Specifically, the Proposed Project would provide approximately 24.7 acres of public and private parks and recreation facilities, and 11 miles of trails. Figure 1-6 illustrates the locations of the proposed public parks and recreation facilities.

The Project Area includes a system of trails and public pathways. The Proctor Valley Community Pathway from Eastlake Woods to Jamul extends for approximately 4.5 miles along Proctor Valley Road. The trails system would provide for a 10-foot-wide meandering decomposed granite Community Pathway adjacent to landscaped parkways and natural open space areas along Proctor Valley Road. When combined with the Proctor Valley Community Pathway, an internal 3-mile-long "Park to Park" pedestrian loop would connect the public and private parks throughout the community, specifically the South Village Park to the North Village, stopping at the Scenic Park and Village Green Park, as well as at all the private parks along the way, creating a "specialty trail." A 3.5-mile-long 5-foot-wide decomposed granite pathway would be an added amenity on both sides of the public roads through Planning Area 16. Dedicated pathways along Proctor Valley Road would be maintained by the County, and existing trails within the Otay Ranch RMP/MSCP Preserve would be maintained by either CDFW or the Otay Ranch POM. The Proposed Project would also dedicate five trail access easements at identified locations to serve as access points to trails within the Otay Ranch RMP/MSCP Preserve that may be approved in the future. As described in Section 1.2.1.1, additional Preserve Trails and a Perimeter Trail loop are included as Options in this Draft EIR.

1.2.1.3 Development Regulations

The Specific Plan's Development Regulations provide the applicable zoning regulations for the Proposed Project. The regulations implement and integrate the goals and policies of the County General Plan, the Otay Ranch GDP/SRP, and the proposed Specific Plan by establishing land use districts and standards for each district. Specifically, the regulations provide for implementation

of the Proposed Project by setting forth the development and use standards for all property within the Project Area, and establishing setbacks, building heights, parking and landscaping requirements, use restrictions, development density limitations, lot sizes, fencing requirements, and signage regulations. Additionally, special uses and conditions are discussed and administrative procedures are set forth to implement the identified regulations. The Development Regulations, along with the other components of the Specific Plan, delineate the allowable uses of the Proposed Project. The Development Regulations are located in Chapter 6 of the Specific Plan (RH Consulting 2018).

1.2.1.4 Supporting Documents

The Specific Plan is supported by the documents described in the following subsections.

Preserve Edge Plan

In accordance with Policy 7.2 of the Otay Ranch RMP, a Preserve Edge Plan is required for all specific plans that contain areas adjacent to the Otay Ranch RMP Preserve (County of San Diego and City of Chula Vista 2015). The purpose of the Preserve Edge Plan is to identify allowable uses within appropriate land use designations for areas adjacent to the Otay Ranch RMP Preserve. The Preserve Edge Plan identifies buffer techniques to be implemented within the 100-foot buffer adjacent to the Otay Ranch RMP Preserve, and is designed to complement and integrate the Fire Protection Plan. The Preserve Edge Plan addresses fuel modification, establishes a landscape palette within the buffer, and addresses other land use adjacency considerations at the development/Preserve interface. The Preserve Edge Plan for the Otay Ranch Specific Plan is in Appendix 1 of the Specific Plan (RH Consulting 2018).

Energy Conservation Plan

The Energy Conservation Plan (Appendix 3 of the Specific Plan (RH Consulting 2018) is a requirement of the Otay Ranch GDP/SRP and identifies feasible methods to reduce the consumption of non-renewable energy sources through transportation, building design and use, lighting, recycling, alternative energy sources, water use, and land use. This plan complies with Appendix F, Energy Conservation, of the CEQA Guidelines, which states that the goal of energy conservation is the wise and efficient use of energy through the following:

- Decreasing overall per capita energy consumption
- Decreasing reliance on natural gas and oil
- Increasing reliance on renewable energy sources

Opportunities for energy conservation in the Proposed Project include the arrangement and intensity of land uses; programs to reduce vehicular trips; and building siting, design, and construction that include water conservation measures incorporated into landscape and irrigation design. These design features also serve to reduce the emissions of greenhouse gases, and are discussed in more detail in Section 1.2.2.5, Environmental Constraints and Design Considerations, under “Project Design Features.” Section 2.7, Greenhouse Gas Emissions, of this EIR evaluates energy usage as it relates to emissions of greenhouse gases.

Public Facilities Financing Plan

The Public Facilities Financing Plan (PFFP) addresses the public facility needs associated with implementation of the Proposed Project (Appendix 3.1.6-1 of this EIR). The PFFP is required by the Otay Ranch GDP/SRP to ensure the phased development of the Proposed Project is consistent with the overall goals and policies of the County General Plan and the Otay Ranch GDP/SRP. The PFFP provides an analysis of infrastructure facilities, such as water and sewer, and the provision of community services, law enforcement, libraries, schools, and parks. The PFFP also includes a Fiscal Impact Analysis that evaluates the public costs to serve, and tax revenues generated by, the Proposed Project.

Village 14 Design Plan

The Otay Ranch GDP/SRP requires preparation of a Village Design Plan for each village at the specific plan level. The Village 14 Design Plan guides the design of sites, buildings, and landscapes to ensure that the quality of the adopted architectural and landscape concepts established for the Otay Ranch community are maintained. The Village Design Plan describes the setting for the village, land use, and design theme (see Appendix 5 of the Specific Plan (RH Consulting 2018)).

Planning Areas 16/19 Design Guidelines

The Otay Ranch GDP/SRP requires preparation of design guidelines at the specific plan level. The Planning Areas 16/19 Design Guidelines guide the design of architecture for homes and ancillary structures, fencing, landscaping, and grading to ensure implementation of the overall Otay Ranch community guidelines (see Appendix 7 of the Specific Plan (RH Consulting 2018)).

Fire Protection Plan

The Fire Protection Plan (Appendix 3.1.1-2 of this EIR) demonstrates compliance with the County Building Code and San Diego County Fire Code. The Fire Protection Plan also demonstrates compliance with requirements in Title 24, Part 2 (2010 California Building Code) and Title 24, Part 9 (2010 California Fire Code). It is also consistent with Title 14 of the

California Code of Regulations (CCR) and the County's Consolidated Fire Code for fire protection plans and vegetation management plans.

Water Conservation Plan

The Otay Ranch GDP/SRP establishes a goal for conserving water during and after construction of Otay Ranch, and requires the preparation of a Water Conservation Plan. Consistent with this requirement, a Water Conservation Plan is included as Appendix 3.1.2-3 to this EIR. The Water Conservation Plan identifies the proposed water conservation measures to be implemented in conjunction with the Proposed Project to reduce potable water demand on private lots. The Water Conservation Plan includes both outdoor and indoor water conservation measures. Outdoor water use at single-family residences would be reduced by approximately 10% to approximately 250 gpd. With an estimated total water use of 500 gpd per home and approximately 50% of this water used outdoors, the estimated annual water savings is 9,125 gallons per home from implementation of water conservation measures. These measures are incorporated into Section 3.1.8, Utilities and Service Systems, of this EIR.

1.2.1.5 County of San Diego General Plan and Otay Ranch GDP/SRP Amendments

County of San Diego General Plan Amendments and Rezone

The following subsections provide an overview of the proposed amendments to the County General Plan. These amendments are required to implement the land use plan of the Proposed Project.

Mapping Corrections

The Proposed Project includes a General Plan Amendment and Rezone designed to correct minor inconsistencies, GIS registration errors, and other inconsistencies between the County's General Plan land use and regional categories maps and the approved Otay Ranch GDP/SRP. Mapping corrections are also needed for the County's Zoning Map (see Figure 3.1.3-8). Figure 3.1.3-6, Corrected General Plan Regional Categories, and Figure 3.1.3-7, Corrected General Plan Land Use Designations, in Section 3.1.3, Land Use and Planning, show the proposed changes.

Mobility Element Amendments

Primary local access to Otay Ranch Village 14 would be provided via Proctor Valley Road, classified by the Mobility Element of the County General Plan as a two-lane (2.2E) Light Collector from the City of Chula Vista/County boundary to SR-94 (County of San Diego 2011a). The Proposed Project would retain the Mobility Element's two-lane designation for Proctor Valley Road, but proposes to modify the Mobility Element classification from 2.2E Light Collector (no median two-lane undivided) to 2.2A Light Collector (raised median two-

lane divided) for the segment between the City of Chula Vista/County boundary and Village 14 Street “Y.” The segment of Proctor Valley Road between Village 14 Streets “Y” and “AA” would remain consistent with the Mobility Element 2.2E Light Collector classification. The northern segment of Proctor Valley Road would be realigned and reclassified as a modified 2.2F Light Collector.

The existing physical alignment of Proctor Valley Road within Otay Ranch Village 14 and to the north through Planning Area 16 is consistent with the alignment set forth in the Mobility Element of the County General Plan and would generally be retained by the Proposed Project (see Figure 1-11, Circulation Element Amendment); however, approximately 1,650 feet (0.3 miles) of the road between South Village 14 and Central Village 14 would be realigned to the east to provide a 100-foot buffer between the vernal pools that are located in the City of San Diego’s Cornerstone Lands and the road.

Otay Ranch GDP/SRP Volume II Amendments

The Proposed Project would amend the text of the County’s Otay Ranch Subregional Plan Volume II that is specific to Otay Ranch. The Proposed Project would include minor amendments to the Otay Ranch Subregional Plan Volume II to align the County’s document with the Chula Vista Otay Ranch General Development Plan. These minor amendments include refinements to more accurately describe the Proposed Project. These amendments are detailed in Appendix 3.1.3-1 to this EIR.

Otay Ranch GDP/SRP Map Amendments

Although the Proposed Project currently does not propose any boundary line adjustments to the MSCP County Subarea Plan, Otay Ranch RMP, or Otay Ranch GDP/SRP maps, it is possible that the Proposed Project applicant may elect to amend the maps to convert certain areas currently designated as “Conserved Open Space” in the Specific Plan to Otay Ranch RMP/MSCP Preserve. If the Proposed Project proceeds with this option, the boundaries between the open space (Preserve) and residential land use designations of the Otay Ranch GDP/SRP would be amended to conform to the Proposed Project. Any such amendment would require conformance with all requirements of the MSCP County Subarea Plan, Otay Ranch RMP, and Otay Ranch GDP/SRP regarding boundary line adjustments.

Otay Ranch GDP/SRP Circulation Amendments

The Proposed Project includes an amendment to the Otay Ranch GDP/SRP “Circulation Element Roads” exhibit. The exhibit would be amended to reflect two revisions to the Proctor Valley Road alignment. First, the segment of Proctor Valley Road in the southern portion of Village 14 would be realigned eastward to avoid vernal pools located within the City of San Diego’s Cornerstone

Lands. Second, the Proctor Valley Road Otay Ranch GDP/SRP alignment would be amended to conform to the existing Proctor Valley Road right-of-way, rather than pioneering a new roadway through the Otay Ranch RMP/MSCP Preserve area in Planning Area 16. The northerly segment of Proctor Valley Road through Planning Area 16, within the applicant's ownership, would be eliminated as part of the Proposed Project. See Appendix 3.1.3-1 for more details.

Otay Ranch GDP/SRP Development Plan Amendments

The Proposed Project would also amend the Otay Ranch GDP/SRP text and policies to revise the Village 14 and Planning Areas 16/19 settings and description to reflect the proposed land plan. These proposed revisions include adjusting the densities, deleting references to possible golf course and equestrian uses, and reducing the acreage for commercial uses. Refer to Appendix 3.1.3-1 for details. The proposed Otay Ranch GDP/SRP text and policy amendments would also clarify the parks and open space policy to specify the acreages of public and private parks proposed by the Proposed Project.

The proposed Otay Ranch GDP/SRP text and policy amendments would also make minor revisions to the mitigation measures previously adopted in connection with the certified Otay Ranch PEIR (City of Chula Vista and County of San Diego 1993c), which also are included in Part IV of the adopted Otay Ranch GDP/SRP. The minor revisions to certain mitigation measures (landform alteration/aesthetics, cultural resources, vernal pools, and regional and local wildlife corridors) are proposed to recognize changes necessitated by the 2001 amendment to the Otay Ranch GDP/SRP, found in the General Plan Amendment Report (see Appendix 3.1.3-1). In conjunction with these proposed Otay Ranch GDP/SRP amendments, the applicant also requests that the same amendments be included in the previously adopted Otay Ranch Mitigation Monitoring Program (adopted on October 28, 1993).

1.2.1.6 Tentative Map

The Proposed Project includes the Tentative Map (TM 5616), prepared pursuant to the County Subdivision Ordinance. The Tentative Map addresses subdivision of the Project Area, street standards, and infrastructure. Table 1-2 provides a list of the Proposed Project's proposed waivers for Tentative Map TM 5616. These waivers are required to modify the street standards for the Tentative Map.

1.2.1.7 Otay Ranch Resource Management Plan Amendments

The Otay Ranch Phase 1 Resource Management Plan was adopted by the County of San Diego and the City of Chula Vista in October 1993, concurrent with the enactment of the Otay Ranch GDP/SRP. On March 6, 1996, the County adopted portions of the Phase 2 RMP (the Conveyance Schedule and Financing Plan), but not the entire document. The City of Chula Vista adopted the

Phase 2 RMP on June 4, 1996, in its entirety. As discussed further below, the County adopted the County of San Diego MSCP Subarea Plan in 1997, which incorporated portions of the Phase 1 and Phase 2 RMPs.

The County of San Diego and the City of Chula Vista were in the process of updating the Phase 2 RMP as of the writing of this Draft EIR.

1.2.1.8 Potential MSCP Boundary Line Adjustment

The Project Area is located within the South County Segment of the MSCP County of San Diego Subarea Plan area. The MSCP County Subarea Plan identifies areas to be conserved as MSCP Preserve (hardline MSCP Preserve) and areas where development may occur (County of San Diego 1997). The Proposed Project does not propose any MSCP boundary line adjustments to the hardline MSCP Preserve boundaries or development boundaries. There are, however, approximately 72.4 acres within the Project Area that could, at some time in the future, be proposed to be added to the MSCP Preserve, thereby adding to the total acreage of the MSCP Preserve. If a boundary line adjustment is pursued, the Proposed Project must comply with all MSCP provisions governing boundary line adjustments, including the requirement that a biological equivalency analysis be conducted to confirm that the proposed boundary line adjustment results in either an equivalent or superior Preserve.

1.2.2 Technical, Economic, and Environmental Characteristics

1.2.2.1 Planning Context

County of San Diego General Plan

California law requires that each county and city adopt a general plan “for the physical development of the County or City, and of any land outside its boundaries which...bears relation to its planning” (California Government Code, Section 65300). Each general plan must be internally consistent, and all discretionary land use plans and projects must also be consistent with the general plan.

The County’s General Plan provides a broad overview of the County’s vision; however, there are special land use issues and objectives that uniquely pertain to each of the County’s diverse communities. Therefore, individual community plans include goals and policies that are defined to provide more precise guidance regarding the character, land uses, and densities within each community planning area. The County of San Diego General Plan, through the Otay Ranch GDP/SRP, outlines goals, policies, and objectives for land uses within the Project Area. A comprehensive General Plan Update was adopted in 2011 (County of San Diego 2011a, 2011b).

Jamul/Dulzura Subregional Plan

The Project Area is located in the Jamul/Dulzura Subregional Plan area. However, as indicated in the Jamul/Dulzura Subregional Plan (County of San Diego 2011b), due to the size and complexity of the Otay Ranch area, the policies governing development of the Otay Ranch area (including the Project Area) within the Jamul/Dulzura planning boundary have been placed in Volume II of the Otay Ranch Subregional Plan. Therefore, although the Project Area is located in the Jamul/Dulzura Subregional Plan boundary, the Jamul/Dulzura Subregional Plan defers to the Otay Ranch Subregional Plan, specifically Volume II (the Otay Ranch GDP/SRP), for policies pertaining to the Project Area. The policies set forth in the Otay Ranch GDP/SRP take precedence over the Jamul/Dulzura Subregional Plan in the event of any conflicts.

Otay Ranch Subregional Plan Volume II and Otay Ranch GDP/SRP

The Otay Ranch Subregional Plan consists of two volumes of text. Volume I was adopted concurrently with an amendment (GPA 83-01) to incorporate a community plan prepared by the City of San Diego for the Otay Mesa portion of the Subregional Plan area (Otay Mesa Community Plan). Volume II of the Otay Ranch Subregional Plan constitutes the Otay Ranch GDP/SRP, which is a document that governs the Project Area.

The Otay Ranch GDP/SRP was originally adopted by the Chula Vista City Council and the San Diego County Board of Supervisors on October 28, 1993. That adoption was accompanied by certification of the Otay Ranch Final Program EIR and related technical addenda (City of Chula Vista and County of San Diego 1993c). Planning for Otay Ranch was a cooperative effort between the City and the County, and members of the public regularly participated in public workshops during the planning process. This joint planning effort resulted in the Otay Ranch GDP/SRP, an integrated policy document that does the following:

- Identifies the land use pattern and intensities for the Otay Ranch community.
- Identifies Otay Ranch land use, facility, environmental, economic, and social goals, objectives, and policies.
- Informs citizens, the landowner, decision makers, and local jurisdictions of the policies that would 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.
- Provides a foundation for the subsequent consideration and approval of specific plans and subdivision maps.

The approved Otay Ranch GDP/SRP, which was reaffirmed by the County Board of Supervisors as part of the County's MSCP Subarea Plan in 1997 and again in the County General Plan 2020 Update (County of San Diego 2011a), anticipated and planned for the development of the 23,000-acre Otay Ranch project. The Otay Ranch development parcels are discussed below.

Otay Ranch Development Parcels

The Otay Ranch GDP/SRP divides potential development into three parcels: the Otay Valley Parcel, the Proctor Valley Parcel, and the San Ysidro Mountains Parcel. Residential areas within each parcel are grouped into "Villages" and "Planning Areas."

Otay Valley Parcel

The Otay Valley Parcel is composed of 11 urban villages and one planning area located in the westernmost 9,500 acres of Otay Ranch. Most of the Otay Valley Parcel was annexed to the City of Chula Vista starting in 1996 with Sectional Planning Area (SPA) ONE (Villages 1 and 5). Subsequently, SPA Plans for Villages 2 and 3; a portion of Village 4; and Villages 5, 6, 7, 8 West, 8 East, 9, 10, and 11, as well as Planning Area 12, have been approved by the City of Chula Vista, ending in 2014 with the approval of the University Villages (Village 3 North, a portion of Village 4, Village 8 East, and Village 10). These 11 urban villages (Village 1 through 11 within Chula Vista) and Planning Area 12 contain 80% of the residential units planned for Otay Ranch. The Otay Valley Parcel is substantially approved and is approximately two-thirds constructed. It includes higher-density housing and commercial development, including a regional mall. The Proposed Project does not include development of any portion of the Otay Valley Parcel.

Proctor Valley Parcel

The Proctor Valley Parcel, totaling 7,895 acres, encompasses Village 13, Village 14, and Planning Areas 16/19. It is located in the northeastern portion of Otay Ranch, in the unincorporated area of the County. Village 13 is designated as the Resort Village and is being processed under a separate specific plan unrelated to this application.

Village 14 is designated as a "Specialty Village" (and further defined as a "transition village") in the approved Otay Ranch GDP/SRP. Village 14 is planned for residential neighborhoods, local parks, commercial areas, and public uses. The Otay Ranch GDP/SRP establishes policies to reflect the unique aspects of this Specialty Village based on its physical attributes and location within Otay Ranch. The Otay Ranch GDP/SRP's residential component for Village 14 calls for a maximum of 1,723 homes (1,563 single-family residential homes and 150 multi-family residential homes), with a build-out population of approximately 5,384 residents. The specified land uses also identify a Village Core containing a mixed-use area, multi-family residential uses, a neighborhood

park, an elementary school, a golf or recreation center, a transit stop, affordable housing, and a fire station. The Otay Ranch GDP/SRP states that Village 14 would focus on some type of recreational theme, with golf or equestrian uses offered as examples but not as requirements.

Planning Areas 16/19, referred to in the Otay Ranch GDP/SRP as the “Jamul Rural Estate Area,” are designated by the Otay Ranch GDP/SRP as a 1,136-acre rural, low-density residential community with 410 single-family homes and a build-out population of 1,312. As a rural planning area, the Otay Ranch GDP/SRP does not identify any village core for the Jamul Rural Estate Area. Approximately 127 acres within the applicant’s ownership in the Jamul Rural Estate Area is designated by the Otay Ranch GDP/SRP as LDAs. As previously described in Section 1.2.1, LDAs are open space areas that are privately owned and within which development is not allowed other than infrastructure such as roads and utilities. The LDAs are not part of the Otay Ranch RMP Preserve; they are included as part of the private lots or roads in the Tentative Map for Planning Area 16.

San Ysidro Mountain Parcel

The San Ysidro Mountain Parcel covers approximately 5,555 acres and includes Village 15 and Planning Area 17. The San Ysidro Mountain Parcel is located east and south of the Otay Reservoir in the unincorporated County. Village 15 was intended to accommodate higher-end residential units to house executive personnel associated with Otay Ranch’s planned business parks (plus the Otay Mesa area’s planned business parks), urban centers, planned university uses, and the Otay Mesa industrial area. However, Village 15 development opportunities have been reduced due to its acquisition by CDFW or lands conveyed to the Otay Ranch RMP POM for conservation purposes. Planning Area 17 contains ranch sites considerably larger and more rural than elsewhere in Otay Ranch. It was intended to accommodate a rural, low-density residential area. The Proposed Project would not involve any development on this parcel.

Ownership Fragmentation

At the time that the Otay Ranch GDP/SRP was adopted and the Final EIR certified, the entire Otay Ranch area (approximately 23,000 acres) was controlled by a single owner, the Baldwin Company. In 1997, the Baldwin Company lost ownership of portions of Otay Ranch, resulting in a fragmented ownership pattern based on parcel boundaries that did not coincide with planning area or village boundaries. In 2003, subsequent to the ownership fragmentation, CDFW acquired noncontiguous portions of Otay Ranch Village 14 and Planning Area 16. In 2014, the Proposed Project applicant acquired the remaining portions of Otay Ranch Village 14 and Planning Areas 16/19. A portion of Village 14 within the City of Chula Vista, which is often referred to as the “inverted L,” is not owned by the applicant and has been excluded from the Project Area. The portions of Village 14 and Planning Area 16 currently owned by CDFW are included in CDFW’s

Rancho Jamul Preserve and, other than off-site roads and utilities, are not included within the Project Area. The underlying developable land uses on CDFW's property are approved in the Otay Ranch GDP/SRP and remain as such in the County's current General Plan. Accordingly, for the purposes of this EIR, the cumulative impacts analyzed include assumptions that the CDFW property would be developed as approved in the Otay Ranch GDP/SRP, even though CDFW is maintaining the property as Preserve land.

MSCP County of San Diego Subarea Plan – South County Segment

In 1998, the multi-jurisdictional MSCP Plan was adopted. The MSCP is a comprehensive habitat conservation planning program for southwestern San Diego County. The MSCP preserves a network of habitat and open space to protect biodiversity, and also provides for the issuance of federal and state permits and other authorizations under both the federal and state Endangered Species Acts and the National Communities Conservation Planning Act of 1991. Local jurisdictions implement their respective portions of the MSCP Plan through subarea plans. Otay Ranch is located within the boundaries of the MSCP County of San Diego Subarea Plan area. The MSCP County Subarea Plan includes three segments, and the Proposed Project is located within the South County Segment. The MSCP, when adopted, included the Otay Ranch GDP/SRP and corresponding Otay Ranch RMP, which establish "hardline Preserve" and development areas.

The MSCP County Subarea Plan and Implementing Agreement (IA) provide that all development-related impacts to Covered Species within take-authorized areas or areas found to be in compliance with the County's Biological Mitigation Ordinance (BMO) are deemed mitigated through participation in the MSCP County Subarea Plan. Section 86.502 of the BMO, Application of Regulations, states that, unless exempt, the BMO "shall apply to all land within San Diego County shown on the MSCP Boundary Map (Attachment A of Document No. 0769999 on file with the Clerk of the Board)." Section 86.503 of the BMO, Exemptions, identifies eleven criteria for exemptions (County of San Diego 2010). Three areas within Village 14, identified as PV1, PV2, and PV3, do not qualify for an exemption. Accordingly, a BMO Analysis and Findings analyzing PV1, PV2, and PV3 pursuant to the requirements of the BMO is provided in Appendix A of the Biological Resources Technical Report for the Proposed Project (Appendix 2.4-1). Notably, this analysis does not apply the BMO requirements to other areas of Village 14 or to any of Planning Areas 16/19, since these areas are explicitly exempt pursuant to Section 86.503(a)(4) of the BMO (County of San Diego 2010).

Otay Ranch Resource Management Plan

The Otay Ranch GDP/SRP was designed, in part, to create a managed Preserve system that would conserve important natural resources, including multiple sensitive species and their

habitats. The Otay Ranch GDP/SRP provided for this managed Preserve system through adoption of the Otay Ranch RMP, which designated the 11,375-acre Otay Ranch RMP Preserve and established the Otay Ranch RMP POM, funded in perpetuity through an assessment mechanism. The Phase 1 RMP established the policy and framework for the Otay Ranch RMP Preserve system, and the Phase 2 RMP established the mechanisms for the management of the POM. Collectively, the two documents create the Otay Ranch RMP Preserve, and establish the POM and the RMP Preserve funding and conveyance mechanisms. The Otay Ranch RMP was approved prior to the MSCP, and was incorporated into the MSCP County Subarea Plan and Implementing Agreement.

The Otay Ranch RMP requires that the Otay Ranch RMP Preserve be conveyed over to the POM as development occurs in Otay Ranch. For every “developable acre” (as defined by the Phase 2 RMP) of land that is included in a final subdivision map, 1.188 acres of Otay Ranch RMP Preserve land is conveyed to the designated POM for inclusion in the Otay Ranch RMP Preserve. The Otay Ranch RMP Preserve is designed to protect biological resources; natural resources such as floodplains, watersheds, wetlands, viewsheds, steep slopes, and wildlife linkages; and archaeological and paleontological resources. It is also a multi-species system that protects species that currently are threatened and endangered, and preserves the habitat of other species so they do not become endangered.

The Otay Ranch RMP is the regulatory document governing sensitive lands within Otay Ranch, and is to be applied in lieu of the County Resource Protection Ordinance.

1.2.2.2 Grading Plan

Development of the Proposed Project would occur on terraces integrated into the natural landform to minimize grading, optimize views, and promote passive solar heating and cooling opportunities. Figure 1-12, Conceptual Grading Plan, depicts the grading plan for the Proposed Project. Approximately 8.9 million cubic yards of cut and 8.9 million cubic yards of fill are proposed for a balanced grading operation.

The Proposed Project’s grading would generally conform to the existing topography and would maintain natural drainages as stormwater conveyances. The post-grade site relief would be consistent with current topography, and manufactured slopes would maintain the predominantly moderately sloping terrain. Manufactured slopes would occur between neighborhoods and along roadways. The slopes would be landscaped with a mixture of trees, shrubs, and groundcover to soften the manufactured appearance. In addition, the proposed streets would typically follow natural landforms, and the graded slopes would be organically shaped and blended into the existing topography at toe-of-slope and development boundaries. Within Planning Areas 16/19, where lot sizes would be 1 to 2 acres minimum and 1 to 3 acres average, grading would be

minimized to provide roadway access, utilities, and building pads only. In the steeper portions of Planning Areas 16/19 located in the northerly and easterly edges of the proposed Development Area, grading would be limited to minor portions of the overall lot and would “daylight” into natural terrain, maintaining the dominant physical characteristics of the area.

1.2.2.3 Project Phasing

Figure 1-13, Conceptual Phasing Plan, depicts the phasing plan for the proposed land uses. In general, phasing of the Proposed Project would occur in four geographic areas: North Village 14, Central Village 14, South Village 14, and Planning Areas 16/19. Phasing would be non-sequential to allow for adjustments in response to market changes, economic conditions, and/or regulatory constraints. Development of the Proposed Project would be divided into phases, as shown with different colors in Figure 1-13. The PFFP imposes specific requirements on each development phase to ensure that the Otay Ranch GDP/SRP facility thresholds are met for each phase of development. In addition, a site-specific site plan would establish the development program, facilities, site design, parking, architecture, and landscaping, and would be prepared for the mixed-use planning area.

1.2.2.4 Construction and Maintenance Responsibilities

Table 1-3, Proposed Discretionary Approvals and Permits, summarizes the Proposed Project’s anticipated acquisition, construction, maintenance, ownership, and access responsibilities for facilities and infrastructure.

1.2.2.5 Environmental Constraints and Design Considerations

To comply with County, state, and federal environmental regulations and policies, the Proposed Project was designed to locate development away from most sensitive biological, archaeological, and geological resources. Environmental constraints reflected in the Proposed Project’s design include the following:

- **Sensitive Biological Resources:** Section 2.4, Biological Resources, describes on-site resources, including wetlands, coast live oak woodland, coastal sage scrub, and chaparral. These sensitive habitats support a number of plant and wildlife species, including some with protective designations under state and/or federal law. The Proposed Project was designed to avoid sensitive biological resources, where feasible. For example, the Proposed Project would realign Central Proctor Valley Road to avoid a vernal pool restoration site, and would conserve key habitat areas and wildlife corridors.
- **Cultural Resources:** The Phase I inventory of the Project Area identified 112 archaeological sites; of these, 94 were previously recorded and 18 were newly

discovered. A total of 57 resources are located in or intersect the Development Area of the Proposed Project, consisting of 44 archaeological sites, two historic structure, and 11 isolates.

- **Steep Slopes:** The Otay Ranch GDP/SRP and RMP established a Ranch-wide standard that requires preservation of at least 83% of the steep slopes (slopes with gradients of 25% or greater) throughout Otay Ranch. With respect to Village 14 and Planning Areas 16/19, 194.3 acres of steep slope impacts was allocated to the Proposed Project and 108 acres of steep slopes was allocated to CDFW ownership (see Table 1-4, Otay Ranch Steep Slopes). Figures 1-14a, 1-14b, and 1-14c, Steep Slopes Analysis, show approximately 182.8 acres of steep slope impacts within the applicant's ownership of the Proposed Project and approximately 11.9 acres of steep slopes off site within CDFW ownership, which is consistent with the Phase 2 RMP.
- **Visual Resources:** Scenic values extend throughout Proctor Valley. Proctor Valley Road is a County-designated scenic highway due to surrounding hills and landforms. Village 14 is generally not visible from the adjacent areas, and Planning Areas 16/19 may be visible from adjacent communities in Jamul. The alignment of Proctor Valley Road seeks to preserve significant rock outcroppings and landforms, and preserves the views to the Upper Otay Reservoir.
- **Wildfire Hazards:** The Project Area is located in an area subject to wildfires. The Proposed Project would be served by the San Diego County Fire Authority and was designed to be compliant with the Consolidated Fire Code. A 2.3-acre public safety site would house a fire station in the Village Core within Central Village 14. A Fire Protection Plan was prepared to identify specific fuel management zones where development would be restricted to buffer development from open space areas (see Appendix 3.1.1-2). The Proposed Project is designed to include multiple access points and an internal road system built to accommodate fire vehicles and emergency services. Further, Otay Ranch Village 13, located southeast of the Project Area, is being processed through the County. Village 13 would be conditioned to provide a staffed fire station that would be capable of responding to, and assisting with, calls for service from the Proposed Project. Based on the Proposed Project and the proposed Village 13 project, the San Diego County Fire Authority has committed to realigning resources to better serve the area. Additionally, all buildings would be required to be constructed using fire-ignition-resistant construction techniques and materials, and landscaping would consist of fire-safe plants.

Project Design Features

Specific environmental design considerations have been incorporated into the Proposed Project. These are listed in Table 1-5, Project Design Features.

1.3 Project Location

The Project Area is located in an unincorporated area in southwestern San Diego County, approximately 0.25 miles east of the Chula Vista city limit and 1 mile south of Jamul. More specifically, the Project Area is located primarily southeast of Proctor Valley Road, within the Jamul Mountains U.S. Geological Survey 7.5-minute quadrangle, Township 17 South, Ranges 1 East and 1 West, Sections 8, 9, 16, 17, 18, 19, 20, 25, and 30. The approximate center of the Project Area is located at a latitude and longitude of 32°40'57" north and 116°54'24" west.

The Project Area encompasses approximately 1,369 acres, including all of the Proposed Project applicant's ownership in Otay Ranch Village 14 and Planning Areas 16/19 (1,283.6 acres), as noted in Figure 1-2. Regional access would be provided by SR-125, which is located approximately 3 miles west of the Project Area (see Figure 1-3). Local access to the Proposed Project would be provided from the west by Proctor Valley Road.

Figure 1-3 depicts the boundaries of the Project Area in a regional and local context. Figure 1-4 provides an aerial overview of the Project Area and surrounding areas.

1.4 Environmental Setting

The following discussion provides an overview of the environmental setting of the Proposed Project. Detailed discussions of the environmental setting as it pertains to each environmental issue area are included in Chapter 2, Significant Environmental Effects of the Proposed Project, and Chapter 3, Environmental Effects Found Not to Be Significant, of this EIR.

1.4.1 Regional Setting

The Project Area is in an unincorporated area of southwestern San Diego County, located approximately 15 miles east of the Pacific Ocean and 10 miles north of the international border with Mexico. The Project Area is located approximately 15 miles from downtown San Diego, 0.25 miles east of the Chula Vista city limit, and 1 mile south of the unincorporated community of Jamul.

The Proposed Project is a component of an approximately 23,000-acre master planned community that spans the City of Chula Vista, San Diego County, and the Otay Mesa area of the City of San Diego. The Project Area is located within the Proctor Valley Parcel of the Otay

Ranch GDP/SRP planning area, north of the more urban Otay Ranch Villages and the eastern territories of Chula Vista.

Regional circulation in the Project Area is provided by SR-125, located approximately 3 miles to the west, and I-805, approximately 8 miles to the west. SR-54, approximately 6 miles to the northwest, connects to SR-125 and I-805 and provides regional east/west access. I-905, approximately 7 miles to the south of the Project Area, provides additional east/west access and connects to SR-125 and I-805. SR-94, approximately 3 miles to the northeast of the Project Area, passes through Jamul.

1.4.2 Geographical and Topographical Setting

The Project Area is located in Proctor Valley, a south-sloping valley that encompasses Proctor Valley Road. The Project Area is undeveloped, with on-site elevation ranging between 550 and 1,345 feet above mean sea level. The Project Area is surrounded by San Miguel Mountain to the northwest and the Jamul Mountains immediately to the southeast, with the foothills of these mountains encroaching into the Project Area. Eastern portions of Planning Area 16 are located in the foothills of the Jamul Mountains and contain the highest elevations.

The topography of Proctor Valley generally consists of broad, gentle hillsides. The terrain east of Proctor Valley 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 northern end of the Project Area. Proctor Valley continues north of the Jamul Mountains as a broad, even meadow with rolling hillsides. Proctor Valley is physically and visually isolated from Chula Vista to the south and Jamul to the north.

The Project Area is located north-northeast of the Upper and Lower Otay Reservoirs. The Upper and Lower Otay Reservoirs are the two major water bodies of the Otay Watershed. They serve as impounding reservoirs that are part of the City of San Diego's municipal water supply system. The Upper Otay Reservoir, when full, is approximately 20 surface acres, and the Lower Otay Reservoir is approximately 1,100 surface acres when full.

The Project Area has been subject to varying degrees of disturbances from grazing and off-road vehicles. The Project Area is currently vacant, as there have been no farming or ranching activities on the property since 1996.

1.4.3 Surrounding Land Uses

Figure 1-4 depicts the surrounding land uses in proximity to the Project Area. Existing development, including the master planned communities of Eastlake Woods, Bella Lago, Salt Creek Ranch, and Rolling Hills Ranch, is located approximately 1 mile to the southwest of the

Project Area. Commercial centers are located in Eastlake and Rolling Hills Ranch, and regional shopping is located in Otay Ranch. The proposed Village 13 Resort development is located south of the Project Area. The Upper and Lower Otay Reservoirs are also located south of the Project Area. The City of San Diego's MSCP Cornerstone Lands are located adjacent to the Project Area to the south. The Cornerstone Lands Multi-Habitat Planning Area Preserve areas include the lands surrounding the Otay Reservoir system under the jurisdiction of the City of San Diego (more specifically, the Water Utilities Department). The community of Jamul is located approximately 1 mile to the north of the Project Area and is rural in character, as reflected by primarily large-lot estates and horse ranches. Rancho San Diego, which is more densely developed, is located to the northwest.

The Project Area is abutted by existing MSCP Preserve lands (see Figure 1-15, Open Space). The approximately 5,600-acre Rancho Jamul Ecological Reserve, owned and managed by CDFW, abuts the western and eastern boundaries of the Project Area. These CDFW-owned lands are a part of the Otay Ranch GDP/SRP and are interspersed with the Project Area, with a large block of habitat located farther to the east of the Project Area. Federal Bureau of Land Management lands, known as Otay Mountain Wilderness, are located to the south and southeast of the Project Area. The 11,152-acre San Diego National Wildlife Refuge, stretching from Jamul to communities in Spring Valley and eastern Chula Vista, abuts the Project Area to the north. The National Wildlife Refuge is the USFWS's contribution to the MSCP Preserve.

The Otay Valley Regional Park is a large open space area to the south of the Project Area linking south San Diego Bay with Lower Otay Reservoir. The Otay Valley Regional Park is a multi-jurisdictional planning effort by the County of San Diego and the cities of San Diego and Chula Vista. It covers 200 acres from the salt ponds at the mouth of the Otay River, through the Otay River Valley, to the land surrounding the Otay Reservoir system.

1.5 Intended Uses of the EIR

This EIR is a project-level document that evaluates the potential environmental impacts of the Proposed Project (i.e., Specific Plan, General Plan Amendments, Rezone, Tentative Map, and other land use approvals). This EIR evaluates all elements of the Proposed Project, including the construction (short-term) and operational (long-term) impacts associated with its development. As explained above, the Otay Ranch PEIR was previously prepared and certified for the entire Otay Ranch as part of the 1993 review and approval process for the Otay Ranch GDP/SRP. The certified Otay Ranch PEIR evaluated development of the entire Otay Ranch community, including the Project Area. This EIR tiers from the previously certified Otay Ranch PEIR, as permitted by Sections 15152 and 15168 of the CEQA Guidelines.

This EIR was prepared in accordance with the requirements of the County of San Diego EIR Format and General Content Requirements (County of San Diego 2006) and the CEQA Statute and CEQA Guidelines (California Public Resources Code, Section 21000 et seq., and 14 CCR 15000 et seq.). The Proposed Project's Notice of Preparation (NOP) was released for public review on December 15, 2016, and associated comment letters received during the public review period are included as Appendix 1-1 of this EIR. The Initial Study prepared for the Proposed Project is included as Appendix 1-2. This EIR addresses issues identified in the Initial Study and comments received regarding the NOP, all of which are summarized in Appendix 1-3, NOP Comments List, which identifies the NOP comments and cross-references them to the sections of the EIR where they are addressed.

This EIR is an informational document that will inform public agency decision-makers and the public of the significant environmental effects of the Proposed Project, identify ways to reduce the significant effects, and describe reasonable alternatives to the Proposed Project. The decision-makers will consider the information presented in this EIR, along with other information presented to the County, before taking action on the Proposed Project.

The County is the lead agency for the Proposed Project. For each significant environmental impact identified in the EIR, the County must make findings in accordance with CEQA Guidelines Section 15091, and, if the mitigation presented in this EIR would not reduce impacts to below a level of significance, the County must prepare a statement of overriding considerations to approve the Proposed Project. Responsible agencies for the Proposed Project are identified in Table 1-3 and Table 1-6, Future Discretionary Approvals and Permits. Table 1-6 lists future discretionary actions that may rely on this EIR, including site plans for single-family neighborhoods, park areas, and other land uses and improvements listed in Section 1.2.1 of this EIR.

1.5.1 Matrix of Project Approvals/Permits

The Proposed Project would require a variety of discretionary actions, approvals, and permits by various agencies. It is anticipated that this EIR will be used by these agencies in their decision-making process. Table 1-3 summarizes the discretionary actions, approvals, and permits required for the Proposed Project, and identifies agencies that would be responsible for granting the approvals and permits. Appendix 3.1.3-1 describes the proposed General Plan Amendments associated with the Proposed Project. Table 1-6 summarizes the future discretionary actions, approvals, and permits required for the Proposed Project after County approval, and identifies the agencies that would be responsible for granting those approvals and permits. The responsible agencies, identified in Tables 1-3 and 1-6, would use this EIR in their discretionary approval processes involving issuance of required permits or other approvals for the Proposed Project.

1.5.2 Related Environmental Review and Consultation Requirements

Pursuant to the CEQA Guidelines (Section 15365), the County prepared an NOP for this EIR (Appendix 1-1). The NOP was publicly circulated for 39 days (a 30-day public review period with additional days for the holiday), beginning December 15, 2016, and ending January 23, 2017. The County held a public scoping meeting on January 10, 2017, at the Oak Grove Middle School Library to provide responsible agencies and members of the public with information about the CEQA process and to provide further opportunities to identify environmental issues and alternatives for consideration in the EIR. Public comments received during the NOP scoping process are provided in Appendix 1-3 to this EIR.

Significant outreach has been made to a number of stakeholders, including agencies, districts, community groups, and the public. Key stakeholder groups consulted during the planning process include Native American interests, wildlife agencies (CDFW and USFWS), the California Department of Transportation, the Otay Water District, the San Diego County Water Authority, the Metropolitan Water District, the Local Agency Formation Commission, the County Fire Authority, the City of San Diego, the City of Chula Vista, the San Diego County Sheriff's Department, the San Diego County Department of Parks and Recreation, local school districts, and the Jamul/Dulzura Community Planning Group.

1.6 Project Inconsistencies with Applicable Regional and General Plans

A number of adopted regional and general plans apply to the Proposed Project. The Proposed Project was analyzed to determine its consistency with these plans (see Appendix 3.1.3-1). As part of this analysis, the San Diego County General Plan (County of San Diego 2011a), including the Otay Ranch GDP/SRP and Jamul/Dulzura and Otay Ranch Subregional Plans, was reviewed for applicable land use designations, goals, and policies. Other plans were also reviewed, including the MSCP Plan, the MSCP County Subarea Plan, the Otay Ranch Phase 1 RMP, the Otay Ranch Phase 2 RMP, the State Implementation Plan, the San Diego County Air Pollution Control District Regional Air Quality Strategy, the Otay River Watershed Management Plan, the Otay Valley Regional Park Concept Plan, the Regional Water Quality Control Board Basin Plan, and the San Diego Association of Governments (SANDAG) Regional Plan. The Proposed Project's consistency with these plans is discussed further in Section 3.1.3, Land Use and Planning, of this EIR.

The Proposed Project is generally consistent with the above-mentioned plans. The Proposed Project would include minor amendments to the County's General Plan land use plan to reflect the accurate Otay Ranch GDP/SRP development boundary (see Figures 3.1.3-6 and 3.1.3-7 in Section 3.1.3, Land Use and Planning). As previously described, a General Plan Amendment would also be processed to change the classification of specific segments of Proctor Valley Road

in the General Plan Mobility Element from a 2.2E Light Collector to a 2.2A/2.2F Light Collector (see Section 1.2.2.5, Environmental Constraints and Design Considerations, for details), and to delete a segment within of Proctor Valley Road Planning Area 16. With these proposed amendments, the Proposed Project would be consistent with the County's General Plan; see Section 3.1.3 and Appendix 3.1.3-1 for further details.

The Proposed Project would also include a rezone for minor amendments to correct County GIS mapping inconsistencies to the boundaries within the applicant's ownership to reflect the accurate Otay Ranch GDP/SRP development boundary. The Proposed Project is consistent with the current zoning designations and does not include any other amendments to the County Zoning Ordinance aside from these mapping corrections.

Although the Proposed Project does not propose any preserve boundary line adjustments to the MSCP County Subarea Plan, Otay Ranch RMP, or Otay Ranch GDP/SRP maps, it is possible in the future that the Proposed Project applicant may elect to amend the maps to convert areas currently designated as "Conserved Open Space" in the Specific Plan to "Open Space Preserve." If the Proposed Project proceeds with this option, a MSCP boundary line adjustment would be proposed. An MSCP boundary line adjustment requires approval from the County, with concurrence from USFWS and CDFW. Any such boundary line adjustment between the Otay Ranch RMP/MSCP Preserve and development areas would require conformance with requirements of the MSCP County Subarea Plan, Otay Ranch RMP, and Otay Ranch GDP/SRP regarding boundary line adjustments. Approval of such amendments and actions would make the Proposed Project consistent with all applicable adopted regional and general plans.

1.7 List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area

CEQA Guidelines define cumulative impacts as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts" (14 CCR 15335). The guidelines further state that the individual effects may be the various changes resulting from a single project or the changes resulting from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable future projects. Cumulative impacts may result from individually minor but collectively significant projects taking place over a period of time (14 CCR 15355). The CEQA Guidelines, Section 15130, require that an EIR include either (a) a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or (b) a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document that has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to a cumulative impact.

For the purposes of this EIR, the geographic scope of the cumulative analysis for each environmental topic in Chapters 2 and 3 includes a combination of growth projections and a project list. Population and employment data used for this analysis were developed for the San Diego County region by SANDAG for Year 2050 (SANDAG 2010). As stated in Section 2.9, Transportation and Traffic, of this EIR, the traffic impact analysis used the SANDAG Series 11 Year 2025 Transportation Model for analysis of near-term impacts. The cumulative impact analysis for other environmental issues used the SANDAG 2050 Regional Growth Forecast because it describes the impacts of growth from a long-term perspective based on adopted land use plans, and is less subject to short-term fluctuations in economic conditions and land development cycles (SANDAG 2010). For long-term traffic impacts, the SANDAG Year 2030 Transportation Model was used. The SANDAG transportation models for various years are available online (<http://gis.sandag.org/tficsr11>). In addition to being used for assessing traffic impacts, the SANDAG model incorporates other projects, including growth projections that are analyzed as part of Section 3.1.3, Land Use and Planning, and Section 3.1.5, Population and Housing, of this EIR. Table 1-7, Cumulative Projects List, identifies the list of approved/pending projects that were used for the near-term cumulative traffic impact analysis; see also Figure 1-16, Cumulative Projects. A defined cumulative geographic area and detailed discussion of potential cumulative impacts is included for each environmental issue in Chapters 2 and 3 of this EIR.

1.8 Growth-Inducing Impacts

CEQA requires that an EIR discuss the growth-inducing impacts of a project. Specifically, Section 15126.2(d) of the CEQA Guidelines requires an EIR to discuss “the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment,” including projects that would remove obstacles to population growth. The guidelines also require that an EIR discuss “the characteristics of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively” (14 CCR 15000 et seq.). This section discusses the characteristics of the Proposed Project that have the potential to be growth inducing, and the ways in which the Proposed Project may influence growth in the area.

The growth-inducing impacts of the overall development of Otay Ranch, which includes the Project Area, were analyzed in the previously certified Otay Ranch PEIR (City of Chula Vista and County of San Diego 1993c). As noted previously, this EIR tiers from the previously certified Otay Ranch PEIR prepared for the Otay Ranch GDP/SRP.² The certified Otay Ranch

² The certified Otay Ranch PEIR is available for public inspection and review at the County of San Diego, Department of Planning and Development Services, 5510 Overland Avenue, San Diego, California.

PEIR concluded that development of Otay Ranch would result in direct and indirect (cumulative) impacts related to growth inducement because it would increase the population, housing, and employment opportunities within the Otay Ranch GDP/SRP area in excess of the growth already occurring or projected for the area. Additionally, infrastructure would be provided in areas that did not previously have such infrastructure.

The following discussion is provided to evaluate the Proposed Project's potential growth-inducing effects, and to determine if such effects are consistent with the level of growth anticipated in the previously certified Otay Ranch PEIR. To examine this issue, potential growth-inducing effects are examined below through analysis of the following questions:

- Would the project remove obstacles to growth (e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development)?
- Would the project result in the need to expand one or more public services to maintain desired levels of service?
- Would the project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
- Would approval of the project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

Under CEQA, growth-inducing effects are not to be construed as necessarily beneficial, detrimental, or of little significance to the environment (14 CCR 15126.2(d)). The analysis below evaluates the ways in which the Proposed Project could contribute to significant changes in the environment, beyond the direct consequences of developing the land use plan examined in the subsequent sections of this EIR. Although implementation of the Proposed Project would result in the establishment of new homes, businesses, and public facilities, the associated increases in population, housing, and employment represent growth previously planned for, and anticipated to occur within, the Otay Ranch planning area.

1.8.1 Removing Obstacles to Growth

Development projects may contribute to growth simply by removing obstacles to such growth. The Proposed Project would not remove obstacles to growth, since most of these obstacles were eliminated through previous planning efforts. In addition, new constraints on development reduce the Proposed Project's potential to induce growth. Since the Otay Ranch PEIR was certified in 1993, three significant changes to the Otay Ranch planning area have occurred that demonstrate that the Proposed Project would not remove existing obstacles to growth.

First, the Otay Ranch GDP/SRP's approved population, housing, and employment projections have been accounted for in regional projections. As a result, the Proposed Project's population, housing, and employment opportunities are consistent with the growth projected for the area and are not considered growth inducing.

Second, public agencies have acquired developable portions of the San Ysidro Mountain and Proctor Valley Parcels for conservation purposes, including portions of Village 14 and Planning Area 16, as well as Village 15 south of the Project Area. Accordingly, the Otay Ranch GDP/SRP assumptions regarding the number and size of certain circulation, sewer, water, and drainage facilities, and other utilities necessary to serve the originally contemplated level of development in the Otay Ranch's San Ysidro and Proctor Valley Parcels in the County are no longer applicable. The cumulative level of development in those parcels is less than assumed by the Otay Ranch GDP/SRP.

Third, the MSCP Plan and the MSCP County of San Diego Subarea Plan were adopted since the approval of the 1993 Otay Ranch GDP/SRP. Although the MSCP Preserve boundaries generally coincide with the Otay Ranch RMP Preserve boundaries, since the state and federal wildlife agencies (CDFW and USFWS) have sanctioned the MSCP as a means of implementing their respective obligations, there is now greater certainty that the Preserve system will be fully implemented. With respect to the Proposed Project, the Project Area is surrounded by MSCP Preserve lands. Because of these Preserve acquisitions and the changes to the Otay Ranch planning area discussed above, the Proposed Project's growth-inducing effects would be less in the San Ysidro and Proctor Valley Parcels than what the previously certified Otay Ranch PEIR anticipated.

A project may also result in growth-inducing impacts through revisions to land use policies, such as general plan amendments, annexations, and rezones. As discussed in the following paragraphs, the Proposed Project includes an application for General Plan amendments to the Mobility Element. Other than minor boundary adjustments to correct mapping inconsistencies, however, no policy amendment or rezone is proposed.

The General Plan amendments would not result in growth-inducing impacts. The proposed amendments are designed to reduce the width of Proctor Valley Road. The Otay Ranch GDP/SRP Amendment would amend the classification of Proctor Valley Road from a four-lane major road to a two-lane light collector (Mobility Element 2.2E Light Collector to a 2.2A/2.2F Light Collector) (see Section 1.2.2.5 for details). The lower road classification would reduce the capacity of the road, which would constrain growth that might otherwise be caused by a four-lane major road oversized for the needs of the Proposed Project and surrounding area. Because of its reduced carrying capacity, the proposed re-classification of Proctor Valley Road would result in fewer growth-inducing impacts than previously analyzed in the certified Otay Ranch PEIR.

Additionally, the GDP/SRP Amendment would eliminate the four-lane major extension of Proctor Valley Road east toward SR-94 within the Project Area. This roadway classification change would have no growth-inducing impacts. Refer to Section 3.1.3 and Appendix 3.1.3-1 for details regarding the Mobility Element amendment.

The Proposed Project would include conservation of approximately 426.7 acres of Otay Ranch RMP Preserve lands (see Table 1-1, Land Use Summary). This land is part of the Preserve design that establishes an 11,375-acre Otay Ranch RMP Preserve. Approximately 350 acres of Otay Ranch RMP Preserve outside of the Project Area would also be conveyed to the POM with the Proposed Project, for a total of approximately 778 acres. The Proposed Project's Otay Ranch RMP Preserve design would establish an open space system around the eastern and northern boundaries of the Project Area, limiting growth-inducing impacts of the Proposed Project.

The Proposed Project also would require construction of roads to provide local access to the Proposed Project and adequate internal circulation. These roads would not provide direct access to any off-site areas or increase the capacity of the overall regional circulation system.

1.8.2 Requiring Expansion of Public Services

Growth-inducing impacts may result from extension or expansion of public services to a project site. The Proposed Project includes plans to extend public services and utilities to the Project Area, giving rise to the potential for growth-inducing impacts.

The Proposed Project is included in the service area of the Otay Water District (OWD), and has been incorporated into OWD's Master Plan. Although water lines would be extended to the Project Area, these facilities have already been included in the OWD Master Plan, and, accordingly, will not be growth inducing.

Likewise, the sewer service that would be extended to the Project Area has been anticipated and assumed into the regional system since the Otay Ranch GDP/SRP was approved in 1993. Sewer capacity would be provided by the County of San Diego using the City of Chula Vista's sewer conveyance system. The Salt Creek Interceptor in the City of Chula Vista was designed in 1994 to accommodate flows from the Proposed Project. In addition, the Salt Creek Basin Fee program in the City of Chula Vista assumed that the Proposed Project's dwelling units would be included within the City of Chula Vista's sewer program. Per a 2015 Salt Creek Basin Study (City of Chula Vista 2015), capacity exists to accommodate the needs of the Proposed Project (see Appendices 3.1.8-1 and 3.1.8-2). In July 2016, the City of Chula Vista and the County of San Diego entered into a sewer transportation agreement that only allows units approved in Otay Ranch to use the sewer that would be extended to the Proposed Project. In short, the sewer facilities that would be extended to the Proposed Project have always been

anticipated, assumed into the regional system, and now—pursuant to the City/County agreement—are prohibited from accommodating any additional growth other than the already anticipated growth of Otay Ranch. For these reasons, potential off-site growth-inducing impacts associated with extension of water and sewer services to the Project Area would have a less-than-significant growth-inducing impact.

The Proposed Project would also require additional emergency fire service and law enforcement services. The Proposed Project reserves a public safety site to serve the Project Area and the surrounding areas within the Otay Ranch GDP/SRP planning area. Within the 2.3-acre public safety site, a fire station and satellite sheriff's facility would be constructed. The certified Otay Ranch PEIR previously analyzed emergency fire service, sheriff's service, and a fire station. Because the Proposed Project's public service needs are no greater than those already assessed in the certified Otay Ranch PEIR, the Proposed Project's need for, and provision of, public services would not have growth-inducing impacts.

Lastly, the Proposed Project would require school services. The Proposed Project is estimated to generate the need to accommodate approximately 460 elementary school students, 136 middle school students, and 256 high school students based on 1,119 residential units. The Proposed Project reserves an elementary school site (9.7 acres) centrally located within the Village Core. As discussed previously, the CVESD may decide that an elementary school located within the Project Area is either not needed or not ideal for its particular needs. In such case, the elementary school would not be built, and the site reserved for the elementary school would instead be developed for residential uses, consisting of 97 dwelling units.

Although the Proposed Project anticipates development of the school site for educational purposes, the analysis herein is based on a scenario under which the elementary school is not developed and, rather, the 97 units are constructed. This is because, under either scenario, the same footprint would be developed, resulting in the same impacts to Aesthetics (Section 2.1), Agricultural Resources (Section 2.2), Biological Resources (Section 2.4), Cultural and Tribal Cultural Resources (Sections 2.5 and 2.11), Geology and Soils (Section 2.6), Paleontological Resources (Section 2.10), Hydrology and Water Quality (Section 3.1.2), and Mineral Resources (Section 3.1.4). However, not developing a school may result in greater impacts due to the additional 97 units and associated increased population (Section 3.1.1, Hazards and Hazardous Materials; Section 3.1.3, Land Use and Planning; and Section 3.1.5, Population and Housing); an increase in traffic (Section 2.9, Transportation and Traffic); an increase in greenhouse gas and air quality emissions and noise generation (Section 2.3, Air Quality; Section 2.7, Greenhouse Gas Emissions; and Section 2.8, Noise); an increase in energy usage (Section 3.1.9); and an increase in demand for public services and utilities (Section 3.1.6, Public Services; Section 3.1.7, Recreation; and Section 3.1.8, Utilities and Utility Systems). This method of analysis ensures that the EIR provides for a "worst-case" scenario.

Service availability letters have been provided by CVESD, the Sweetwater Union High School District, the Jamul/Dulzura Union School District, and the Grossmont Union High School District indicating that students from the Proposed Project can be accommodated (Appendix 3.1.6-3). Because the student generation for the area is no greater than already analyzed in the certified Otay Ranch PEIR, the Proposed Project would not have a growth-inducing impact on schools.

1.8.3 Encouraging or Facilitating Economic Activities

A project may result in growth-inducing impacts if it encourages growth in surrounding areas through economic stimuli, such as the construction of homes, golf courses, shopping centers, and industrial facilities. As homes are developed and occupied, residents of the Proposed Project would seek shopping, entertainment, employment, and other economic opportunities in the surrounding area, including the community of Jamul and City of Chula Vista.

The growth-inducing impacts of the Proposed Project were previously analyzed in the certified Otay Ranch PEIR, and the Proposed Project would not foster growth beyond that already analyzed and planned for in the Otay Ranch planning area. In addition, the Proposed Project would not include the golf course suggested in the Otay Ranch GDP/SRP and analyzed in the certified Otay Ranch PEIR. Therefore, the Proposed Project is not likely to provide an economic stimulus to growth.

1.8.4 Involving a Precedent-Setting Action

The Proposed Project does not include any precedent-setting actions that, if approved, would specifically allow or encourage other projects and resultant growth to occur in the area.

1.8.5 Conclusion

The Proposed Project would involve development of single-family homes, parks, open space, commercial uses, and public facilities in the Project Area that were previously analyzed in the certified Otay Ranch PEIR. As discussed in the Otay Ranch GDP/SRP, overall development of Otay Ranch, including the Proposed Project, would remove regulatory obstacles to growth, including the extension of water and sewer services, which was considered growth-inducing in the previously certified Otay Ranch PEIR. However, the Proposed Project would not propose more homes in Village 14 or Planning Areas 16/19 than approved in the Otay Ranch GDP/SRP as analyzed in the certified Otay Ranch PEIR; would reduce the size of Proctor Valley Road from four lanes to two lanes; would eliminate Proctor Valley Road easterly toward SR-94 through Planning Area 16; and is adjacent to Otay Ranch RMP/MSCP Preserve lands to the west, north, and east, and Lower Otay Reservoir to the south, which would physically constrain any additional growth. For these reasons, the Proposed Project, while accommodating growth already planned for, would not significantly induce growth.

**Table 1-1
Land Use Summary**

Land Use	Acres	Units
<i>Otay Ranch Village 14</i>		
Single-Family Residential	344.2	994 ^a
<i>Residential Subtotal^b</i>		<i>994</i>
Public Parks	13.8	—
Private Parks	4.5	—
Private Pocket Parks ^c	5.0	—
Public Safety Site	2.3	—
Elementary School	9.7	—
Mixed Use ^d	1.7	—
Circulation	12.7	—
Open Space	27.6	—
Conserved Open Space	36.9	—
Otay Ranch RMP Preserve	270.2	—
<i>Non-Residential Subtotal^b</i>	<i>379.5</i>	<i>—</i>
<i>Residential Subtotal</i>	<i>344.2</i>	
Village 14 Subtotal^b	723.7	994
<i>Planning Areas 16/19</i>		
Planning Area 19 Estates	13.4	13
Planning Area 16 Ranchettes ^e	350.2	112
<i>Residential Subtotal</i>	<i>363.6</i>	
Circulation	0.8	—
Public Parks	1.4	—
Open Space	2.1	—
Conserved Open Space	35.5	—
Otay Ranch RMP Preserve	156.5	—
<i>Planning Areas 16/19 Subtotal^b</i>	<i>559.8</i>	<i>125</i>
Otay Ranch Village 14 and Planning Areas 16/19 Total^b	1,283.5	1,119
<i>Off-Site Components</i>		
South Proctor Valley Road – within City of Chula Vista, City of San Diego, and County of San Diego	32.8	—
Central Proctor Valley Road – within City of San Diego and CDFW Otay Ranch	19.8	—
North Proctor Valley Road – within CDFW Otay Ranch Ownership	17.1	—
Planning Areas 16/19 Roads – within CDFW Otay Ranch Ownership	15.8	—
Sewer Pump ^f	0	—
Total Off Site^b	85.4	—

CDFW = California Department of Fish and Wildlife

^a Includes 97 units on the elementary school site that would be approved if the school is not built.

^b Acreage subtotals and total are rounded.

^c Private pocket park acreage is called out here for informational purposes, but is included in the residential acreage totals.

^d Mixed-use acreage includes up to 10,000 square feet of commercial use.

^e Planning Areas 16/19 residential acreage includes approximately 95.2 acres of Limited Development Area (LDA). Planning Areas 16/19 Open Space includes 31.9 acres of LDA, for a total LDA of 127.1 acres.

^f In existing improved Proctor Valley Road to approximate tie-in at Hunte Parkway.

Table 1-2
Tentative Map Waivers

Waiver and Applicable County Subdivision Ordinance Section(s) or Design Standard		Sheet		Justification
Street Waiver				
Modified Light Collector (Tentative Map (TM) Street Section 2)	County Public Road Standard 2.2A	Sheets 5 and 8	N/A	<p>The off-site South Proctor Valley Road improvements within the City of San Diego Cornerstone Lands were reduced to minimize grading impacts on adjacent environmentally sensitive areas and to 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” (Otay Ranch GDP/SRP page 192).</p> <p>The overall right-of-way (ROW) would be narrowed from 78 feet to 68 feet. Improvements within the ROW would include a reduced width median (from 14 feet transition to 10 feet and ultimately to 4 feet). The sidewalk would be eliminated on the west side of the street and the 10-foot Community Pathway would be provided on the east side, separated from the travel lane by a 6-foot-wide landscaped parkway to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. Travel lanes and bike lanes/shoulders are consistent with the County Standard Light Collector 2.2A.</p>
Modified Light Collector (TM Street Section 3)	County Public Road Standard 2.2A	Sheets 7 and 10	N/A	<p>The off-site central Proctor Valley Road improvements within the City of San Diego Cornerstone Lands were reduced to minimize grading impacts on adjacent environmentally sensitive areas and to 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</p>

**Table 1-2
Tentative Map Waivers**

Waiver and Applicable County Subdivision Ordinance Section(s) or Design Standard		Sheet		Justification
				<p>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" (Otay Ranch GDP/SRP page 192).</p> <p>The overall ROW would be narrowed from 78 feet to 73 feet. Improvements within the ROW would include a reduced width median (from 14 feet transition to 10 feet and ultimately to 4 feet). The sidewalk would be eliminated on the west side, and a noncontiguous sidewalk, separated from the travel lane by a 6-foot landscaped parkway would be combined with the 10-foot Community Pathway on the east side to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. The design speed through this Proctor Valley Road segment would be reduced from 40 to 30 miles per hour (mph), and 20 mph through the roundabouts to enhance pedestrian safety, to improve roundabout operations, and to allow alignment flexibility to avoid impacts to vernal pools. Travel lanes and bike lanes/shoulders are consistent with the County Standard Light Collector 2.2A.</p>
Modified Light Collector (TM Street Section 4)	County Public Road Standard 2.2A	Sheet 9	N/A	<p>The on-site central Proctor Valley Road improvements would be expanded to create a sense of arrival and enhance pedestrian activity adjacent to the South Village 14 residential neighborhoods.</p> <p>The overall ROW would be expanded from 78 feet to 83 feet. Improvements within the ROW would include a reduced width median (from 14 feet transition to 10 feet and ultimately to 4 feet). The center median, travel lanes, and bike lanes/shoulders are consistent with the County Standard Light Collector 2.2A.</p>

**Table 1-2
Tentative Map Waivers**

Waiver and Applicable County Subdivision Ordinance Section(s) or Design Standard		Sheet		Justification
				Noncontiguous sidewalks, separated from the travel lanes by a 6-foot landscaped parkway would be provided on both sides of the street to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. The 10-foot Community Pathway would be provided on the east side of the street. The design speed through this Proctor Valley Road segment would be reduced from 40 to 30 mph, and 20 mph through the roundabouts, to enhance pedestrian safety and improve roundabout operations.
Modified Light Collector (TM Street Section 5)	County Public Road Standard 2.2a	Sheet 12	N/A	<p>The on-site central Proctor Valley Road improvements were decreased to create a sense of arrival and enhance pedestrian activity within the Village Core.</p> <p>The overall ROW would be reduced from 78 feet to 77 feet. The center median would be reduced from 14 feet to 4 feet. Pavement width would be reduced from 54 feet to 44 feet. Travel lanes and bike lanes/shoulders are consistent with the County Standard Light Collector 2.2A. A non-contiguous 5-foot sidewalk would be provided along the west side of the road, separated from the travel lanes by 6-foot landscaped parkways to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. The design speed through this Proctor Valley Road segment would be reduced from 40 to 30 mph, and 20 mph through the roundabouts, to enhance pedestrian safety and improve roundabout operations.</p>
Modified Light Collector (TM Street Section 6)	County Public Road Standard 2.2e	Sheets 7 and 13	N/A	<p>The on-site north Proctor Valley Road improvements were expanded to provide a continuous Community Pathway through the community, enhancing the pedestrian experience along the link between the residential neighborhoods and the Village Core.</p> <p>The overall ROW would be expanded from 64 feet to 73 feet.</p>

**Table 1-2
Tentative Map Waivers**

Waiver and Applicable County Subdivision Ordinance Section(s) or Design Standard		Sheet		Justification
				The travel lanes and bike lanes/shoulders are consistent with the County Standard Light Collector 2.2e. A non-contiguous sidewalk would be provided on the west side of the road, separated from the travel lanes by a 6-foot landscaped parkway to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. The design speed through this Proctor Valley Road segment would be reduced from 40 to 30 mph, and 20 mph through the roundabout, to enhance pedestrian safety and improve roundabout operations.
Modified Residential Collector (TM Street Section 7)	County Public Road Standard Residential Collector	Sheet 12	N/A	The Modified Residential Collector would be implemented within the central portion of Village 14. The ROW has been reduced from 60 feet to 49 feet, with a 32-foot paved width containing two 16-foot travel lanes. No parking would be allowed. A non-contiguous sidewalk separated from the travel lanes by a 5-foot landscaped parkway would be provided on the eastern side of the road. The design speed has been reduced from 30 to 25 mph, intersection spacing has been reduced from 200 feet to 150 feet, and minimum horizontal curve radius has been reduced from 300 feet to 200 feet. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent MSCP Preserve areas containing sensitive environmental resources.
Modified Light Collector (TM Street Section 10)	County Public Road Standard 2.2f	Sheets 13,14, and 15	N/A	The off-site north Proctor Valley Road improvement width has been reduced from a 52-foot to 40-foot ROW to minimize impacts to environmentally sensitive areas adjacent to the ROW and maintain the rural connection between Village 14 and Jamul to the north. Improvements within the 40-foot ROW include two 14-foot travel lanes and extension of the 10-foot Community Pathway along the east ROW. The parkways and shoulders have been eliminated to reduce grading impacts on adjacent environmental sensitive areas.

**Table 1-2
Tentative Map Waivers**

Waiver and Applicable County Subdivision Ordinance Section(s) or Design Standard		Sheet		Justification
Modified Residential Collector (TM Street Section 8)	County Public Road Standard Residential Collector	Sheets 7–10, 12, and 13	N/A	The Modified Residential Collector is implemented throughout Village 14. There are two alternatives reflected on the TM. The first 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 parkway are provided on both sides of the street. The second 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. The design speed has been reduced from 30 to 25 mph, intersection spacing has been reduced from 200 feet to 150 feet, and minimum horizontal curve radius has been reduced from 300 feet to 200 feet. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent MSCP Preserve areas containing sensitive environmental resources.
Modified Residential Collector (TM Street Section 8A)	County Public Road Standard Residential Collector	Sheets 7–10, 12, and 13		The Modified Residential Collector is implemented throughout Village 14. There are two alternatives reflected on the TM. 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 parkway, are provided on both sides of the street. The second alternative 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. The design speed has been reduced from 30 to 25 mph, intersection spacing has been reduced from 200 feet to 150 feet, and minimum horizontal curve radius has been reduced from 300 feet to 200 feet. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent MSCP Preserve areas containing sensitive environmental resources.

**Table 1-2
Tentative Map Waivers**

Waiver and Applicable County Subdivision Ordinance Section(s) or Design Standard		Sheet		Justification
Modified Residential Street (TM Street Section 9A)	County Public Road Standard Residential Street	Sheets 7–13	N/A	The Modified Residential Street is implemented throughout all single family neighborhoods. There are two alternatives reflected on the TM. The first expands the ROW from 56 feet to 59 feet to include 36 feet of paved width containing two travel lanes with parking on both sides, increased width parkway (from 10 feet to 11 feet) with a 5-foot sidewalk on one, and an increased width parkway (from 10 feet to 12 feet) with a 6-foot sidewalk on other side. The second alternative reduces the ROW from 56 feet to 55 feet by reducing the paved width to include two travel lanes and eliminating parking on one side of the street. This alternative is implemented in areas where the street is single loaded. The design speed has been reduced from 30 to 25 mph, intersection spacing has been reduced from 200 feet to 150 feet, and the minimum horizontal curve radius has been reduced from 200 feet to 150 feet. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent MSCP Preserve areas containing sensitive environmental resources.
Modified Residential Street (TM Street Section 9B)	County Public Road Standard Residential Street	Sheets 7–13	N/A	The Modified Residential Street is implemented within a unique portion of the Central Village that requires extra pavement width for additional utilities. The modified section expands the ROW from 56 to 69 feet to include 46 feet of paved width containing two travel lanes with parking on both sides, increased width parkway (from 10 to 11 feet) with a 5-foot sidewalk on one and an increased width parkway (from 10 to 12 feet) with a 6-foot sidewalk on other side. The design speed has been reduced from 30 to 25 mph and the minimum horizontal curve radius has been reduced from 200 to 150 feet. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent MSCP Preserve areas containing sensitive environmental resources.

**Table 1-2
Tentative Map Waivers**

Waiver and Applicable County Subdivision Ordinance Section(s) or Design Standard		Sheet		Justification
Modified Rural Residential Road (TM Street Section 12 and 12A and 13)	County Public Road Rural Residential Road	Sheets 14–20	N/A	The Modified Rural Residential Road is implemented throughout portions of Planning Areas 16/19. The modified section maintains the standard ROW, curb-to-curb, lane width, and parkway dimensions. The minimum curve radius has been reduced to 100 feet, and the maximum grade has been increased to 16%. To facilitate these changes, the design speed has been reduced to 25 mph. Public Sections 12 and 12a propose no parking on either side of the road and DG Pathways on both sides of the road to allow pedestrian circulation. Private Section 13 also restricts no parking on either side of the road but proposes a DG Pathway on only one side of the road for pedestrian circulation. These modifications allow for a more sensitive lotting and road layout that conforms more closely to the topography within the Project Area.
<i>Gated Entry Waiver</i>				
Gated Entries	Design Standards DS-17, DS-18 or DS-19	Sheets 7–10, 12, and 13	N/A	The topographic setting of the Proposed Project allows for sensitive residential lot design and road layout that conforms more closely to the Proposed Project's topography. As a result, the Proposed Project's gated entrances to individual neighborhoods are designed on streets with slightly curved centerlines, whereas the County's standard design for a gated entrance shows a straight-in entry. The Proposed Project's gated entrances conform to all other aspects of the County's standard design, including turn-around radius, minimum entry width, and minimum storage distance for cars entering through the gated entrance. All gated entrances will meet the requirements for access relative to County Fire.
<i>Lot Waiver</i>				
Lots less than 6,000 square feet	8.1041(b)		R-1, R-4, R-5, and R-7	Section 81.401(b) of the County's Subdivision Ordinance allows for deviations to the County subdivision design standards in cases where the proposed deviations are part of the Specific

Table 1-2
Tentative Map Waivers

Waiver and Applicable County Subdivision Ordinance Section(s) or Design Standard		Sheet		Justification
				Plan or Major Use Permit pursuant to Zoning Ordinance Section 6600 et seq. The provisions of the Specific Plan shall govern, subject to County Board of Supervisor approval. The Proposed Project includes preparation of the Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan, which includes project-specific lotting design standards and development regulations. A key objective of the Specific Plan is to provide standards that allow for a range of housing and lot sizes. Lots less than 6,000 square feet allow for a wider variety of lot sizes and housing type. Another important objective of the Specific Plan is to preserve large portions of the Project Area for the protection of sensitive environmental resources, including coastal sage scrub and vernal pools. By including smaller single-family lots in the Proposed Project, the Village 14 Development Footprint has been reduced while providing more affordable housing within the Proposed Project. Finally, the Proposed Project is part of the larger Otay Ranch Subregional Plan and must conform to the GDP/SRP, as well as the County's General Plan as it relates to housing density and land use. Accordingly, providing smaller lots closer to the Village Core is required to meet these objectives.
<i>County Public Access Road/Water Line Maintenance Road</i>				
County Public Access Road/Water Line Maintenance Road (TM Street Section 11)	"Flexibility in County Road Design," 2010	Sheet 12	N/A	The County Public Access Road/Water Line Maintenance Road graded width has been reduced from 28 to 24 feet wide, with 20 feet of improved surface. Access to this road is provided within the Project Area from Neighborhood R-15. The road is solely designed to provide OWD with access to its facility and serves no other purpose. Consistent with Proposed Project objectives, road grading has been reduced to minimize impacts to sensitive native habitats and species within the MSCP Preserve.

**Table 1-2
Tentative Map Waivers**

Waiver and Applicable County Subdivision Ordinance Section(s) or Design Standard		Sheet		Justification
Subdivision Design				
Lot Depth Width	8.1041(i)		R-13, R-14, R-15 and R-16	Section 81.401(i) of the County's Subdivision Ordinance requires lot depths be at least 90 feet but no greater than three times the average width. Some lots within Planning Areas 16/19 exceed the lot depth maximum(s). Deviations to the County subdivision design standards are allowed in cases where the proposed deviations are part of the Specific Plan or Major Use Permit pursuant to Zoning Ordinance, Section 6600 et sq. The provisions of the Specific Plan shall govern, subject to County Board of Supervisor approval. The Proposed Project includes preparation of the Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan, which includes project-specific lotting design standards and development regulations. Another important objective of the Specific Plan is to preserve large portions of the Project Area for the protection of sensitive environmental resources.
Lots bisected by Private Road Easements	81.401(p)		R-13, R-14 & R-16	Section 81.401(p) of the County's Subdivision Ordinance requires that a subdivision shall be designed so that no lot shall be bisected by a road. Some lots within Neighborhoods R-13, R-14 and R-16 are bisected by a 48' wide Private Rural Residential Road. Deviations to the County subdivision design standards are allowed in cases where the proposed deviations are part of Specific Plan or Major Use Permit pursuant to Zoning Ord, Section 6600 et sq. The provisions of the Specific Plan shall govern, subject to County Board of Supervisor approval. The Proposed Project includes preparation of the Otay Ranch Village 14 & Planning Areas 16/19 Specific Plan, which includes project-specific lotting design standards and development regulations. Another important objective of the Specific Plan is to preserve large portions of the Project Area for the protection of sensitive environmental resources.

**Table 1-2
Tentative Map Waivers**

Waiver and Applicable County Subdivision Ordinance Section(s) or Design Standard		Sheet		Justification
Grading Design				
Drainage Terraces on Cut or Fill Slopes Exceeding 40 Feet	Sec.87.402			Section 87.402 of the County's Grading Ordinance requires that all cut or fill slopes exceeding forty feet in vertical height shall have drainage terraces at vertical intervals not exceeding thirty feet except that where only one terrace is required, it shall be approximately mid-height unless some other location is approved by the County Official. Drainage terraces or the paving thereof may be waived by the County Official after receipt of the report by the soil engineer certifying that he or she has investigated the property and that in the engineer's opinion drainage terraces or paving is unnecessary. The current TM for Villages 14, 16 and 19 propose the elimination of such terrace ditches from cut or fill slopes that are of this magnitude. The project soils engineer has conducted the necessary soils investigation and concluded that such terrace ditches are not necessary. Please refer to the project Geotechnical Report for further edification.
Street Waivers for North Proctor Valley Road Option				
Modified Light Collector (TM Street Section 10a)	County Public Road Standard 2.2f	Sheet 23	N/A	The onsite North Proctor Valley Road improvement width has been increased from 52' to a right-of-way width varying from 73' 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. This section serves as a 'transition section from Section 6 to the Offsite Section 10b.
Modified Light Collector (TM Street Section 10b)	County Public Road Standard 2.2f	Sheet 23	N/A	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,

**Table 1-2
Tentative Map Waivers**

Waiver and Applicable County Subdivision Ordinance Section(s) or Design Standard		Sheet		Justification
				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.
Modified Light Collector (TM Street Section 10c)	County Public Road Standard 2.2f	Sheet 23	N/A	The onsite 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.

Table 1-3
Proposed Discretionary Approvals and Permits

Discretionary Approval/Permit	Agency Title	Agency Status	Notes/ Explanation
General Plan Amendments	County of San Diego	Lead Agency	See Appendix 3.1.3-1 for a summary of General Plan Amendments.
Rezone	County of San Diego	Lead Agency	See Appendix 3.1.3-1 for summary of rezone.
Otay Ranch GDP/SRP Amendments	County of San Diego and City of Chula Vista	Lead Agency; Responsible Agency	See Appendix 3.1.3-1 for summary of GDP/SRP Amendments.
Potential Otay Ranch RMP Amendments/ Adoption	County of San Diego and City of Chula Vista	Lead Agency; Responsible Agency	Amend the Phase 1 RMP if boundary adjustment is pursued, amend portions of the Phase 2 RMP (previously adopted), and adopt portions of Phase 2 RMP not previously adopted. (Note: County previously adopted the RMP Financing Plan and Conveyance Schedule. The City of Chula Vista and County are in process of updating the Otay Ranch RMP Phase 2; therefore, amendments are only needed if this has not occurred prior to EIR public review, or if such update requires further amendments for the Proposed Project.)
Specific Plan	County of San Diego	Lead Agency	Specific Plan required by County Zoning and the Otay Ranch GDP/SRP. The Specific Plan addresses development of the Proposed Project.
Potential MSCP Boundary Line Adjustment	County of San Diego, with concurrence from the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife	Lead Agency	Adjust the MSCP boundary line to add Conserved Open Space to the MSCP Preserve if the Proposed Project applicant elects to do so in the future.
Tentative Map	County of San Diego	Lead Agency	Applicant proposes one Tentative Map covering the Project Area.
Construction and Encroachment Permit(s)	County of San Diego	Lead Agency	Construction and encroachment permits are required for work performed within the County's road right-of-way (e.g., Proctor Valley Road).
Public Park Agreement	County of San Diego	Lead Agency	See Appendix 3.1.3-1.
Fire Services Agreement	San Diego County Fire Authority	Responsible Agency	See Appendix 3.1.6-1.
School Agreement	Chula Vista Elementary School District; Sweetwater Union High School District	Responsible Agency	See Appendix 3.1.6-1.
Grading Permit(s)	County of San Diego	Lead Agency	Estimated grading includes 9 million cubic yards of cut and 9 million cubic yards of fill.
Site Plans	County of San Diego	Lead Agency	Site plans for single-family residential and park developments.
Water Supply Assessment and Verification Report	Otay Water District	Responsible Agency	Action required for development projects.

**Table 1-4
Otay Ranch Steep Slopes**

	Existing Steep Slopes (Slope Gradient >25%) (acres)	Steep Slope Impacts (City of Chula Vista) (acres)	Projected Steep Slope Impacts (County of San Diego) (acres)
Otay Valley Parcel <u>Approved SPA Plans:</u> Villages 1, 1 West, 2, 4 (Park Portion), 5, 6, 7, 8 West, 9, and 11, and Planning Area 12 (Eastern Urban Center and Freeway Commercial) <i>Subtotals</i>	439.0	335.6	
Recently Approved and Remaining SPA Plans Villages 3, 8 East, and 10, and Planning Area 18b (Considered Part of Village 3) Village 4 (Remainder), University and Planning Area 18a (Mesa Industrial Area) <i>Subtotals</i>	287.4	202.7	
Proctor Valley Parcel Remaining SPA Plans Village 13 Village 14, Planning Areas 16/19 Village 14, Planning Area 16 CDFW <i>Subtotals</i>	184.0 194.3 108.0 486.3		184.0 ^a 184.1 ^b 11.9 ^{c(1)} 380.0
San Ysidro Mountains <u>Remaining SPA Plans</u> Villages 15 and 17 <i>Subtotals</i>	560.1		488 ^{c(2),a}
Outside Development Areas <i>Subtotals</i>	8,048.5	0	0
<i>Ranch-wide Subtotals</i>	9,821.3	538.3	868
Ranch-wide Totals	14.3%	1,406.3	

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

CDFW = California Department of Fish and Wildlife; SPA = Section Planning Area

^a Assumes development will impact 100% of steep slopes (slope gradient $\geq 25\%$) within current GDP/SRP development areas.

^b Includes 2.1 acres of Proctor Valley Road off site south in Chula Vista and the City of San Diego.

^c Excludes acreages associated with Wildlife Agency (CDFW and USFWS) conservation acquisitions that are assumed no longer developed:

(1) 108 acres in Proctor Valley

(2) 72.1 acres in San Ysidro Mountains

**Table 1-5
Project Design Features**

Topic	Description
<i>Aesthetics</i>	
Landscaping	Landscaping within Otay Ranch Village 14 and Planning Areas 16/19 would reflect the historic agricultural setting of the area with trees at entries and focal points throughout. A “California Friendly” and “Fire Safe” landscape palette would be used to maximize water conservation and fire safety consistent with the requirements of the Proposed Project’s Preserve Water Conservation Plan. The Proposed Project would feature distinct landscape zones
Signage	The Old California town character of the Proposed Project would be reflected in a cohesive community signage program.
Lighting	Lighting for the Proposed Project would be designed to adhere to the regulations of the County Light Pollution Code (the “Dark Sky Ordinance”). Lighting fixtures would 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 would be equipped with automatic shut-off controls that would turn off lights no later than 11 p.m.
Grading	Manufactured slopes would occur between neighborhoods and along roadways. Planned grading would result in undulating slopes of variable horizontal and vertical gradients to integrate development into the natural landform. To soften the manufactured appearance, large expanses of slopes would be contour-graded for a more natural appearance and slopes would be landscaped with a mixture of trees, shrubs, and groundcover.
Design Review	The Proposed Project includes design criteria regulating landscaping, building heights, and setbacks of buildings. The development regulations and zoning require site-specific site plan review prior to building permit issuance. The Village Design Plan, design guidelines, and development regulations provide guidelines for building height, scale, and bulk.
Views	The Proposed Project maximizes view opportunities from single-family neighborhoods and public parks to adjacent natural landforms. Scenic values extend through Proctor Valley. Views of the arroyo, San Miguel Mountain, and the Jamul Mountains would be preserved. The Project Area contains undulating open space areas along Proctor Valley Road that would be preserved. Proctor Valley Road is designated a scenic roadway. The Proctor Valley Road alignment seeks to preserve significant rock outcroppings and landforms and preserve views to the Upper Otay Reservoir.
Setbacks	The Proposed Project would be set back from significant landforms and appropriately buffered by natural terrain and vegetation.
<i>Air Quality</i>	
Fugitive Dust Control	<p>The Proposed Project would implement the following measures to minimize fugitive dust (PM₁₀ and PM_{2.5}), comply with County Code Section 87.428 (Grading Ordinance), and comply with San Diego Air Pollution Control District (SDAPCD) Rule 55 (Fugitive Dust Control):</p> <ol style="list-style-type: none"> Water or utilize another SDAPCD-approved dust control non-toxic agent on the grading areas at least three times daily. All main roadways shall be constructed and paved as early as possible in the construction process. Building pads shall be finalized as soon as possible following site preparation and grading activities; Stabilize grading areas as quickly as possible. Apply chemical stabilizer, install a gravel pad, or pave the last 100 feet of internal travel path within the construction site prior to public road entry, as well as all haul roads. Wheel washers shall be installed adjacent to the apron indicated in (c) for tire inspection and washing prior to vehicle entry on public roads. Remove any visible track-out into traveled public streets with the use of sweepers, water trucks or similar method within 30 minutes of occurrence. Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads.

**Table 1-5
Project Design Features**

Topic	Description
	<ul style="list-style-type: none"> i. Unpaved construction site egress points shall be graveled to prevent track-out. j. Wet wash the construction access point at the end of the workday if any vehicle travel on unpaved surfaces has occurred. k. Water or treat the transported material in haul trucks. l. Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 miles per hour. m. Cover on-site stockpiles of excavated material. n. Enforce a 15 mile per hour speed limit on unpaved surfaces. o. 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 furthest feasible distance. p. 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.
Construction Architectural Coating Limits	The Proposed Project shall comply with the SDAPCD volatile organic compounds (VOC) content limits for architectural coatings during construction.
Wood Burning Stoves and Fireplaces	No woodstoves or wood burning fireplaces would be installed. All single-family residences would include a natural gas fireplace. Courtyard homes would not include any fireplaces.
Zero Net Energy Residences	All residences will comply with Zero Net Energy design measures.
Energy Star Appliances	Builders would offer residents their choice of energy-efficient appliances (including washer/dryers, refrigerators), and appliances (including dishwashers) installed by builders would be Energy Star rated or equivalent.
Solar Water Heating	All swimming pools located at private recreation centers in the Project Area would be designed and shall be constructed to use solar water heating or other technology with an equivalent level of energy efficiency.
Electric Vehicle Charging Stations	Half of all homes and 10 parking spaces located in the Village Core's commercial development area and P1 through P4 park areas parking will include Level 2 EV charging stations.
<i>Utilities and Service Systems/Water Conservation</i>	
Hot Water Pipe Insulation	All hot water pipes shall be insulated, and hot and cold water piping shall be separated.
Pressure Reducing Valves	The maximum service pressure shall be set to 60 [pounds per square inch] to reduce potential leakage and prevent excessive flow of water from all appliances and fixtures.
Water Efficient Dishwashers	Water efficient dishwashers that carry the Energy Star label shall be installed in all residential units.
Residential Landscaping	Residential landscaping shall comply with the Model Water Efficient Landscape Ordinance, California Code of Regulations Title 23, Division 2, Chapter 2.7 (Section 490 et seq.). By complying with this ordinance, it is estimated that outdoor water use at single-family residences would be reduced by approximately 10%. With an estimated total water use of 500 gpd per home and approximately 50% of this water used outdoors, the estimated annual water savings is 9,125 gallons per home.
<i>Hydrology and Water Quality</i>	
Stormwater Treatment	The Proposed Project would include 14 regional-type biofiltration basins at the downstream portions of the developed areas and along Proctor Valley Road which will act to address both pollution control and flow control measures.

Table 1-5
Project Design Features

Topic	Description
Low Impact Development	The Proposed Project would minimize and disconnect impervious surfaces through a clustered lot design, and include curb-cuts to landscaping, rural swales, and would direct street runoff to the biofiltration basins.
<i>Transportation and Traffic</i>	
Transportation Demand Management (TDM)	<p>The Proposed Project applicant proposes implementation of 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:</p> <ul style="list-style-type: none"> • 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. • Provide bicycle racks along main travel corridors adjacent to commercial developments and at public parks and open spaces within the Project Area. • Coordinate with SANDAG's iCommute program for carpool, vanpool, and rideshare programs that are specific to the Proposed Project. • Promote available websites providing transportation options for residents and businesses. • Create and distribute a "new resident" information packet addressing alternative modes of transportation. • Coordinate with MTS and SANDAG about the future sighting of transit stops/stations within the Project Area. • Provide a school carpool program by coordinating with the local school district and SANDAG. Provide dedicated parking space for the school carpool program at the Village Core. • Implement a school bus program in coordination with the school district. • Homeowner's associations within the Project Area would be required to coordinate with the local school district and partner with the on-site elementary school to create a "walking school bus program" for neighborhood students to safely walk to and from school. The Proposed Project applicant would also coordinate with the local school district to encourage the provision of bicycle storage facilities at the on-site elementary school.

Table 1-6
Future Discretionary Approvals and Permits that May Be Required from Other Agencies

Discretionary Approval/Permit	Agency Title	Agency Status	Notes/Explanation
Section 404 Permit – Clean Water Act	U.S. Army Corps of Engineers	Responsible Agency	Action required for development projects affecting waters of the United States.
Endangered Species Act – Section 7 Consultation or Section 10(a) Incidental Take Permit	U.S. Fish and Wildlife Service	Responsible Agency	The Proposed Project may involve consultation with the U.S. Fish and Wildlife Service pursuant to Sections 7 or 10(a) of the Endangered Species Act, as needed.
California Fish and Game Code Section 1600, et seq. – Streambed Alteration Agreement/	California Department of Fish and Wildlife	Responsible Agency/Trustee Agency	Action required for development projects affecting jurisdictional streams/waters.

Table 1-6
Future Discretionary Approvals and Permits that May Be Required from Other Agencies

Discretionary Approval/Permit	Agency Title	Agency Status	Notes/Explanation
Memorandum of Understanding			
Clean Water Act Section 401 Permit – Water Quality Certification	Regional Water Quality Control Board	Responsible Agency	Action required for development projects affecting waters of the United States.
National Pollutant Discharge Elimination System Permit; General Construction Activity Storm Water Permit, including the Storm Water Pollution Prevention Plan (SWPPP)	Regional Water Quality Control Board	Responsible Agency	Action required for development projects.
National Pollutant Discharge Elimination System Permit General Groundwater Extraction Waste Discharge Permit	Regional Water Quality Control Board	Responsible Agency	Permit would be applicable if groundwater disposal is proposed during construction.
General Construction Storm Water Permit	Regional Water Quality Control Board	Responsible Agency	Action required for development projects.
Annexations and Associated Reorganizations, and Sphere of Influence Updates	Local Agency Formation Commission	Responsible Agency	Annexation into the San Diego County Sanitation District
Air Quality Permit to Construct/Permit to Operate	San Diego County Air Pollution Control District	Responsible Agency	Action required for construction and development projects using certain machinery, such as back-up or emergency generators.
License, Easement, Entry Permit, Encroachment Permit, land sale, land exchange, site development permit, or other similar action	City of San Diego	Responsible Agency	Approval to locate Proctor Valley Road improvements and/or other infrastructure (e.g., detention basins) on property currently owned by the City of San Diego.
Construction and Encroachment Permit(s)	City of Chula Vista	Responsible Agency	Construction and encroachment permits are required for work performed within the City's road right-of-way.
Proctor Valley Road Improvement Plan	City of Chula Vista	Responsible Agency	See Appendix 3.1.3-1.
Site Development Permit for Proctor Valley Road	City of San Diego	Responsible Agency	See Appendix 3.1.3-1.
Subarea Master Plan	OWD	Responsible Agency	Reporting approval required from OWD for overall water availability, service connection, and other matters.

**Table 1-7
Cumulative Projects List**

No.	Project Name	Location	Description
1	Jamul Highlands Estates	Jamul, CA	Residential development; Subdivide 59 acres into 23 residential lots on 23-square-foot lots
2	Arco Jamacha	Spring Valley, CA	Site modifications
3	Poplar Meadow Tentative Map	Jamul, CA	9.68-acre property subdivided into five lots ranging in size from 1 to 3 acres
4	Taco Bell Jamacha	Valle De Oro, CA	Building remodel
5	Calavo TPM	Spring Valley, CA	Development lot split
6	Lyons Valley Road Parcel Map	Jamul, CA	Minor subdivision: 13.72 acres into four parcels; 0.29 dwelling units per acre
7	Car Sales Office	Spring Valley, CA	Sales office development
8	Valley Auto Repair	Spring Valley, CA	Auto repair facility: 1,844 square feet
9	Simpson Farms	Jamul, CA	Residential development: 95 single-family lots
10	Lyons Valley 8	Jamul, CA	Residential development: two-parcel lot split
11	Sweetwater Vistas	Spring Valley, CA	155 condominiums, 100 apartments, 255 residential units
12	Ramo Addition	Jamul, CA	Addition to an existing single-family dwelling
13	Sweetwater Place	Spring Valley, CA	126-unit condominium development
14	Campo Road Self Storage	Valle De Oro, CA	Self-storage facility: 109,000 square feet, 1,000-square-foot office building
15	Javier Concrete Batch Plan Site Plan	Spring Valley, CA	Installation of trailer for office use
16	Skyline Retirement Center	Valle De Oro, CA	Five detached duplexes, 232 units total
17	Verizon La Presa	Spring Valley, CA	Cell tower construction
18	Jaime Lynn Lot Split	Valle De Oro, CA	Lot split
19	Otay Ranch Village 13	Otay, CA	1,881 single-family and 57 multi-family residential development on 525 acres, 14.1-acre multiple-use area, 200 guest hotel development, and up to 20,000 square feet of commercial/office use on 17.4 acres
20	Otay Ranch Village 15	Otay, CA	483 single-family residential units on 799.9 acres
21	Otay Ranch Planning Area 17	Otay, CA	296 single-family residential units on 1,611.2 acres

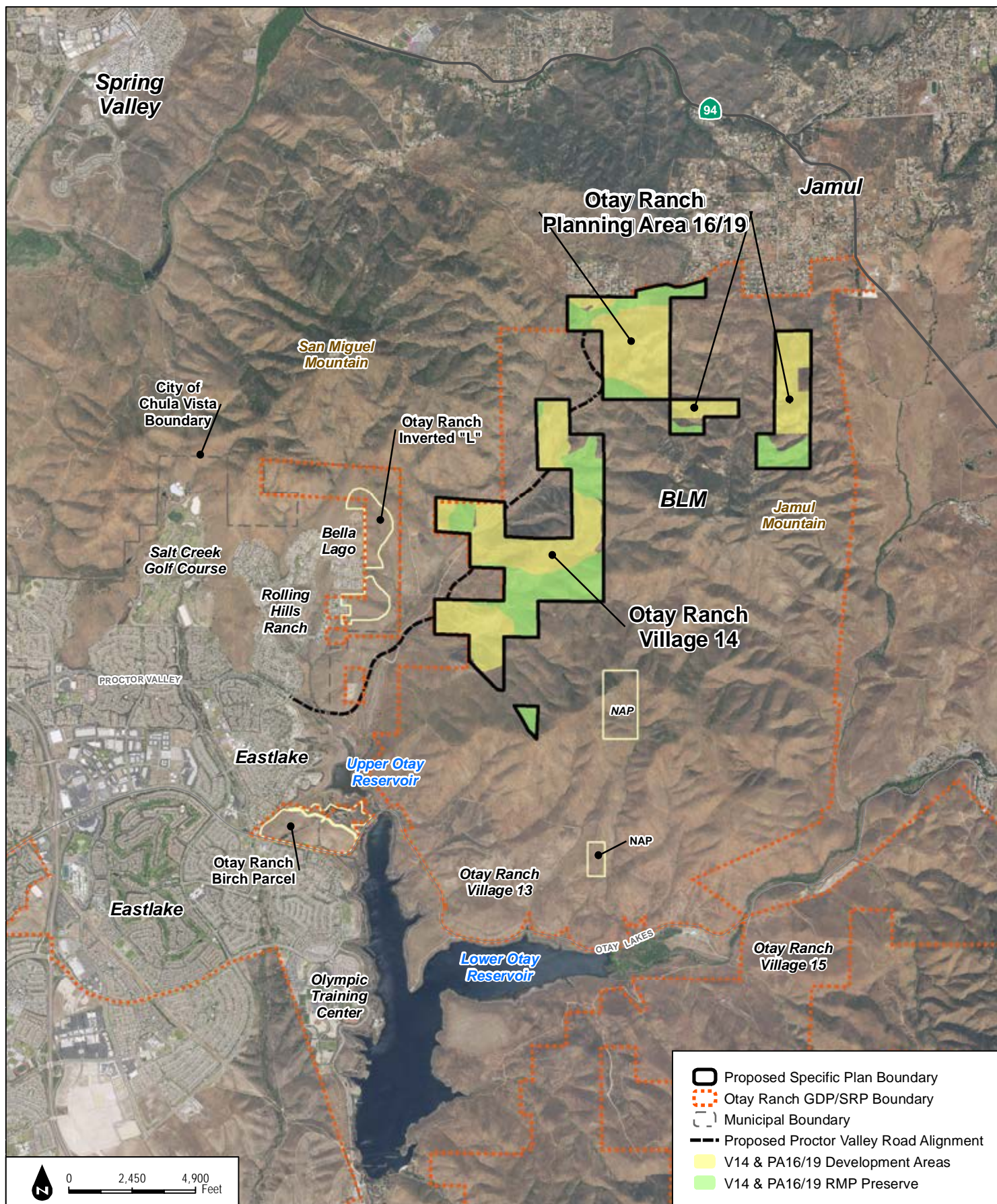


SOURCE: Hunsaker 2017

FIGURE 1-1
Regional Map

Otay Ranch Village 14 and Planning Areas 16/19

INTENTIONALLY LEFT BLANK

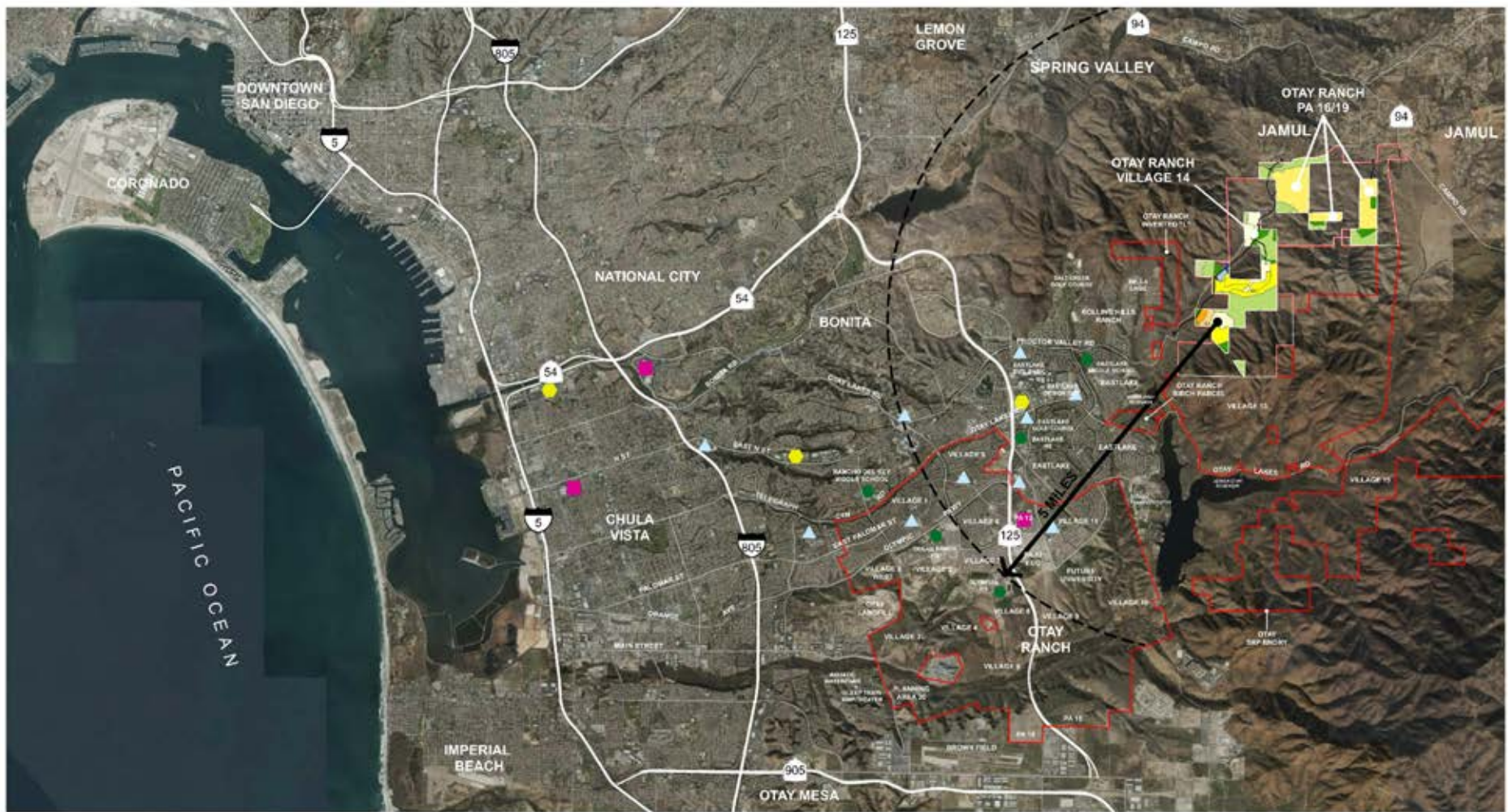


SOURCE: NAIP 2016; Hunsaker 2017; County of San Diego 1997

FIGURE 1-2
Vicinity Map

Otay Ranch Village 14 and Planning Areas 16/19

INTENTIONALLY LEFT BLANK

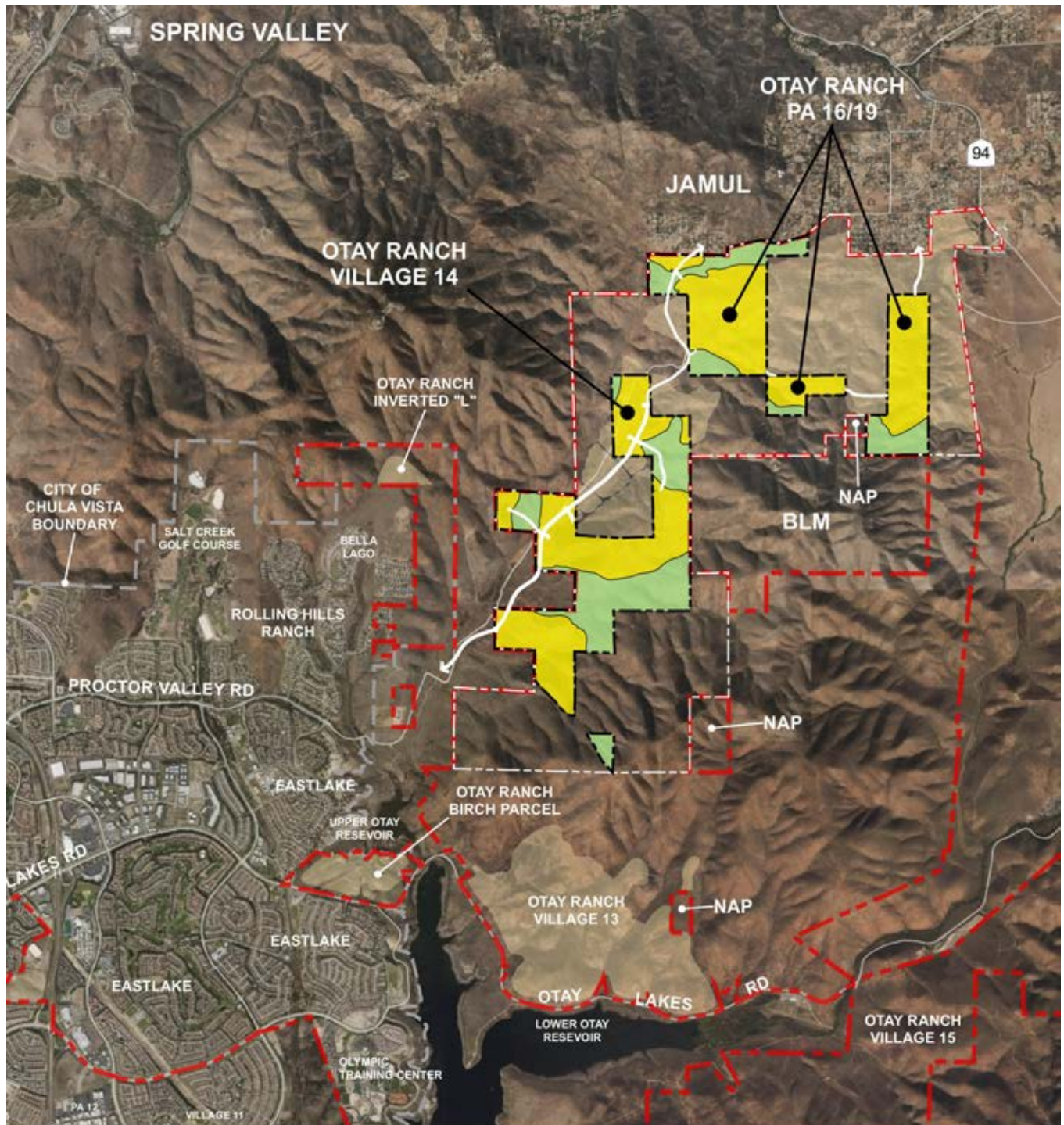


LEGEND

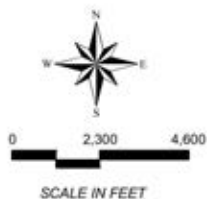
- RETAIL**
- REGIONAL MALL
 - BIG BOX (COSTCO, TARGET, WALMART, ETC.)
 - ▲ LOCAL (STRIP MALL W/GROCERY AND/OR PHARMACY)
 - SECONDARY SCHOOL (7-12)
 - OTAY SRP BOUNDARY

SOURCE: LINIG-965 2014 AERIAL IMAGERY AND
ESRI WORLD IMAGERY

INTENTIONALLY LEFT BLANK



SOURCE: LUEG-GIS 2014 AERIAL IMAGER

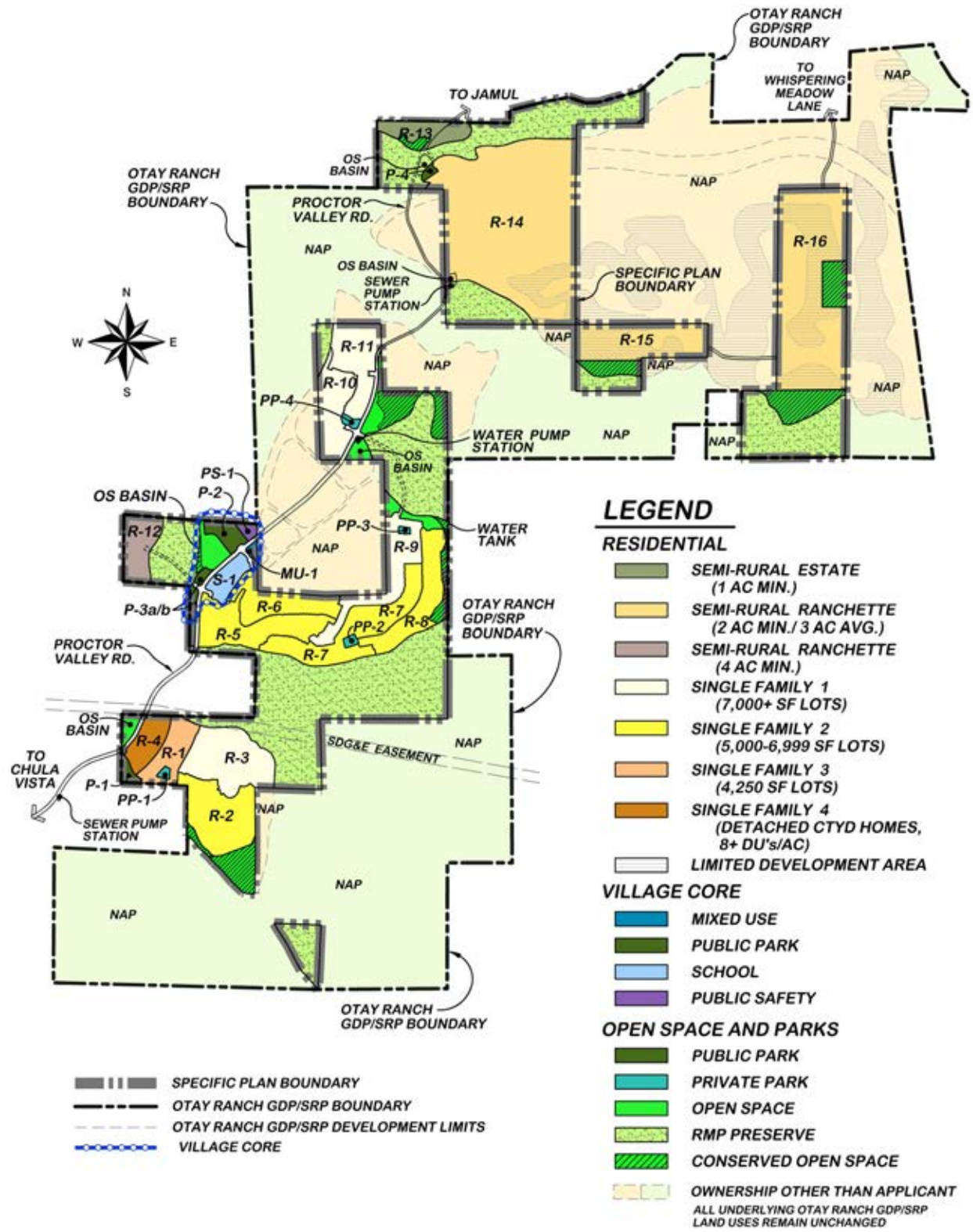


LEGEND

- OTAY RANCH GDP/SRP BOUNDARY
- PROPOSED SPECIFIC PLAN BOUNDARY
- OTAY V14 & PA16/19 VILLAGE BOUNDARY
- MUNICIPAL BOUNDARY

- V14 & PA16/19 DEVELOPMENT AREAS
- V14 & PA16/19 RMP OPEN SPACE
- OTHER APPROVED DEVELOPMENT

INTENTIONALLY LEFT BLANK

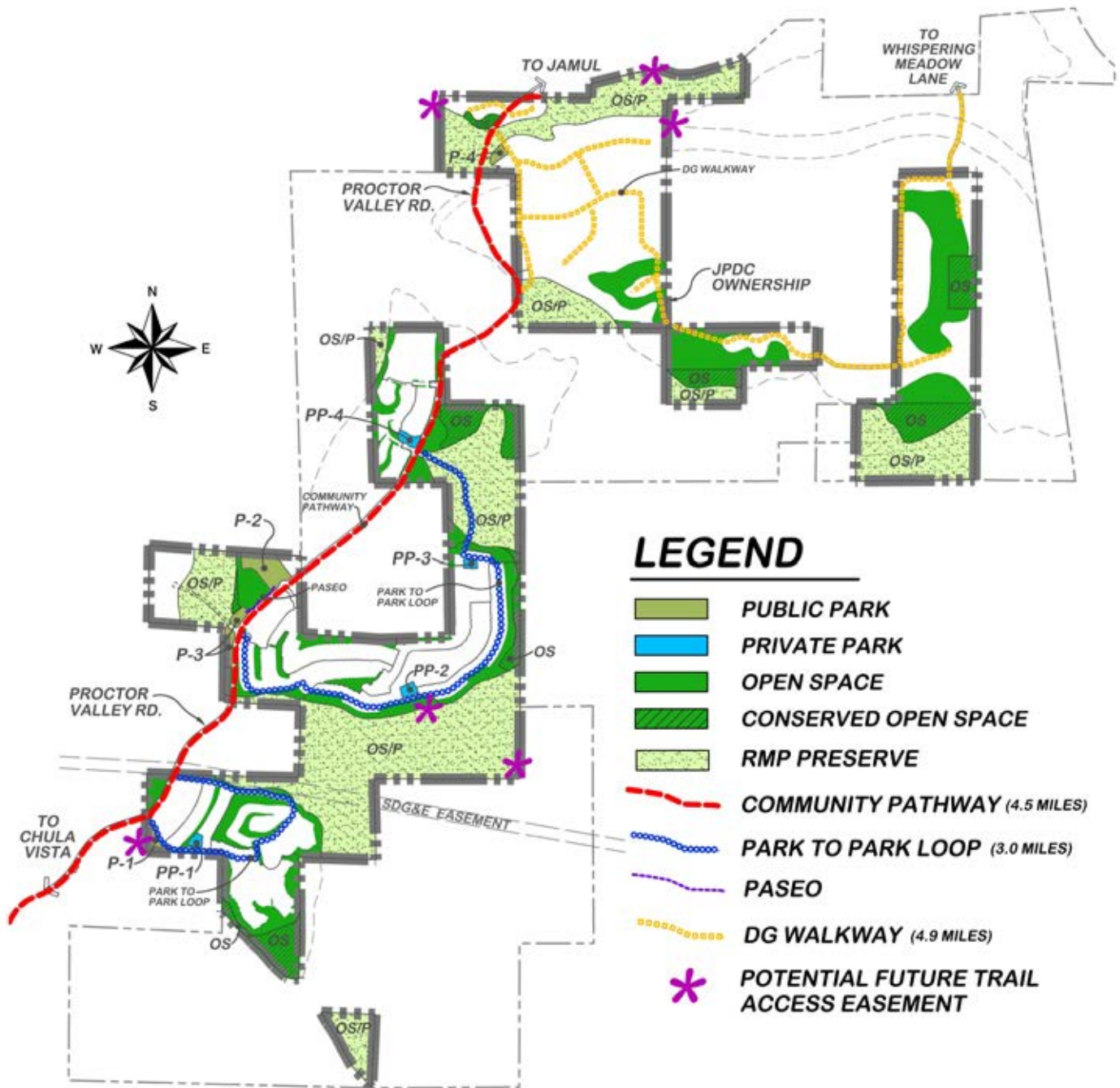


SOURCE: Hunsaker 2018

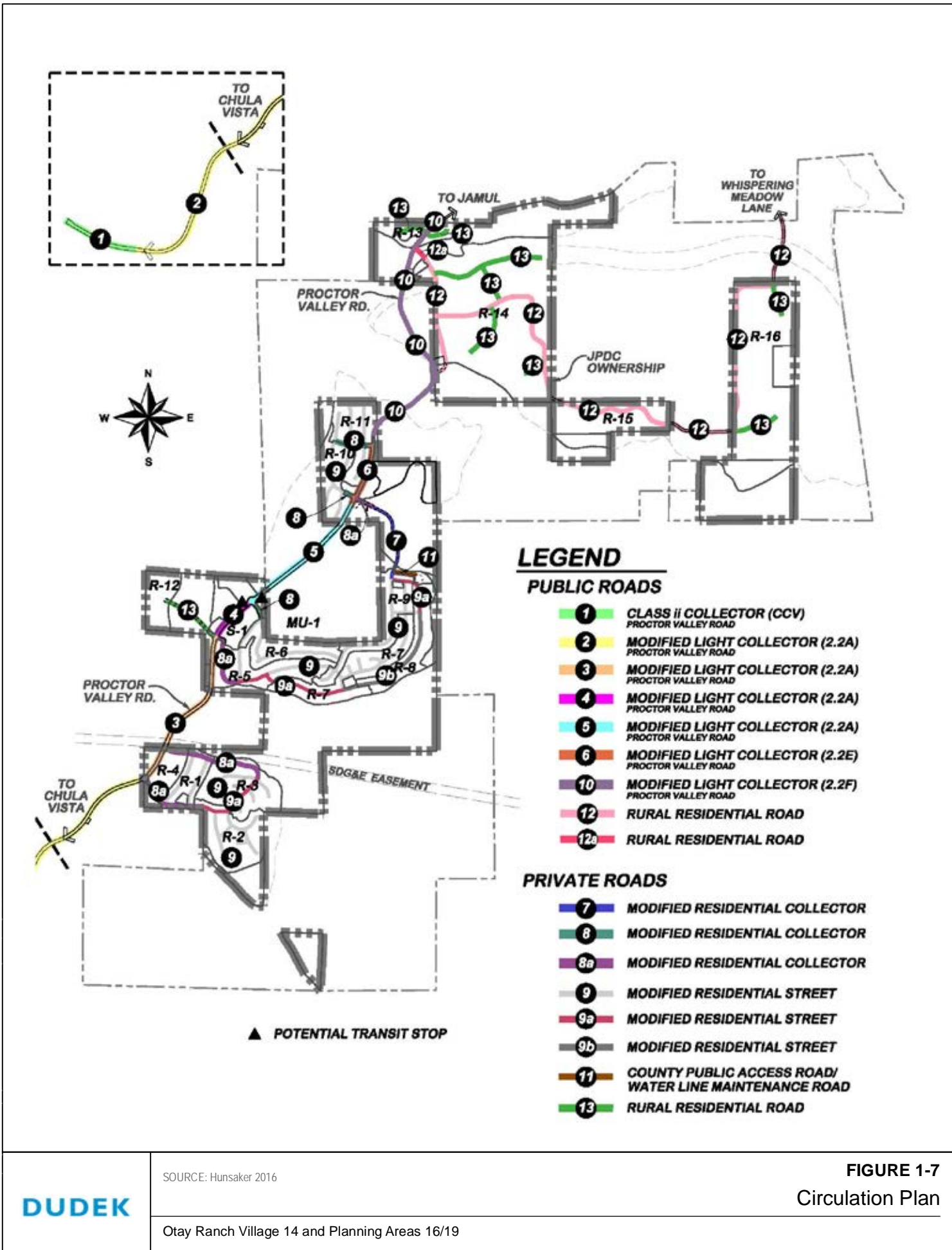
FIGURE 1-5
Proctor Valley Site Utilization Plan

Otay Ranch Village 14 and Planning Areas 16/19

INTENTIONALLY LEFT BLANK



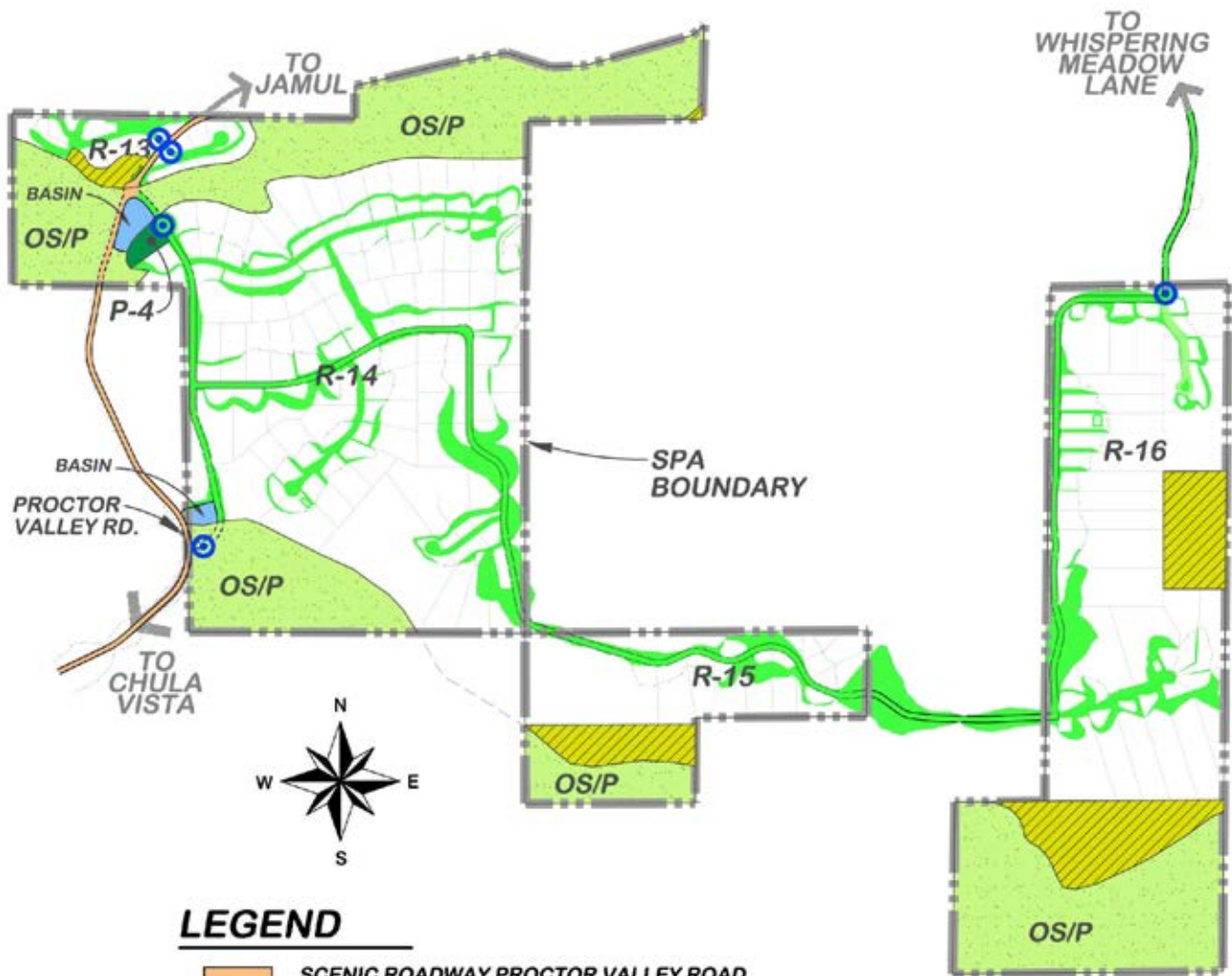
INTENTIONALLY LEFT BLANK



SOURCE: Hunsaker 2016

FIGURE 1-7
Circulation Plan

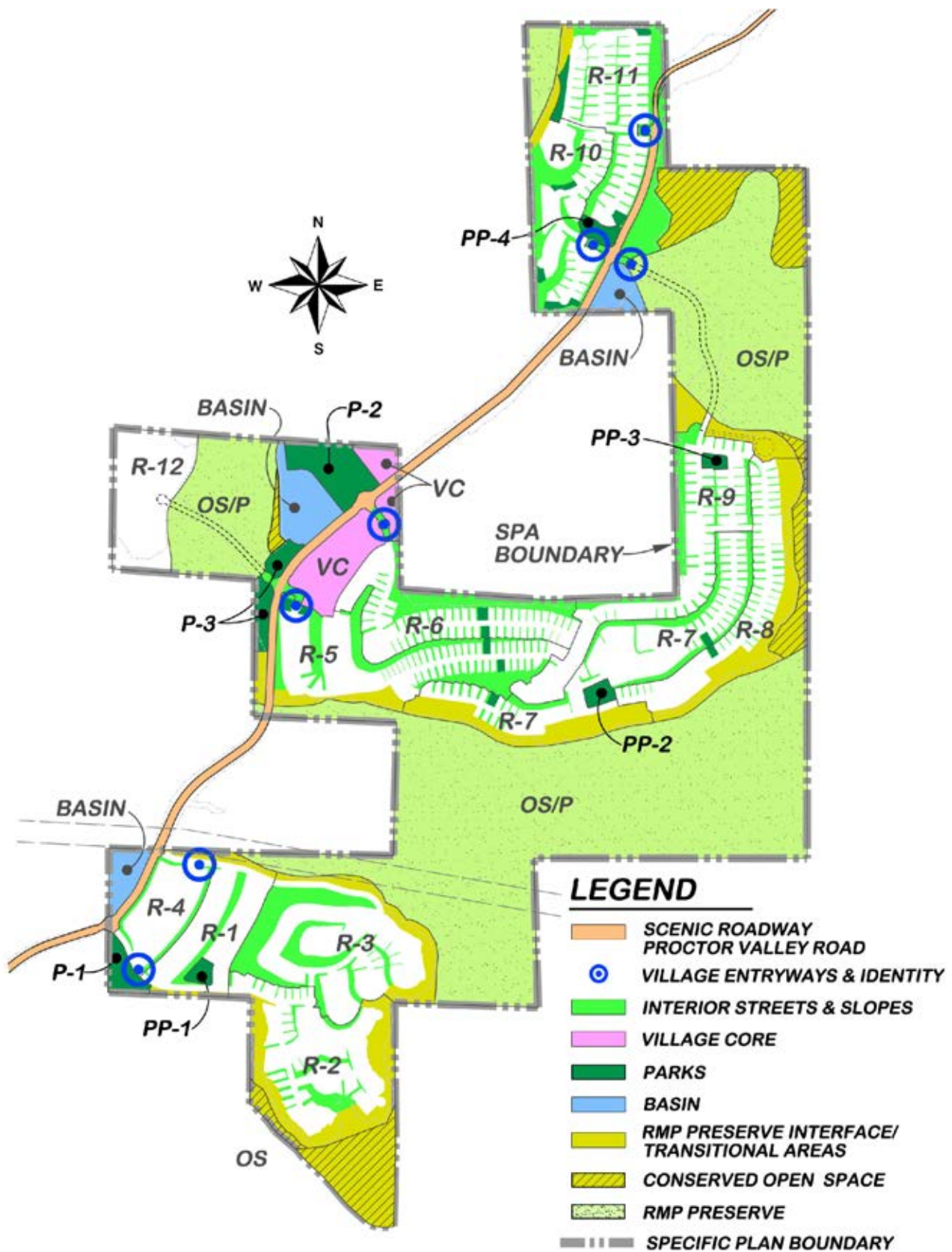
INTENTIONALLY LEFT BLANK



LEGEND

- SCENIC ROADWAY PROCTOR VALLEY ROAD
- INTERIOR STREETS & SLOPES
- PARKS
- BASIN
- RMP PRESERVE INTERFACE/ TRANSITIONAL AREAS
- RMP PRESERVE
- ENTRYWAYS & IDENTITY
- SPECIFIC PLAN BOUNDARY

INTENTIONALLY LEFT BLANK

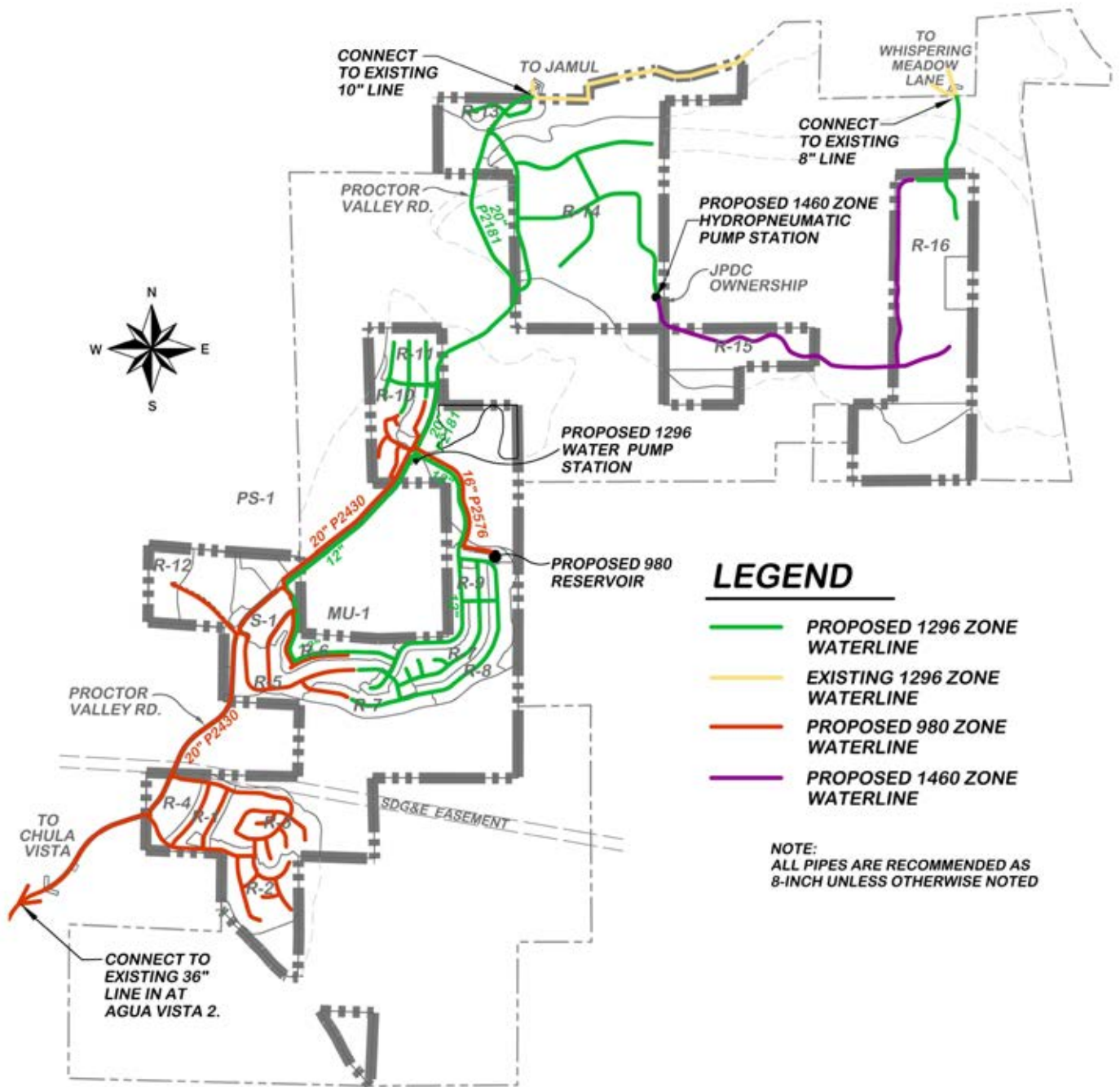


SOURCE: Hunsaker 2017

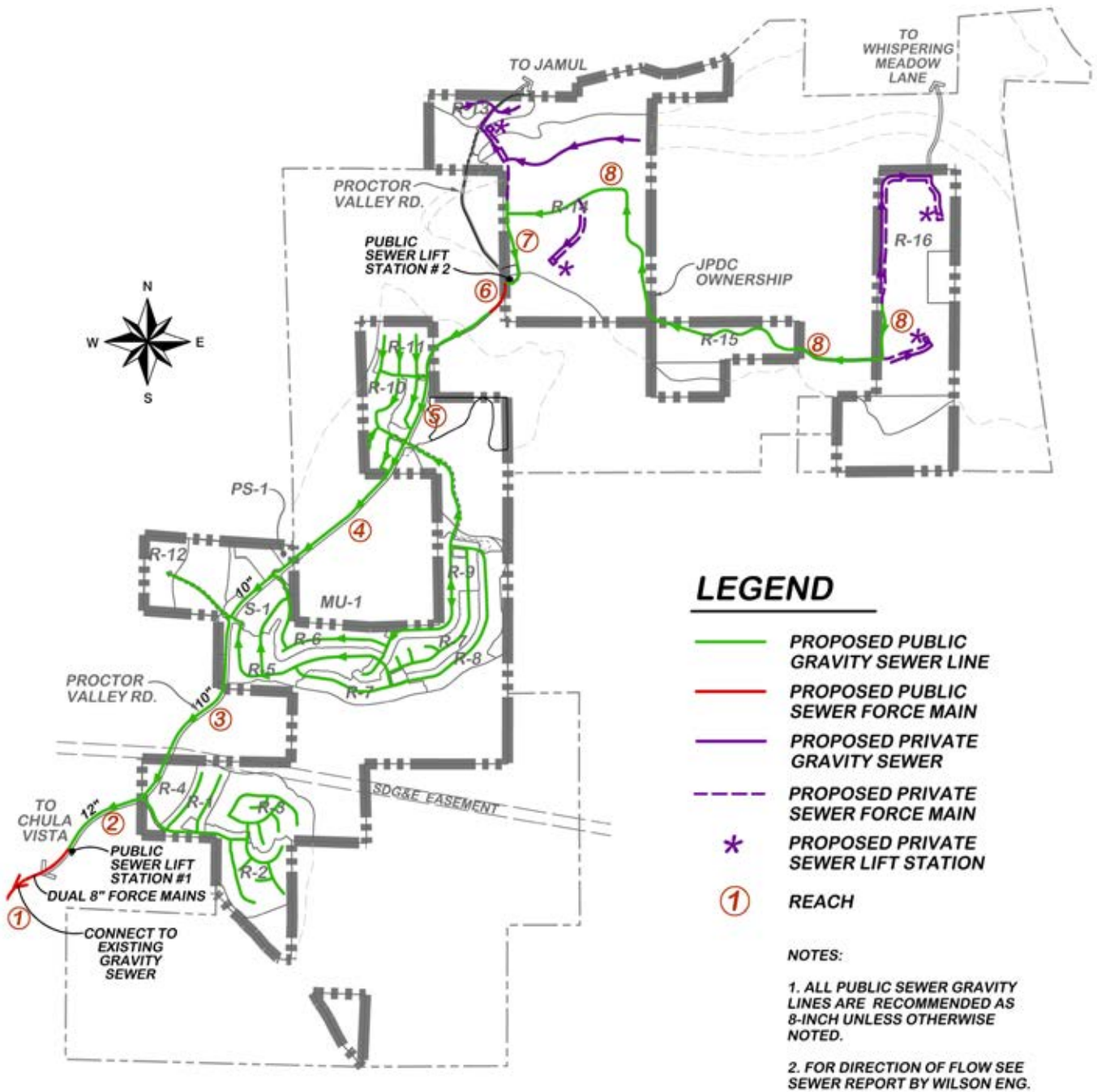
Otay Ranch Village 14 and Planning Areas 16/19

FIGURE 1-8B
Landscape Concept Plan

INTENTIONALLY LEFT BLANK

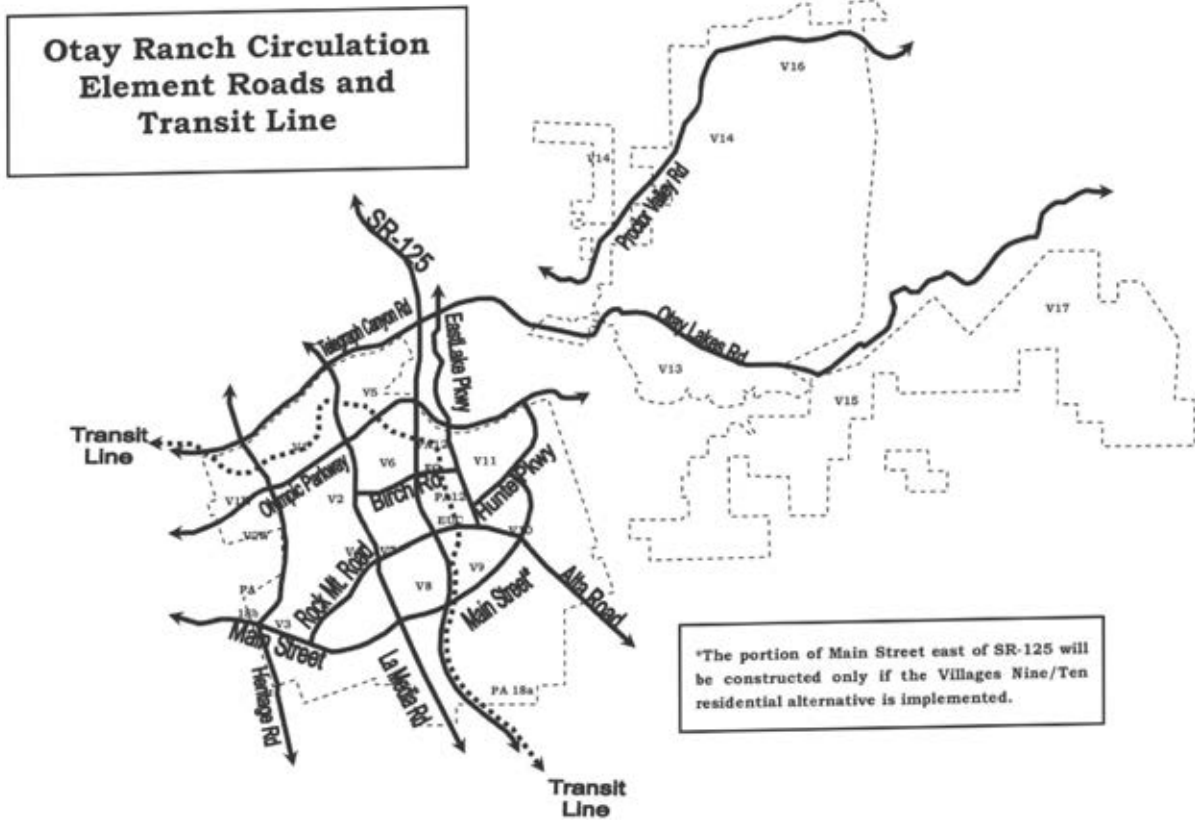


INTENTIONALLY LEFT BLANK

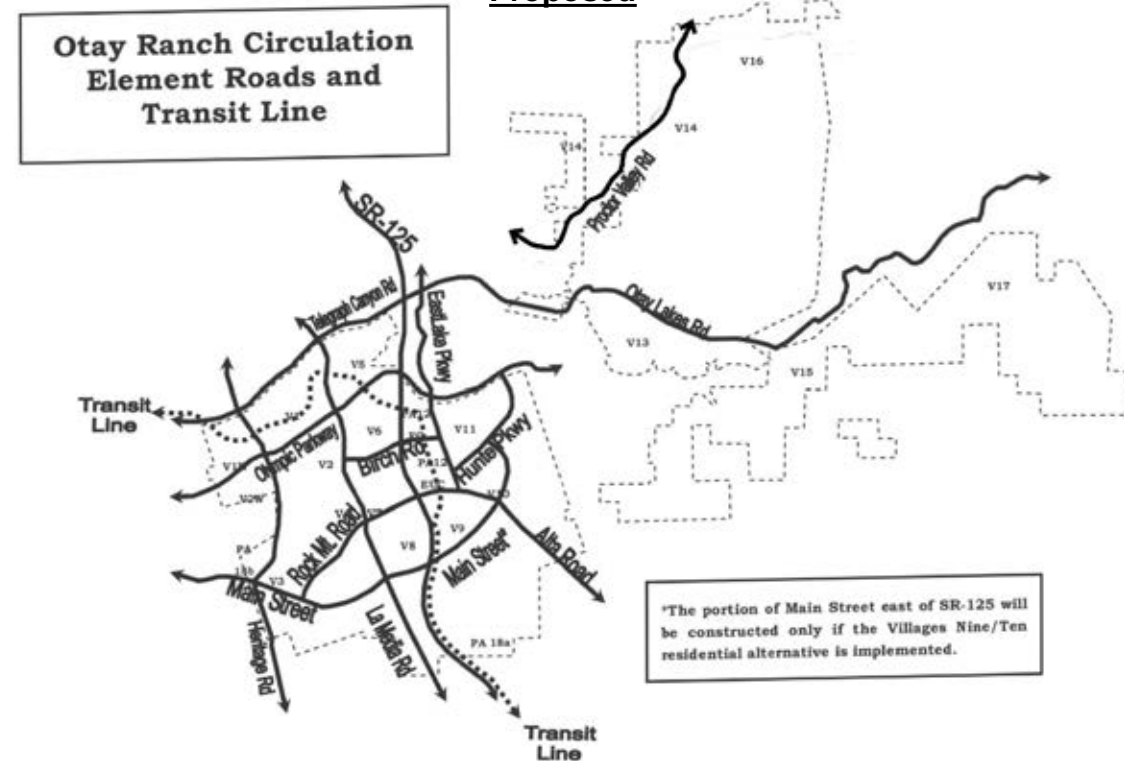


INTENTIONALLY LEFT BLANK

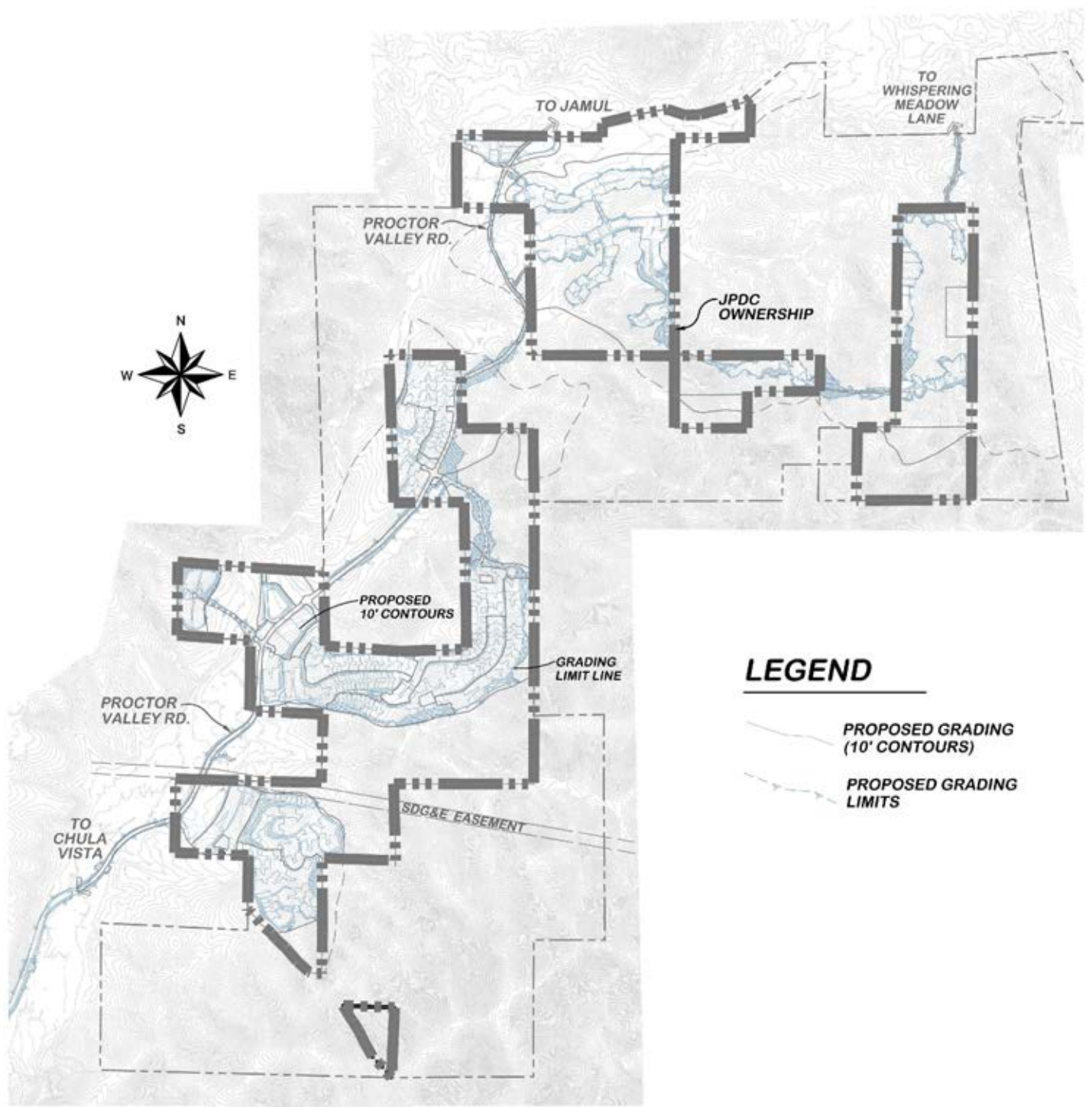
Existing



Proposed



INTENTIONALLY LEFT BLANK

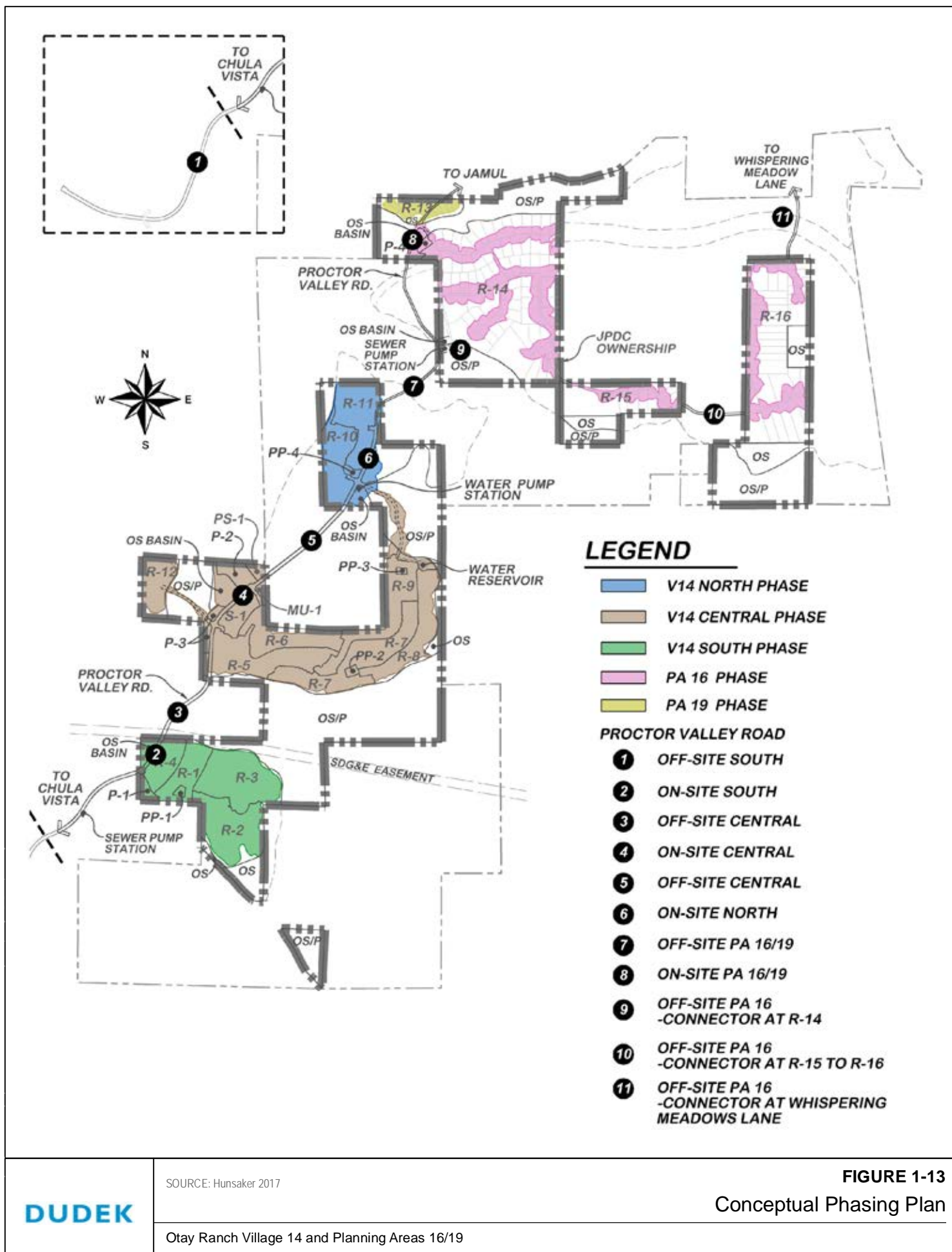


SOURCE: Hunsaker 2017

Otay Ranch Village 14 and Planning Areas 16/19

FIGURE 1-12
Conceptual Grading Plan

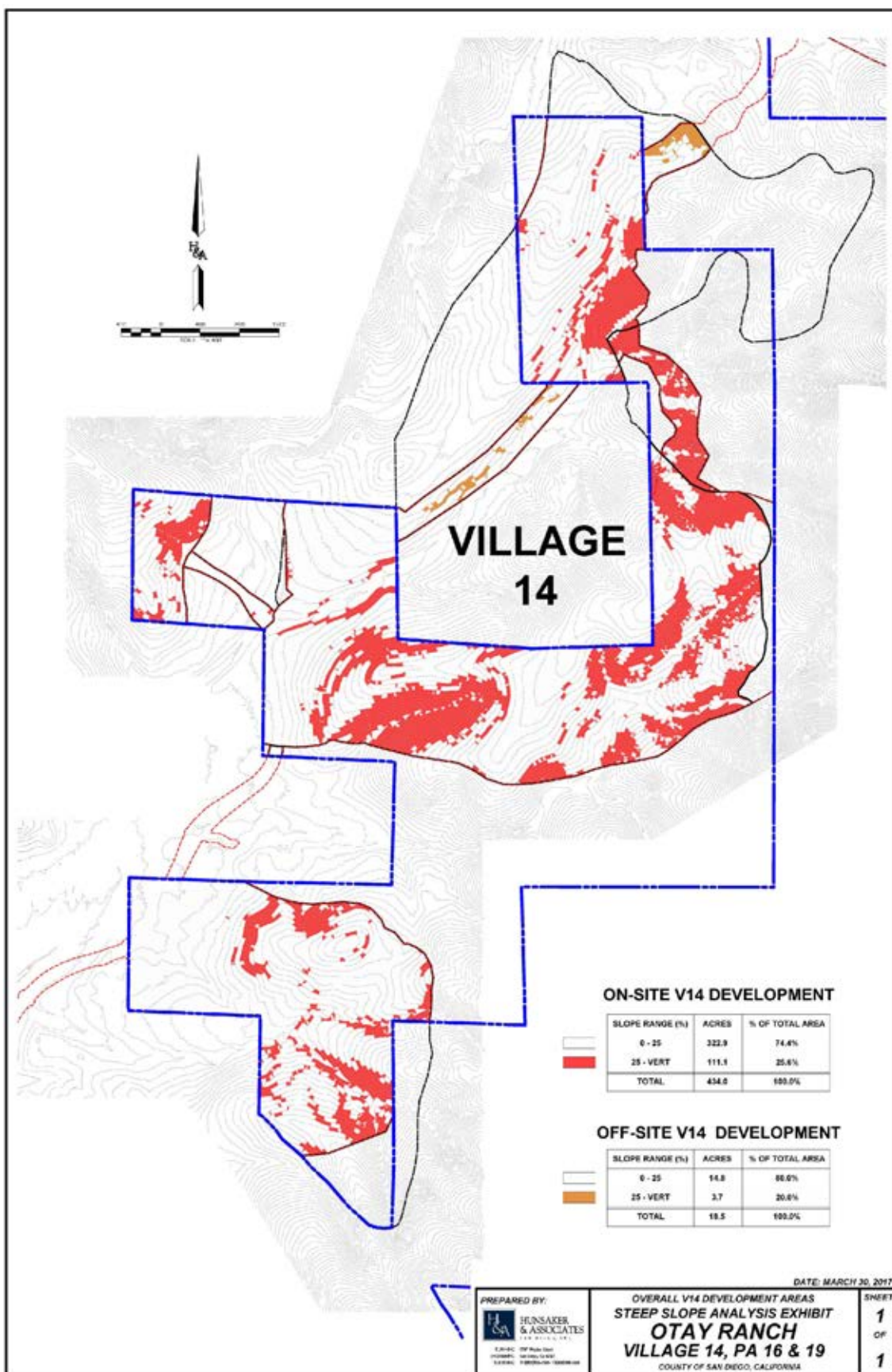
INTENTIONALLY LEFT BLANK



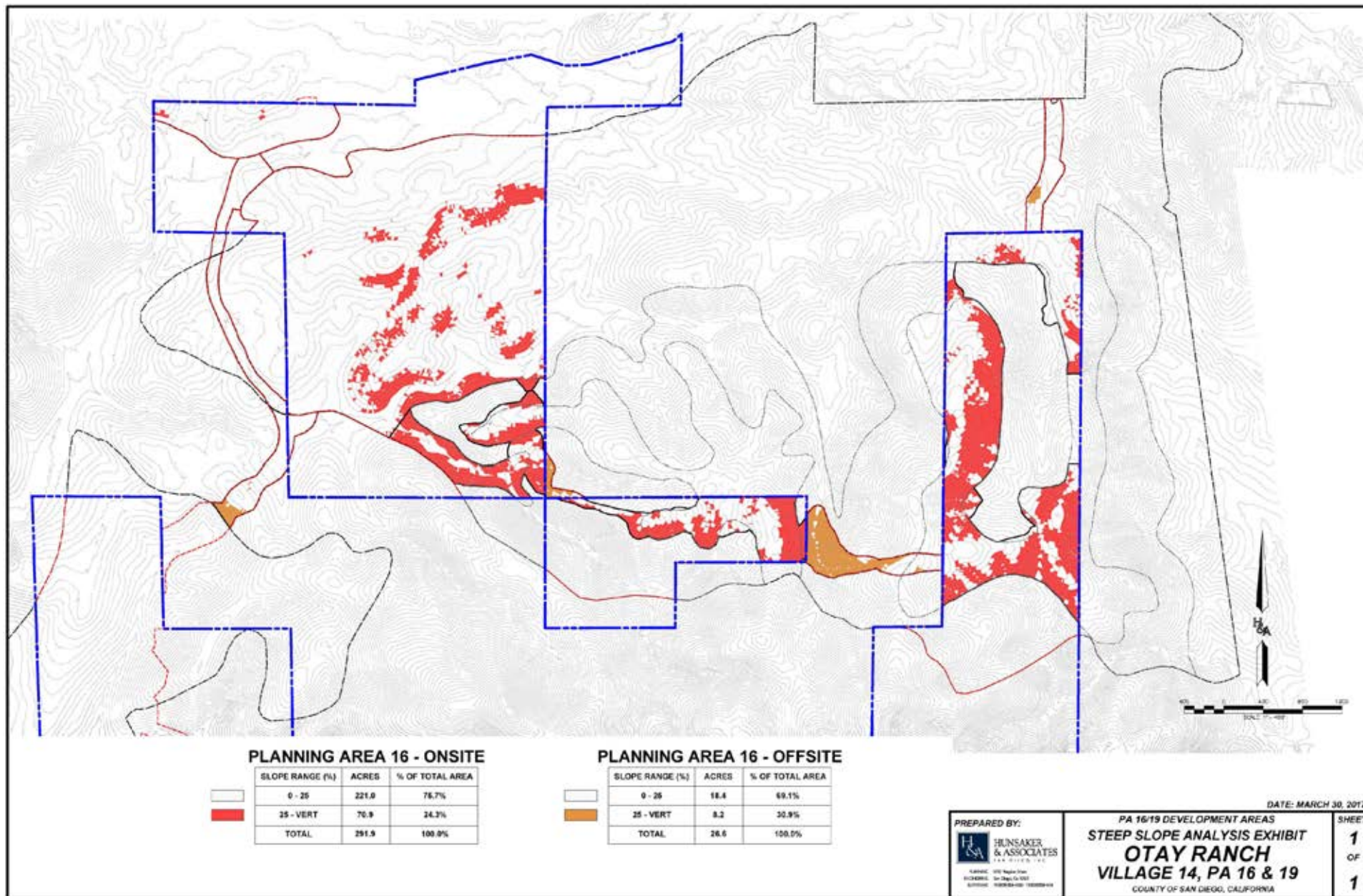
SOURCE: Hunsaker 2017

Otay Ranch Village 14 and Planning Areas 16/19

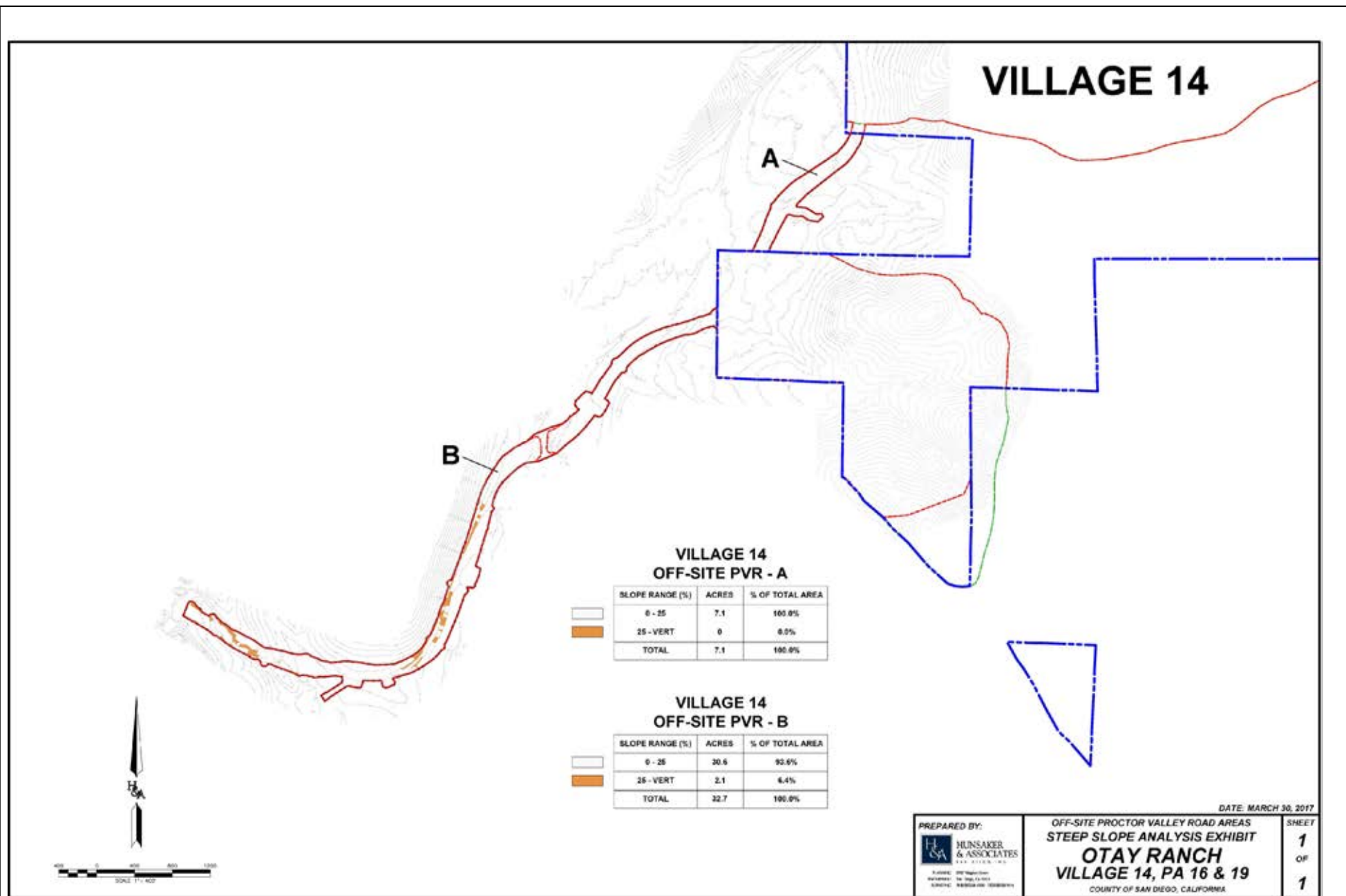
INTENTIONALLY LEFT BLANK



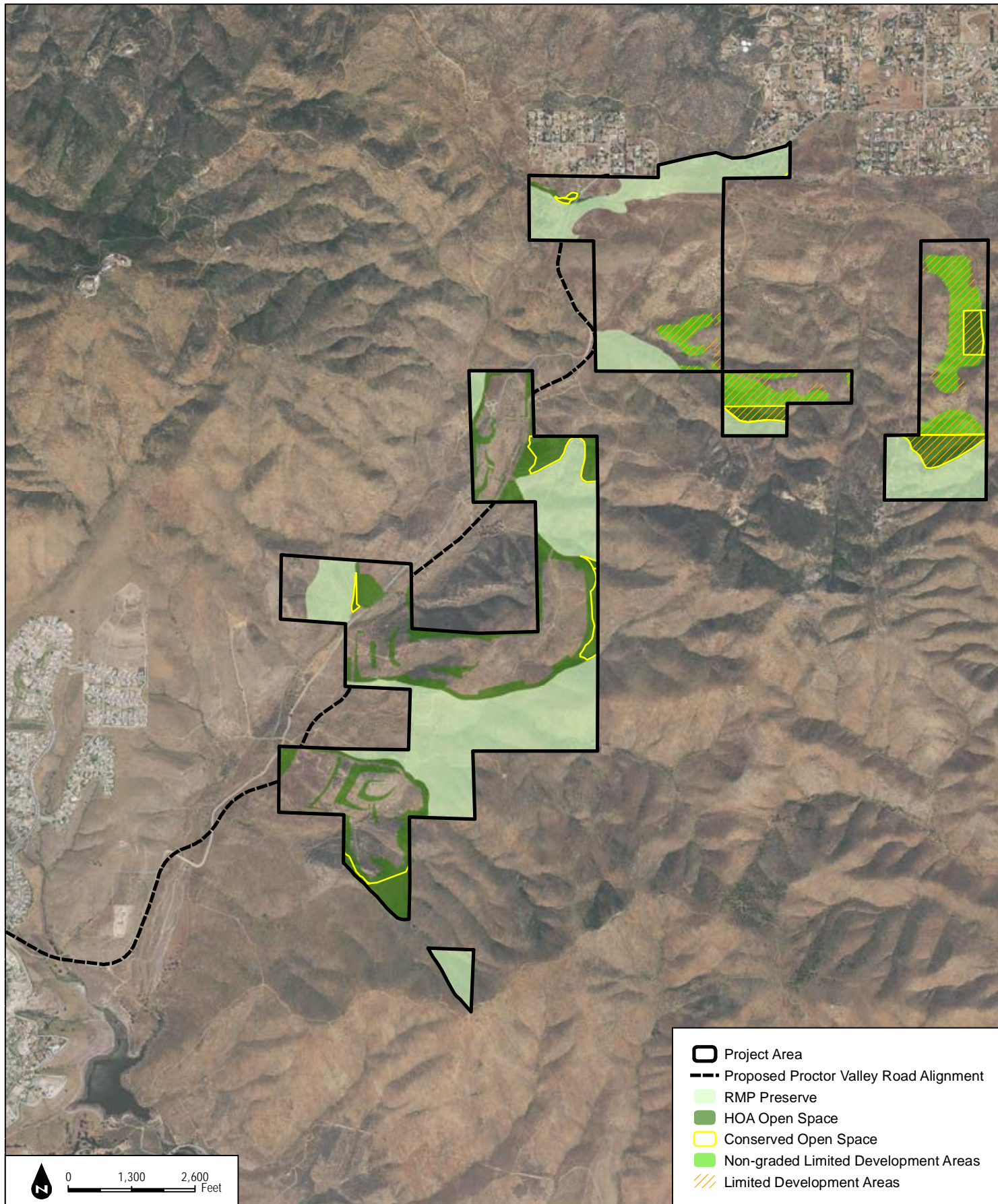
INTENTIONALLY LEFT BLANK



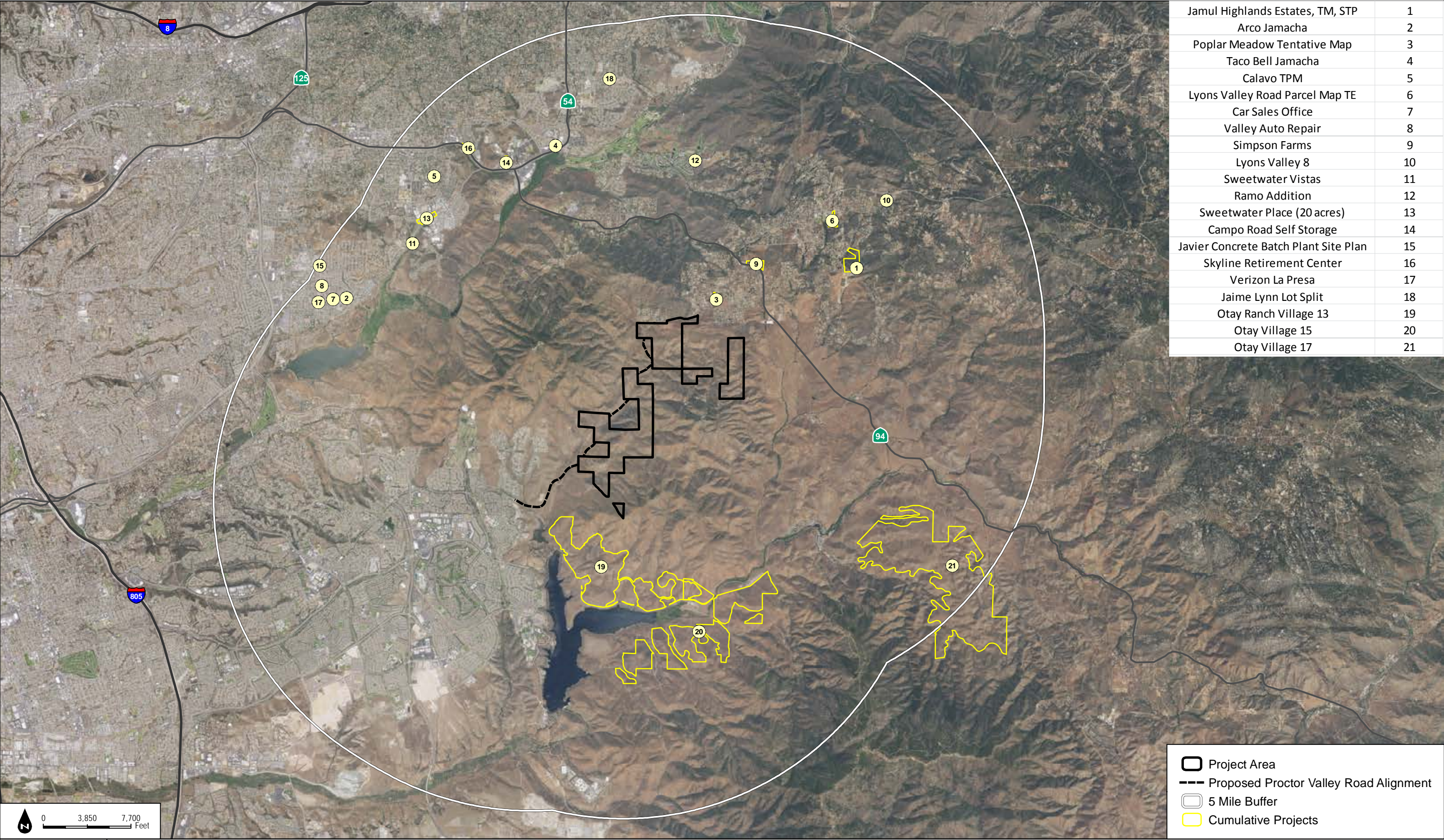
INTENTIONALLY LEFT BLANK



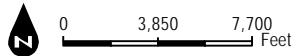
INTENTIONALLY LEFT BLANK



INTENTIONALLY LEFT BLANK



Jamul Highlands Estates, TM, STP	1
Arco Jamacha	2
Poplar Meadow Tentative Map	3
Taco Bell Jamacha	4
Calavo TPM	5
Lyons Valley Road Parcel Map TE	6
Car Sales Office	7
Valley Auto Repair	8
Simpson Farms	9
Lyons Valley 8	10
Sweetwater Vistas	11
Ramo Addition	12
Sweetwater Place (20 acres)	13
Campo Road Self Storage	14
Javier Concrete Batch Plant Site Plan	15
Skyline Retirement Center	16
Verizon La Presa	17
Jaime Lynn Lot Split	18
Otay Ranch Village 13	19
Otay Village 15	20
Otay Village 17	21



INTENTIONALLY LEFT BLANK