

3.1.3 Land Use and Planning

The following section describes the existing land uses and policies associated with Otay Ranch Village 14 and Planning Areas 16/19 (Proposed Project). This section is related only to the Project Area as defined in Section 1.2 in Chapter 1, Project Description, of this environmental impact report (EIR) (under Project Terminology). The Project Area includes 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, in Chapter 1. This section also describes surrounding land uses, identifies guidelines for determining the significance of land-use-related impacts, and evaluates the Proposed Project's potentially significant land use impacts, including any significant cumulative land use impacts. Information provided in this section was incorporated from the General Plan Amendment Report/Plan Consistency Analysis prepared by RH Consulting Group, Hunsaker & Associates, and SJA Landscape Architecture Land Planning, which is attached to this EIR as Appendix 3.1.3-1.

This section tiers from the 1993 Otay Ranch Final Program EIR (Otay Ranch PEIR) (City of Chula Vista and County of San Diego 1993a) because the Proposed Project is within the boundaries of the Otay Ranch General Development Plan/Otay Subregional Plan (Otay Ranch GDP/SRP) (City of Chula Vista and County of San Diego 1993b) area, and development of the Project Area was analyzed in the Otay Ranch PEIR. The Otay Ranch PEIR determined that land use impacts as a result of implementation of the Otay Ranch GDP/SRP would be significant and unavoidable (City of Chula Vista and County of San Diego 1993a). The County of San Diego (County) then issued a Statement of Overriding Considerations, formally acknowledging that the benefits of the Otay Ranch project outweighed the adverse environmental impacts that could not be mitigated to less than significant.

The following analysis for the Proposed Project is different than the Otay Ranch PEIR because it specifically considers the Project Area, which is a subset of overall Otay Ranch. This section also tiers from the 2011 County of San Diego General Plan Update Program EIR (2011 General Plan Update EIR) (County of San Diego 2011a), which addressed the Project Area as part of the Jamul/Dulzura Subregional Plan (County of San Diego 2011b) and concluded that the Jamul/Dulzura Subregional Plan would have no significant impacts relative to conflicts with land use plans, policies, or regulations.

3.1.3.1 Existing Conditions

Environmental Setting

Regional Setting

The Project Area is located within an unincorporated area of southwestern San Diego County, approximately 0.25 miles east of the Chula Vista city limit and 1 mile south of the

unincorporated community of Jamul. The Project Area encompasses approximately 1,369 acres under the applicant's ownership in Otay Ranch Village 14 (approximately 724 acres) and Planning Areas 16/19 (approximately 560 acres), and includes off-site improvements, including Proctor Valley Road and access roads totaling approximately 85 acres. Local access is provided by State Route (SR) 125, which is located approximately 3 miles west of the Project Area, and SR-94, which is 1 mile to the east through the community of Jamul. Project Area access is anticipated to be provided from various points along Proctor Valley Road.

Regional circulation in the Project Area is provided by Interstate (I) 805, located 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, provides additional east/west access and also connects to SR-125 and I-805.

The Proposed Project is within the master-planned community of Otay Ranch. Otay Ranch is an approximately 23,000-acre master-planned community that spans the City of Chula Vista, San Diego County, and the north edge of the Otay Mesa area in the City of San Diego. The Project Area is within the Proctor Valley and San Ysidro Mountains parcels of the Otay Ranch GDP/SRP planning area. It is located to the north of the more urban Otay Ranch Villages and Eastern Territories of Chula Vista, and south of the more rural areas of Jamul.

The Project Area is located in Proctor Valley, a south-sloping valley traversed by Proctor Valley Road, an improved gravel road. The Project Area is located north-northeast of the Upper and Lower Otay Reservoirs, which are the two major water bodies of the Otay River Watershed. The Project Area is undeveloped, with on-site elevations of between 590 and 1,200 feet above mean sea level. The Project Area has been subject to varying degrees of disturbances from past grazing and off-road vehicles. The Project Area is currently vacant, since there have been no farming or ranching activities on the property since 1999.

Land Use Designations and Zoning

The Proposed Project is one component of the Otay Ranch master-planned community regulated by policies of the Otay Ranch GDP/SRP. The underlying purpose of the Proposed Project is to implement the adopted Otay Ranch GDP/SRP and complete the planned development of Otay Ranch Village 14 and Planning Areas 16/19 that is within the applicant's ownership. The adopted 1993 Otay Ranch GDP/SRP constitutes Volume II of the County's Otay Subregional Plan, and is a part of the County of San Diego General Plan (County of San Diego 2011c), which allows for 2,123 homes in Village 14 and Planning Areas 16/19.

In the County's General Plan, the Project Area has Specific Plan Area (SPA) and Open Space (Conservation) land use designations (County of San Diego 2011c), and Regional Category designations of Rural and Semi-Rural (see Figure 3.1.3-1, Existing General Plan Land Use

Designations, and Figure 3.1.3-2, Existing General Plan Regional Category Designations). The Project Area is zoned S80 (Open Space) and S88 (Specific Plan) by the County of San Diego Zoning Map (see Figure 3.1.3-3, Existing County Zoning Map) (County of San Diego 2011c).

Because the County formally adopted the Otay Ranch GDP/SRP to govern development within the Otay Ranch area, the land use designations specified in the Otay Ranch GDP/SRP take precedence over those in the County General Plan. A wide range of land use designations are specified in the Otay Ranch GDP/SRP for the Project Area: Very Low Density Residential (VL), Low Density Residential (L), Low Medium Village Density Residential (LMV), Medium Density Residential (MD), Medium High Residential (MH), Mixed Use (MU), Public/Quasi Public (P/QP), Park (P), and Open Space (OS) (City of Chula Vista and County of San Diego 1993b) (see Figure 3.1.3-4, Adopted Otay Ranch GDP/SRP Land Use Designations).

Surrounding Land Uses

The Project Area is located approximately 0.25 miles east of Chula Vista, at the interface of urban development and open space land uses, as depicted in Figure 1-3, Regional Context, in Chapter 1. The existing Rolling Hills Ranch, Bella Lago, East Lake Vistas, and East Lake Woods residential communities are located approximately 1 mile to the southwest of the Project Area and compose the edge of existing urban development within the City of Chula Vista (see Figure 1-4, Surrounding Land Uses, in Chapter 1). The nearest commercial and regional shopping centers are located within East Lake and Rolling Hills Ranch (City of Chula Vista), located to the south within 3 to 5 miles of the Project Area. The rural community of Jamul is located northeast of the Project Area, and Rancho San Diego is located northwest of the Project Area. A small, local commercial center is located in Jamul, approximately 2.5 miles northeast of the Project Area, and a larger commercial center is located 3.75 miles northwest of the Project Area, at the Rancho San Diego Towne Center. The land northwest and east of the Project Area is vacant, consisting of gently rolling hills and more rugged, steep open space. Recent County projects are primarily concentrated around Rancho San Diego and the community of Jamul. The proposed Otay Ranch Village 13 development is located south of the Project Area over a ridge, not visible from Village 14, and is accessed from Otay Lakes Road.

Approximately 34.5 acres owned by the City of San Diego as Multiple Species Conservation Program (MSCP) lands, commonly known as “Cornerstone Lands,” is located adjacent to the Project Area to the south (City of San Diego 1997). The 11,152-acre San Diego National Wildlife Refuge, a federal contribution to the MSCP and formed after the Otay Ranch GDP/SRP approval, is located west of the Project Area. The approximately 5,600-acre Rancho Jamul Ecological Reserve, owned by the State of California, is the state’s contribution to the MSCP. The Rancho Jamul Ecological Reserve is interspersed within the Project Area, due, in part, to the California Department of Fish and Wildlife’s (CDFW) 2003 acquisition of

developable and Otay Ranch RMP/MSCP Preserve portions of Otay Ranch Village 14 and Planning Areas 16/19. Numerous other public ownerships interconnect with the larger core areas of MSCP conserved land, including the Bureau of Land Management's Otay Mountain Wilderness Area, the U.S. Fish and Wildlife Service's (USFWS) San Diego–Sweetwater National Wildlife Refuge, CDFW's adjacent Hollenbeck Canyon Wildlife Area, and various City of San Diego and County of San Diego ownerships.

Regulatory Setting

County of San Diego General Plan

The County of San Diego General Plan guides the long-term development of San Diego County. It includes various elements that address different aspects of growth, including accommodating population growth and housing needs while influencing the distribution of development to protect scarce resources, preserving the natural environment, providing adequate public facilities and services efficiently and equitably, assisting the private sector in the provision of adequate affordable housing, and promoting the economic and social welfare of the region (County of San Diego 2011c). Goals, policies, and objectives are provided within each of the General Plan elements to guide future land development and ensure consistency with the County's intended vision for the future of San Diego County. The General Plan contains goals and policies within each element, as summarized below.

Land Use Element

The Land Use Element presents a policy framework for shaping the type and location of new development and strategies to maintain and enhance existing development and community character. As specified in the Land Use Element, a major component to guiding the physical planning of the County is the Community Development Model. The Community Development Model is implemented by three regional categories (Village, Semi-Rural, and Rural Lands) that generally reflect the character and land use development goals of the County. In addition, the regional categories are intended to provide a framework for the regional distribution of uses and serves as the foundation for the land use map designations, goals, policies, and regulations that guide future development (County of San Diego 2011c).

Under the Community Development Model, the highest intensities and greatest mix of uses are directed to "Village" areas. Lower-intensity uses, such as estate-style residential lots and agricultural operations, are directed to Semi-Rural areas. In addition to serving as an edge to the Village category, the Semi-Rural category functions as a transition to the lowest-density category, Rural Lands, which is applied to large open space areas where only limited development may occur. Regional categories are applied to all privately owned lands in the

unincorporated County (County of San Diego 2011c). As shown in Figure 3.1.3-1, the Project Area has regional category designations of Rural and Semi-Rural.

According to the County's General Plan, "The Regional Categories allow many different land use types to be planned in a more unified, regional manner. As a result, they do not regulate allowed uses or intensities of individual development proposals" (County of San Diego 2011c). The regional categories in the County's General Plan establish a hierarchy for the overall structure and organization of development that differentiates areas by overall character and density, and the land use designations disaggregate these categories and provide more precise direction regarding the planned density and intensity of residential, commercial, industrial, open space, and public land uses (County of San Diego 2011c).

The County General Plan also assigns land use designations to lands in the unincorporated County. These land use designations are property specific and identify the type and intensity of allowable land uses (County of San Diego 2011c). The County's land use designations are defined by the land use type—residential, commercial, industrial, or other—and the maximum allowable residential density or nonresidential building intensity. The designations are applied throughout the unincorporated County and are illustrated on the community-specific land use maps within the General Plan. More specific standards may be established for each land use designation to implement the goals and policies of the General Plan through such tools as the Zoning Ordinance to address impacts related to specific land uses or the needs of an individual community (County of San Diego 2011c). The General Plan land use designations within the Project Area include Specific Plan Area (SPA) and Open Space (Conservation), as shown in Figure 3.1.3-2. The SPA designation "reflects those designations retained from the former General Plan" (County of San Diego 2011c). The SPA land use designation was carried over from the previously adopted Otay Ranch GDP/SRP to maintain consistency. The County's current General Plan did not change the policy that SPAs may contain residential, commercial, industrial, public, institutional, and/or open space uses (County of San Diego 2011c). In addition, Table LU-1 of the County General Plan indicates that the Specific Plan Area land use designation is compatible with all three regional categories (County of San Diego 2011c). The Open Space (Conservation) designation is primarily applied to large tracts of land that are undeveloped; usually dedicated to open space; and owned by a jurisdiction, public agency, or conservancy group. Allowed uses include habitat Preserves, passive recreation, reservoirs, and public infrastructure (County of San Diego 2011c).

Mobility Element

The Mobility Element provides policies for a balanced, multi-modal transportation system for the movement of people and goods within the County. Within the Project Area, Proctor Valley Road is classified by the County General Plan Mobility Element as a Two-Lane Light Collector (2.2E)

within the Chula Vista city limits through Proctor Valley to SR-94, and as a “County Designated Scenic Highway” from the Chula Vista city limits to SR-94 (County of San Diego 2011c).

Conservation and Open Space Element

The Conservation and Open Space Element provides policies relating to the conservation, protection, and management of natural resources; the preservation of open space; and the provision of park and recreation resources (County of San Diego 2011c).

Housing Element

The Housing Element presents goals, policies, and programs designed to assist the development of housing for the County’s current and future residents at all income levels (County of San Diego 2011c).

Safety Element

The Safety Element establishes policies that minimize the risk of personal injury, loss of life and property, and environmental damage associated with natural and human-caused hazards (County of San Diego 2011c).

Noise Element

The Noise Element provides policies to control and abate environmental noise and to protect citizens from excessive exposure to noise (County of San Diego 2011c).

County of San Diego Zoning Ordinance

The San Diego County Zoning Ordinance (County of San Diego 2014) provides detailed regulatory provisions for development of all unincorporated lands within the County. County zoning is used to implement the goals and objectives of the adopted General Plan in accordance with state law, which requires zoning to be consistent with general plans. The Project Area includes parcels that are currently zoned Open Space (S80) and Specific Plan (S88) (County of San Diego 2014). Figure 3.1.3-3 depicts existing County zoning for the Project Area.

The Open Space (S80) zoning designation provides for uses having a minimal impact on the natural environment, or those uses deemed compatible with the hazards, resources, and other restrictions on the property. Various applications of the S80 Use Regulations with appropriate development designators can create or protect areas within very large residential parcels, agricultural areas, recreation areas, and limited use areas having identified hazards or resources (County of San Diego 2014).

The S88 Use Regulations are intended to accommodate Specific Plan areas identified in the San Diego County General Plan. The designation allows limited uses, but after adoption of a Specific Plan, any use allowed by the Specific Plan is permitted. Application of the S88 Use Regulations can create an unlimited variety of land uses (including residential, civic, and agricultural uses) in conformance with the General Plan (County of San Diego 2014).

Jamul/Dulzura Subregional Plan

Originally adopted by the County Board of Supervisors in 1979 (General Plan Amendment (GPA) 74-02) and most recently amended in 2016 (GPA 12-004), the Jamul/Dulzura Subregional Plan covers an area of approximately 168 square miles in southeastern San Diego County. The Jamul/Dulzura Subregion is located generally south of Loveland Reservoir and Sweetwater River, adjacent to and north of the Mexican border with the United States, and east of the Rancho San Diego land development. The Jamul/Dulzura Subregional Plan implements the principles of the County's General Plan Land Use Element. It guides new urban development into those areas of the County where urbanization will be least costly, conserves future options for development, and helps meet the housing needs of County residents (County of San Diego 2011b).

The Project Area is entirely located within the Jamul/Dulzura Subregional Plan area, and is identified as a "Specific Planning Area" within its boundary (County of San Diego 2011b). However, as indicated in the Jamul/Dulzura Subregional Plan (County of San Diego 2011b), due to the size and complexity of the Otay Ranch areas, the policies governing development of the Otay Ranch areas (including the Project Area) within the Jamul/Dulzura planning boundaries have been placed in Volume II of the Otay Subregional Plan. The policies set forth in the Otay Ranch GDP/SRP take precedence over the Jamul/Dulzura Subregional Plan in the event of any conflict.

The following policy in the Jamul/Dulzura Subregional Plan relates specifically to land use (County of San Diego 2011b):

- **Land Use (Specific Planning Area – Otay Ranch) Policy 15.** The development policies for the Otay Ranch project are contained in Volume 2 of the Otay Subregional Plan text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the Jamul/Dulzura Plan text apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. ***In case of conflict, the policies contained in Volume 2 of the Otay Subregional Plan text shall take precedence.*** (Emphasis added.)

Otay Subregional Plan

The Otay Subregional Plan consists of two volumes of text and an appendix to Volume II. The plan is intended to promote orderly development, protect environmental and built resources, and implement the County's objectives for growth management and the structure of government for the subregion (City of Chula Vista and County of San Diego 1993b, 1993c).

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). Although the text focuses on Otay Mesa and contains specific provisions for development of that area, it does have general applicability to the entire Otay Subregion (City of Chula Vista and County of San Diego 1993c).

On October 28, 1993, the County Board of Supervisors adopted the Otay Ranch privately initiated General Plan Amendment (GPA 92-04). As previously described, the Otay Ranch project covers approximately 23,000 acres and is located in both the Otay Subregional Plan area and the Jamul/Dulzura Subregional Plan area. Due to the size and complexity of the Otay Ranch project, the policies governing development of Otay Ranch are placed in Volume II of the Otay Ranch GDP/SRP text. Therefore, although the Project Area is not located within the boundaries of the Otay Subregional Plan area, Volume II of the Otay Subregional Plan constitutes the Otay Ranch GDP/SRP, which is the document that governs the Project Area.

Otay Ranch General Development Plan/Otay Subregional Plan

The Otay Ranch GDP/SRP, which constitutes the County's Otay Subregional Plan Volume II, establishes the land use pattern for the overall Otay Ranch area through the creation of Villages, each of which has specific goals and objectives. As a component of the County General Plan, the Otay Ranch GDP/SRP governs the land uses, circulation, and development intensities permitted under the County General Plan for the Project Area and the rest of the Otay Ranch community (City of Chula Vista and County of San Diego 1993b).

Land uses specified in the Otay Ranch GDP/SRP for the Project Area are Very Low Density Residential (VL), Low Density Residential (L), Low Medium Village Density Residential (LMV), Medium Density Residential (MD), Medium High Residential (MH), Mixed Use (MU), Public/Quasi Public (P/QP), Park (P), and Open Space (OS) (City of Chula Vista and County of San Diego 1993b). The existing Otay Ranch GDP/SRP land use map (Proctor Valley and San Ysidro Mountains Parcels) designations are depicted in Figure 3.1.3-4.

The Otay Ranch GDP/SRP Mobility chapter designates Proctor Valley Road as a four-lane major street with 12-foot-wide travel lanes and 8-foot-wide emergency parking/bikeway lanes. Proctor Valley Road is also designated as a scenic roadway from the Salt Creek Ranch

neighborhood in Chula Vista east and north through Proctor Valley to SR-94 (City of Chula Vista and County of San Diego 1993b).

Concurrent with the Otay Ranch GDP/SRP, four associated documents were adopted by the County to guide development of the Otay Ranch area: (1) Village Phasing Plan, (2) Facility Implementation Plan, (3) Otay Ranch Resource Management Plan, and (4) Service Revenue Plan. Another associated document, the Otay Ranch Overall Design Plan, was adopted by the County Board of Supervisors on March 6, 1996. These documents provide discussion, analysis, and background in support of the goals, objectives, and policies contained in the adopted Otay Ranch GDP/SRP. Each document is described further below.

Otay Ranch Implementation Documents

Village Phasing Plan

The Otay Ranch Village Phasing Plan is an implementation requirement of the Otay Ranch GDP/SRP's Growth Management chapter. The purpose of the Village Phasing Plan is to phase development of Villages in a logical order to respond to market forces, ensure timely provision of public facilities, ensure the efficient use of public fiscal resources, and promote the viability of the Otay Ranch Villages (City of Chula Vista and County of San Diego 1993d). The Village Phasing Plan designates Otay Ranch Village 14 ("Proctor Valley Village") as part of the First Eastern Phase, and Planning Areas 16/19 (Jamul Rural Estate Area) as part of the Second Eastern Phase. Village 14 was included as a component of the initial Eastern Phase because, along with Village 13 (Resort Village), it is the western-most Village and is most readily and efficiently served by the logical extension of key infrastructure (i.e., Proctor Valley Road). The inclusion of Planning Areas 16/19 in the Second Eastern Phase is consistent with the general west-to-east phasing concept established by the Village Phasing Plan, and is also accessed via Proctor Valley Road.

Facility Implementation Plan

The Otay Ranch Facility Implementation Plan provides a framework for the provision of public facilities and services necessary to support development of Otay Ranch. In addition to addressing development of public facilities and services within the Otay Ranch area, the Facility Implementation Plan establishes service thresholds and processing requirements for subsequent development applications processed for each Village (City of Chula Vista and County of San Diego 1993e).

Phase 1 and Phase 2 Resource Management Plan

The Otay Ranch Resource Management Plan (RMP) is a comprehensive planning document that addresses the preservation, enhancement, and management of sensitive natural and cultural resources on the 22,899-acre Otay Ranch property, and was designed specifically for Otay Ranch. The Otay Ranch RMP was prepared in two parts. The RMP Phase 1 identifies Otay Ranch RMP/Preserve areas within Otay Ranch and contains policies for species and habitat conservation and long-term management of the Otay Ranch RMP/Preserve. RMP Phase 2 includes Otay Ranch-wide studies as required for the first SPA in Otay Ranch that provide details on conveyance, management, and funding for the Otay Ranch RMP/Preserve. The MSCP County Subarea Plan, Section 3.3.3.7, states, “All conditions and exceptions listed in the Otay Ranch approval documents, including the Resource Management Plan (Volume I) are hereby incorporated by reference, with respect to easement requirements, revegetation requirements, allowed facilities within the Preserve area, etc.” (County of San Diego 1997).

The Otay Ranch RMP Preserve was designed and is managed specifically for protection and enhancement of multiple species and their habitat that occur within Otay Ranch. These conservation lands also serve to connect large areas of open space through a series of wildlife corridors, including connections between regional open spaces such as the Otay Reservoir System and San Miguel Mountain.

The Otay Ranch RMP concept is intended to be the functional equivalent of the County of San Diego Resource Protection Ordinance (County of San Diego 2007) for Otay Ranch. As such, subsequent Otay Ranch projects are exempted from the provisions of the Resource Protection Ordinance, if determined to be consistent with a Comprehensive Resource Management and Protection Program, such as the Otay Ranch RMP.

The Otay Ranch RMP and the 11,375-acre Otay Ranch RMP Preserve serve as the basis for mitigation of biological impacts identified in the Otay Ranch PEIR (City of Chula Vista and County of San Diego 1993a, IA Section 10.5.2). The Otay Ranch RMP includes conveyance procedures for dedicating parcels of land to the Otay Ranch RMP Preserve, and establishes an obligation for each new development to convey its fair share of the MSCP Preserve. Fair-share contribution requirements are established in the Otay Ranch RMP as a proportion of Ranch-wide development to Otay Ranch RMP/Preserve land. The loss of sensitive resources are mitigated through the conveyance of Otay Ranch RMP Preserve land to the Otay Ranch Preserve Owner/Manager (POM).

Property owners are required to convey land toward the Otay Ranch RMP Preserve and to fund Otay Ranch RMP Preserve management. As previously discussed, the Phase 2 RMP establishes a conveyance ratio of 1.188 acres of Otay Ranch RMP/Preserve land for each 1 acre of Development Area. This calculation excludes “common use” lands as defined in the Phase 2

RMP such as schools, major roads, and parks (County of San Diego and City of Chula Vista 2015). The conveyance requirement serves to mitigate throughout Otay Ranch, and therefore enables the Otay Ranch RMP/Preserve system designed for Otay Ranch to be assembled and conveyed, and to be managed by one entity regardless of ownership.

The City of Chula Vista and the County of San Diego are designated as the Otay Ranch POM, and actively coordinate the conveyance and management of the Otay Ranch RMP Preserve. On March 6, 1996, the Chula Vista City Council and County of San Diego Board of Supervisors authorized the formation of an Otay Ranch POM through the execution of a Joint Powers Agreement between the City of Chula Vista and the County. The Chula Vista MSCP Subarea Plan defines the Otay Ranch POM as “the entity responsible for overseeing the day-to-day and long-range Preserve management activities within the Otay Ranch Preserve, including but not limited to management of resources, restoration of habitat, and enforcement of open space restrictions” (City of Chula Vista 2003). The Otay Ranch POM has more than 3,500 acres of conveyed lands under its management (Goddard 2017), and the Otay Ranch POM meets annually to adopt budgets and assign tasks for the upcoming year (City of Chula Vista 2003).

The Otay Ranch GDP/SRP and Phase 1 RMP were amended in February 1996 to eliminate parcel-wide cultural resource surveys on Otay Ranch’s two eastern parcels. Phase 1 and Phase 2 of the Otay Ranch RMP were amended again on December 5, 2007, to eliminate the conveyance schedule and coastal sage scrub restoration requirements. The County Board of Supervisors has not yet approved the entirety of the Phase 2 RMP; rather, the Board adopted the Financing Plan and the Conveyance Schedule as conditions precedent to initial development of the first Otay Ranch Villages (County of San Diego and City of Chula Vista 2015). The County and City of Chula Vista are jointly working on a Phase 2 RMP update to the current programs, conveyance acreages, restoration activities, and overall management of the Otay Ranch RMP.

Service Revenue Plan

The Service Revenue Plan identifies the estimated costs and revenue characteristics associated with implementation of the Otay Ranch GDP/SRP. It also outlines municipal and regional service and infrastructure responsibilities, and how facilities and services will be financed (County of San Diego and City of Chula Vista 2015).

Multiple Species Conservation Program Plan

The MSCP Plan, adopted in 1998, is a comprehensive habitat conservation planning program for southwestern San Diego County. The MSCP Plan area totals approximately 900 square miles and includes portions of the unincorporated County, the City of San Diego, the City of Chula Vista, nine other city jurisdictions, and several independent special districts. Local jurisdictions

implement their respective portions of the MSCP Plan through subarea plans, which describe specific implementing mechanisms for the MSCP. Together, the MSCP Plan and the subarea plans serve as a multiple species Habitat Conservation Plan and a Natural Communities Conservation Plan (NCCP) (MSCP 1998).

MSCP County of San Diego Subarea Plan

The MSCP County of San Diego Subarea Plan (MSCP County Subarea Plan) implements the MSCP Plan within portions of the unincorporated areas of the County. The MSCP County Subarea Plan study area encompasses 252,132 acres. The MSCP County Subarea Plan's boundaries extend from the southern portion of Ramona and the San Dieguito River; east to Poway, Lakeside, and Alpine; and south to the U.S. border with Mexico (County of San Diego 1997). To carry out the MSCP Plan and the MSCP County Subarea Plan, approximately 101,268 acres would be permanently preserved within the MSCP County Subarea Plan boundaries.

The MSCP County Subarea Plan area is divided into three segments: Lake Hodges, South County, and Metro-Lakeside-Jamul. MSCP maps associated with the Lake Hodges and South County Segments delineate areas where habitat will be conserved ("hardline Preserves") and areas where development will occur. As stated in the MSCP County Subarea Plan, the Wildlife Agencies (i.e., CDFW and USFWS) have agreed to the conservation areas and areas to be developed; accordingly, projects approved by the County that are consistent with these two segments of the MSCP County Subarea Plan (Lake Hodges and South County Segments) do not require additional approvals from the Wildlife Agencies. The Metro-Lakeside-Jamul Segment does not have designated MSCP Preserve boundaries (except for Helix Company properties), but does include land that has been identified for its biological importance (County of San Diego 1997). Within these areas preapproved for conservation, biological mitigation ratios are in accordance with the County of San Diego Biological Mitigation Ordinance (County of San Diego 2010b).

The MSCP County Subarea Plan provides for the take of 85 Covered Species and their habitats associated with development (see Attachment 1 of the MSCP County Subarea Plan (County of San Diego 1997) for a list of the MSCP Covered Species). The MSCP County Subarea Plan provides that all development-related impacts to Covered Species are deemed mitigated through project applicants' participation in the MSCP. Specifically, property owners who contributed land to the MSCP Preserve are authorized, within certain limits, to "take" any of the 85 Covered Species, and they may do so without applying for or securing incidental take permits from CDFW or USFWS. These Wildlife Agencies, as signatories to the MSCP County Subarea Plan Implementing Agreement, have determined that the MSCP County Subarea Plan already provides adequate protection for these 85 Covered Species within the dedicated MSCP Preserve, and "take" of such species by participating landowners, as long as it takes place outside the

MSCP Preserve, will not jeopardize the continued survival of the species in question. Within the MSCP Preserve, no take of Covered Species is permitted unless it is a result of an approved use as identified in the MSCP Plan (County of San Diego 1997) and Implementing Agreement (USFWS and CDFG 1998).

The Project Area is located within the South County Segment of the MSCP County Subarea Plan area. Otay Ranch is one of the “Covered Projects” in the MSCP County Subarea Plan. As stated in the MSCP County Subarea Plan, conditions and exceptions listed in the Otay Ranch approval documents, including the Otay Ranch RMP (Phase 1), are incorporated by reference (County of San Diego 1997).

Because the MSCP incorporates the Otay Ranch RMP, the County considers impacts to any Covered Species as “pre-mitigated” for purposes of compliance with the California Environmental Quality Act (CEQA). Thus, for example, development impacts to Belding’s orange-throated whiptail (*Aspidoscelis hyperythra*)—a Covered Species—are considered pre-mitigated due to the habitat set aside in the MSCP Preserve. Note, however, that significant impacts to non-Covered Species must be mitigated on a project-specific basis, because such impacts are not addressed in or offset by the MSCP County Subarea Plan.

For those projects with hardline development areas and if a project’s proposed development footprint encroaches into the hardline Preserve, the project applicant must seek and obtain an MSCP boundary adjustment from the County with concurrence from USFWS and CDFW. The County may only approve a boundary adjustment if the project applicant dedicates additional land to the MSCP Preserve that is equal in size and biological value to that removed from the MSCP Preserve (County of San Diego 1997).

County of San Diego Resource Protection Ordinance

The Otay Ranch RMP is intended to be the functional equivalent of the County of San Diego Resource Protection Ordinance (County of San Diego 2007) for Otay Ranch, and, as such, the Proposed Project is not subject to the Resource Protection Ordinance.

County of San Diego Light Pollution Code

The County’s Light Pollution Code (Code of Regulatory Ordinances Sections 51.201–51.209) was developed by the County Planning and Development Services and Department of Public Works in cooperation with lighting engineers, astronomers, and land use planners from San Diego Gas & Electric and Palomar and Mount Laguna Observatories, and with local community planning and sponsor groups to address and minimize the impact of new sources of light pollution on nighttime views. The Light Pollution Code separates the unincorporated portion of the County into two zones: Zone A and Zone B. Zone A includes all unincorporated

lands located within a 15-mile radius of the Palomar Observatory or Mount Laguna Observatory, and Zone B includes all areas not included in Zone A. Section 51.202 includes general outdoor lighting fixture requirements applicable to all unincorporated lands in the County, and Section 51.204 includes shielding requirements per fixture by lighting type (i.e., outdoor lighting used for outdoor sales, eating areas, or advertisements (Class I); security lighting (Class II); and decorative lighting (Class III)) and according to location (Zone A or B) (County of San Diego 1986).

Because the Project Area is not situated within Zone A (15 miles of the Palomar Observatory or Mount Laguna Observatory), the Proposed Project is located within Zone B.

Otay River Watershed Management Plan

The Otay River Watershed Management Plan (Otay River Watershed Management Plan Joint Exercise of Powers Agreement Public Agencies 2006) was prepared pursuant to a Joint Exercise of Powers Agreement between the County; the cities of San Diego, Chula Vista, and Imperial Beach; and the San Diego Unified Port District. The purpose of the plan is to provide a framework management plan to guide ongoing watershed uses, source water protection, and other resource protection, enhancement, and restoration activities. To achieve that purpose, the plan does the following: characterizes the watershed's various natural resources and land uses; identifies key goals; assesses and prioritizes threats to existing beneficial uses and natural resources; identifies strategies for the protection, enhancement, and restoration of beneficial uses and natural resources in the watershed, including source water protection and a water quality monitoring strategy; provides adaptive management strategies and objectives to monitor and evaluate the effectiveness of the strategies and proposes potential remedial actions; and prepares the plan so that it can be easily updated to reflect changes in physical, biological, chemical, land use, and regulatory conditions. The Otay River Watershed Management Plan is not a regulatory document. Rather, it is a policy document intended to be consistent with the regulatory requirements under the National Pollution Discharge Elimination System (NPDES) Municipal Permit, applicable local general plans, and local resource plans and programs. As such, it is designed to serve as a programmatic advisory document for decision makers. The strategies outlined in the plan are only recommendations that may need to be refined by each jurisdiction (Otay River Watershed Management Plan Joint Exercise of Powers Agreement Public Agencies 2006). For further information regarding the Otay River Watershed Management Plan, refer to Section 3.1.2, Hydrology and Water Quality, of this EIR.

Otay Valley Regional Park Concept Plan

Westerly portions of the Project Area (within Village 14) are adjacent to the Otay Reservoir System vicinity and are designated by the Otay Valley Regional Park Concept Plan Study Area

as Open Space/Core Preserve Area (County of San Diego et al. 1997). The boundary of the Open Space/Core Preserve Area is contiguous with the Multiple Habitat Planning Area (MHPA) boundary designated in the Subarea Plans for the cities of San Diego and Chula Vista and the County's Southern Segment Plan of the MSCP. As shown in Figure 3.1.3-5, there is no overlap between the Otay Valley Regional Park Concept Plan and the Proposed Project.

San Diego Association of Governments Regional Plan

The San Diego Association of Governments (SANDAG) adopted San Diego Forward: The Regional Plan in October 2015. The SANDAG Regional Plan combined two of the region's most important existing planning documents: the Regional Comprehensive Plan (SANDAG 2004) and the Regional Transportation Plan (RTP) (SANDAG 2011) and its Sustainable Communities Strategy (SCS). The Regional Comprehensive Plan, adopted in 2004, laid out key principles for managing the region's growth while preserving natural resources and limiting urban sprawl. The plan covered eight policy areas: urban form, transportation, housing, healthy environment, economic prosperity, public facilities, borders, and social equity (SANDAG 2004). These policy areas were addressed in the 2050 RTP/SCS (SANDAG 2011), and are now fully integrated into the Regional Plan (SANDAG 2015). The goals of the Regional Plan are to provide innovative mobility choices and planning to support a sustainable and healthy region, a vibrant economy, and an outstanding quality of life for all. The Regional Plan includes six general categories of policy objectives, with their own set of specific objectives, as follows (SANDAG 2015):

- **Habitat and Open Space:** (1) Focus growth in areas that are already urbanized, allowing the region to set aside and restore more open space in our less developed areas. (2) Protect and restore our region's urban canyons, coastlines, beaches, and water resources.
- **Regional Economic Prosperity:** (1) Invest in transportation projects that provide access for all communities to a variety of jobs with competitive wages. (2) Build infrastructure that makes the movement of freight in our community more efficient and environmentally friendly.
- **Environmental Stewardship:** (1) Make transportation investments that result in cleaner air, environmental protection, conservation, efficiency, and sustainable living. (2) Support energy programs that promote sustainability.
- **Mobility Choices:** (1) Provide safe, secure, healthy, affordable, and convenient travel choices between the places where people live, work, and play. (2) Take advantage of new technologies to make the transportation system more efficient and accessible.
- **Partnerships/Collaboration:** (1) Collaborate with Native American tribes, Mexico, military bases, neighboring counties, infrastructure providers, the private sector, and local communities to design a transportation system that connects to the megaregion and

national network, works for everyone, and fosters a high quality of life for all. (2) As we plan for our region, recognize the vital economic, environmental, cultural, and community linkages between the San Diego region and Baja California.

- **Healthy and Complete Communities:** (1) Create great places for everyone to live, work, and play. (2) Connect communities through a variety of transportation choices that promote healthy lifestyles, including walking and biking. (3) Increase the supply and variety of housing types – affordable for people of all ages and income levels in areas with frequent transit service and with access to a variety of services.

San Diego Local Agency Formation Commission

Because the Proposed Project intends to annex into the San Diego County Sanitation District, the policies of the San Diego Local Agency Formation Commission (LAFCO) are applicable to development of the Proposed Project. Specifically, the Proposed Project intends to annex into the San Diego County Sanitation District for sewer service. The County has entered into a Sewerage Transportation Agreement with the City of Chula Vista to convey flows from the Proposed Project to a local treatment plant.

The Proposed Project is within the boundaries of the San Diego County Rural Fire Protection District, which merged with the San Diego County Fire Authority on March 4, 2014. A 2.3-acre public safety site for a permanent fire station and satellite sheriff's facility is reserved in the Village Core area of the Project Area.

Because the following LAFCO reports focus on the efficient provision of fire and sewer service, they are applicable to the Proposed Project (San Diego LAFCO 2010):

- Funding Fire Protection, An Overview of Funding Issues Facing Fire Protection Districts, LAFCO, November 2003
- Municipal Service Review & Sphere of Influence Update: County Sanitation Districts, LAFCO, January 30, 2007
- Southern San Diego County and Sewer Service Municipal Service Review, LAFCO, February 2, 2004
- Municipal Service Review and Sphere of Influence for all Cities, LAFCO, March 3, 2008

Chula Vista MSCP Subarea Plan

The City of Chula Vista MSCP Subarea Plan was approved by the City of Chula Vista in May 2003 and received take authorization from the Wildlife Agencies (USFWS and CDFW) in

January 2005. The Chula Vista MSCP Subarea Plan provides for conservation of upland habitats and species through Preserve design, regulation of impacts and uses, and management of the Preserve. The Chula Vista MSCP Subarea Plan Preserve system is mapped as either 100% or 75%–100% Conservation Area. The 100% Conservation Areas are delineated by hardline boundaries, and the 75%–100% Conservation Areas are defined by quantitative and qualitative targets for habitat conservation where final boundaries are not yet determined. The 100% Conservation Areas are either already in public ownership or would be dedicated to the Preserve as part of the development approval process for Covered Projects (City of Chula Vista 2003).

Chapter 6.0 of the Chula Vista MSCP Subarea Plan identifies permitted uses within the Chula Vista MSCP Preserve. Section 6.3.3 of the Subarea Plan differentiates between “Planned Facilities” and “Future Facilities.” Planned Facilities are major roads and infrastructure that were planned for development through existing plans and/or project approvals (i.e., General Plan and Otay Ranch GDP/SRP) and allowed to be constructed, operated, and maintained within the Chula Vista MSCP Preserve at the time of writing of the Subarea Plan. These Planned Facilities are identified in Table 6-1 of the Chula Vista MSCP Subarea Plan (City of Chula Vista 2003).

Take authorization for Planned Facilities is expressly provided for through the Chula Vista MSCP Subarea Plan. Impacts to Covered Species and habitats from Planned Facilities within or required as part of Covered Projects both outside and within the Chula Vista MSCP Preserve are mitigated by specific Covered Project conditions and mitigation requirements contained in the Chula Vista MSCP Subarea Plan, and are not subject to the Habitat Loss and Incidental Take Ordinance. Impacts to Covered Species and habitats resulting from Planned Facilities located outside of Covered Projects, both outside of and within the Chula Vista MSCP Preserve, would be subject to and mitigated pursuant to the Habitat Loss and Incidental Take Ordinance. All Planned Facilities outside of and within the Chula Vista MSCP Preserve are considered conditionally compatible with the Chula Vista MSCP Preserve, subject to the Facilities Siting Criteria contained in Section 6.3.3.4, protection of narrow endemic species contained in Section 5.2.3, and protection of wetlands contained in Section 5.2.4 of the Chula Vista MSCP Subarea Plan (City of Chula Vista 2003).

City of San Diego MSCP Subarea Plan

The City of San Diego MSCP Subarea Plan area encompasses 206,124 acres. The Subarea Plan area is characterized by urban land uses, with approximately three-quarters either built out or retained as open space/parks. The City of San Diego MHPA represents a hardline Preserve, in which boundaries have been specifically determined. It is an urban Preserve that is constrained by existing or approved development, and is composed of linkages connecting several large areas of habitat (City of San Diego 1997).

The City of San Diego's MHPA is approximately 56,831 acres and includes approximately 47,910 acres within City of San Diego jurisdiction, and additional lands (8,921 acres) owned by the City of San Diego in the unincorporated areas around San Vicente Reservoir, the Otay Reservoir System, and Marron Valley (City of San Diego 1997).

Cornerstone Lands

The City of San Diego Water Department owns four large areas of land within the City of San Diego MSCP Preserve system: lands surrounding portions of Upper and Lower Otay Reservoir; lands surrounding San Vicente Reservoir; lands owned by the City of San Diego in Marron Valley; and watershed management lands around Hodges Reservoir, including the portion of San Pasqual Valley from Hodges Reservoir east to the area referred to as the "narrows." These lands contain valuable biological resources and have each been identified as a core biological resource area. These lands total 10,400 acres and are commonly referred to as the Cornerstone Lands because they are considered essential building blocks for creating a viable habitat Preserve system. Except for the lands around Hodges Reservoir, the Cornerstone Lands are located within unincorporated areas of the County and are within the County's jurisdiction (City of San Diego 1997).

The San Diego City Charter restricts the use and disposition of water utility assets, and, thus, the City of San Diego Water Department must be compensated for any title restrictions placed on the Cornerstone Lands. To meet the policy objectives of the MSCP and comply with the City Charter, the City of San Diego entered into a Conservation Land Bank Agreement with the Wildlife Agencies for the Cornerstone Lands (City of San Diego 1997).

3.1.3.2 Analysis of Project Effects and Determination as to Significance

The following significance guidelines from Appendix G of the CEQA Guidelines (14 CCR 15000 et seq.) apply to the direct, indirect, and cumulative impact analysis, because the County does not have specific guidelines for determining significance relative to land use.

Guidelines for the Determination of Significance

Impacts to land use/community character are considered significant if the Proposed Project would result in any of the following:

- a. Physically divide an established community.
- b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the General Plan, Community Plan, Specific Plan, or Zoning Ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

- c. Conflict with an applicable habitat conservation plan or natural community conservation plan.

3.1.3.2.1 *Physical Division of an Established Community*

Analysis

The Project Area is currently undeveloped but is planned as a “Specialty Village” residential community offering a range of housing options, mixed-use development opportunities, public and quasi-public areas, and parks and open space, consistent with the adopted Otay Ranch GDP/SRP.

As stated above in Section 3.1.3.1 under Surrounding Land Uses, existing development, including the Chula Vista 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. In addition, the proposed Otay Ranch Village 13 Resort development and the Otay Reservoir System are located to the south. Existing communities in the County include Jamul and Rancho San Diego, located northeast of the Project Area. As such, there is no existing established community surrounding the Project Area that would be physically divided by construction or operation of the Proposed Project; see Figure 1-2 in Chapter 1.

Lands within the immediate vicinity of development proposed in Village 14 and Planning Areas 16/19 are governed by the Otay Ranch GDP/SRP and must be consistent with the goals, objectives, and policies of that document. Village 14 is one of the “Specialty Villages” within the Otay Ranch GDP/SRP and is further defined as a “Transitional Village,” which is a residential community offering a range of housing options, mixed-use development opportunities, public and quasi-public areas, and parks and open space, consistent with the adopted Otay Ranch GDP/SRP. The Proposed Project would provide a mix of residential, park, and public service land uses, consistent with land uses already present in the easterly neighborhoods of Chula Vista. In addition, consistent with the Otay Ranch GDP/SRP, the Proposed Project would serve as a “transition village” with single-family homes and associated residential-serving land uses, and larger-lot single-family residential uses (estates and ranchettes) in Planning Areas 16/19 that would serve as a transitional area between the existing development within the City of Chula Vista and the rural community of Jamul.

Jamul has a rural character, as reflected by primarily large-lot estates and horse ranches. The small commercial corridor through the community of Jamul is located approximately 1 mile to the north of the Project Area. Rancho San Diego, a built-out mixed-use planned community composed of low- and medium-density residential and commercial land uses, is located approximately 2 miles to the northwest of the Project Area. Rancho San Diego is physically and visually separated from the Project Area by mountainous terrain.

In addition, although anticipated improvements include construction of Proctor Valley Road between the City of Chula Vista and community of Jamul, the Proposed Project would not include a major roadway, physical barrier, infrastructure improvement, building, or structure that would physically divide an established community. The Proposed Project is designed for planned uses consistent with the Otay Ranch GDP/SRP. Therefore, impacts associated with physical division of an established community would be **less than significant**.

3.1.3.2.2 Conflict with Plans, Policies, and Regulations

Analysis

The Proposed Project does not conflict with applicable plans, policies, or regulations, including the County General Plan, Jamul/Dulzura Subregional Plan, Otay Ranch GDP/SRP, County Zoning Ordinance, Otay Ranch RMP, MSCP Plan, MSCP County Subarea Plan, County Light Pollution Code, City of Chula Vista General Plan Land Use and Transportation Elements (City of Chula Vista 2015), Otay River Watershed Management Plan, Otay Valley Regional Park Concept Plan, or the SANDAG Regional Plan.

A comprehensive policy consistency analysis of the County General Plan, Jamul/Dulzura Subregional Plan, and Otay Ranch GDP/SRP is provided in Appendix 3.1.3-1, General Plan Amendment Report/Plan Consistency Analysis, of this EIR, and a summary is provided below. The following includes a summary analysis of the Proposed Project's consistency with the County's General Plan and other applicable plans, except for the MSCP Plan and MSCP County Subarea Plan, which are discussed in Section 3.1.3.2.3, Conflict with Habitat Conservation Plan or Natural Community Conservation Plan.

County of San Diego General Plan

For purposes of the County General Plan consistency analysis, it is important to understand the context of the Otay Ranch GDP/SRP, adopted in 1993, in relation to the County General Plan and Jamul/Dulzura Subregional Plan.

- Per the County General Plan: "As integral components of the County of San Diego General Plan, Community Plans have the same weight of law and authority in guiding their physical development" (County of San Diego 2011c).
- Per the Jamul/Dulzura Subregional Plan: "On October 28, 1993, the Board of Supervisors adopted the Otay Ranch privately initiated Plan Amendment, GPA 92-04. The Otay Ranch project covers approximately 23,000 acres and is located in the Jamul/Dulzura Subregional Area and in the Otay Subregional Area. Due to the size and complexity of the project, the policies governing the development of the Otay Ranch areas within the

Jamul/Dulzura planning boundaries have been placed in Volume 2 of the Otay Subregional Plan Text. GPA 92-04 also amended the boundaries between the Jamul/Dulzura and Otay Subregions by transferring approximately 1,180 acres from the Otay Subregion to the southwestern area of the Jamul/Dulzura Planning Area, and by transferring approximately 4,000 acres in the Proctor Valley area from the Otay Subregion to the Jamul/Dulzura Subregion” (County of San Diego 2011c).

- Per the Jamul/Dulzura Subregional Plan for Specific Planning Area Otay Ranch: “Policy No. 15: The development policies for the Otay Ranch project are contained in Volume 2 of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the Jamul/Dulzura Plan Text apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies contained in Volume 2 of the Otay Subregional Plan Text shall take precedence” (County of San Diego 2011c).

Therefore, the overriding land use document for Otay Ranch embedded within the County’s General Plan is the Otay Ranch GDP/SRP. The consistency analysis below, and as presented in more detail in Appendix 3.1.3-1, takes this into consideration.

In the County’s General Plan, the Project Area is designated Rural and Semi-Rural regional categories (see Figure 3.1.3-1). The General Plan land use designations within the Project Area are Specific Plan Area (SPA) and Open Space (Conservation) (see Figure 3.1.3-2) (County of San Diego 2011c).

The Proposed Project is consistent with the SPA land use designation because it includes the preparation of a Specific Plan, which would implement the established uses and densities as identified in the adopted Otay Ranch GDP/SRP. The limits of the developable areas under the Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan (RH Consulting 2018) are consistent with the areas designated SPA by the General Plan. The Otay Ranch GDP/SRP was adopted prior to the current County General Plan. The Otay Ranch GDP/SRP was not modified by the County General Plan.

The Otay Ranch GDP/SRP is consistent with the County General Plan’s Community Development Model, which is the major component to guiding the physical planning of the County. The land use designations are property specific and identify the type and intensity of land uses that are allowed. The land use designations established in the Jamul/Dulzura Subregional Plan, and more specifically by the Otay Ranch GDP/SRP, define the allowed type and intensity of uses, with which the Proposed Project is consistent. Additionally, the Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principles (City of Chula Vista and County of San Diego 1993b, Chapter 2; Part II, Chapter 1) similar to the County

General Plan's Community Development Model. Consistency was established by incorporating the Otay Ranch GDP/SRP into the County General Plan document.

The Proposed Project does not change the land uses or densities anticipated and approved in the Otay Ranch GDP/SRP, as analyzed in the Otay Ranch PEIR (City of Chula Vista and County of San Diego 1993a) and in the 2011 General Plan Update EIR (County of San Diego 2011a). The adopted Otay Ranch GDP/SRP was carried forward (and unchanged) as part of the County's current General Plan, thereby allowing the uses and densities established in the Otay Ranch GDP/SRP (City of Chula Vista and County of San Diego 1993b).

The Proposed Project does, however, include minor amendments to the land use plan to correct County GIS mapping inconsistencies to the boundaries to reflect the accurate Otay Ranch GDP/SRP development boundary within the applicant's ownership; see Figure 3.1.3-6, Corrected General Plan Regional Category Designations, and Figure 3.1.3-7, Corrected General Plan Land Use Designations.

The Proposed Project also includes an amendment to the County's General Plan Mobility Element to implement a realignment of northern Proctor Valley Road, and to reclassify Proctor Valley Road from a four-lane major road to a two-lane light collector, which would minimize impacts related to the construction of public infrastructure. The County General Plan Mobility Element classifies Proctor Valley Road as a two-lane (2.2E) light collector from the City of Chula Vista/County municipal boundary to SR-94 (County of San Diego 2011c). 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 lanes undivided) to 2.2A Light Collector (raised median, two lanes divided) between the City of Chula Vista/County municipal boundaries to the South Village Street "Y." The Proposed Project also proposes to modify the classification of the northern segment of Proctor Valley Road from the Central Village to Melody Road from a 2.2E Light Collector to a 2.2F Light Collector. The Proposed Project also includes an amendment to the County General Plan Mobility Element, Table M-4, Road Segments Where Adding Travel Lanes is Not Justified (County of San Diego 2011c, p. 4-36). See Appendix 3.1.3-1, for further details. These amendments to the Mobility Element would not result in any conflicts with goals, policies, or regulations of the General Plan. Consistency analyses for the Proposed Project with the goals and policies contained in the General Plan can be found in Appendix 3.1.3-1, General Plan Amendment Report.

Jamul/Dulzura Subregional Plan

The Project Area is located within the Jamul/Dulzura Subregional Plan area, which designates the Project Area as Specific Plan Area. The Proposed Project is consistent with the land use designation in that it includes the preparation of a Specific Plan, which

establishes land uses consistent with the underlying land use designations and uses contained in the Otay Ranch GDP/SRP.

As previously described, although the Project Area is geographically located within the Jamul/Dulzura Subregional Plan area, the Jamul/Dulzura Subregional Plan defers to the Otay Ranch GDP/SRP for policies pertaining to the Project Area. In the case of conflict between the Jamul/Dulzura Subregional Plan and the Otay Ranch GDP/SRP, the policies contained in the Otay Ranch GDP/SRP take precedence. Therefore, because it is consistent with the Otay Ranch GDP/SRP, as more fully described below, the Proposed Project does not conflict with the Jamul/Dulzura Subregional Plan. Additionally, a comprehensive policy consistency analysis is provided in Appendix 3.1.3-1, which substantiates that the Proposed Project is consistent with the Jamul/Dulzura Subregional Plan.

The Proposed Project would, however, include minor amendments to the Jamul/Dulzura Subregional Plan land use plan to correct County GIS mapping inconsistencies to the boundaries within the applicant's ownership to reflect the accurate Otay Ranch GDP/SRP development boundary (see Figure 3.1.3-7). The Proposed Project does not include any other amendments to the Jamul/Dulzura Subregional Plan aside from these mapping corrections.

Otay Ranch General Development Plan/Subregional Plan

The Otay Ranch GDP/SRP identifies “Specialty Villages” and “Rural Estate Areas” in the Proctor Valley and San Ysidro Mountains Parcels. The Specialty Villages are identified as Villages 13, 14, and 15, and the Rural Estate Areas are the Jamul Rural Estate Area (Planning Areas 16/19) and the San Ysidro East Rural Estate Area (Planning Area 17). As previously described, Village 14 is further defined as a “Transitional Village.”

Specific to the Project Area, the Otay Ranch GDP/SRP identified Village 14 as “a transition from the more urban uses of the west to the more rural areas of Jamul. Because it is relatively isolated, the village functions as a self-contained service area” (City of Chula Vista and County of San Diego 1993b). Planning Areas 16/19 further reinforces this transition and would have Rural Estate Lots with minimum lot sizes ranging from 1 to 3 acres.

The Proposed Project's Specific Plan is consistent with the Otay Ranch GDP/SRP. The Specific Plan provides a Village Core containing land uses that would serve Village 14, and the balance of the land plan would predominantly be low- and very-low-density single-family residential neighborhoods. The Specific Plan also refines the recreational focus of the Proposed Project and eliminates the golf course and equestrian options from the Otay Ranch GDP/SRP (RH Consulting 2018).

The Proposed Project is consistent with the Otay Ranch GDP/SRP description of Proctor Valley as a “transition” community. The Proposed Project implements a low-intensity character, with an emphasis on low-density single-family residential, and local-serving commercial and public uses. Based on its visual and physical isolation from existing development to the west and north, predominantly single-family homes are more appropriate in Village 14, and rural estate large lots are appropriate for Planning Areas 16/19. This is consistent with the overall Otay Ranch vision to locate more compact and intense development within the “Otay Valley Parcel” and transition to less-intense development within eastern Villages.

The Otay Ranch GDP/SRP describes Planning Areas 16/19 as a rural, low-density residential community with development permitted in the least-sensitive locations. Because Planning Areas 16/19 propose 125 estate residential units, a Village Core is not needed in these planning areas; rather, residents are anticipated to be served by the Village 14 core. Consistent with the Otay Ranch GDP/SRP, the Proposed Project maintains Planning Areas 16/19 as “Rural Estate Areas,” containing very-low-density (1.0 to 0.3 dwelling units per acre) residential areas and no commercial uses. Therefore, Planning Areas 16/19 are consistent with the Otay Ranch GDP/SRP definition of a “Rural Estate Area.”

The Proposed Project would include minor amendments to the Otay Ranch GDP/SRP to align the County’s version of the Otay Ranch GDP/SRP with the City of Chula Vista’s version of the Otay Ranch GDP/SRP. These minor amendments would include refinements to more accurately describe the Proposed Project and would not result in any inconsistencies with policies or goals of the Otay Ranch GDP/SRP. The Proposed Project also would amend the Otay Ranch GDP/SRP to be consistent with the County General Plan Mobility Element, which designates Proctor Valley Road as a two-lane light collector, compared to a four-lane road in the Otay Ranch GDP/SRP. These amendments are detailed in Appendix 3.1.3-1.

Implementation of the Preserve Trails Option would also be consistent with trail segments “A” and “B,” as identified in the Otay Ranch GDP/SRP. The Proctor Valley Road North Option would not be inconsistent with the Otay Ranch GDP/SRP because implementing a bike lane on Proctor Valley Road would be consistent with underlying Otay Ranch GDP/SRP policies related to mobility. The Perimeter Trail Option is not identified in the Otay Ranch GDP/SRP.

County of San Diego Zoning Ordinance

As stated above, lands within the Project Area are currently zoned Open Space (S80) and Specific Plan (S88) by the County of San Diego Zoning Map (see Figure 3.1.3-3). The areas zoned for open space would be preserved by the Proposed Project. For the areas zoned as Specific Plan, density, zoning, permitted uses, setback, signage, and parking requirements are included in Chapter VI of the Specific Plan (RH Consulting 2018). As shown in Figure 1-5, Site

Utilization Plan, in Chapter 1 of this EIR, open space areas are located in the northern part of Village 14 and the southern parts of Planning Areas 16/19. As shown in Figure 3.1.3-3, the open space areas are consistent with County zoning.

In addition, the Specific Plan includes Development Regulations that further establish zoning regulations within the Project Area. The regulations implement and integrate the goals and policies of the County General Plan, the Otay Ranch GDP/SRP, and the Specific Plan by establishing land use districts and standards for each district (RH Consulting 2018). Therefore, the Proposed Project would be consistent with current zoning.

The Proposed Project would include a rezone to correct County GIS mapping inconsistencies to the boundaries within the applicant's ownership to reflect the accurate Otay Ranch GDP/SRP development boundary (see Figure 3.1.3-8, Corrected County Zoning Map). The Proposed Project is consistent with the current zoning designations and would not include any other amendments to the County Zoning Ordinance aside from these mapping corrections.

Otay Ranch Village Conceptual Phasing Plan

The Otay Ranch Village Conceptual Phasing Plan, adopted in 1993, envisioned that development would proceed from the west moving easterly with logical infrastructure and roadway extensions. The City of Chula Vista's first SPA (SPA ONE) consisted of Villages 1 and Village 5 (City of Chula Vista and County of San Diego 1993d). Since development of Villages 1 and 5, eight other Villages have been developed or approved out to the easterly edge of the City of Chula Vista, including Villages 2, 3 North, 6, 7, 8 (West and East), 9, 10, and 11, as well as the Eastern Urban Center (EUC) and Freeway Commercial planning areas (Planning Area 12). The Village 13/Resort project is being processed by the County. Development of the Proposed Project would be consistent with the Conceptual Phasing Plan.

The phasing plan identified in the Specific Plan anticipates that the Proposed Project would be phased based on four geographic areas—North Village 14, Central Village 14, South Village 14, and Planning Areas 16/19; however, the phasing plan is non-sequential to allow for adjustments in response to market changes, economic conditions, and/or regulatory constraints (RH Consulting 2018). These phases are described in Chapter 1, Project Description, of this EIR. Although phasing may occur non-sequentially, the Public Facilities Financing Plan identifies necessary triggers and thresholds to ensure that infrastructure and facilities are constructed concurrent with demand, as discussed below and in Appendix 3.1.6-1 to this EIR.

Otay Ranch Facility Implementation Plan

The Otay Ranch Facility Implementation Plan, adopted in 1993, addresses issues pertaining to development of libraries, parks, schools, and other public facilities, and the provision of fire and

police services within Otay Ranch. The Otay Ranch Facility Implementation Plan is part of the Otay Ranch GDP/SRP. The Otay Ranch Facility Implementation Plan also establishes service thresholds; processing requirements; and goals, objectives, policies, and standards for a number of public facilities and services, including civic facilities, fire protection and emergency medical services, law enforcement, libraries, and schools within Otay Ranch (City of Chula Vista and County of San Diego 1993e).

As required by the Otay Ranch GDP/SRP, at the Specific Plan level, a Public Facilities Financing Plan (Appendix 3.1.6-1 to this EIR) was prepared in conjunction with the Specific Plan. The Public Facilities Financing Plan provides a detailed description of each threshold for public infrastructure, civic facilities, financing mechanisms, and phasing, and responsibilities for each (see Appendix 3.1.6-1). The Proposed Project's compliance with the Public Facilities Financing Plan would ensure the efficient and timely provision of services and facilities concurrent with need, and that the thresholds contained in the Otay Ranch Facility Implementation Plan are met. The relative thresholds and goals are discussed in further detail in Section 3.1.6, Public Services, and Section 3.1.8, Utilities and Service Systems, of this EIR. Therefore, the Proposed Project would be consistent with the Otay Ranch Facility Implementation Plan.

Otay Ranch Resource Management Plan

As described in further detail in Section 3.1.3.1 under Regulatory Setting, the Otay Ranch RMP Phase 1 is a comprehensive planning document that addresses the preservation, enhancement, and management of sensitive natural and cultural resources on the 22,899-acre Otay Ranch property, and was designed specifically for Otay Ranch. The Proposed Project Development Footprint, as defined in Chapter 1, Section 1.2 under Project Terminology, is generally consistent with the development footprint identified in the Otay Ranch GDP/SRP and incorporated into the Otay Ranch RMP. Accordingly, the areas identified to be impacted by the Proposed Project were previously anticipated for development, and the Otay Ranch Preserve system has been established to continue mitigating for these anticipated impacts. Therefore, the Proposed Project is consistent with the goals, objectives, and policies set forth in the Otay Ranch RMP and Otay Ranch GDP/SRP. These goals, objectives, and policies include the types and locations of impacts, conservation of populations of and habitat for sensitive species, and the Preserve conveyance obligation for overall impacts. Additionally, because the Proposed Project is within the Otay Ranch GDP/SRP area, which was incorporated into the MSCP, the Proposed Project is consistent with the Otay Ranch RMP. The Proposed Project's consistency with the Otay Ranch RMP is summarized in Section 3.1.3.2.3 and in greater detail in Section 2.4, Biological Resources, and Appendix 2.4-1, Biological Resources Technical Report, of this EIR.

MSCP Plan and MSCP County Subarea Plan

The Proposed Project's implementation of the MSCP Plan and MSCP County Subarea Plan is analyzed in Section 3.1.3.2.3, and in greater detail in Section 2.4 of this EIR (see Guideline 4.5: Local Policies, Ordinances, and Adopted Plans).

County Light Pollution Code

Lighting for the Proposed Project would be designed to adhere to the regulations of the County Light Pollution Code (the Dark Sky Ordinance). The Proposed Project's impact to the Dark Sky Ordinance is analyzed in Section 2.1, Aesthetics, of this EIR.

Otay River Watershed Management Plan

The Otay River Watershed Management Plan is an advisory document intended to be consistent with the regulatory requirements under the NPDES Municipal Permit, applicable local general plans, and local resource plans and programs. The Otay Ranch PEIR provided a program-level analysis of the existing conditions and potential impacts related to hydrology and water quality for the entire Otay Ranch area, including the Project Area. The Otay Ranch PEIR concluded that the potential hydrology and water quality impacts could be reduced to less than significant with incorporation of site-specific mitigation measures into the design and construction of each project within Otay Ranch (City of Chula Vista and County of San Diego 1993a).

The Proposed Project's compliance with the County's General Plan would require preparation of a Stormwater Pollution Prevention Plan and implementation of construction-specific best management practices, as described under the Construction General Permit (State Water Resources Control Board Order 2009-0009-DWQ, as amended by Order 2010-0014-DWQ). The Proposed Project has submitted the mandatory regulatory requirements of the Municipal Storm Water Permit (San Diego Region NPDES General Permit Order No. 2001-01) and the Otay River Watershed Management Plan, and analyzed consistency in Section 3.1.2, Hydrology and Water Quality, of this EIR.

Otay Valley Regional Park Concept Plan

The Otay Valley Regional Park Concept Plan identifies a north/south trail corridor through Proctor Valley. In addition, the Otay Valley Regional Park Concept Plan identifies a portion of the Otay Ranch Village 14 Project Area for open space/MSCP Preserve use (County of San Diego et al. 1997). The Proposed Project would complement these trails by including a system of internal trails and public pathways. Although the Otay Valley Regional Park Concept Plan designates a portion of the Otay Ranch Village 14 Development Area for open space/MSCP Preserve use (County of San Diego et al. 1997), the Otay Ranch GDP/SRP (and not the Regional

Park Concept Plan) is the applicable land use planning document for the Project Area. A Community Pathway along Proctor Valley Road would extend for approximately 4.5 miles from Eastlake Woods (connecting to the City of Chula Vista's Greenbelt Trail System) to the community of Jamul. The Proposed Project's trail system would also provide meandering pathways adjacent to landscaped parkways and connection to regional trails located in and adjacent to natural open space areas. When combined with the Community Pathway, an internal Park-to-Park Loop pedestrian path would connect the South Village Park to North Village 14, stopping at the Scenic Park, Village Green Park, and private parks along the way. Pathways along residential streets and private recreation lots would be maintained by a Homeowner's Association or a similar community-serving entity.

The Community Pathway along Proctor Valley Road would be maintained by the County, and existing trails (future connections) within the Otay Ranch RMP/MSCP Preserve would be maintained by either CDFW or the Otay Ranch POM. The Community Pathway would be aligned within the general north/south trail corridor through Proctor Valley, which is identified in the Otay Valley Regional Park Concept Plan. Therefore, the Proposed Project would be consistent with the Otay Valley Regional Park Concept Plan. The trail system is further defined and analyzed in Section 3.1.7, Recreation, of this EIR.

SANDAG Regional Plan

As previously described in Section 3.1.3.1 under Regulatory Setting, the SANDAG Regional Plan combines the Regional Comprehensive Plan and the Regional Transportation Plan and its Sustainable Communities Strategy. SANDAG's 2050 RTP/SCS is the blueprint for a regional transportation system to further enhance quality of life, promote sustainability, and offer more mobility options for people and goods. The 2050 RTP/SCS aims to promote a transportation network that gives people transportation choices and to reduce greenhouse gas emissions (SANDAG 2015). Consistency with the 2050 RTP/SCS policy objectives is provided in Section 2.7, Greenhouse Gas Emissions of this EIR; see Table 2.7-12, San Diego Forward: The Regional Plan Consistency Analysis. The analysis concluded that the Proposed Project would be consistent with all applicable policies.

Conclusion

As previously described, the Proposed Project is consistent with applicable goals, policies, and regulations of the County General Plan, Jamul/Dulzura Subregional Plan, Otay Ranch GDP/SRP, County Zoning Ordinance, Otay Ranch RMP, MSCP Plan, MSCP County Subarea Plan, County Light Pollution Code, City of Chula Vista General Plan Land Use and Transportation Elements, Otay River Watershed Management Plan, Otay Valley Regional Park Concept Plan, and SANDAG 2050 RTP/SCS. A comprehensive policy consistency analysis of the County General

Plan, Jamul/Dulzura Subregional Plan, and Otay Ranch GDP/SRP is provided in Appendix 3.1.3-1, and a comprehensive policy consistency analysis of the SANDAG 2050 RTP/SCS is provided in Section 2.7, Table 2.7-12. The Proposed Project, would not conflict with any applicable goals, policies, or regulations; therefore, impacts would be **less than significant**.

3.1.3.2.3 *Conflict with Habitat Conservation Plan or Natural Community Conservation Plan*

Analysis

For a detailed discussion about the Proposed Project's consistency with the applicable adopted Habitat Conservation Plan and NCCP, see Section 2.4.3.5 in Section 2.4, Biological Resources, of this EIR. The MSCP Plan and implementing Subarea Plans comprise the Habitat Conservation Plan and NCCP for the southwestern portion of San Diego County. MSCP Subarea Plans relevant to the Proposed Project are the MSCP County Subarea Plan, City of San Diego MSCP Subarea Plan, and City of Chula Vista MSCP Subarea Plan.

As discussed in Section 2.4.3.5 in Section 2.4, the Proposed Project is in conformance with regional and subregional planning documents, including the applicable MSCP Subarea Plans listed above. In addition, the Proposed Project is within Otay Ranch and subject to the Otay Ranch GDP/SRP, including the Otay Ranch RMP. The Development Footprint within Village 14 and Planning Areas 16/19 is consistent with the County of San Diego General Plan, Otay Ranch GDP/SRP, and Otay Ranch RMP Preserve in that development of the Proposed Project would not occur within areas that have been identified by the County or resource agencies as open space Preserves.

A portion of the Proctor Valley Road improvements (1,200 feet) is located within the City of Chula Vista MSCP Subarea Plan area and city limits. This portion of Proctor Valley Road is defined as the "easternmost reach" of the Rolling Hills Ranch (a.k.a. Salt Creek Ranch) project, which is a Covered Project, with hardlines in the City of Chula Vista's MSCP Subarea Plan area. Impacts associated with this reach of Proctor Valley Road were analyzed as part of the Rolling Hills Ranch project's CEQA analyses. An easement to accommodate the future alignment of Proctor Valley Road's "easternmost reach" was granted per the City of Chula Vista's Final Map 14756A. Through this easement agreement, impacts to certain resources, including non-wetland MSCP Covered Species, do not require further mitigation. The off-site impact areas within the City of Chula Vista are consistent with city planning guidelines and do not conflict with the goals or standards of the City of Chula Vista's MSCP Subarea Plan, since the impacts are for the previously planned for road improvement.

As an Essential Public Project (described in Section 2.4.2 under City of San Diego MSCP Subarea Plan in Section 2.4), the Proctor Valley Road improvements require mitigation for impacts within the MHPA Preserve. Direct impacts to City of San Diego Cornerstone Lands as a result of the realignment and widening of South and Central Proctor Valley Road total approximately 34 acres, of which 11.3 acres is permanent impacts that require mitigation. Temporary impacts total 22.6 acres and would be restored upon completion of improvements. Based on the Proposed Project design and associated mitigation, the Proposed Project is consistent with the requirements of the City of San Diego MSCP Subarea Plan and Land Development Code Biology Guidelines (City of San Diego 2012).

Further, the Proposed Project is located within Otay Ranch, which is an approved hardline project under both the MSCP County Subarea Plan and Chula Vista MSCP Subarea Plan. These plans, which are approved by the Wildlife Agencies, meet conservation targets established for coastal sage scrub; therefore, the Proposed Project is not subject to compliance with Section 4.3 of the Natural Communities Conservation Planning Process Guidelines. See Section 2.4 of this EIR for more information.

The Proposed Project conforms to the goals and requirements outlined in the applicable regional planning efforts, MSCP County Subarea Plan, City of San Diego's MHPA, City of Chula Vista MSCP Subarea Plan, and Otay Ranch RMP. Several sensitive species observed in the Project Area are not classified as Covered Species by the MSCP County Subarea Plan, but are addressed by the Otay Ranch RMP and include Ranch-wide preservation goals. The Proposed Project's contribution to the MSCP and Otay Ranch RMP Preserve would mitigate impacts by providing suitable habitat in a configuration that preserves genetic exchange and species viability (see Section 2.4 of this EIR for more information). Therefore, the Proposed Project is consistent with the MSCP Plan, MSCP County Subarea Plan, and Otay Ranch RMP. The Proposed Project would not conflict with any applicable Habitat Conservation Plan or NCCP, and impacts would be **less than significant**.

3.1.3.3 Cumulative Impact Analysis

The certified Otay Ranch PEIR provided a comprehensive assessment of the cumulative impacts associated with build-out of the entire Otay Ranch in conjunction with other related past, current, and future projects. The certified Otay Ranch PEIR concluded that development of Otay Ranch (including development of Village 14 and Planning Areas 16/19) would contribute to significant unavoidable impacts related to land use. However, the impact was determined to be acceptable due to the adoption of specific overriding considerations (City of Chula Vista and County of San Diego 1993a). The cumulative impacts analysis for the Otay Ranch PEIR, Section 6 of the PEIR (City of Chula Vista and County of San Diego 1993a), is incorporated by reference into this EIR.

On a project level, an analysis was performed to determine whether the Proposed Project would result in cumulative land use impacts when viewed in conjunction with other past, current, and probable future projects. For purposes of this EIR, the cumulative analysis relies on the project list format, but also uses 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).

Based on the applicable planning documents, the geographic scope of the cumulative study area is Otay Ranch. Table 1-7, Cumulative Projects List, and Figure 1-16, Cumulative Projects, in Chapter 1 of this EIR identify approved/pending projects within a 5-mile radius of the surrounding area. The most notable cumulative projects that would contribute to growth in the immediate area are Jamul Highlands (approximately 23 single-family residential lots in Jamul), Simpson Farms (approximately 95 single-family residential lots in Jamul), Sweetwater Vistas (approximately 225 residential units located in Spring Valley), and Otay Village 13 (1,938 residential units and a 200-room hotel located in Otay Ranch). As with the Proposed Project, all projects within the cumulative study area would be required to comply with applicable County and City of Chula Vista plans and policies. Specifically, development would be subject to the County General Plan or the City of Chula Vista General Plan, depending on which governing body has land use jurisdiction over the project in question, and the Otay Ranch GDP/SRP. These documents contain land use policies to ensure that conversion of undeveloped land is consistent with the goals of the applicable jurisdiction's general plan and the more specific requirements of the Otay Ranch GDP/SRP.

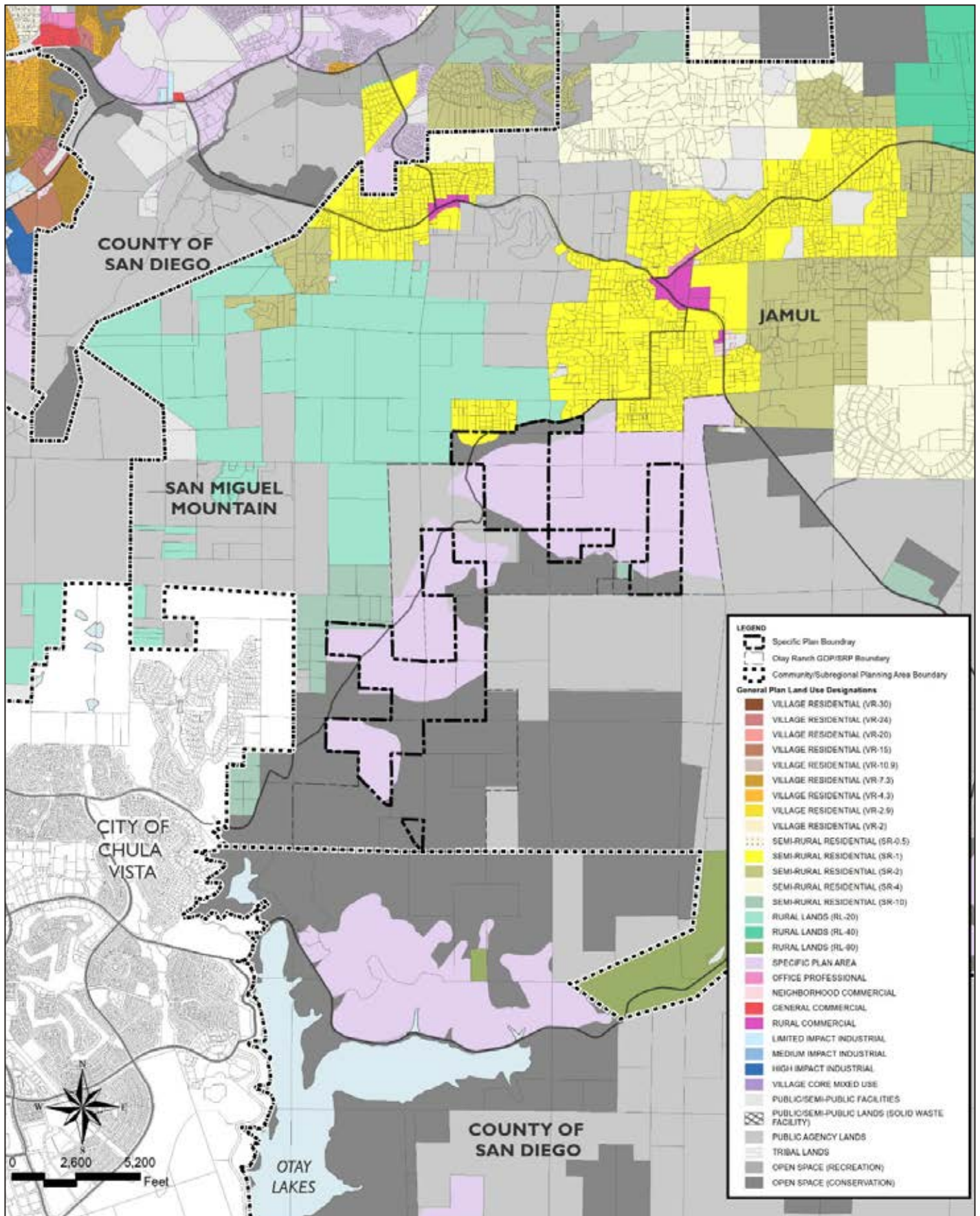
In addition to the applicable general plan, the projects in the cumulative study area would be subject to the MSCP Plan, applicable Subarea Plan (City of Chula Vista), and the Otay Ranch RMP (or Resource Protection Ordinance, as applicable). Projects would also be subject to the SANDAG Regional Plan. Projects would be required to demonstrate compliance with the goals and policies of these planning documents. Adherence to the applicable goals and policies of these various plans by the Proposed Project and by cumulative projects in the vicinity of the Project Area would minimize cumulative land use impacts. Consistency with relevant policies and goals of applicable planning documents by the Proposed Project and cumulative projects in the cumulative study area would also minimize cumulative impacts related to consistency with surrounding land uses and any impacts to an already established community.

The 2011 County General Plan Update EIR concluded that impacts related to conflicts with any plans, policies, or regulations would be less than significant (County of San Diego 2011a). Therefore, no new significant cumulative land use impacts would occur as a result of approval and implementation of the Proposed Project, because it is consistent with the County General

Plan. The Proposed Project **would not contribute to a cumulatively considerable impact** related to land use.

3.1.3.4 Conclusion

Implementation of the Proposed Project would not physically divide an established community or conflict with any applicable land use plan, policy, guideline, or regulation, and the Proposed Project's impacts are less than those contemplated in the Otay Ranch PEIR because the Development Footprint is smaller than that of the approved Otay Ranch GDP/SRP.



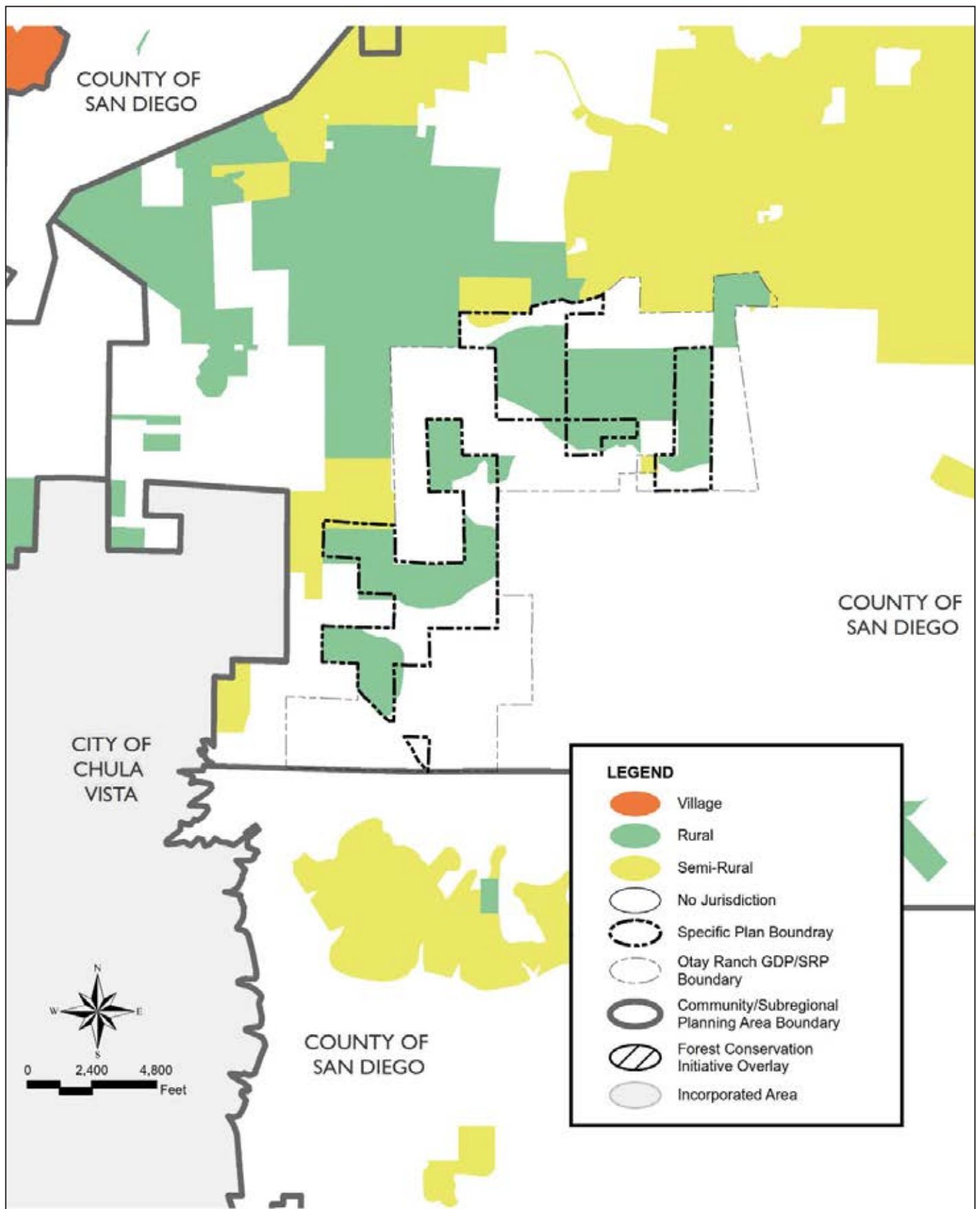
SOURCE: RH Consulting Group 2017

FIGURE 3.1.3-1

Existing General Plan Land Use Designations

Otay Ranch Village 14 and Planning Areas 16/19

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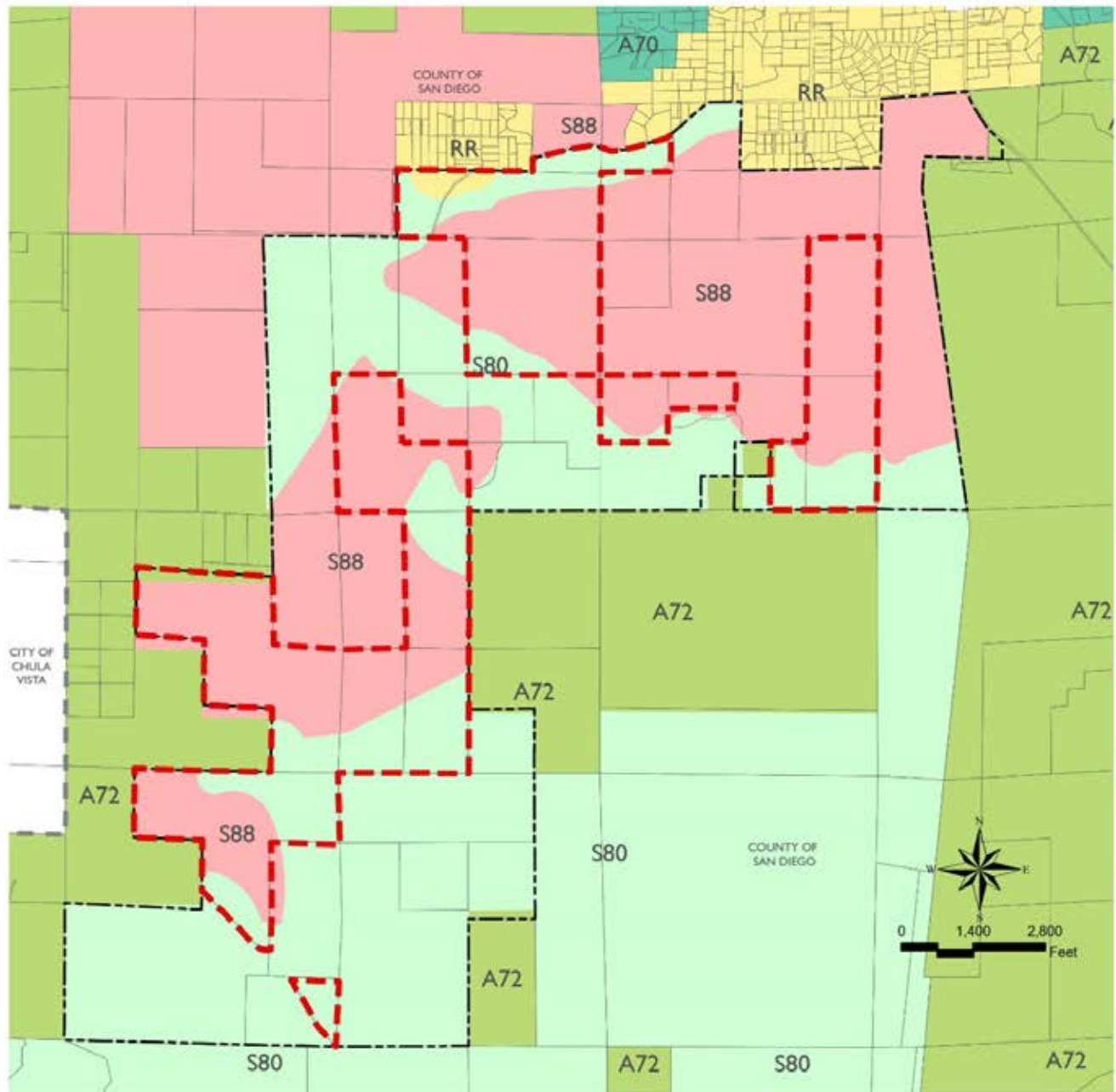
SOURCE: RH Consulting Group 2017

FIGURE 3.1.3-2

Existing General Plan Regional Category Designations

Otay Ranch Village 14 and Planning Areas 16/19

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Legend

- Specific Plan Boundary
- Otay Ranch GDP/SRP Boundary
- Municipal Boundary

UNINCORPORATED COUNTY OF SAN DIEGO ZONING

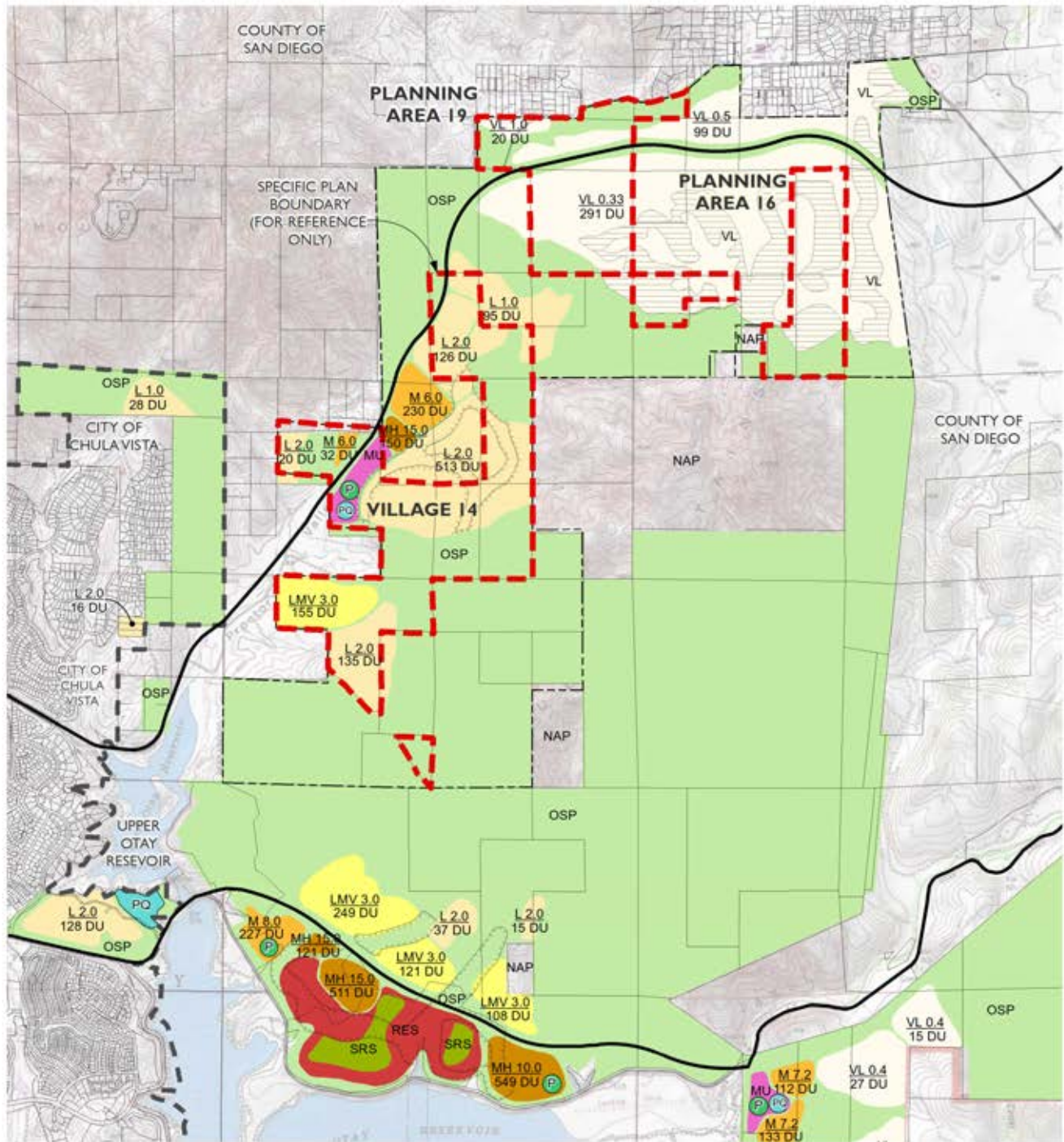
- A70
- A72
- RR
- S80
- S88

SOURCE: RH Consulting Group 2017

FIGURE 3.1.3-3
Existing County Zoning Map

Otay Ranch Village 14 and Planning Areas 16/19

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Legend

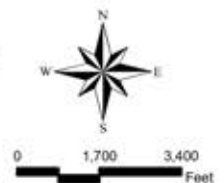
- Specific Plan Boundary
- Otay Ranch GDP/SRP
- Municipal Boundary

Residential

- Very Low Density Residential (VL)
- Low Density Residential (L)
- Low-Medium Village Density Residential (LMV)
- Medium Density (M)
- Medium-High Density Residential (MH)

Commercial/Public/Open Space/Other

- Mixed Use (MU)
- Public/Quasi-Public (PQ)
- Open Space (OSP)
- Resort (RES)
- Sensitive Resource Study Area (SRS)
- Parks & Recreation (P)
- Golf Course Boundaries



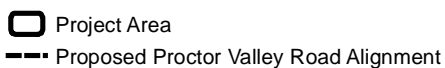
SOURCE: RH Consulting Group 2017

FIGURE 3.1.4-4

Adopted Otay Ranch GDP/SRP Land Use Designations

Otay Ranch Village 14 and Planning Areas 16/19

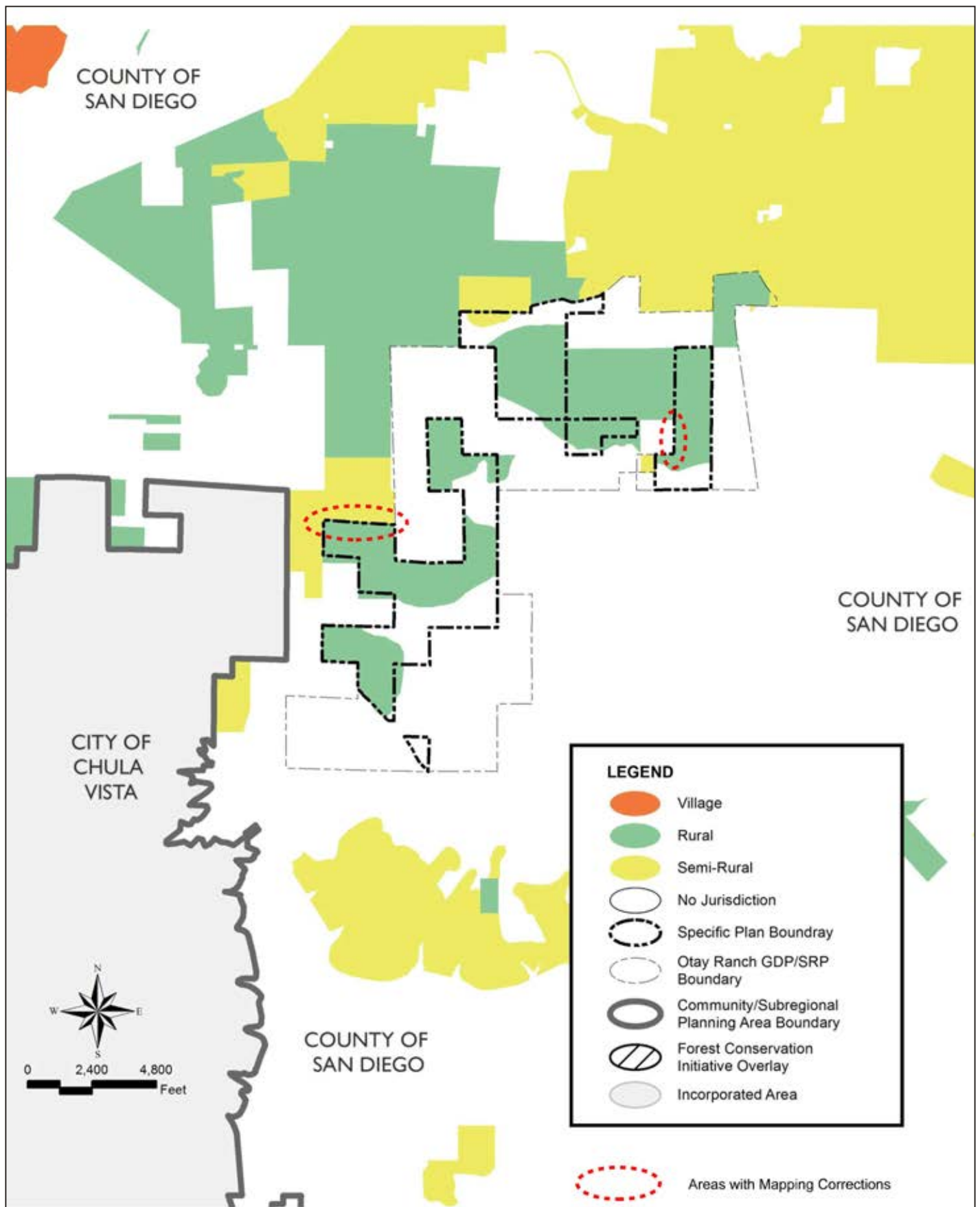
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FIGURE 3.1.3-5
Otay Valley Regional Park Concept Plan

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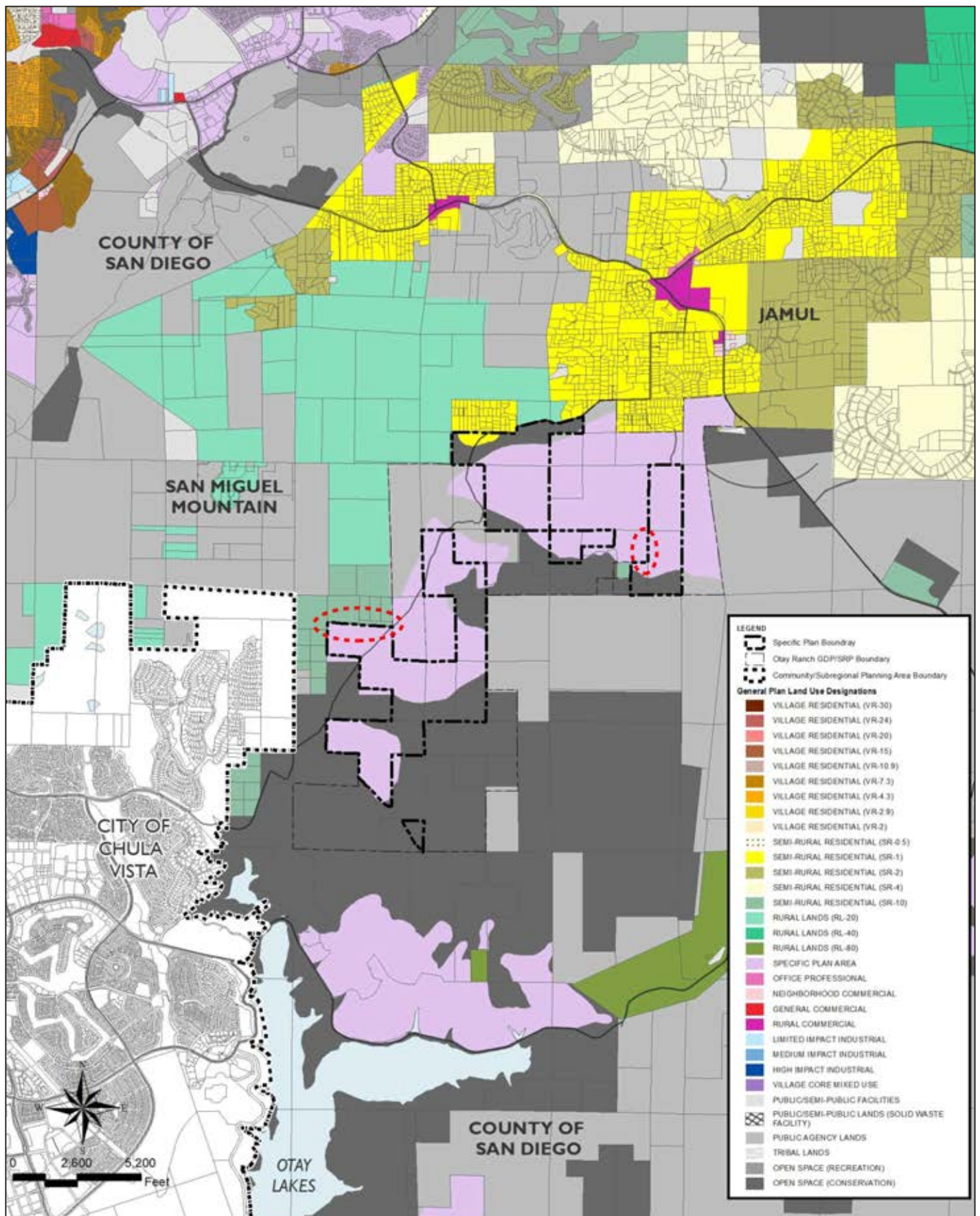
SOURCE: RH Consulting Group 2018

FIGURE 3.1.3-6

Corrected General Plan Regional Category Designations

Otay Ranch Village 14 and Planning Areas 16/19

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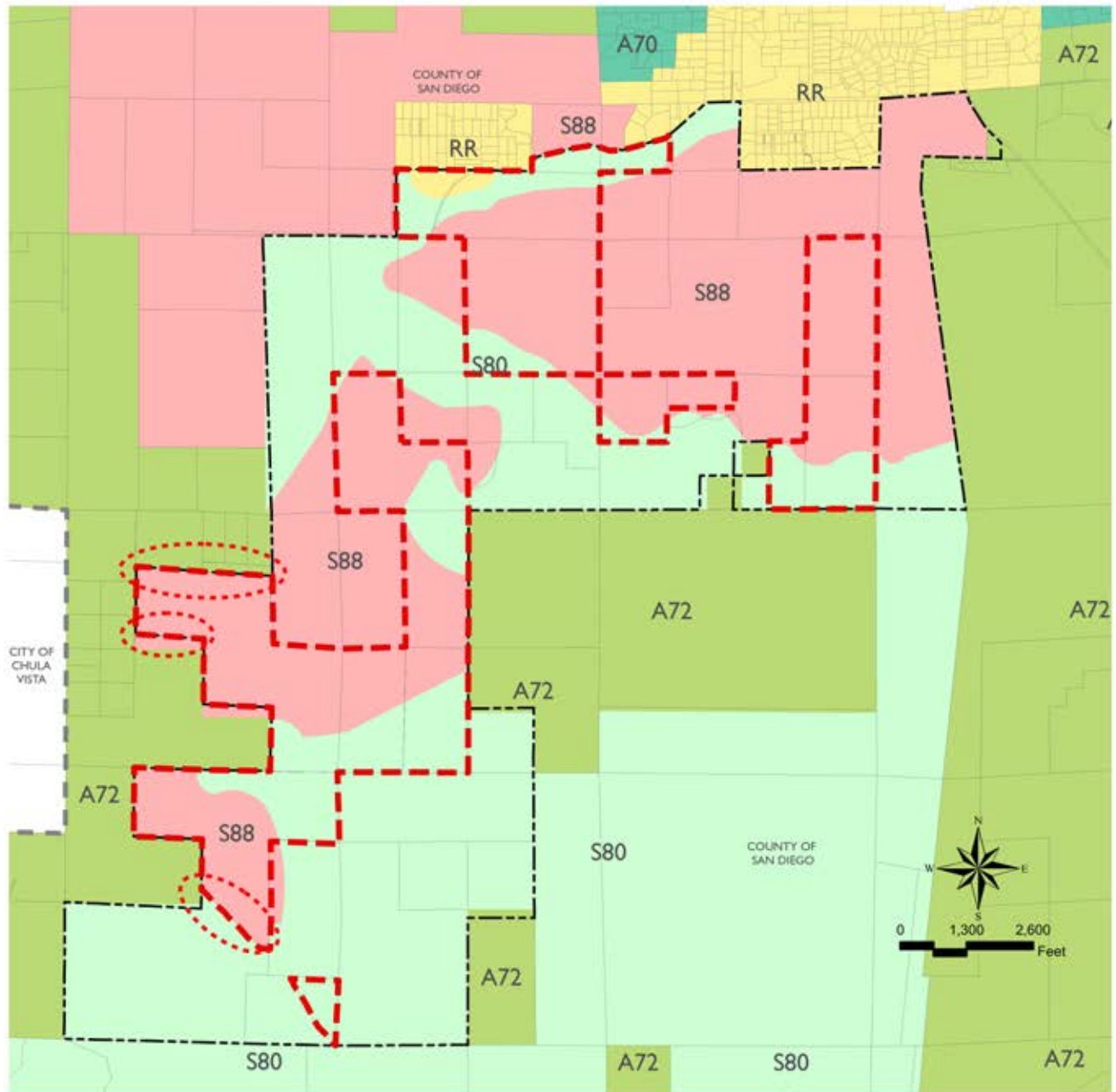
SOURCE: RH Consulting Group 2018

FIGURE 3.1.3-7

Corrected General Plan Land Use Designations

Otay Ranch Village 14 and Planning Areas 16/19

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Areas with Mapping Corrections

Legend

- Specific Plan Boundray
- Otay Ranch GDP/SRP Boundary
- Municipal Boundary

UNINCORPORATED COUNTY OF SAN DIEGO ZONING

- A70
- A72
- RR
- S80
- S88

SOURCE: RH Consulting Group 2018

FIGURE 3.1.3-8
Corrected County Zoning Map

Otay Ranch Village 14 and Planning Areas 16/19

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