

VI. DEVELOPMENT REGULATIONS

The following section provides a description of land uses and zoning within the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project. Dimensions and standards noted are minimums. Minor variations may be permitted subject to PDS Director review/approval or Final Map approval, providing the minimums specified herein are maintained as average minimums. The Proposed Project will ultimately be governed by Covenants, Conditions & Restrictions (CC&Rs), which will enforce rules and regulations specific to the Proposed Project, including, but not limited to, architectural and landscape design, parking (on private streets), maintenance, water conservation, etc.

A. PURPOSE

The purpose of the Development Regulations is to:

- Implement the Otay Ranch Village 14 and Planning Area 16/19 Specific Plan.
- Promote and protect the public health, safety and welfare of the residents.
- Safeguard and enhance the appearance and quality of development.
- Promote quality design and consistency among the Planning Areas and land uses.
- Protect development from nuisance noise, illumination, unsightliness, odors, smoke and other objectionable influences.

B. AUTHORITY

These Development Regulations are established pursuant to Part II, Section E.1.a of the Otay Ranch GDP/SRP and Sections 1006.a and Section 2880 et seq. of the San Diego County Zoning Ordinance. Whenever the provisions of this ordinance impose more, or less, restrictive regulations upon construction or use of buildings and structures, or the use of lands/premises than are imposed or required by other ordinances previously adopted, the provisions of this ordinance or regulations promulgated hereunder shall apply. For any aspect of land use regulations within the Specific Plan not covered by these Development Regulations, the applicable sections of the County of San Diego Zoning Ordinance shall regulate subsequent plan approvals.

C. OTAY RANCH VILLAGE 14 & PLANNING AREA 16/19 ZONING DISTRICTS

The Development Regulations establish the following Zoning Districts:

I. RESIDENTIAL DISTRICTS

The Single Family Residential (RR, SF-1, SF-2 and SF-3) Districts primarily consists of single family detached homes and include uses customarily associated with single family neighborhoods including, but not limited to streets, landscaped parkways, public, private and pocket parks, an elementary school, trails, utilities and street lights, fencing, signage, open space, 100' Preserve Edge, fuel management zones and fire stations.

2. VILLAGE CORE DISTRICT (VC)

A Village Core District (VC) consist of three areas which are planned adjacent to Proctor Valley Road within Central Village 14. Commercial uses permitted in this designation are identified in Section K., Village Core District, of these Development Regulations. Site planning within the Village Core District includes the preparation of Site-specific Site Plans which will establish the development program, facilities, site design, parking, architecture and landscaping for land uses within the Village Core District that require preparation of a Site Plan (the mixed use and public safety sites). Land uses within the Village Core District must be consistent with the Otay Ranch Village 14 and Planning Areas 16/19 Site Utilization Plan and consist of the following land uses:

- Mixed Use – 1.7 acres with up to 10,000 SF of commercial/retail uses
- Public Parks – 13.8 acres
- School – 9.7 acres
- Public Safety Site – 2.3 acres

3. OPEN SPACE (OS) AND PRESERVE DISTRICTS

The Open Space and Preserve District consists of three districts.

- The OS-1 District is comprised of RMP Preserve land as defined and regulated by the Otay Ranch Resource Management Plan (RMP) and MSCP County Subarea Plan. The 100' Preserve Edge is located within the development area, outside of the OS-1 zoned lands and is subject to the requirements of the Otay Ranch Village 14 and Planning Areas 16/19 Preserve Edge Plan. Fuel management functions occur within the 100' Fuel Management Zone which is typically co-located with the 100' Preserve Edge.
- The OS-2 District is comprised of manufactured slopes, greenbelts and fuel modification areas (100'). In addition, public and private park and recreation facilities are permitted in the OS-2 District. Parks are distributed throughout the Specific Plan area, active park uses, and privately owned and operated swim club and other private recreation facilities. Public parks will be maintained through an assessment district and private park facilities will be maintained through a Homeowner's Association.
- The O-3 District is comprised of land designated as "Conserved Open Space." These areas include undisturbed land within the currently adopted Otay Ranch GDP/SRP Development Footprint which will have a conservation easement recorded over the land.

Permitted uses in the Open Space and Preserve Districts are further described in Table 18, Permitted Uses – Open Space and Preserve Districts.

4. ZONING DISTRICTS MAP

Zoning Districts are as delineated on Exhibit 45 the Otay Ranch Village 14 and Planning Areas 16/19 Zoning Districts (Zoning Districts Map). The Zoning Districts Map, together with notations, references, data, district boundaries and other information thereon, are made a part of the Specific Plan and adopted concurrently herewith. Zoning District boundaries are intended to align with physical and legal features such as property boundaries, top or toe of slopes, and streets. Refinements to these boundaries will occur during engineering and planning associated with the Tentative Maps, Final Maps and improvement plan processes and will not require an amendment to the Specific Plan provided the refinement does not alter the intent of the Specific Plan, including the Development Regulations.

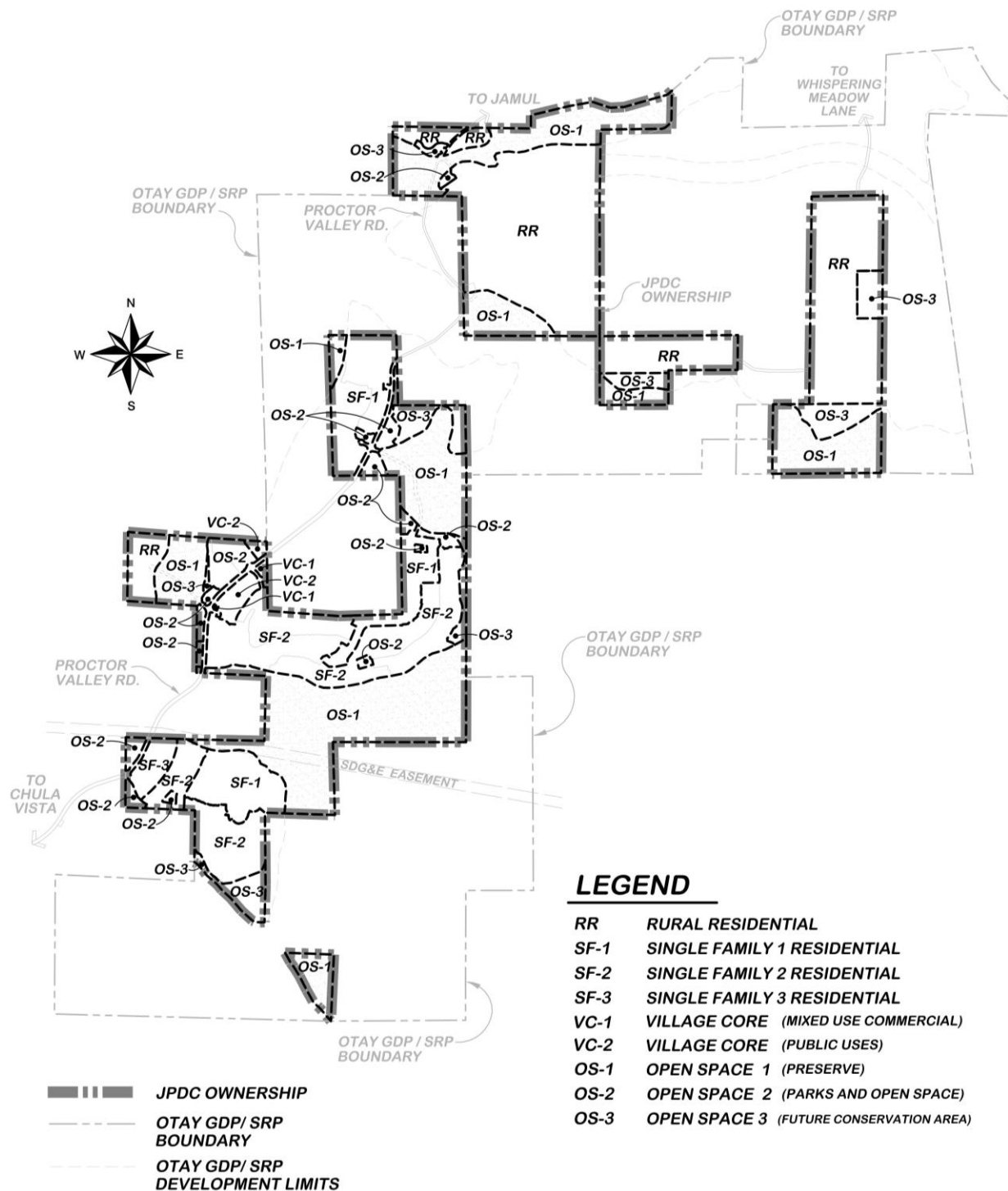


Exhibit 45 - Zoning Districts Map

D. RESIDENTIAL ZONING IMPLEMENTATION

I. PURPOSE AND INTENT

The purpose of the Residential District Development Regulations is to classify, regulate, restrict and separate the use of land, buildings and structures; regulate and limit the type, height and bulk of buildings and structures; establish yards and other open space areas abutting and between buildings and structures; and regulate the density of development. Zoning Boxes for the Single-Family Districts are provided below. Typical single-family plotting concepts by lots within the SF-1, SF-2 and SF-3 Zoning Districts are also provided in Exhibits 46-74.

a) SINGLE FAMILY RR

The following regulations shall apply to the designated RR Zoning District.

Table 9: RR Zoning Box

Single Family (RR)		
Use Regulations		S-88
Animal Regulations		L
Development Regulations	Density	0.3
	Lot size	1 acre avg
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	H
	Open Space	-
Special Area Regulation		D

Plotting will be completed during the building permit process. Individual lots are not required to obtain approval of a separate Site Plan for development of the lot. Structures of any type (i.e. garage, barn, storage shed, accessory unit, etc.) are not permitted on any portion of a split pad lot separated from the buildable pad by a private road easement.

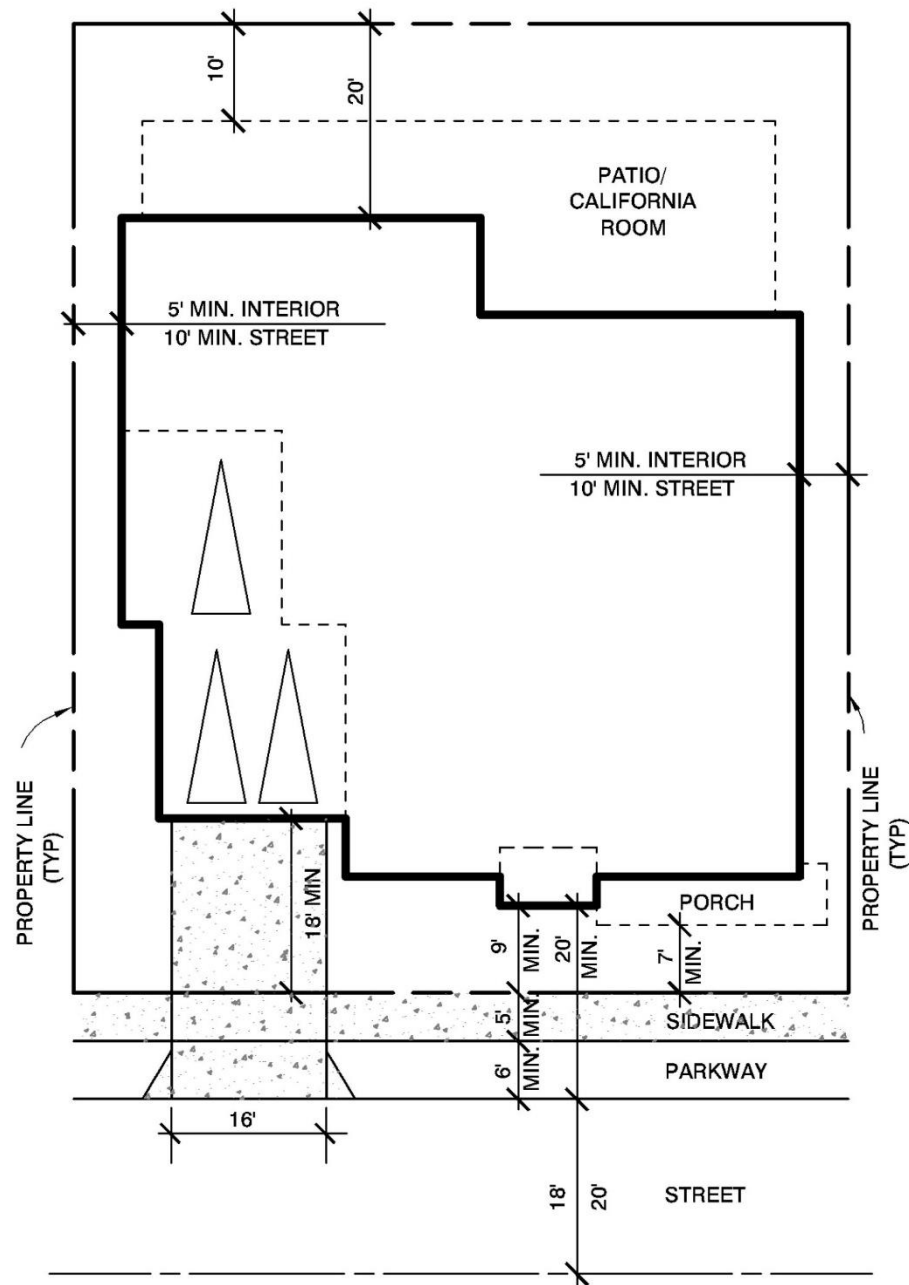
Pursuant to the Fire Protection Plan the precise location of the 100' Fuel Management Zone (FMZ) will be refined when the house and any proposed ancillary structures are sited on the individual lot. In addition, the Limited Building Zone (LBZ) will be established on lots bordering open space/conservation areas 100' from adjacent open space conservation areas. The 100' Preserve Edge may be co-located with the FMZ. Preserve Edge requirements will be enforced and managed through the Master CC&Rs.

b) SINGLE FAMILY SF-1

The following zoning box (Table 10, SF-1 Zoning Box) and plotting concepts (Exhibits 46 to 54) are the zoning implementation tools for the SF-1 Residential District.

Table 10: SF-1 Zoning Box

Single Family Planning Area (SF-1)		
Use Regulations		S-88
Animal Regulations		-
Development Regulations	Density	-
	Lot size	7,500 SF
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	V See Table 14
	Open Space	-
	Special Area Regulation	D



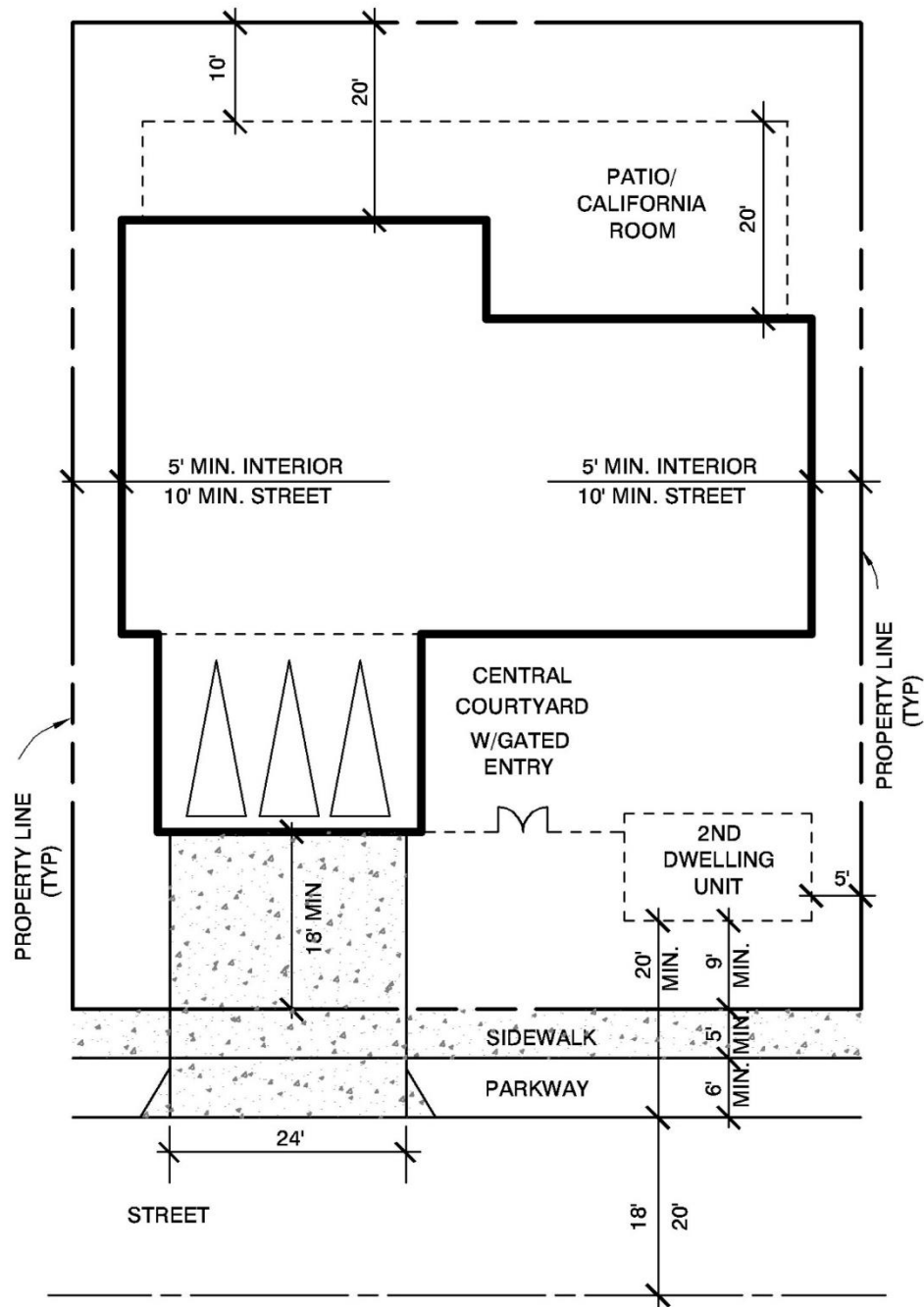
80' X 100' PLOTTING CONCEPT
 NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS.
 ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Exhibit 46 - SF-I Typical Single Family Plot (80' x 100')

Neighborhood R-II



Neighborhoods R-I I



80' X 100' PLOTTING CONCEPT
 NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS.
 ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Exhibit 48 - SF-I Typical Single Family Plot (80' x 100')

Neighborhood R-II

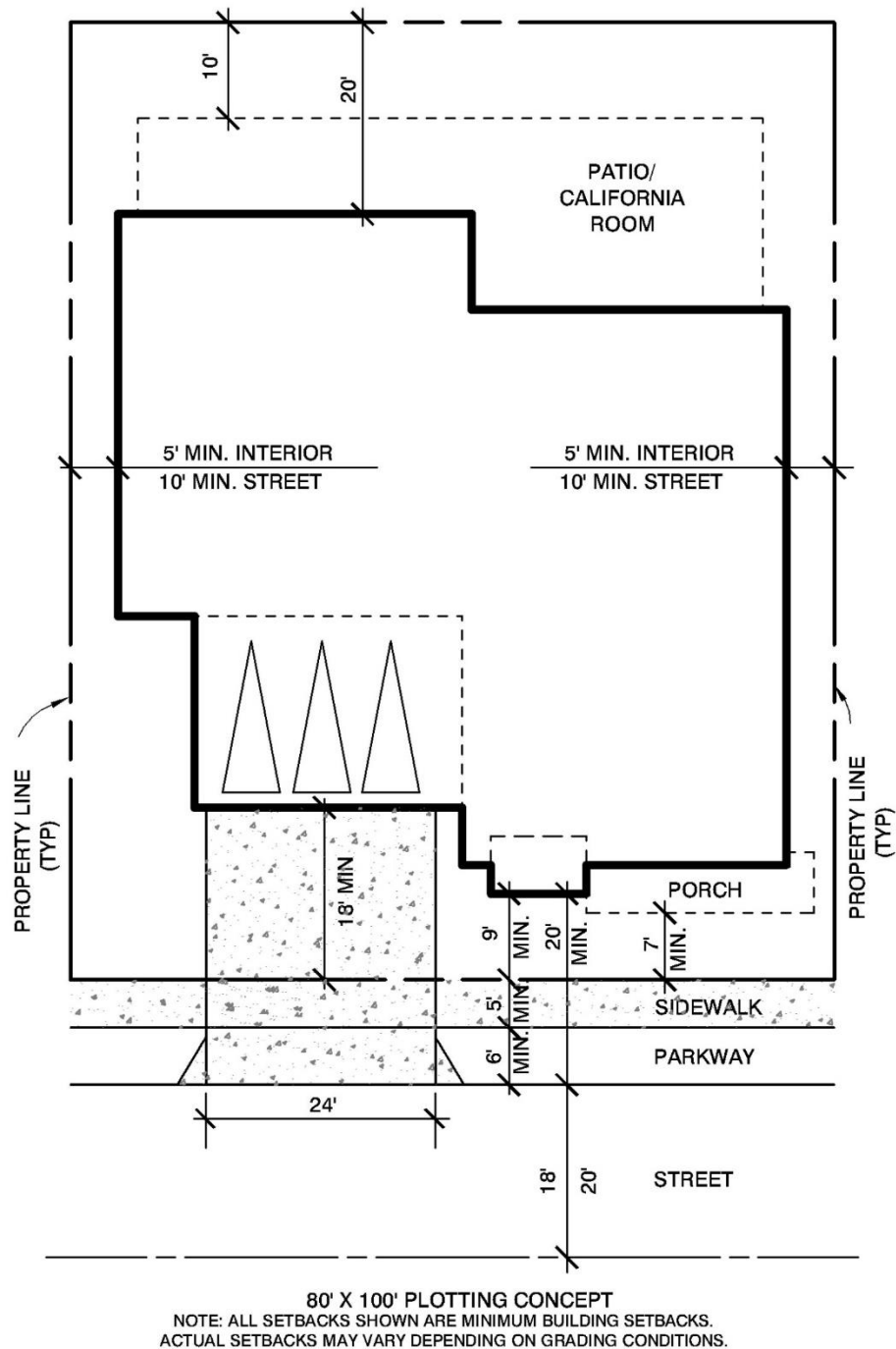
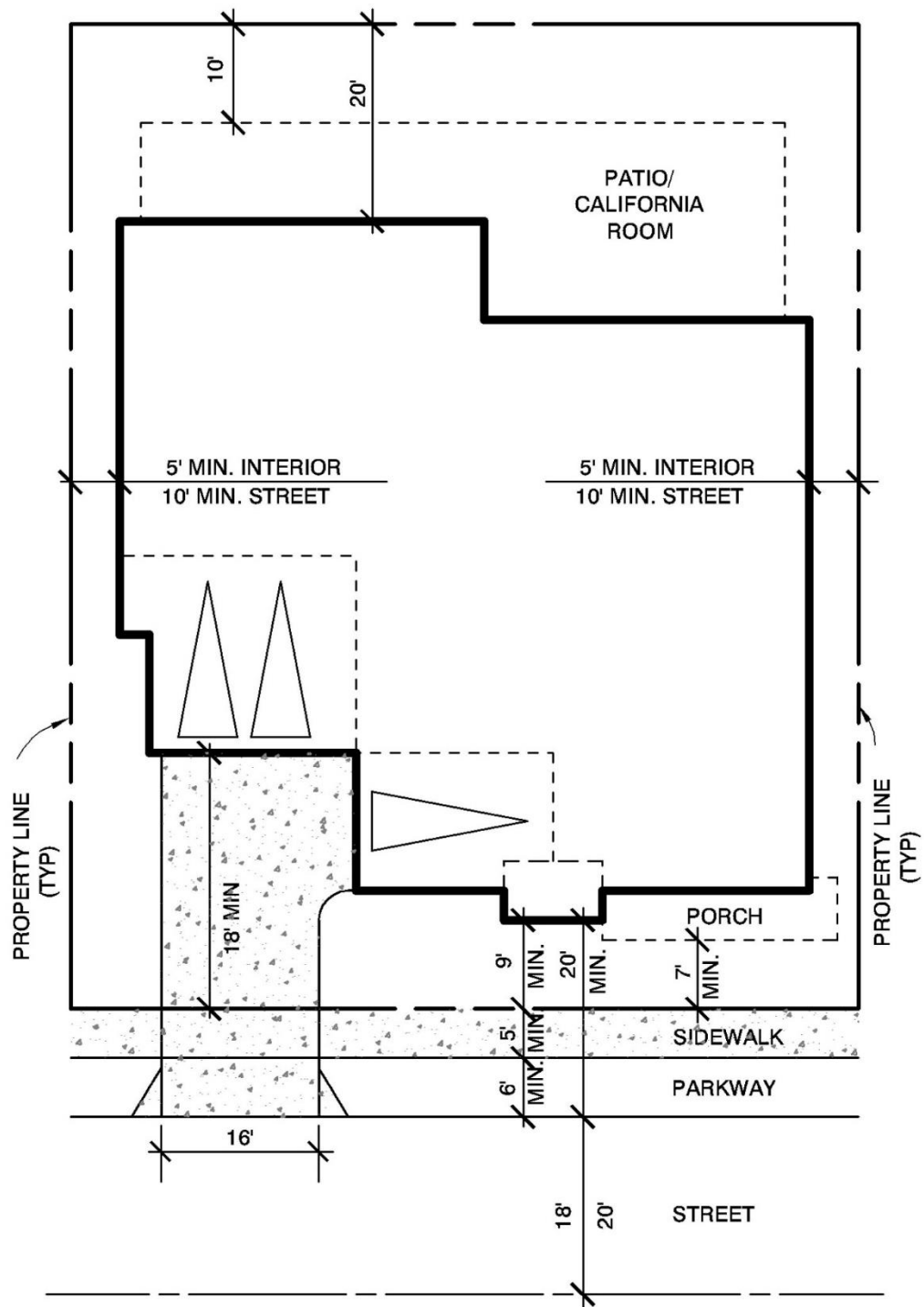


Exhibit 49 - SF-I Typical Single Family Plot (80' x 100')

Neighborhood R-II

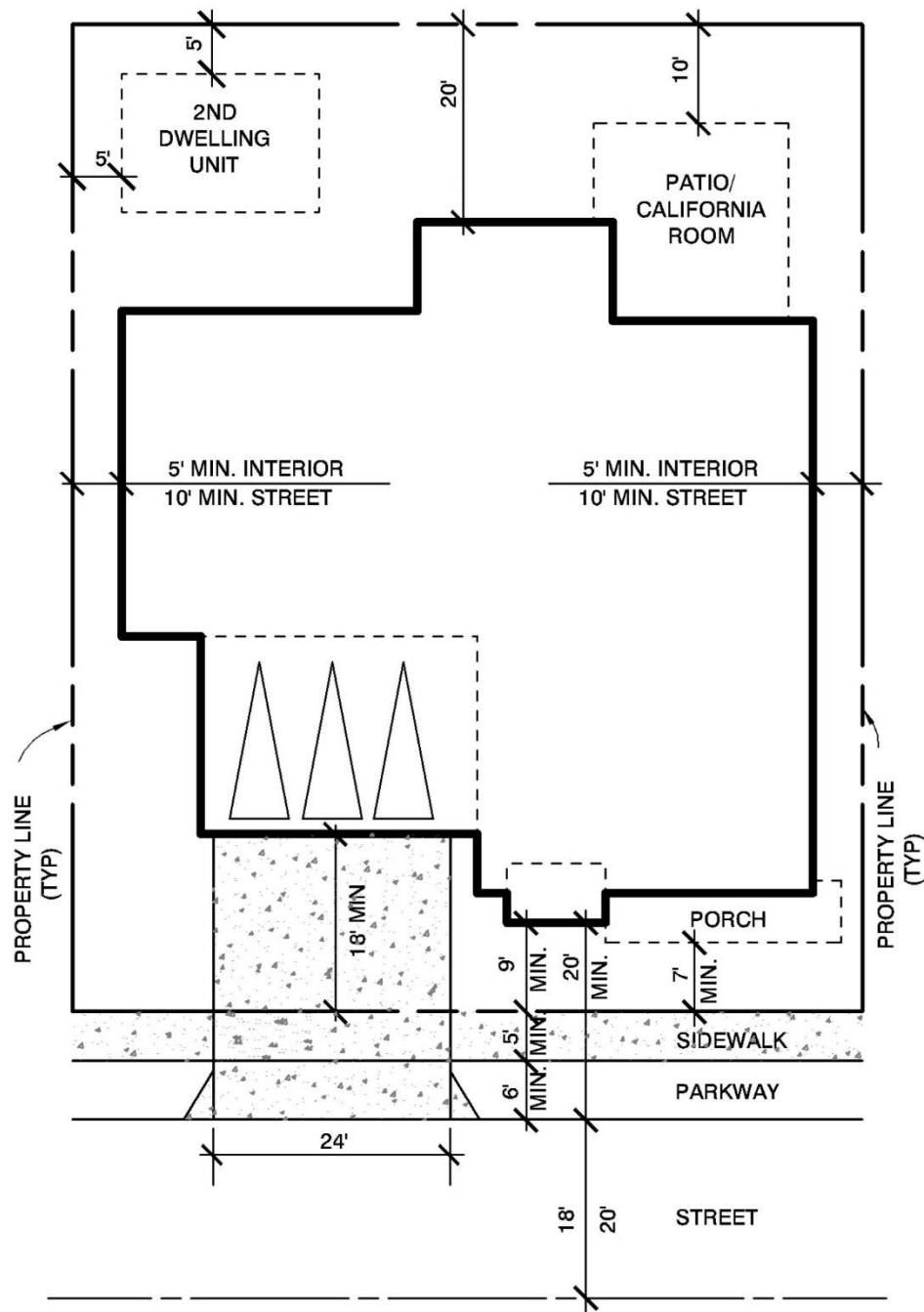


80' X 100' PLOTTING CONCEPT

NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS.
ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Exhibit 50 - SF-I Typical Single Family Plot (80' x 100')

Neighborhood R-II

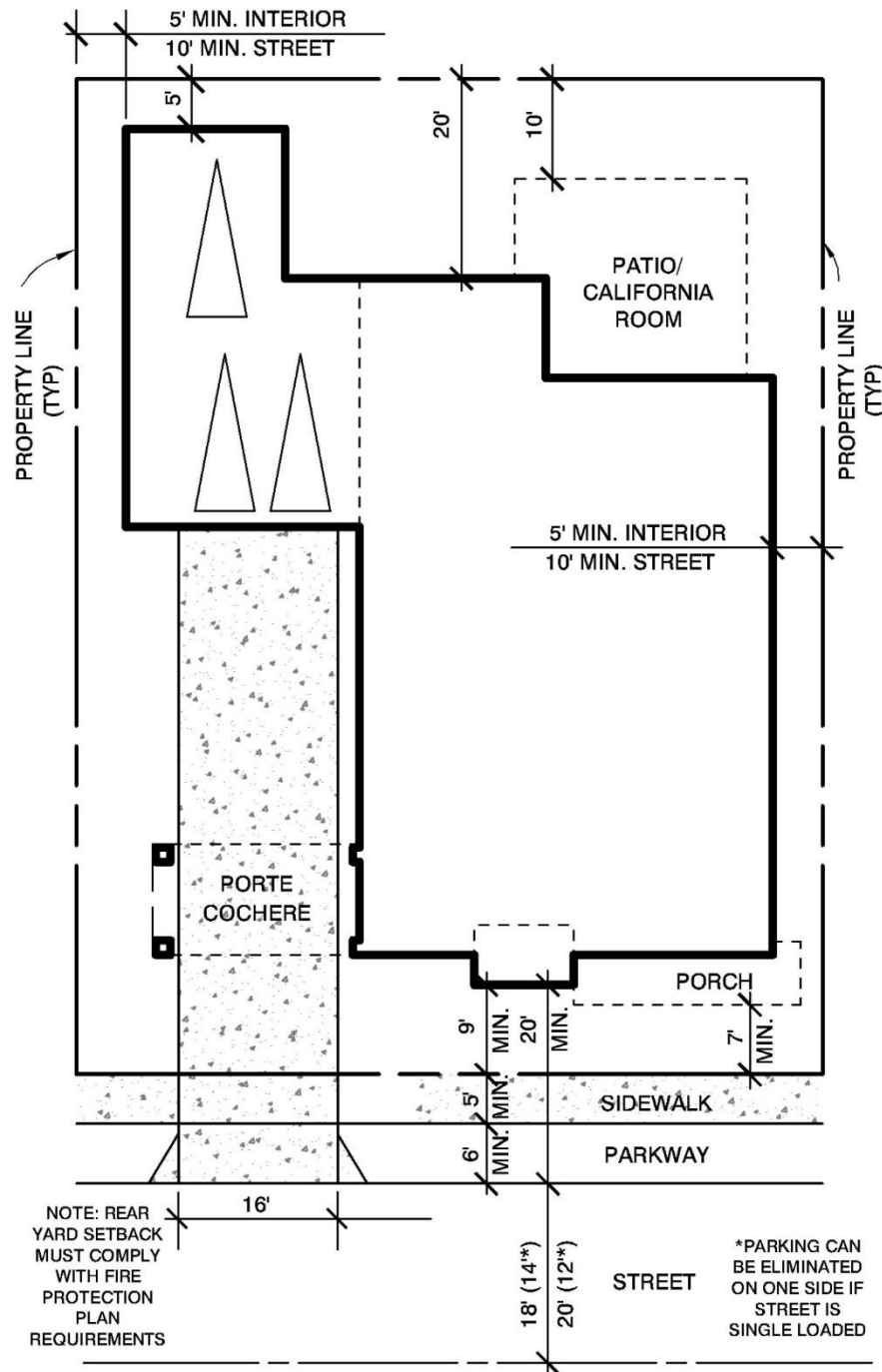


80' X 100' PLOTTING CONCEPT
 NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS.
 ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Note: 2nd Dwelling Unit may not exceed 25% of the lot width

Exhibit 51 - SF-I Typical Single Family Plot (80' x 100')

Neighborhood R-II

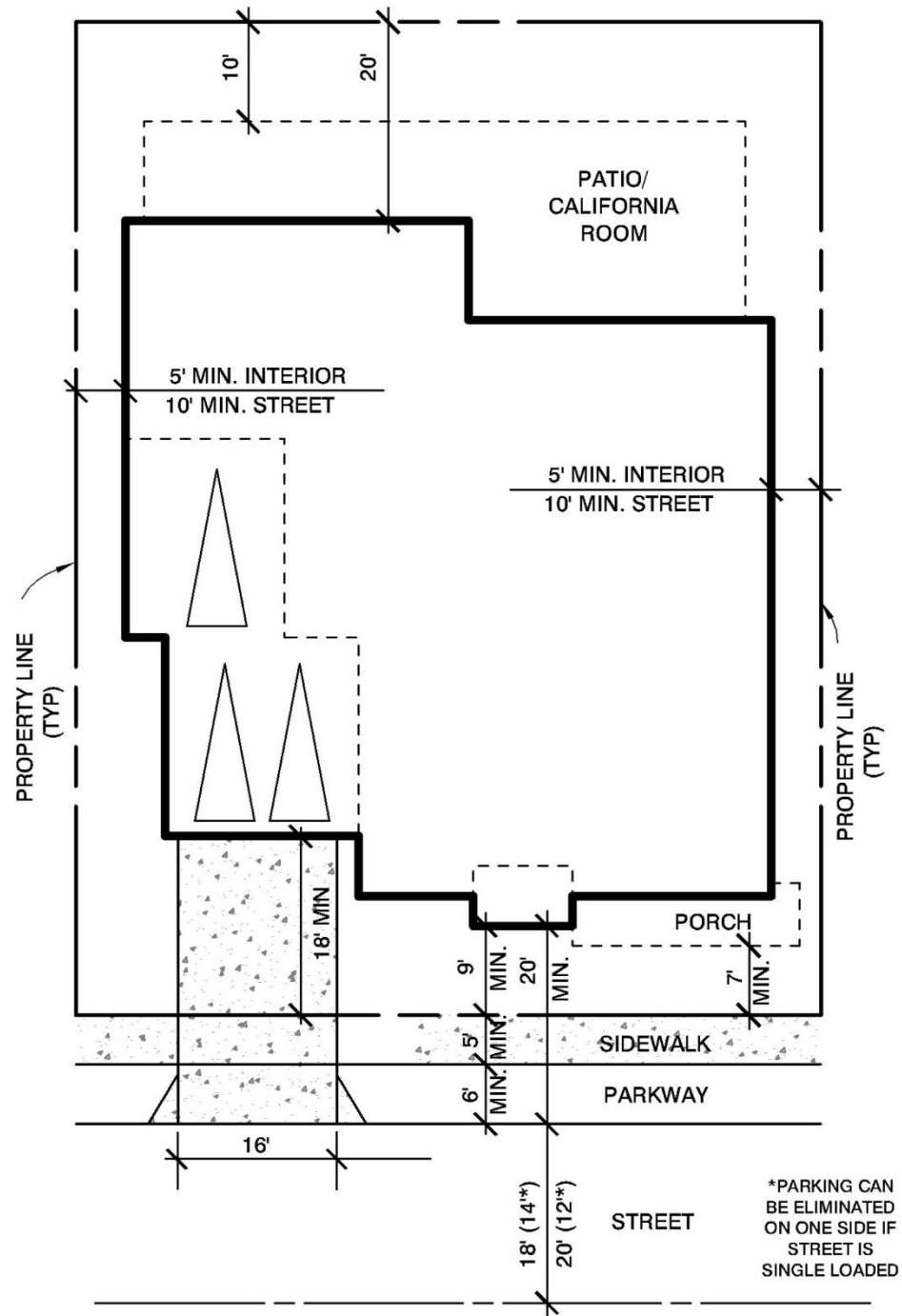


75' X 100' PLOTTING CONCEPT

NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS.
ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Exhibit 52 - SF-I Typical Single Family Plot (75' x 100')

Neighborhood R-9



75' X 100' PLOTTING CONCEPT

NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS.
ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Exhibit 53 - SF-I Typical Single Family Plot (75' x 100')

Neighborhood R-9

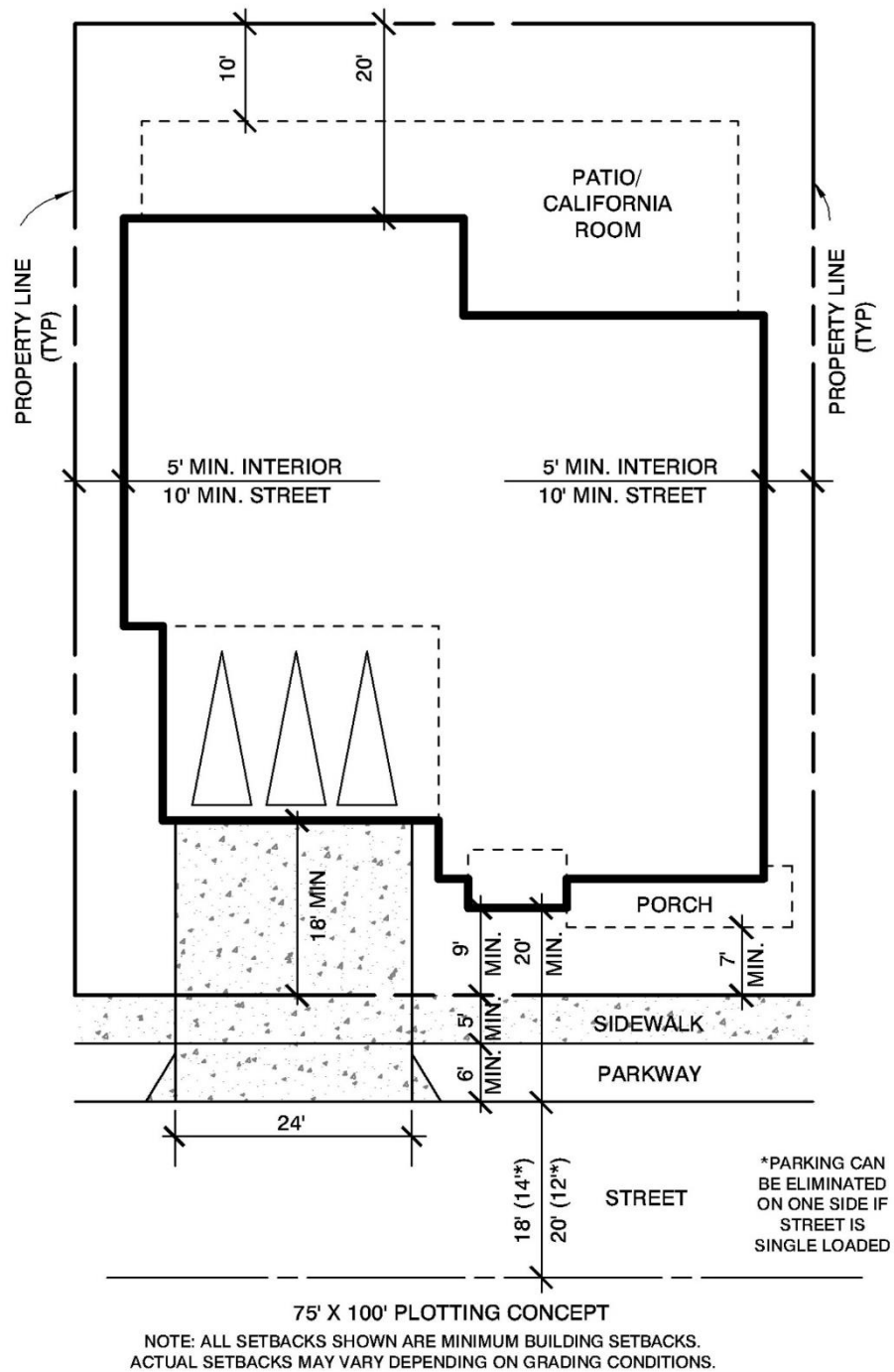


Exhibit 54 - SF-I Typical Single Family Plot (75' x 100')

Neighborhood R-9

c) SINGLE FAMILY SF-2

The following zoning box (Table 11, SF-2 Zoning Box) and plotting concepts (Exhibits 55 to 74) are the zoning implementation tools for the SF-2 Residential District.

Table 11: SF-2 Zoning Box

Single Family Planning Area (SF-2)		
Use Regulations		S-88
Animal Regulations		-
Development Regulations	Density	-
	Lot size	4,250 SF
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	V See Table 14
	Open Space	-
Special Area Regulation		D

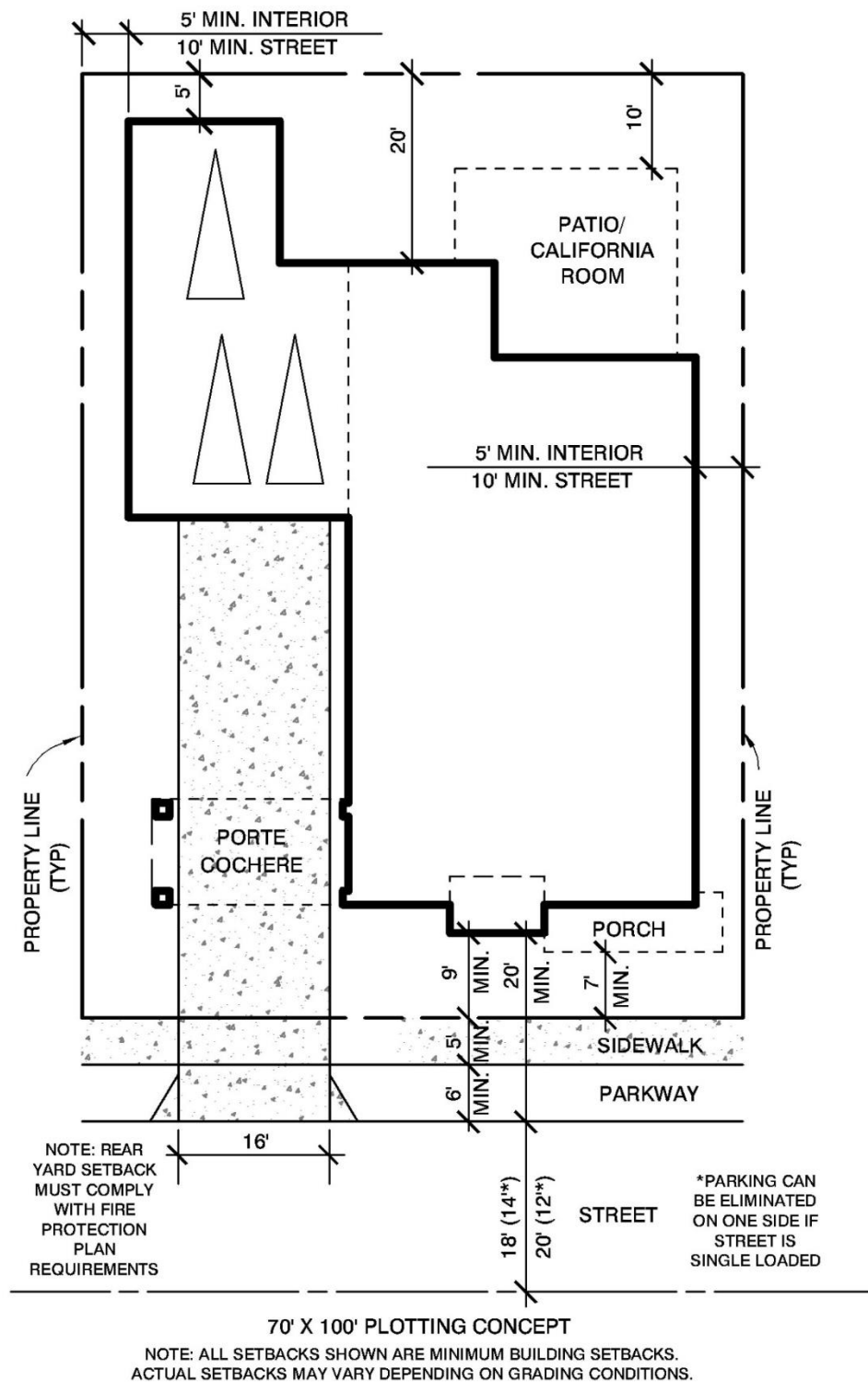
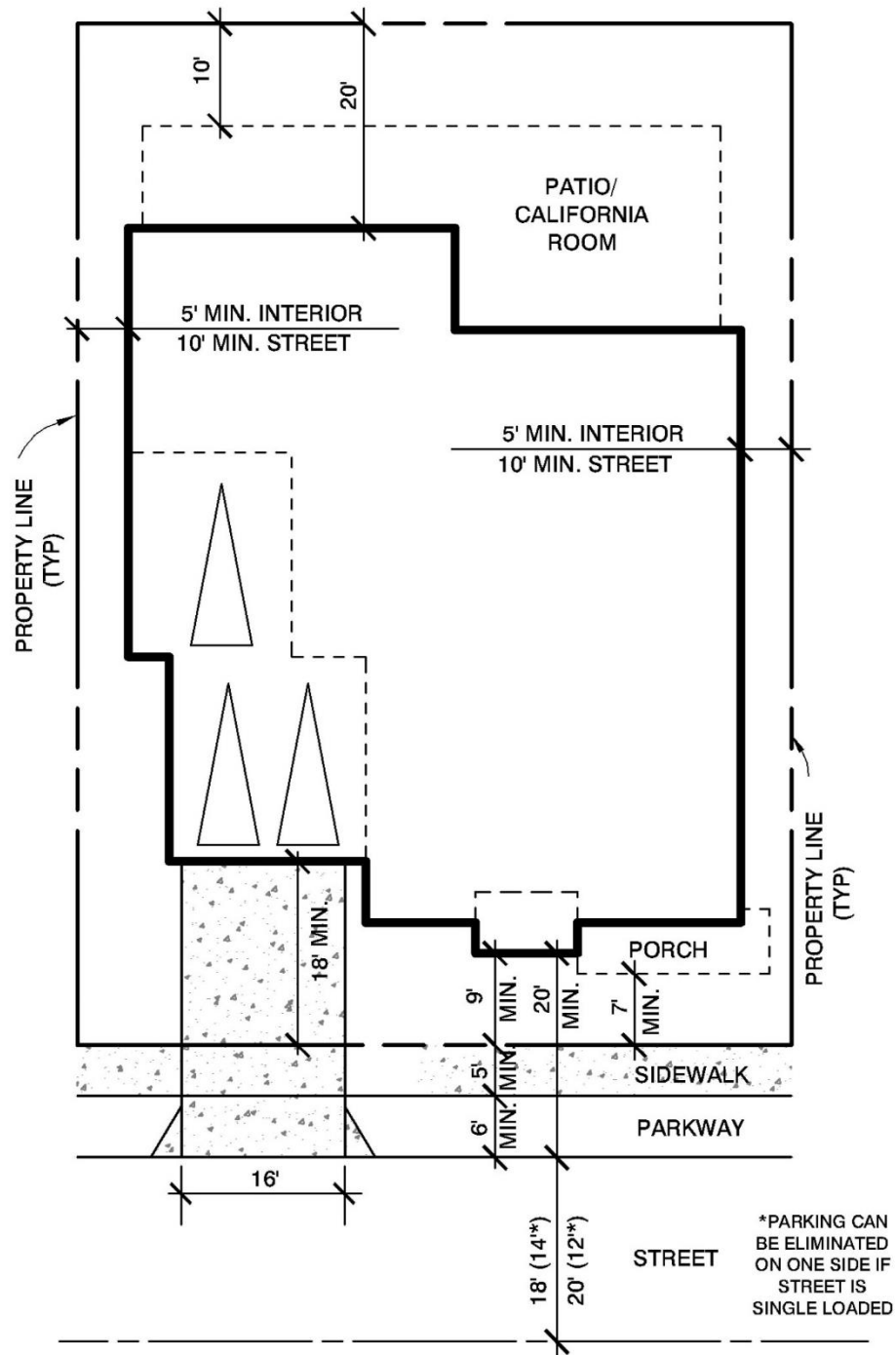


Exhibit 55 - SF-2 Typical Single Family Plot (70' x 100')

Neighborhood R-3

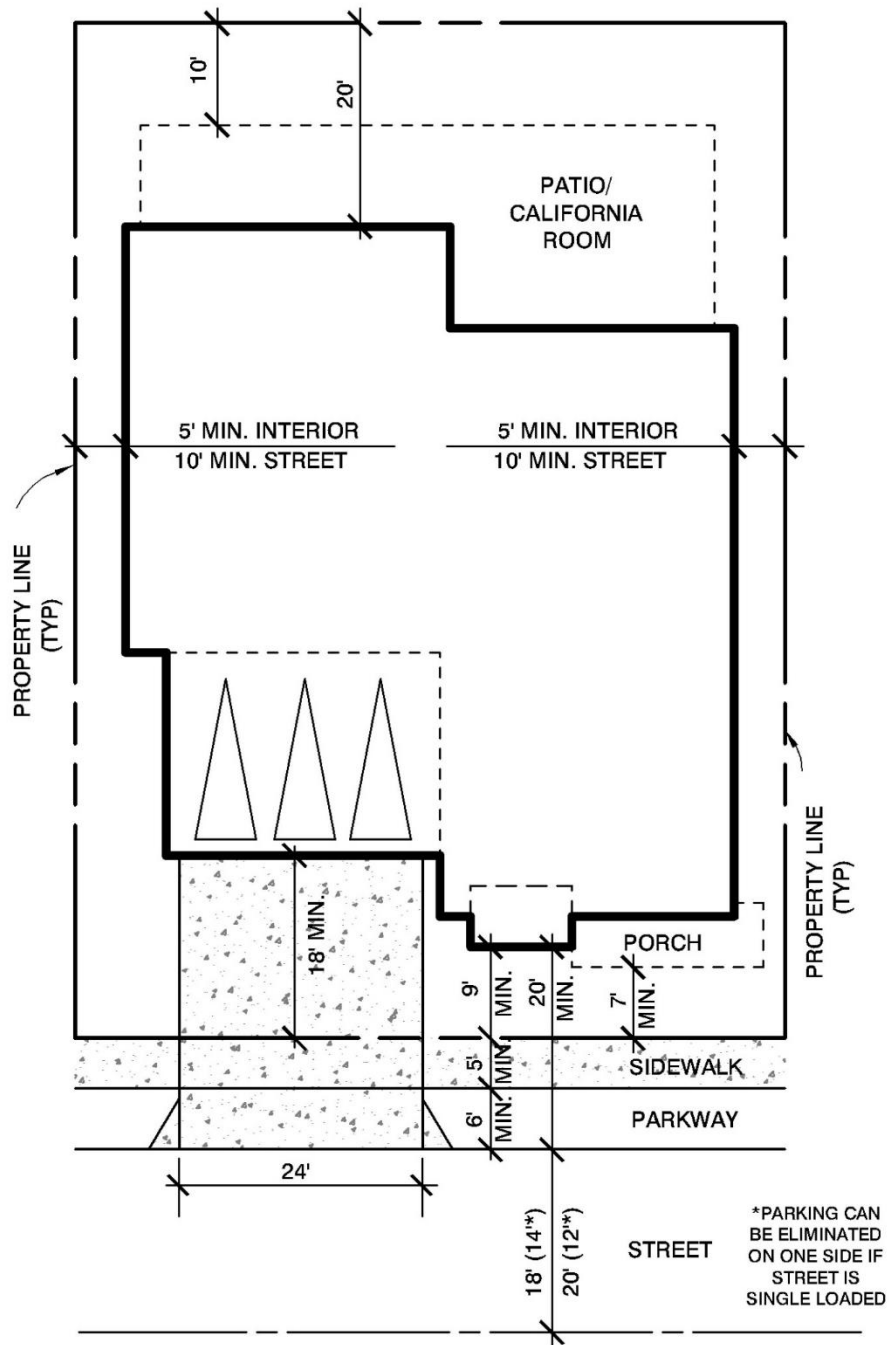


70' X 100' PLOTTING CONCEPT

NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS.
ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Exhibit 56 - SF-2 Typical Single Family Plot (70' x 100')

Neighborhood R-3

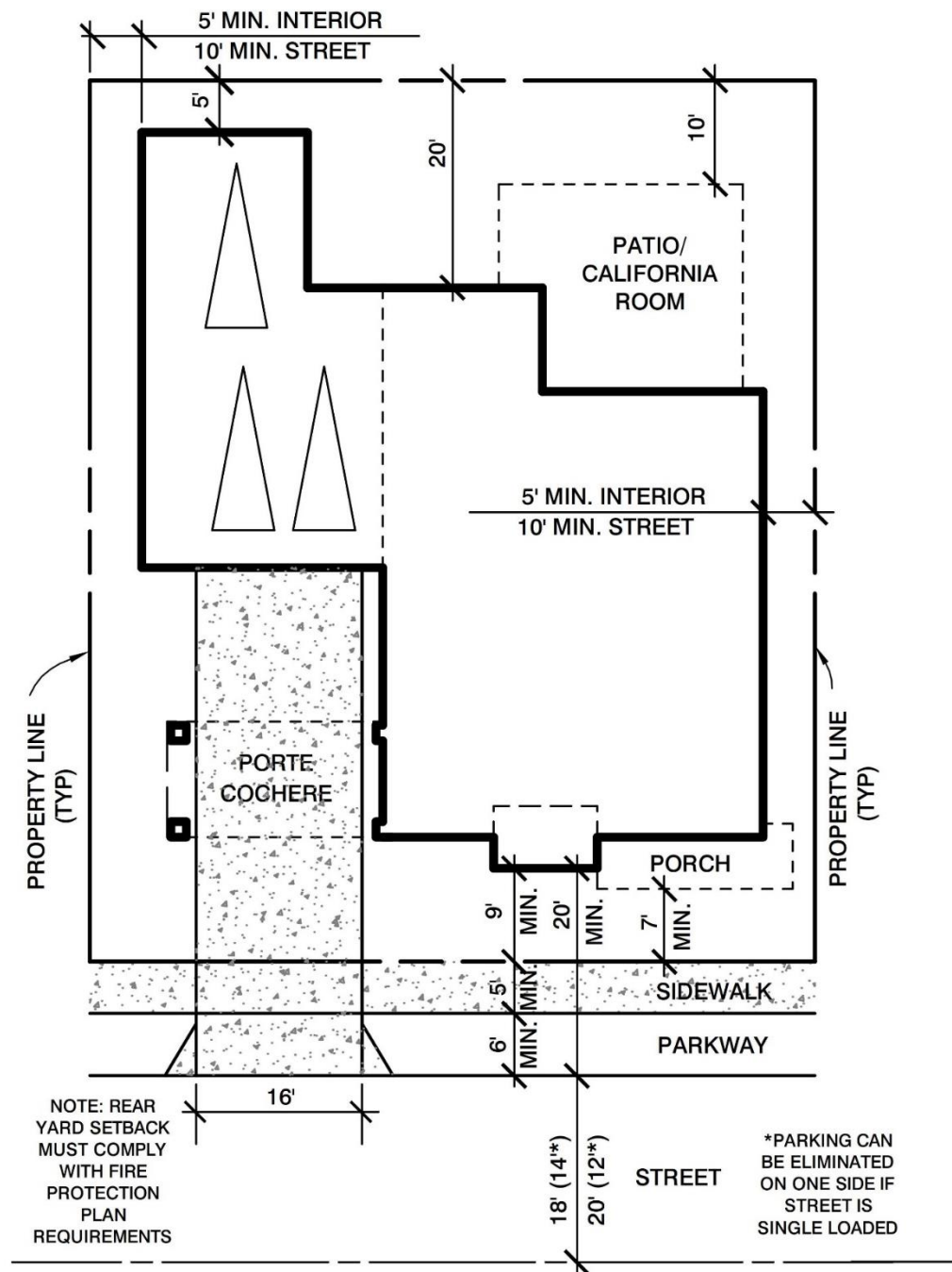


70' X 100' PLOTTING CONCEPT

NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS.
ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Exhibit 57 - SF-2 Typical Single Family Plot (70' x 100')

Neighborhood R-3

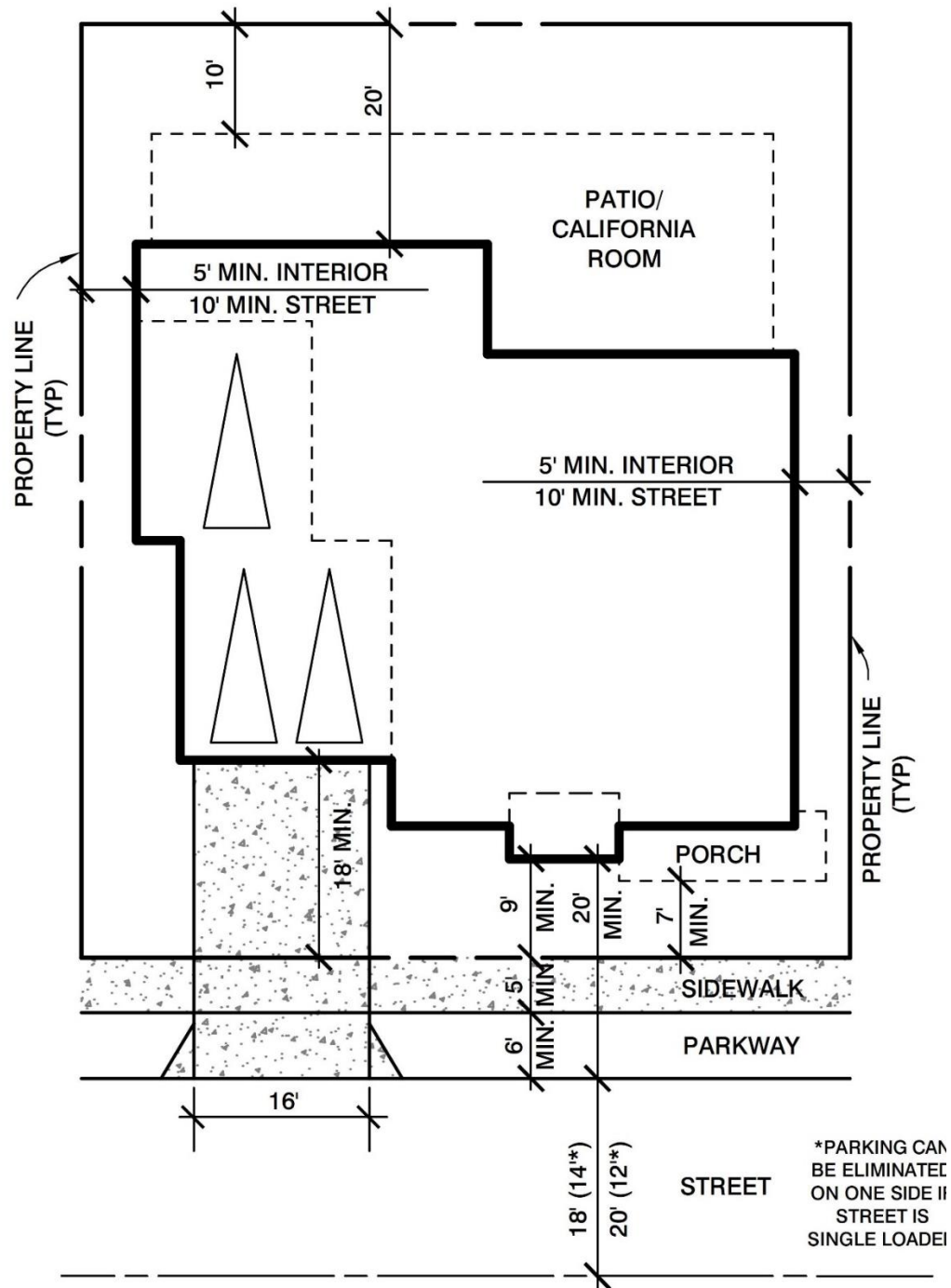


70' X 85' PLOTTING CONCEPT

NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS. ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Exhibit 58 - SF-2 Typical Single Family Plot (70' x 85')

Neighborhood R-10

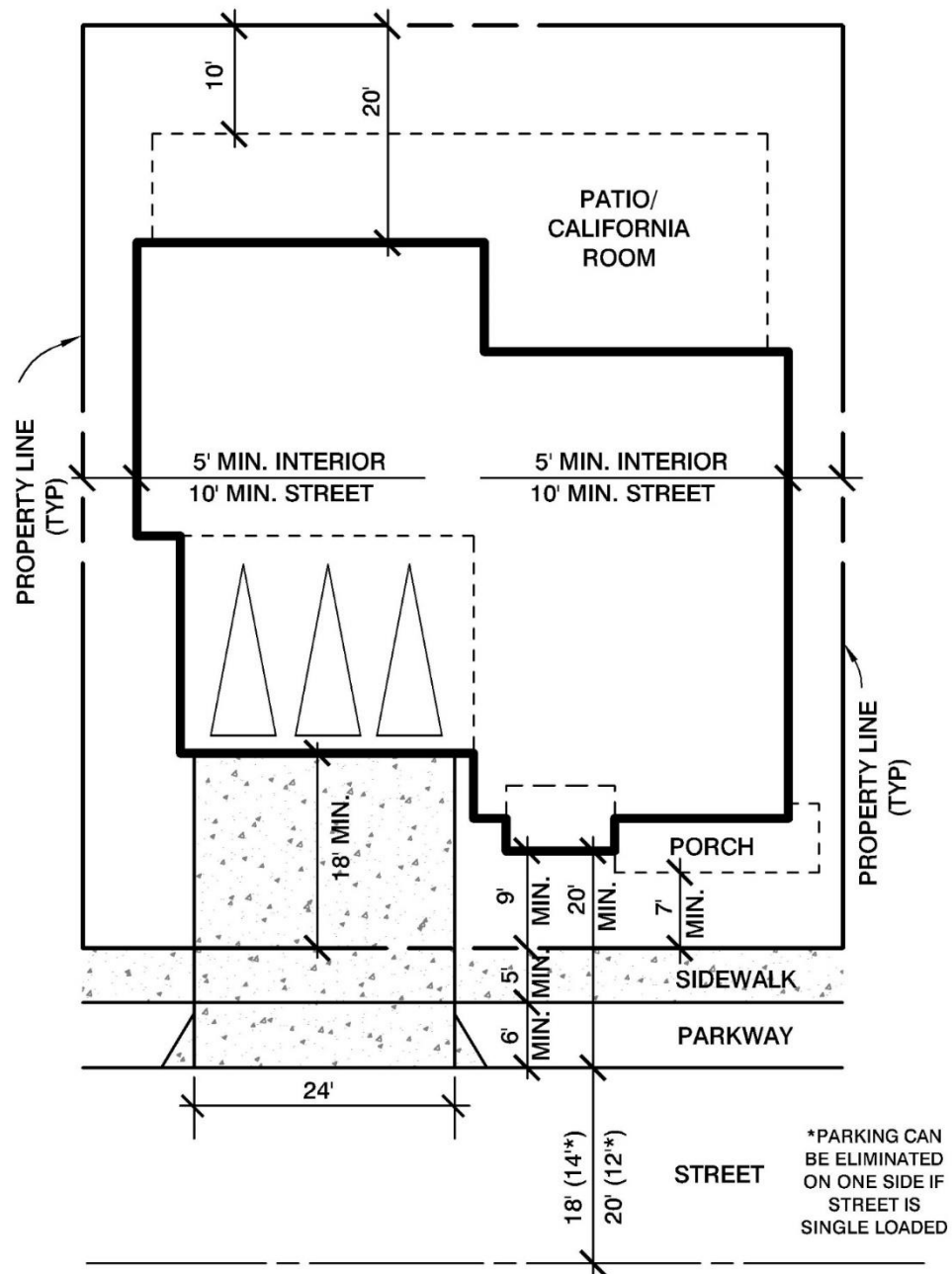


70' X 85' PLOTTING CONCEPT

NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS.
ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Exhibit 59 - SF-2 Typical Single Family Plot (70' x 85')

Neighborhood R-10

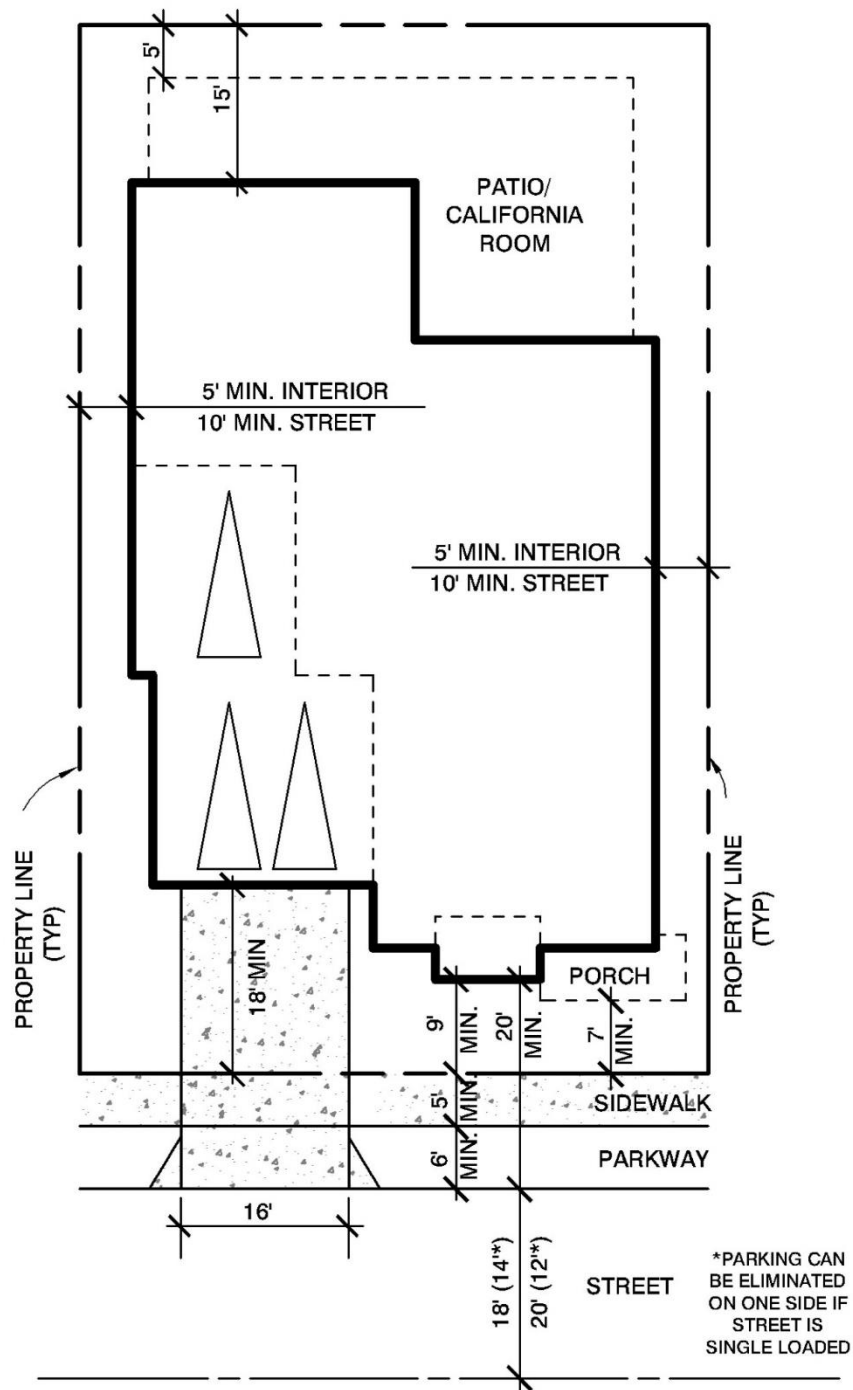


70' X 85' PLOTTING CONCEPT

NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS.
ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Exhibit 60 - SF-2 Typical Single Family Plot (70' x 85')

Neighborhood R-10



60' X 100' PLOTTING CONCEPT
NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS.
ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Exhibit 61 - SF-2 Typical Single Family Plot (60' x 100')

Neighborhoods R-2 & R-6

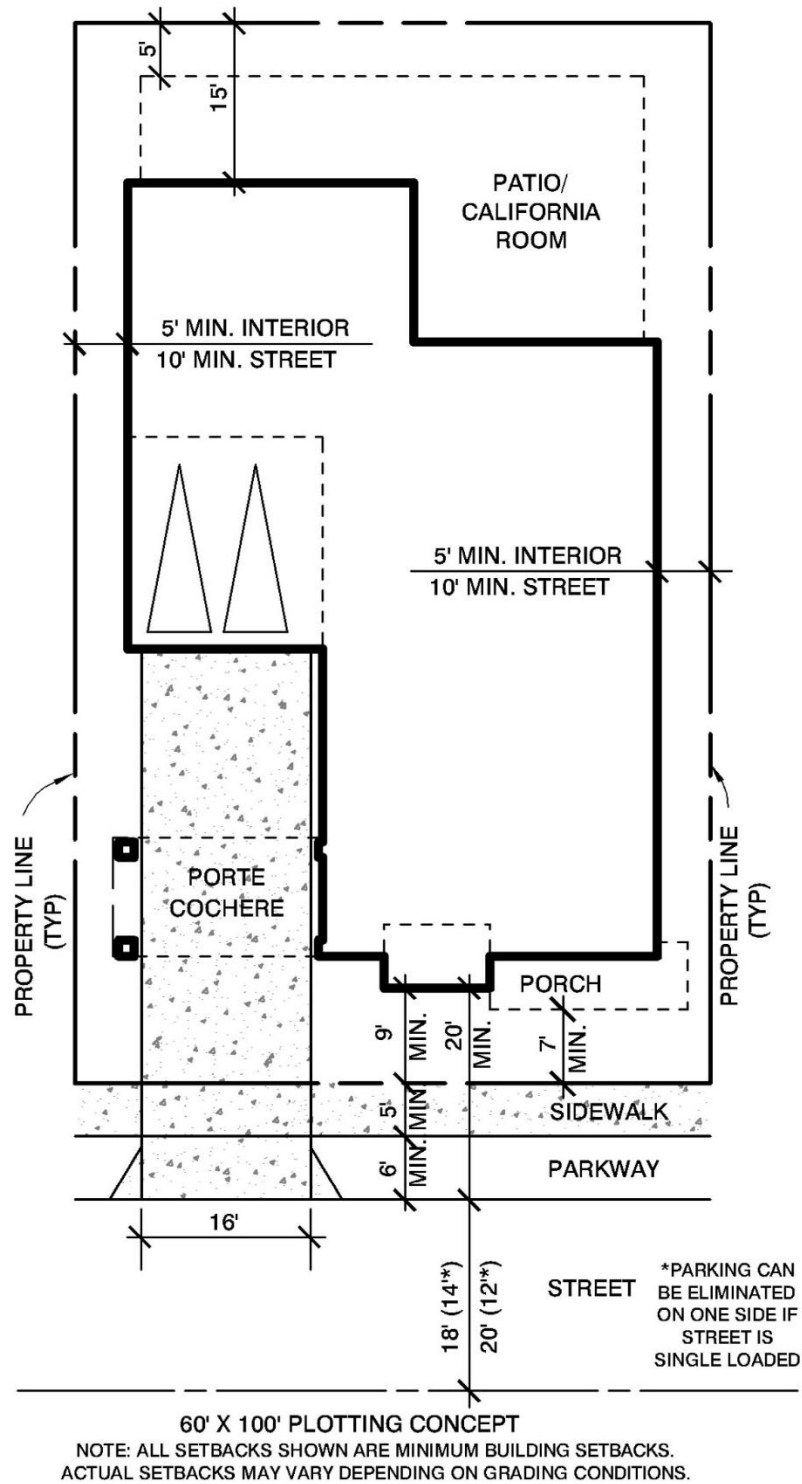
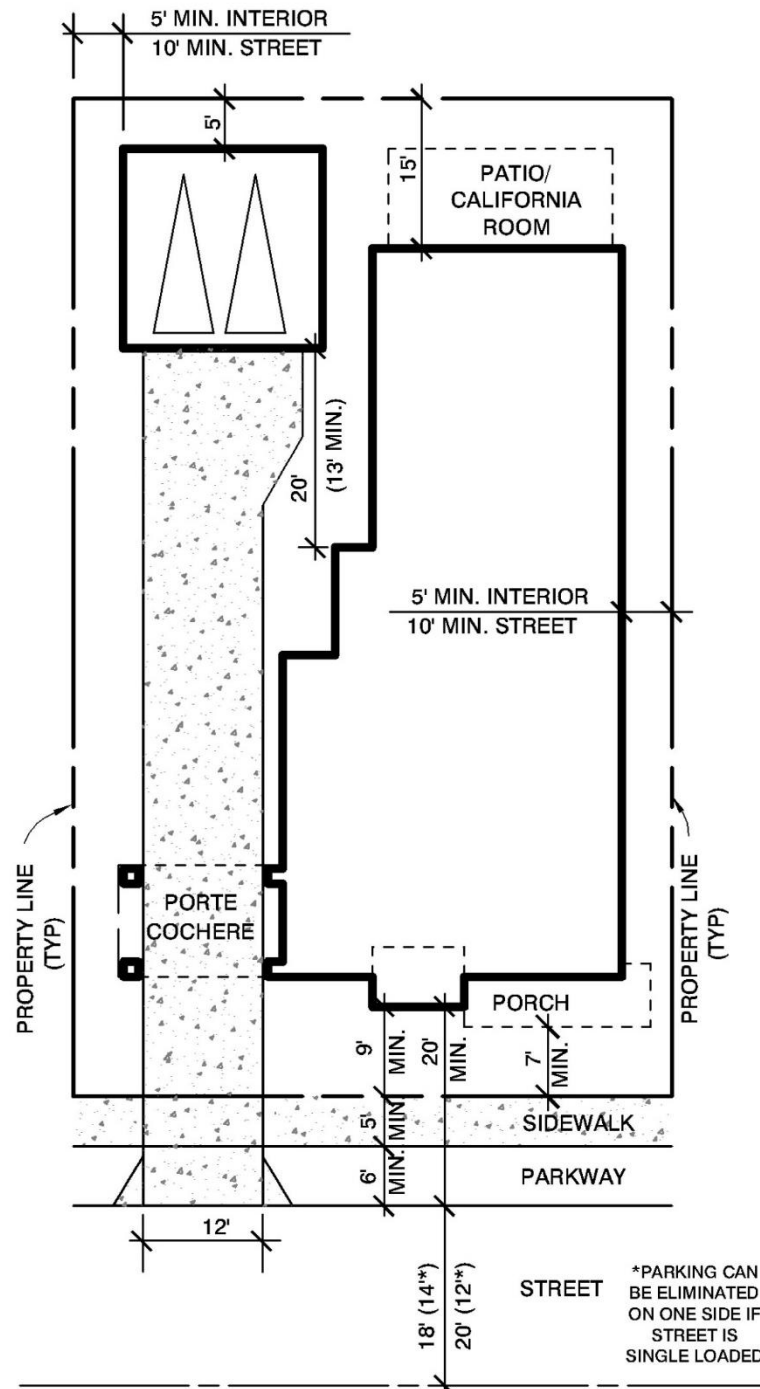


Exhibit 62 - SF-2 Typical Single Family Plot (60' x 100')

Neighborhoods R-2 & R-6

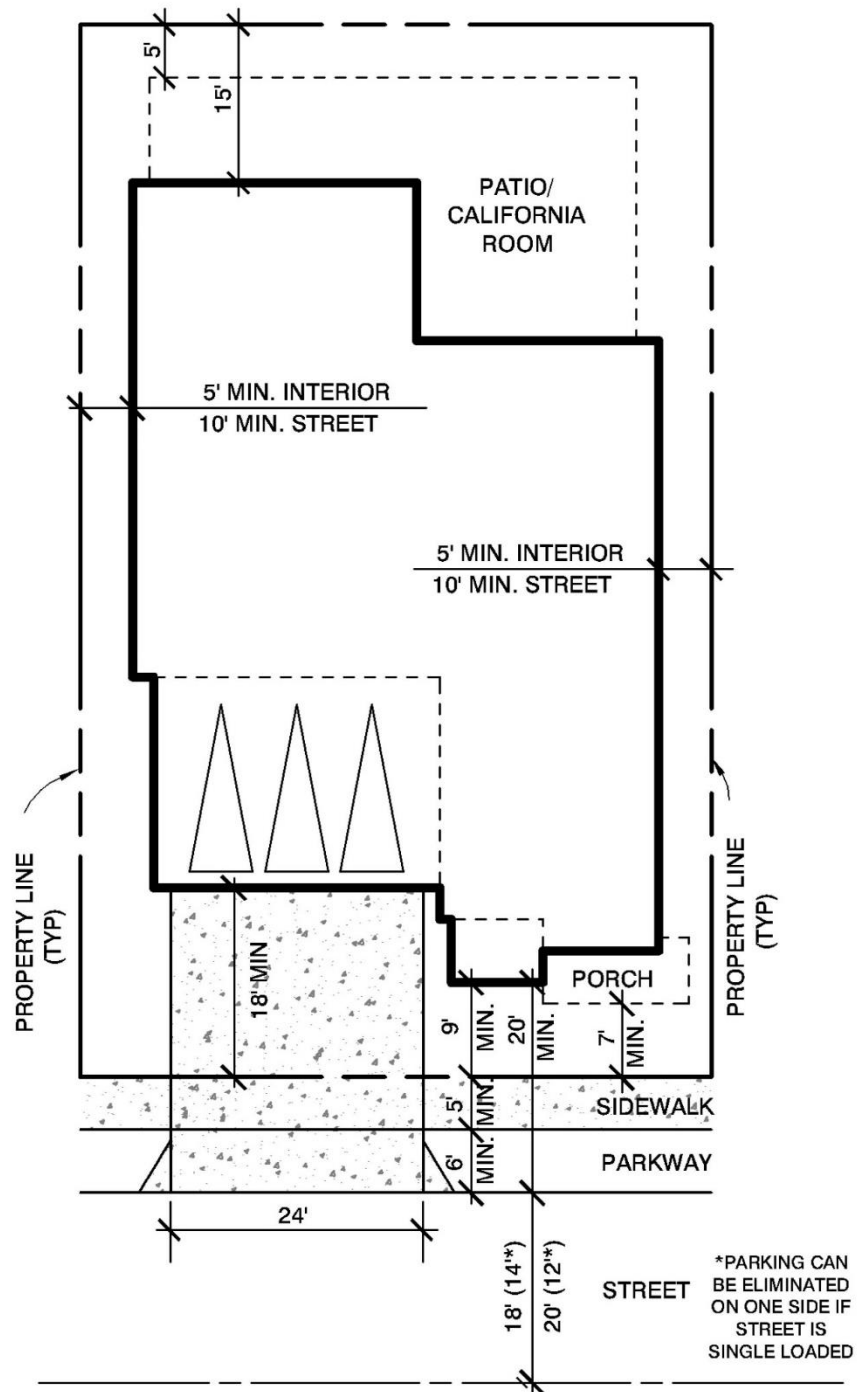


60' X 100' PLOTTING CONCEPT

NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS.
ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Exhibit 63 - SF-2 Typical Single Family Plot (60' x 100')

Neighborhoods R-2 & R-6

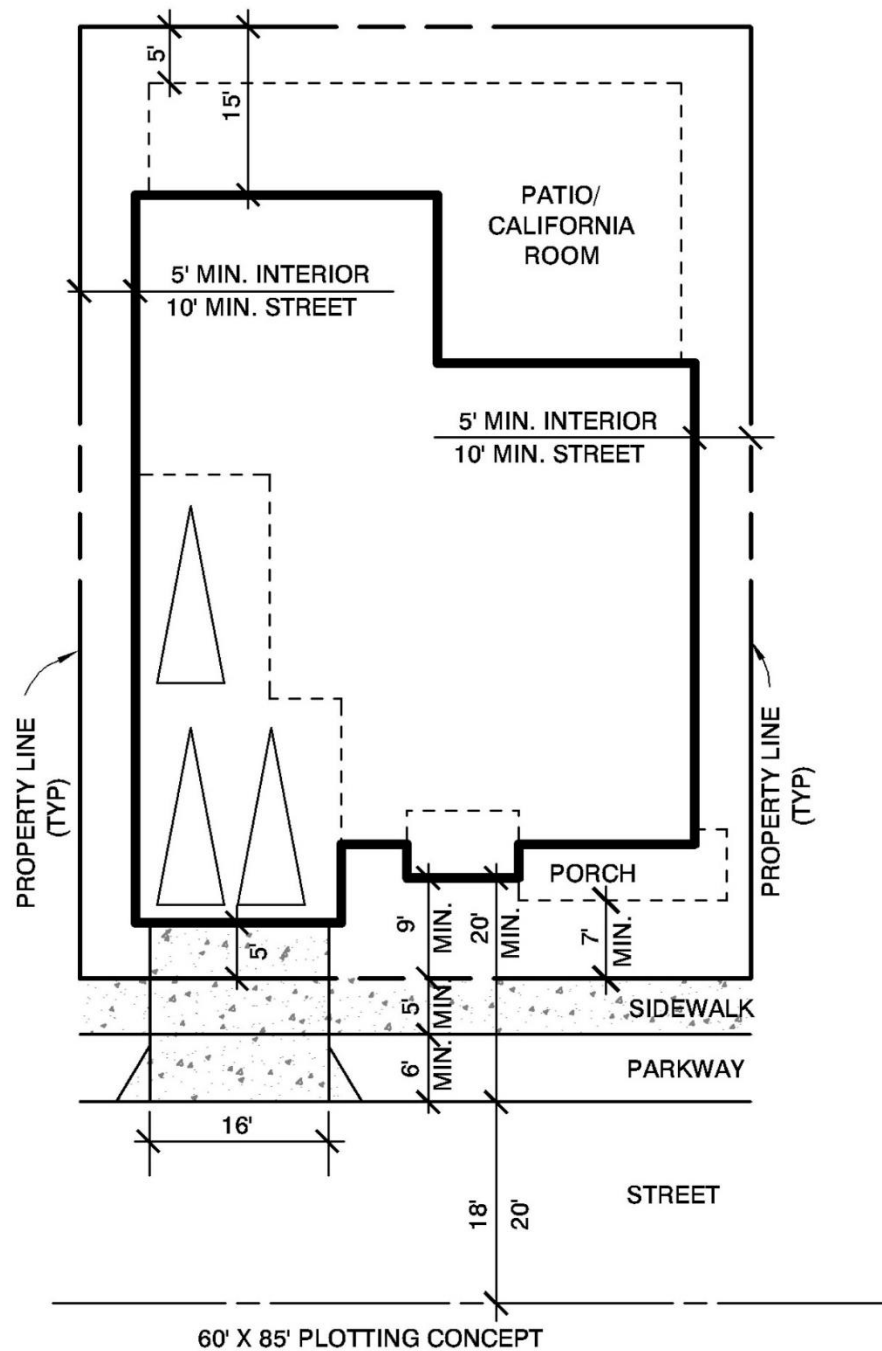


60' X 100' PLOTTING CONCEPT

NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS.
ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Exhibit 64 - SF-2 Typical Single Family Plot (60' x 100')

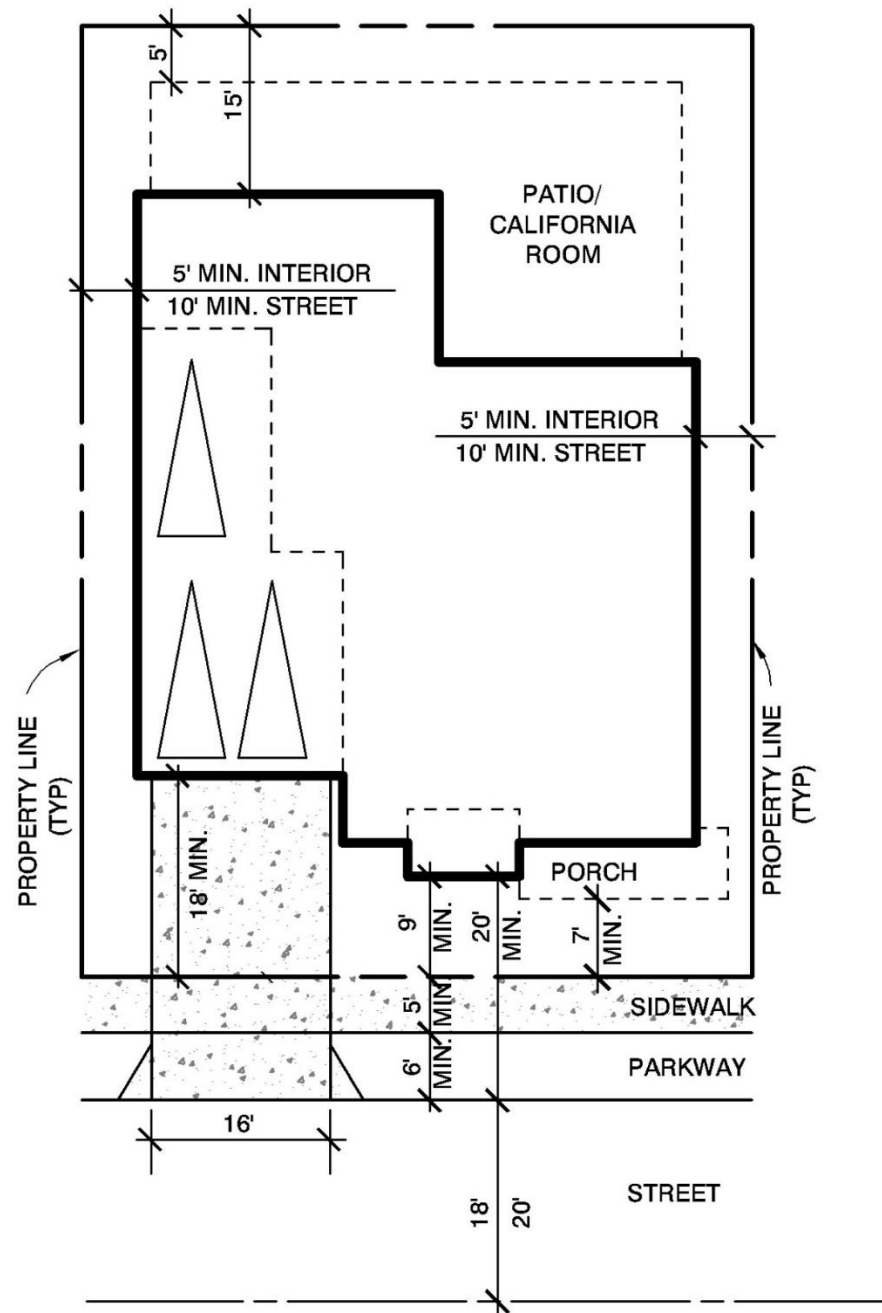
Neighborhoods R-2 & R-6



NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS.
ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Exhibit 65 - SF-2 Typical Single Family Plot (60' x 85')

Neighborhood R-7

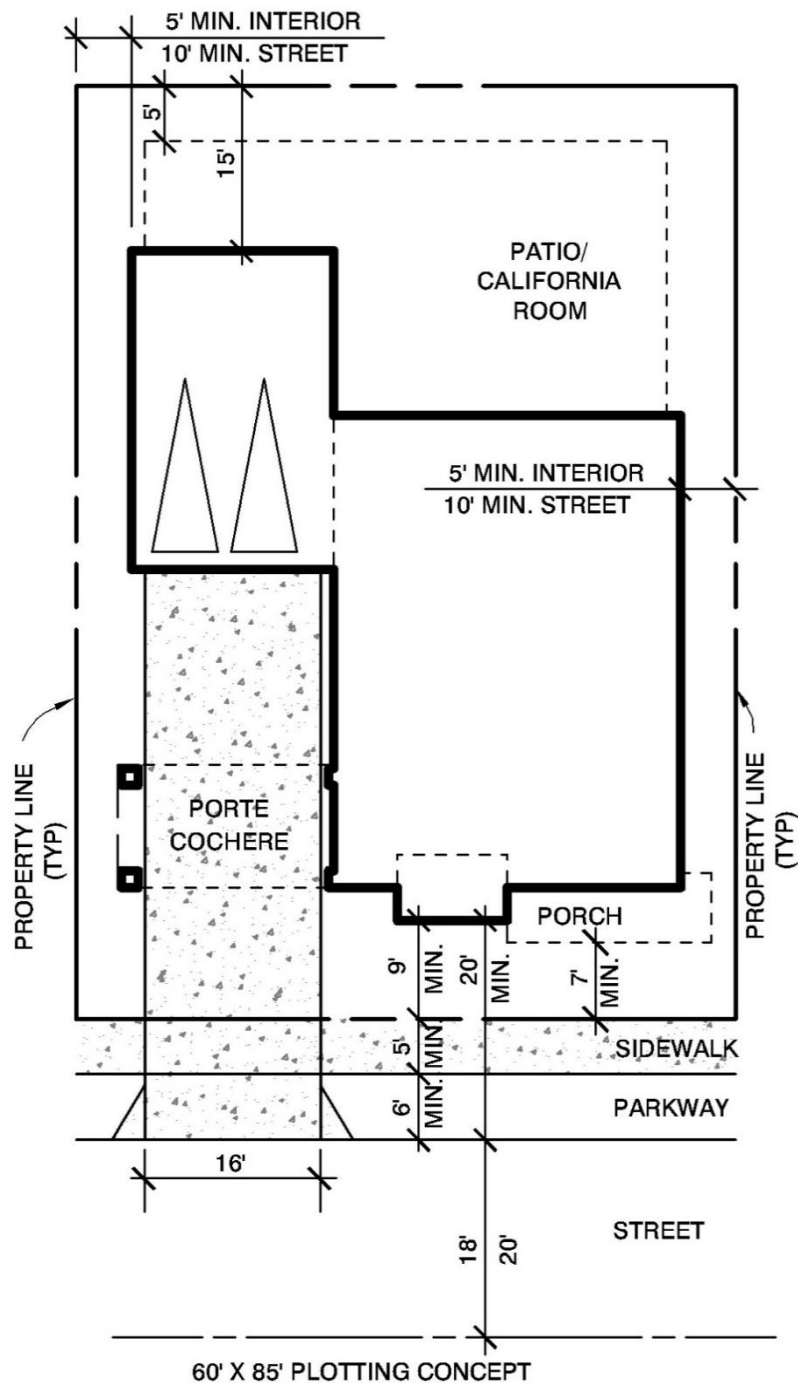


60' X 85' PLOTTING CONCEPT

NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS.
ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Exhibit 66 - SF-2 Typical Single Family Plot (60' x 85')

Neighborhood R-7



NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS.
ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Exhibit 67 - SF-2 Typical Single Family Plot (60' x 85')

Neighborhood R-7



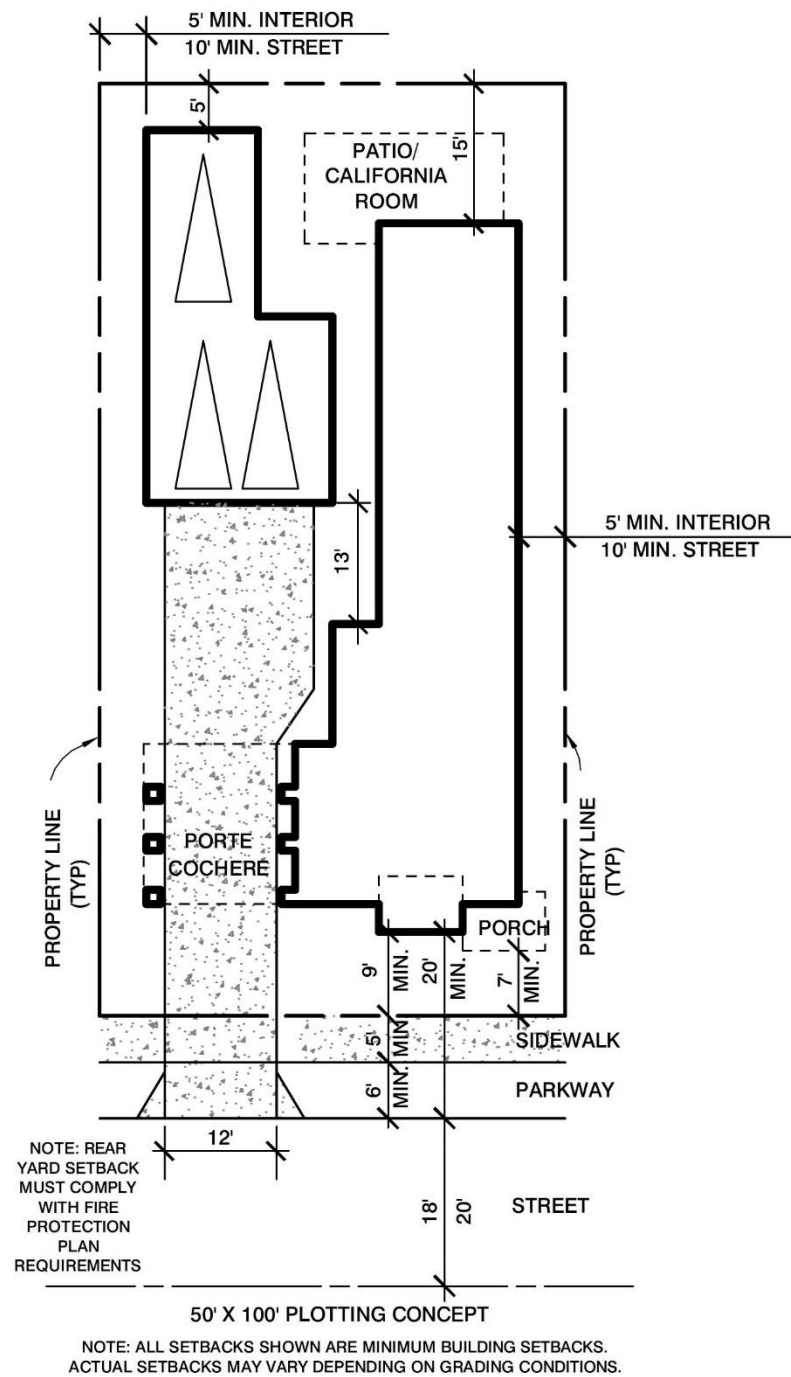
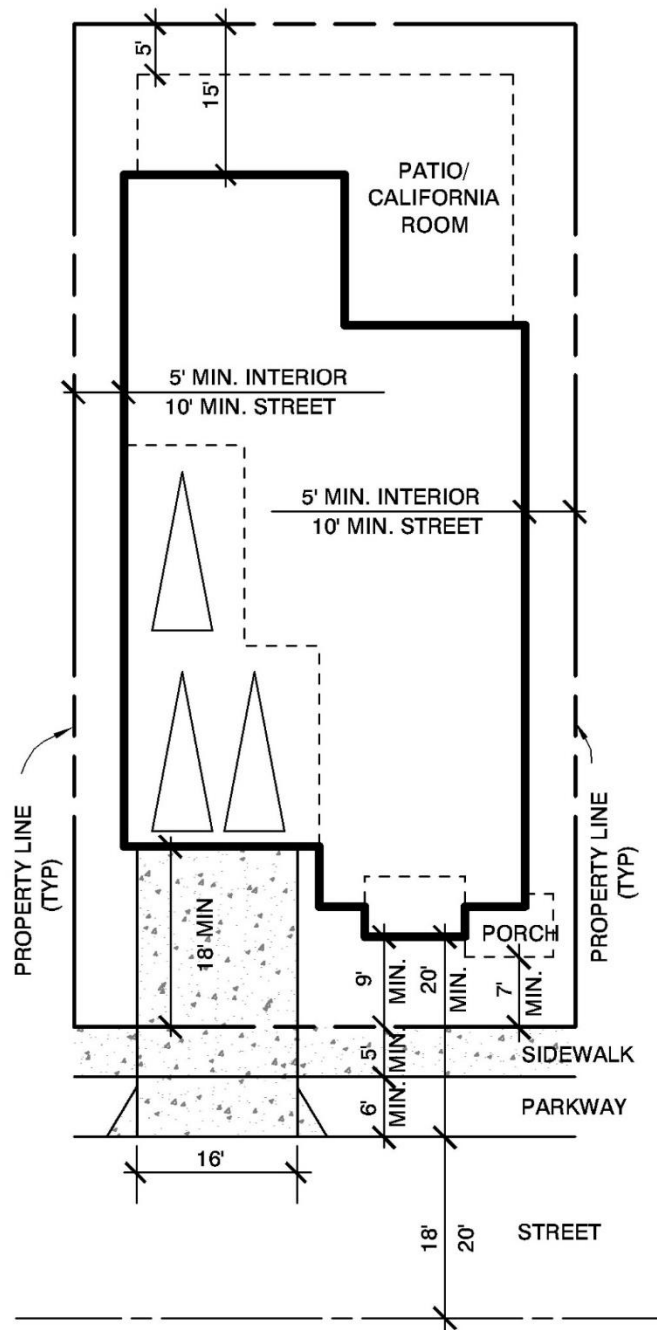


Exhibit 69 - SF-2 Typical Single Family Plot (50' x 100')

Neighborhood R-5

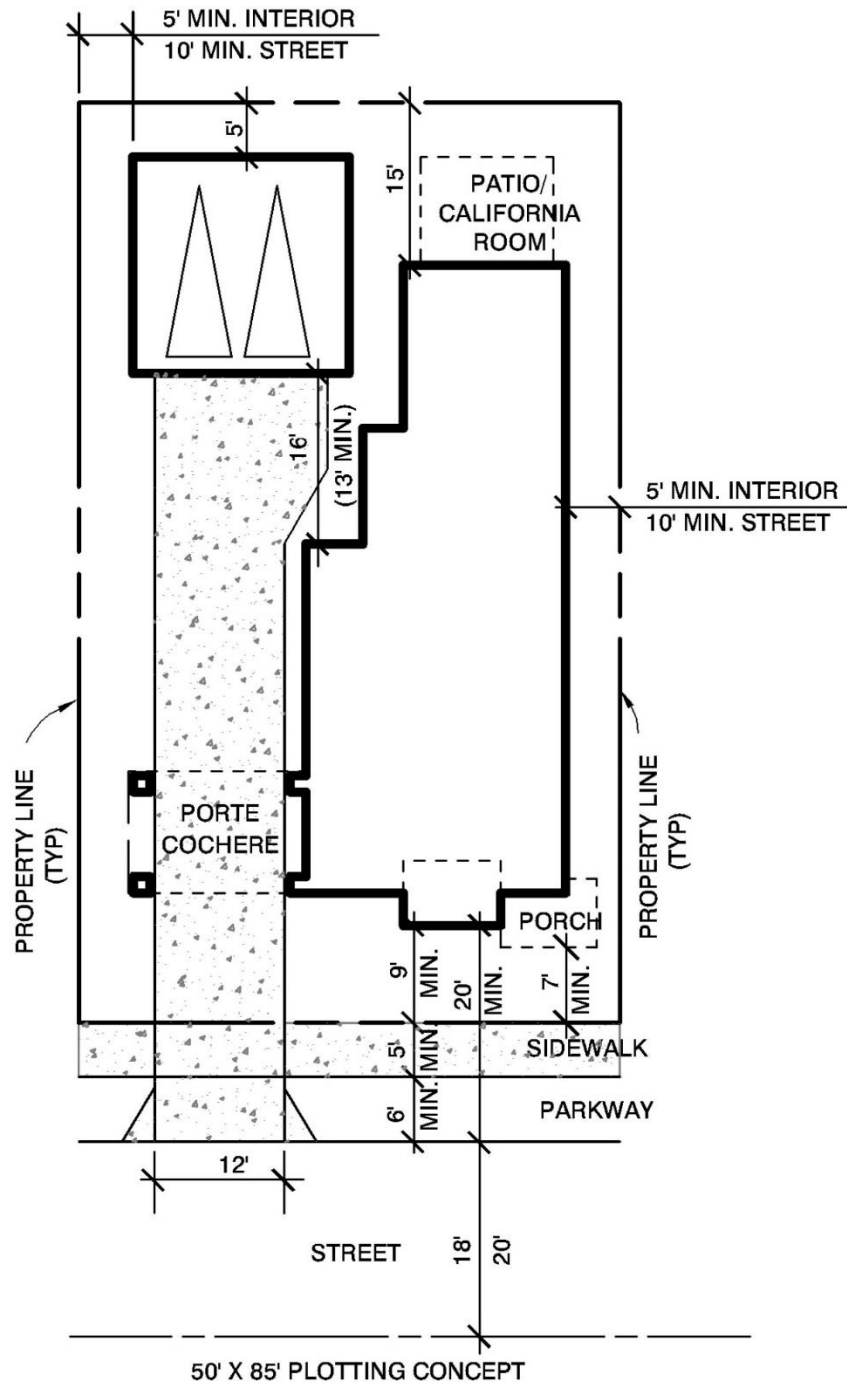


50' X 100' PLOTTING CONCEPT

NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS.
ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Exhibit 70 - SF-2 Typical Single Family Plot (50' x 100')

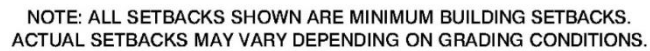
Neighborhood R-5



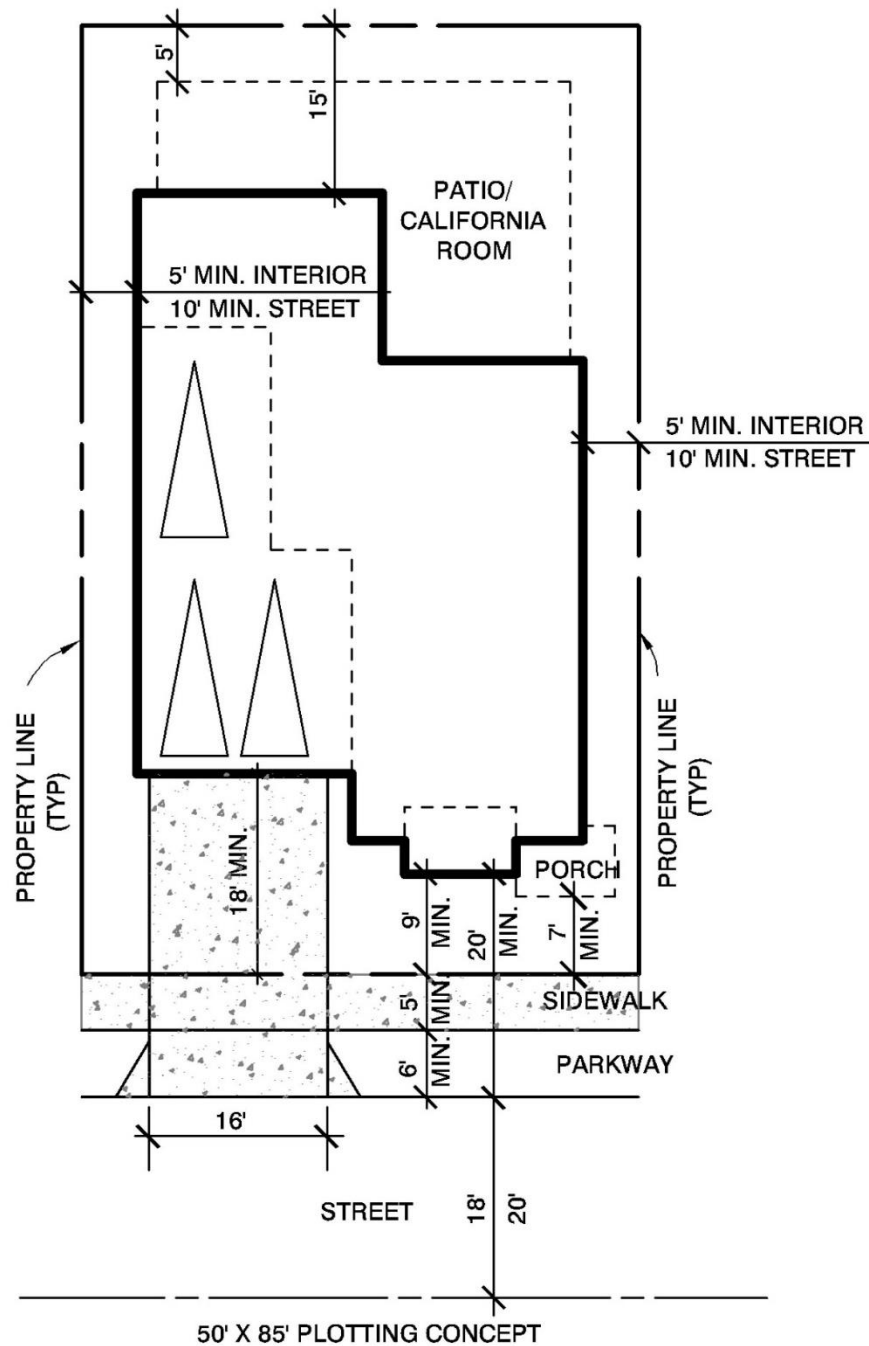
NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS.
ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Exhibit 71 - SF-2 Typical Single Family Plot (50' x 85')

Neighborhood R-I



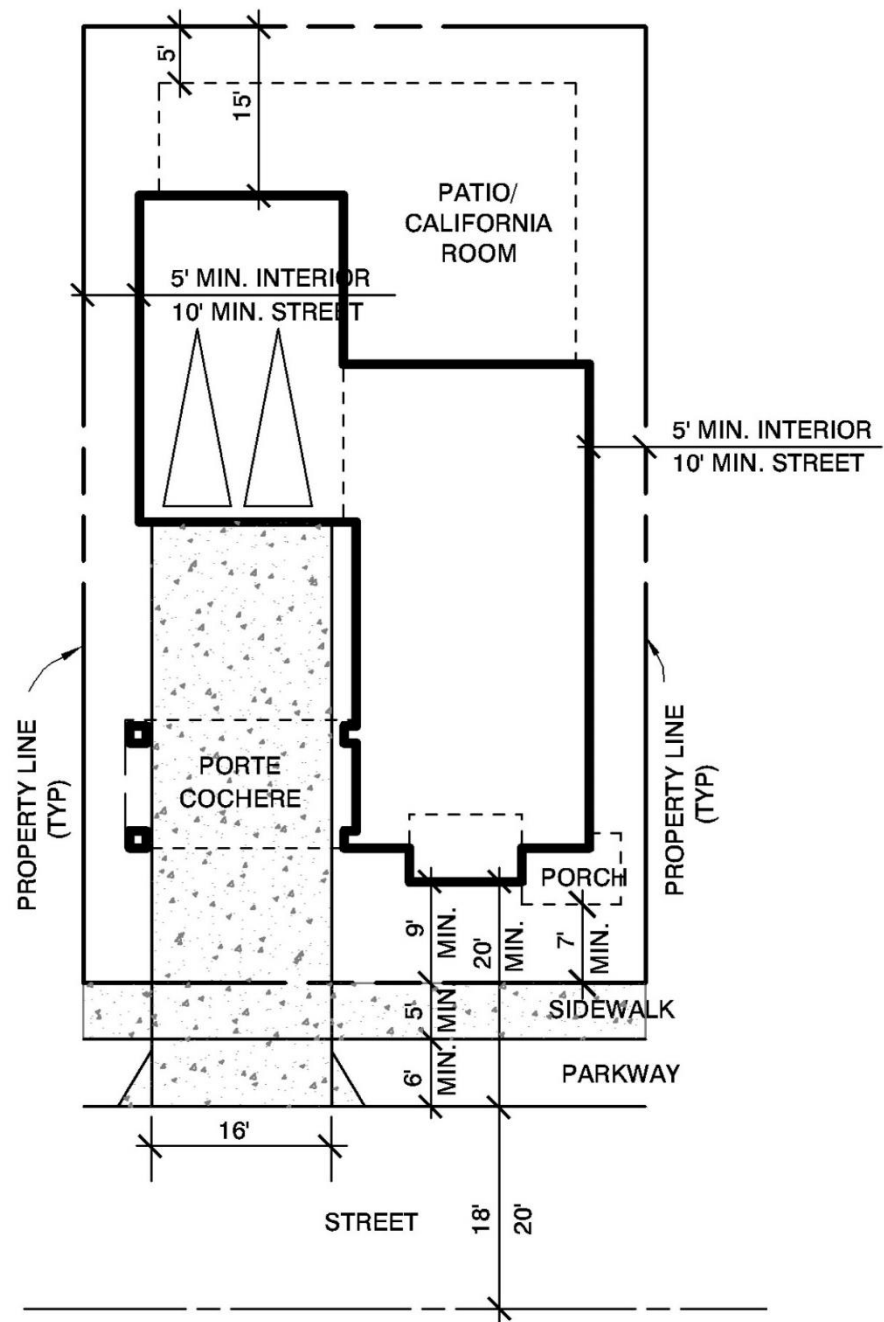
Neighborhood R-1



NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS.
ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Exhibit 73 - SF-2 Typical Single Family Plot (50' x 85')

Neighborhood R-I



50' X 85' PLOTTING CONCEPT

NOTE: ALL SETBACKS SHOWN ARE MINIMUM BUILDING SETBACKS.
ACTUAL SETBACKS MAY VARY DEPENDING ON GRADING CONDITIONS.

Exhibit 74 - SF-2 Typical Single Family Plot (50' x 85')

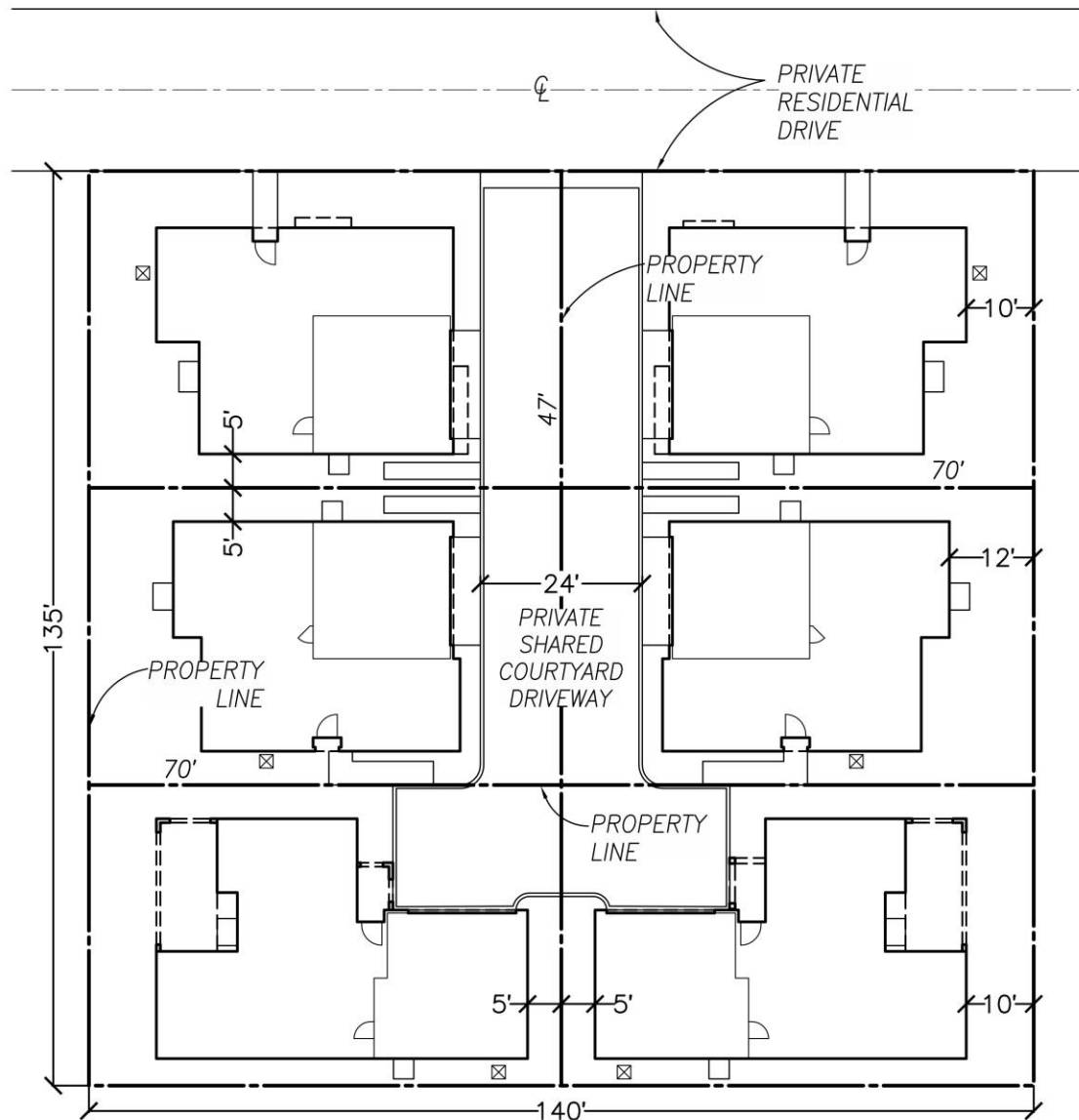
Neighborhood R-I

d) SINGLE FAMILY SF-3 (COURTYARD HOMES)

The following zoning box (Table 12, SF-3 Zoning Box) and plotting concept (Exhibit 75) are the zoning implementation tools for the SF-3 Residential District. A Site Plan is required for the R-4 Neighborhood.

Table 12: SF-3 Zoning Box

Single Family Planning Area (SF-3) (Courtyard Homes)		
Use Regulations		S-88
Animal Regulations		-
Development Regulations	Density	-
	Lot size	3,290 SF
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
		V See Table
	Setback	14
	Open Space	-
Special Area Regulation		D



**TYPICAL SIX-PACK
PRODUCT**

08-23-17

Exhibit 75 - SF-3 Typical Single Family Plot (Courtyard)

Neighborhood R-4

2. PERMITTED USES

Table 13 establishes permitted uses in the Residential Districts. For uses not identified in Table 13 but permitted in residential areas under the County Zoning Ordinance, the use restrictions identified in the Zoning Ordinance for Urban Residential Development (Section 2140) will apply. “P” denotes Permitted and “N” denotes Not Permitted.

Table 13: Permitted Uses – Residential Districts

USE	RR	SF-1	SF-2	SF-3
Single Family Residential Homes ¹	P	P	P	P
Age Restricted Single-Family Homes	P	P	P	P
Public Elementary School	P	P	P	P
Private Schools	N	N	N	N
Fire Station (Site Plan Required)	P	P	P	P
Neighborhood Law Enforcement Storefront Facility	P	P	P	P
Public Park Facilities	P	P	P	P
Private Park Facilities	P	P	P	P
Private Pocket Parks	P	P	P	P
Family Daycare Facilities	P	P	P	P
Home Occupations	P	P	P	P
Utilities and Services customarily associated with development	P	P	P	P
Landscaped Parkways	P	P	P	P
Manufactured Slopes/Fuel Modification Zones	P	P	P	P
Noise Walls per Noise Technical Report	P	P	P	P
Rooftop Solar Panels, Wind Turbines	P	P	P	P
Animal Keeping	²	N	N	N

3. DEVELOPMENT STANDARDS

The following Development Standards shall apply to the RR, SF-1, SF-2 and SF-3 Residential Districts.

a) SPECIAL RESIDENTIAL DEVELOPMENT STANDARDS

(a) SETBACKS

Table 14 establishes setbacks for the RR, SF-1, SF-2 and SF-3 Districts. The PDS Director may permit smaller setbacks through the Site Plan review process (See Section 10, Site Plan).

¹ Second Dwelling Units are permitted within the SF-1 Zoning District on lots 10,000 SF or greater.

² See Table 9: RR Zoning Box

Table 14: Setbacks – Residential Districts

	RR¹	SF-1	SF-2	SF-3
Minimum Front Yard Setback (Feet):				
To direct entry garage	18'	18'	18'	5'
To side entry (swing in) garage with or without residential above.	9'	9'	n/a	n/a
To main residence	50'	9'	9'	9'
To porch or entry feature	n/a	7'	7'	7'
Minimum Side Yard Setback (Feet):				
To adjacent residential lot	10'	5'	5'	5'
Distance between detached residences	20'	10'	10'	10'
To porch or veranda on corner lot	n/a	5'	5'	5'
To property line of adjacent residential street	50' ²	10'	10'	10'
Minimum Rear Yard Setback (Feet)³:				
To main residence	25'	20'	20'	15'
To garage	10'	5'	5'	5'
To Second Dwelling Unit ⁴	5'	5'	n/a	n/a
Limited Building Zone Setback (Planning Areas 16/19) (Feet):				
To main residence	100'	n/a	n/a	n/a
To garage	100'	n/a	n/a	n/a
To Second Dwelling Unit	100'	n/a	n/a	n/a

¹ Structures of any type (i.e. garage, barn, storage shed, accessory units, etc.) are not permitted on any portion of a split pad lot separated from the buildable pad area by a private road easement.

²Front yard setback measured from centerline of residential street

³ For lots adjacent to Preserve Open Space, the minimum rear yard setback is 20' to comply with Fuel Modification Zone requirements.

⁴Rear yard setbacks to Second Dwelling Unit must comply with the Fire Protection Plan requirements. Second Dwelling Unit is limited to (30% of primary structure). See Item #8 below.

4. ACCESSORY BUILDINGS

Accessory Buildings may be utilized for a variety of uses, including but not limited to, living, home office, garage and workshop space. Except for Second Dwelling Units, Accessory Buildings, attached or detached, used either wholly or in part for living purposes, shall meet the requirements of the main structure, except detached accessory buildings may be located within an interior side yard or rear yard, provided that such a structure is located no closer than five feet (5') to an interior side or rear lot line, is at least six feet (6') from the main structure, and does not exceed one story in height.

5. ARCHITECTURAL PROJECTIONS

Architectural projections which constitute non-usable floor space such as fire places, media niches or book shelf areas on exterior walls, eaves, awnings, chimneys, balconies, stairways, bay windows, wing walls, etc., shall not be included in building area calculations and may project up to two (2) feet into any required setback.

6. VERTICAL ARCHITECTURAL ELEMENTS

Non-usable floor space such as chimneys, spires, towers and other vertical architectural elements are permitted to extend a maximum of eight (8) feet above the maximum height to encourage architectural variation.

7. ACCESSORY USES & STRUCTURES

Accessory uses and accessory buildings customarily appurtenant to a permitted use are permitted as shown in Table 15.

8. SECOND DWELLING UNITS

Second Dwelling Units are independent residential living areas (commonly referred to as a "Granny Flat") accessory to a primary single family residential use that occupy the same single family detached lot as the main residence and have cooking and bath facilities. Second Dwelling Units are permitted subject to the following requirements:

- **Size:** Second Dwelling Units shall be a minimum of 400 square feet and a maximum of 600 square feet (30% of primary structure).
- **Architecture:** Second Dwelling Unit architecture shall be consistent and compatible with the architectural style and construction materials of the main residence. Structural requirements shall be determined during the building permit process.
- **Setbacks:** Second Dwelling Units shall meet the setback requirements for the residence as defined in Table 14 except it is only required to have a five (5) foot rear yard setback. Rear yard setbacks must comply with Fire Protection Plan requirements.
- **Parking:** Second Dwelling Units shall have one parking space, either on-site or curbside, which is not required to be covered. The parking space shall not block the access to the two-minimum on-site covered parking spaces required for the primary family residence. Parking requirements shall be enforced by the community CC&Rs.
- **Kitchen and Bath Facilities:** Second Dwelling Units shall have independent kitchen and bath facilities.
- **Entry:** Second Dwelling Units may have a separate entry from that of the primary single-family residence.

Table 15: Accessory Uses – RR, SF-1, SF-2 and SF-3 Residential Districts

Accessory Use (per County Zoning Ordinance, Section 6150 et seq.)	RR & SF Districts
Attached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops, and other similar non-habitable uses	P
Detached Pool-houses, Art or Music Studios, and Recreation Rooms	P
Children's Playhouses, Patios, Porches, Gazebos, BBQs, etc.	P
Radio and Television Receiving Antennas, Dish Antennas	P
Greenhouse	P
Silos, Windmills and Tank Houses	N
Detached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops, and other similar non-habitable uses	P
Barns and Agricultural Storage Buildings	N
Offices	N
Coops and Aviaries	N
Guest Living Quarters	N
Home Occupations	P
Dog, Cat and Pot-Belly Pig Keeping	P
Day Care/Boarding	P
Family Care Homes	P
Roadside Sales of Agricultural Products	N
Wild Animal Keeping	N
Earthworms or Vermiculture	N
Retail Sales of Stable Gear	N
Farm Employee Housing	N
Horticultural Sales	N
Second Dwelling Units	P
Family Day Care Home for Children, Large (9 to 14 children)	N
Small Wind Turbine	A
Bed and Breakfast Home	N
Host Home	N
Family Day Care Home for Children, Small (8 or fewer children)	P
Poultry Manure Management	N
Water Vending by Machine	N
Recycling Collection Facility, Drop-off	N
Garage Sale	P
Agricultural Homestay	N

P – Permitted

C – Conditionally Permitted

N – Not Permitted

A –Administrative Permit

9. TEMPORARY USES

Temporary Uses pursuant to the San Diego County Zoning Ordinance, including Uses in New Subdivisions such as model homes, are permitted in the RR, SF-1, SF-2 and SF-3 Districts, subject to the requirements of the Zoning Ordinance Section 6100 *et seq.*

10. WALLS AND FENCES

Walls, fences, or hedges not more than six (6) feet in height may be maintained along the interior side or rear lot lines, except as required by a site-specific noise study or as shown on the Wall and Fence Plan in the Village 14 Design Plan and Planning Areas 16/19 Design Guidelines. Corner cut-offs shall be provided whenever necessary for line-of-sight visibility and safety and may be adjusted to accommodate "veranda" porches on corner lots during Site Plan preparation.

Walls, fences or hedges adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed forty-two (42) inches in height within the front yard setback area of the lot. Walls in the front yard setback shall be no closer than three (3) feet to the back of front sidewalk. Corner cut-offs may be required to maintain a reduced height in special circumstances for safety and visibility as determined by the PDS Director.

Fiberglass, bamboo sheeting, chain link, chicken wire or similar temporary material shall not be permitted as a fencing material. Plexiglas is permitted for view purposes.

Sound walls shall not exceed the maximum height required by the Noise Technical Report and may be comprised of a combination of berming and wall elements.

Any portion of a fence or other structure less than five (5) feet from any building shall be constructed of non-combustible materials, pressure-treated exterior fire-retardant wood or materials that meet the same fire-resistive standards as the exterior walls of the structure.

11. LANDSCAPING

Landscaping of front and exterior side yard setback areas is required. Landscaping shall consist predominantly of trees, plant materials, ground cover and decorative rocks, except for necessary walks, drives and fences. Landscaping shall be designed in accordance with the water conservation measures identified in the Water Conservation Plan, which include high efficiency irrigation equipment, drought tolerant, low water usage plants, and limiting natural turf to no more than 25% of the outdoor open space³. Required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris, and shall meet the requirements set forth in the Fire Protection Plan and the Preserve Edge Plan.

³ This standard shall apply unless conservation technologies, strategies and/or regulations change from time to time.

Drought tolerant landscaping is required. The Otay Ranch Village 14 and Planning Areas 16/19 Fire Protection Plan and Preserve Edge Plan identify a plant palette for the Project Area and specifically for areas adjacent to RMP Preserve areas (OS-1 District). The Water Conservation Plan incorporates measures to reduce outdoor water use through the implementation of measures such as using drought tolerant landscaping, hydrozones, and efficient irrigation systems. The Proposed Project must comply with the County Water Conservation in Landscaping Ordinance.

12. NOISE

The RR, SF-1, SF-2 and SF-3 Districts shall conform to the requirements of the County Noise Ordinance and the Noise Performance Requirements of the County Zoning Ordinance, including mitigation measures identified in the *Village 14 and Planning Areas 16/19 Acoustical Analysis* necessary to reduce the noise levels to be consistent with these requirements including, but not limited to construction of noise walls, installation of air conditioning units and dual-pane windows.

E. VILLAGE CORE DISTRICT IMPLEMENTATION

I. PURPOSE AND INTENT

The intent of the Village Core (VC) District (refer to Exhibit 76) is to provide for flexibility in meeting the needs of the community in a feasible manner, based upon community needs and market conditions.

The VC District is centrally located within Village 14 and may include multiple land uses including:

- Mixed Use – 1.7 acres with up to 10,000 SF of commercial
- Public Parks – 10.9 acres
- School – 9.7 acres
- Public Safety Site – 2.3 acres

Site planning with the VC District requires the preparation of Site-specific Site Plan⁴ for the mixed-use and public safety sites, which will establish the development program, facilities, site design, parking, architecture and landscaping for land uses within the Village Core District. Public Parks (OS-2) designated within the Village Core are subject to County's park master planning process and are subject to approval of the County Director of Parks and Recreation. Land uses within the VC District must be consistent with the Village 14 and Planning Areas 16/19 Site Utilization Plan. The Village Core zones include the following:

VC-1

The areas designated VC-1 are planned to accommodate buildings and architectural elements that define the theme for the Village Core. An "Old California" architectural theme will be featured within areas designated VC-1 by using traditional design and Spanish architectural elements that complement

⁴ If the school site is not utilized for school purposes, permitted residential uses would be subject to Site-specific Site Plan requirements.

the low intensity character of the area. Conceptual uses within the areas designated VC-1 may include:

- A “gateway architectural” element, such as a grand tower, to mark the entry to the Village Core. This featured tower will have 360-degree architecture as it will be viewed from all sides.
- Mixed use neighborhood serving retail/commercial in two story buildings with on-site parking. Preferred commercial uses include coffee shop, barbershop/hair salon, nail salon, bike shop, insurance office, etc. The preferred parking location is along the southeast side of the Village Core.

VC-2

The areas designated VC-2 accommodate public uses within the Village Core, including buildings within the elementary school site, public safety site and the public parks. Parking areas are also planned within the VC-2 areas. Public buildings are located to create an active and inviting streetscape within the heart of the village. Uses within the area designated VC-2 may include:

- Classroom and administrative buildings, playground and parking areas on the elementary school site. The preferred parking location is along the east side of the Village Core.
- A fire station/Sheriff’s storefront facility and parking within the Public Safety Site.
- Residential land uses may be developed on the school site, if the site is not utilized for school purposes, per Specific Plan, Chapter V. Implementation.

2. LAND USE CRITERIA

Findings for consistency with purpose, intent, and the criteria below will determine the final land use configuration for the VC District:

- All land uses shall be consistent with the land uses, acreages, residential dwelling units and commercial/retail square footage designated on the Village 14 and Planning Areas 16/19 Land Use Summary Table.
- Zoning shall be consistent with the VC District Zoning Boxes and Special VC District Development Standards provided below.

The following zoning box (Table 16, VC Mixed Use Zoning Box) is the zoning implementation tool for the VC mixed use and public safety land use components in the Village Core.

Table 16: VC - Zoning Box

Village Core (VC)		
Use Regulations		S-88
Animal Regulations		---
Development Regulations	Density	-
	Lot size	
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	V See Table 17
	Open Space	-
	Special Area Regulation	D

3. VILLAGE CORE ZONING PLAN

Uses within the VC District shall be consistent with the Village Core Zoning Plan as shown in Exhibit 76. The proposed Village Core Zoning Plan will ensure the design and character of the Village Core is consistent with the community vision by locating the uses in the appropriate conceptual locations.

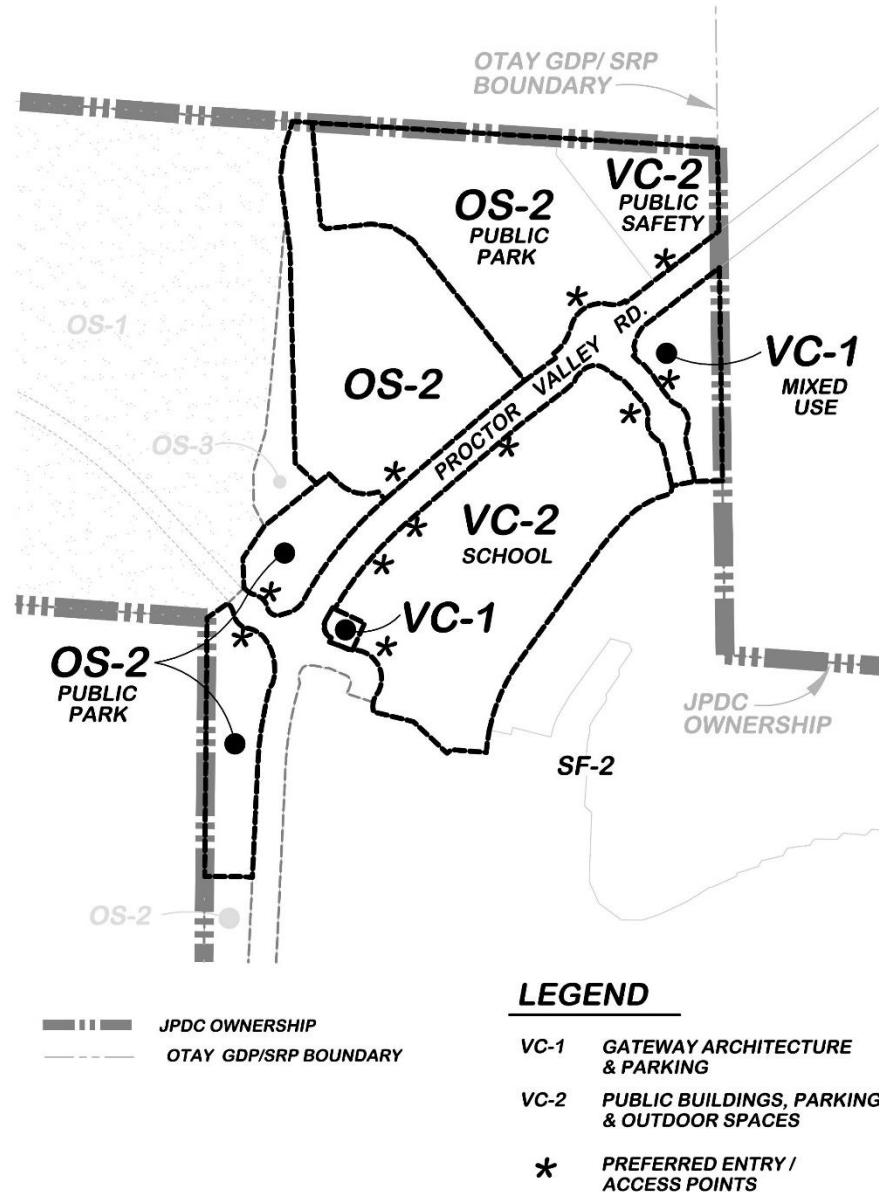


Exhibit 76 - Village Core Zoning Plan

4. PERMITTED RESIDENTIAL USES

Residential uses are permitted within the Village Core but are limited to the school site⁵ if the school site is not utilized for school purposes, per Specific Plan, Chapter V. Implementation. If residential uses are implemented within the Village Core, see Residential Zoning Implementation, Section D.

5. PERMITTED NON-RESIDENTIAL USES

The Site-specific Site Plan will be required for the mixed use and public safety sites proposed within the Village Core District. Site Plans will include the development program, facilities, site design, location of buildings and structures, building type, height and bulk, architecture, access, parking, signage, lighting, landscaping and walls.

The following non-residential uses shall be permitted within the Village Core District by right. Modifications to permitted uses approved as part of the Site-specific Site Plan shall not require an amendment to the Specific Plan. The uses identified in the following categories are not intended to be all inclusive; any use determined by the PDS Director to be comparable in nature to a permitted use shall also be permitted by right.

Institutional:

Daycare and Nursery School

Hospitals, Intermediate Care Facilities and Nursing Facilities

Museums

Public Park Facilities

Private Park & Recreational Facilities

Private Schools Kindergarten through Grade 12

Public Facilities (Library, Post Office, Police/Fire Station, Other Civic Use)

Vocational and Trade Schools

Retail Sales:

Alcoholic Beverage Outlets

Business Supplies and Services (Hardware, Home Improvement)

Consumer Goods, Furniture, Appliances, Equipment (Books, Stationery, Magazines)

Food, Beverages and Groceries (Drug Store)

Pets and Pet Supplies

Wearing Apparel and Accessories

Commercial Services:

Assembly and Entertainment (Athletic and Health Clubs)

Bed & Breakfast

Building Support (Maintenance and Repair)

⁵ If the site identified in the Village Core District as an 9.7-acre school site is not utilized for an elementary school use, the site may be developed consistent with the Village Core District permitted residential uses. Residential units not implemented within Village 14 may be transferred to the Village Core District, if the 994 units authorized within Village 14 is not exceeded.

Eating and Drinking Establishments (Bakery, Confectioner, including the sale of alcohol)
 Financial Institutions
 Instructional Studios
 Massage and Day Spa Establishments
 Maintenance and Repair of Consumer Goods
 Night Clubs and Bars less than 6,000 Square Feet
 Private Clubs, Lodges and Fraternal Organizations
 Personal Services (Barber/Beauty Shops)
 Pushcarts and Food Trucks on Private Property
 Wireless Facilities limited to the VC-1 Zoning District

Office:

Business and Professional
 Government
 Medical, Dental, and Health Practitioner

Residential⁶:

Small-Lot Single Family Detached
 Attached Multi-Family

6. DEVELOPMENT STANDARDS

Buildings within the Village Core shall be designed to a consistent character and experience throughout the district. Development standards, including setbacks, shall be determined through the Site-specific Site Plan process and are subject to PDS Director approval.

Table 17: Village Core Development Standards

Development Standard	Maximum
Maximum Height	35'
Maximum Stories	2
Building Setback from Public Street	20'
Setback from Lot Line	10'
Maximum Commercial Square Footage	10,000

⁶ Residential land uses are permitted within the Village Core VC-2 District on the S-1 School Site, if the school district determines that the S-1 school site will not be developed for school purposes and the total number of units authorized in Table 2 – Village 14 and Planning Areas 16/19 Land Use Summary Table (994 units in Village 14) is not exceeded. Implementation of residential within the school site is subject to Chapter V. – Implementation. Residential land uses would be subject to a Site Plan.

a) STREETSCAPES

The character of streets and sidewalks within the Village Core is crucial to establishing the “Old California” theme. The streetscape must provide for safe vehicular travel and parking, pedestrian activity, landscaping and lighting

The segment of Proctor Valley Road that crosses through the Village Core is divided into three sections: the vehicular zone, the pedestrian zone and the frontage zone. See Exhibit 77, Village Core Streetscape Zones, for a depiction of these three zones.

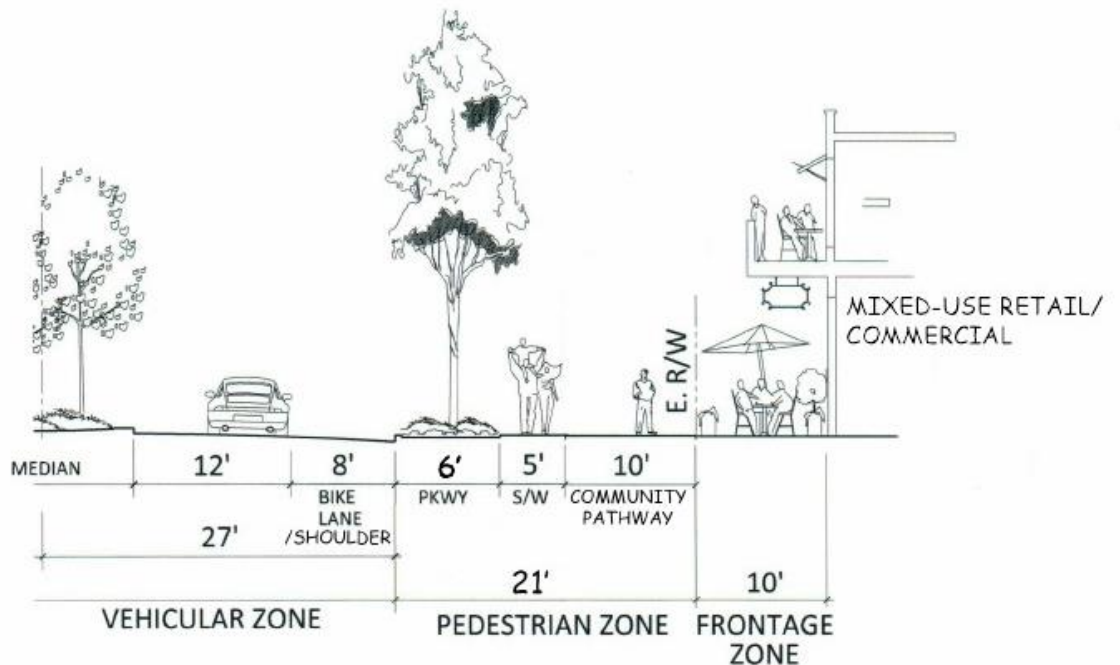


Exhibit 77 - Village Core Streetscape Zones

Vehicular Zone: The vehicular zone consists of vehicular travel lanes and bike lanes. Proctor Valley Road through the Village Core consists of one 12-foot unobstructed travel lane in each direction, to ensure adequate fire access. A bike lane is also provided to facilitate non-vehicular trips. Parking is prohibited along Proctor Valley Road within the Village Core.

Pedestrian Zone: The pedestrian zone consists of a 10' wide Community Pathway on one side of Proctor Valley Road adjacent to the school and mixed-use sites and a sidewalk along the opposite side. The Community Pathway provides a pleasant and attractive pedestrian environment through the Village Core. The total width of the pedestrian zone shall be a minimum of 10 feet. A minimum 6' parkway adjacent to the curb shall be reserved for landscape and pedestrian furnishings.

Frontage Zone: The frontage zone is the area between the building facades and the pedestrian zone. This area may include outdoor dining space associated with the commercial area, plaza space and landscaping. Building facades along Proctor Valley Road shall be setback 31 feet from the curb (21-foot pedestrian zone and 10-foot frontage zone)

b) PARKING

Off-street parking requirements shall be determined through the Site-specific Site Plan process and are subject to PDS Director review and approval.

c) ARCHITECTURAL ELEMENTS

The Village Core District is centrally located in Village 14 along Proctor Valley Road, thereby providing the opportunity to establish the architectural theme in the heart of the community. A key design element of the Village Core District is an entry monument tower which locates commercial areas from a distance. To achieve this goal, the Village Core District allows for a maximum structure height of 45 feet to accommodate the design of a landmark architectural element associated with the "Old California" architectural identity of the community.

7. ACCESSORY USES AND STRUCTURES

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed pursuant to County Zoning Ordinance, Section 6150. Accessory buildings shall meet all requirements for location of the main structure as constructed or required by the district, whichever is less restrictive. Trash storage areas shall be shielded from public view by walls of at least 6 feet high (may have landscape treatments to further screen) and sited in such a way not to detract from the visual appearance of the Village Core District.

8. TEMPORARY USES

Temporary Uses pursuant to the San Diego County Zoning Ordinance, including Uses in New Subdivisions, such as model homes, are permitted in the Village Core District, subject to the requirements of the Zoning Ordinance Section 6100 *et seq.*

F. OPEN SPACE AND PRESERVE DISTRICT IMPLEMENTATION**I. PURPOSE AND INTENT**

The purpose of the Open Space and Preserve District is to identify permitted uses within RMP Preserve open space areas (OS-1) manufactured open and park areas (OS-2) and to identify Conserved Open Space (OS-3) located throughout the Project Area. Only those uses which are complimentary to and can exist in harmony with open space areas are permitted, consistent with the MSCP County Subarea Plan, RMP and more specifically described in the Preserve Edge Plan.

OS- 1 District: The intent of the OS-1 District is to identify areas within the Project Area that are designated as RMP Preserve.

OS-2 District: The intent of the OS-2 District is to ensure public and private parks and recreational facilities and provided in appropriate locations, consistent with the Village 14 and Planning Areas 16/19 Specific Plan Site Utilization Plan. Public and private park facilities are distributed throughout the Proposed Project to ensure facilities are provided within ½ mile of all residential neighborhoods. Public and private park facility designs are subject to County review and approval. Conceptual plans are provided in the Village 14 and Planning Areas 16/19 Specific Plan.

Public neighborhood parks and private recreation facilities, including private swim clubs, a senior activity center and small pocket parks, are permitted in the OS-2 District and may receive full or partial credit toward meeting the Village 14 park requirements.

OS-3 District: The intent of the O-3 District is comprised of land designated as “Conserved Open Space.” These areas include undisturbed land within the currently adopted Otay Ranch GDP/SRP development footprint with a conservation easement recorded over the land

2. PERMITTED USES

Permitted uses in the Open Space and Preserve Districts are described below in Table 18. Uses proposed within the OS-1, OS-2 and OS-3 Districts must comply with the planned and future facility siting and/or adjacency criteria identified in the Otay Ranch Phase 1 and Phase 2 RMP, MSCP County Subarea Plan, Fire Protection Plan and Preserve Edge Plan.

Table 18: Permitted Uses – Open Space and Preserve Districts

Permitted Uses	OS-1	OS-2	OS-3
All types of horticulture	N	P	N
Arboreta – horticultural garden	N	A	N
Agricultural crops/demonstration gardens	N	A	N
Community Gardens	N	P	N
Public Parks Facilities	N	P	N
Private Park Facilities	N	P	N
Commercial Recreation	N	N	N
Trails ⁷	P	P	P
Grading/Erosion Control/Soil Remediation	N	P	N
Landscaping/Restoration	N	P	N
Walls/Fences	N	P	N
Fuel Management Zones	N	P	N
Infrastructure (utilities and roads)	P	P	P
Wireless Facilities	A ⁸	A ⁹	N

P – Permitted

C – Conditionally Permitted

N – Not Permitted

A –Administrative Permit

⁷ Trails proposed within the RMP Preserve may be subject to review and approval of the USFWS/CFW.

⁸ Wireless Facilities are permitted on the Otay Water District water reservoir site located within the OS-1 Zoning District, subject to an Administrative Permit.

⁹ Wireless Facilities are permitted on private park and recreation facilities and private pocket parks within the OS-2 District, subject to an Administrative Permit.

G. SIGN REGULATIONS

1. PURPOSE

The provisions of this Section shall establish the Comprehensive Sign Regulations for the Proposed Project, including the Residential, Village Core, Park and Open Space and Preserve Districts. It is the purpose of these provisions to establish a comprehensive system for the regulation of off-site and on-site signs. In addition, sign regulations of the County Zoning Ordinance, Section 6200 thru 6249 shall apply where it does not conflict with the following requirements.

These sign regulations are intended to achieve the following:

- Protect the general public health, safety and welfare by reducing possible safety and traffic hazards through good signage.
- Direct people to various activities and uses to provide for maximum public convenience.
- Promote a high quality visual environment.
- Encourage a sign program with a consistent theme, colors, materials, font type and size, which visually complements and blends with the character of the community.

2. OFF-SITE SIGNS

The purpose of the off-site signage requirements is to provide a uniform, coordinated method for directional signage to and through the Project Area. Off-site directional signage shall comply with the following requirements.

- Each sign may contain the name of the subdivision and directional arrow.
- Any sign approved for a particular subdivision shall not be changed to another subdivision without prior approval of the PDS Director and Master Developer or his predecessor (i.e. Master HOA Board of Directors).
- No other directional signage may be used, including posters, portable signs, vehicle signs, trailer signs or temporary subdivision signs.
- Said signage shall be allowed until the units within the subdivision are sold out, or a period of thirty-six (36) months, whichever comes first. Extensions of a certain agreed upon length of time, as approved by the Master Developer.
- The placement of each sign structure and its copy shall be reviewed and approved by the Master Developer.

3. ON-SITE SIGNS

On-site signs are permitted in all zoning districts, subject to the following requirements:

a) SIGN PERMIT EXCEPTIONS

The following signs shall be exempt from the sign permit requirements, however, may be subject to separate electrical and/or building permits:

(a) ON-SITE SUBDIVISION SIGNS:

- Temporary, on-site subdivision signs shall be permitted for each applicant, developer or property owners at the primary subdivision entrance, not to exceed one-hundred sixty (160) square feet in total area for two sides and eighty (80) square feet for one side. Additional temporary subdivision signs are permitted, not to exceed four signs (maximum sixty-four (64) square feet per side and twelve (12) feet in height) per street for each neighborhood at any one time. Temporary flags and banners shall be permitted during marketing of the subdivision.
- Such sign shall be for the identification of a subdivision, price information and the developer's name, logo, address and telephone number.
- Such signs shall be removed after thirty-six (36) months, or the community marketing program has ceased, whichever occurs first. Extension requests may be submitted by the applicant, developer or property owners for consideration by the PDS Director prior to the removal date.
- Such signs shall be removed within ten (10) calendar days from the date of the final sale of the residences.
- Signs shall always be maintained in good repair by the applicant developer or property owner.

(b) TEMPORARY CONSTRUCTION SIGN SITES:

Two (2) directory signs shall be permitted on the construction listing contractors (may include financial institutions, real estate agents, subcontractors, etc.) not exceeding thirty-two (32) square feet each, unless legally required by government contracts to be larger. No sign shall exceed eight (8) feet in overall height and shall be located no closer than ten (10) feet to any property line. Such sign shall be removed when construction is complete. Additional temporary construction signs may include safety and informational signage related to ongoing construction site management (i.e. SWPPP compliance, etc.)

(c) REAL ESTATE SIGNS FOR RESIDENTIAL SALES:

No more than one (1) sign for interior lots and two (2) for corner lots (one sign per street frontage) not exceeding four (4) square feet in area and four and one-half (4-1/2) feet in height, provided it is unlit and is removed within fifteen (15) days after the close of escrow. Signs placed on the rear street frontage are prohibited. No more than five (5) off-site "Open House" signs not exceeding four (4) square feet in area and five (5) feet in height are permitted for directing prospective buyers to property offered for sale and must be removed on the same day as placed. Signs shall be located a minimum of three (3) feet from the

sidewalk or ten (10) feet from the curb or edge of pavement, where no sidewalk exists.

(d) PROHIBITED SIGNS AND SIGN MATERIALS:

The following signs are prohibited:

- Roof and parapet signs (except on the mixed-use building within the Village Core;
- Plastic signs, except where plastic is used only as raised letters;
- Back lit signs;
- Portable or mobile signs;
- Signs which cover or interrupt architectural features;
- Flashing lights or signs;
- Animated signs or lights that convey the illusion of motion;
- Revolving or rotating signs;
- Portable signs;
- Signs within the public right-of-way (except those required by a governmental agency);
- Signs blocking doors or fire escapes;
- Inflatable advertising devices or a temporary nature, including hot air balloons (except for special events as provided for herein;
- Advertising structures including billboards;
- Statuary (statues and sculptures) advertising products or logs of the business located outside of the structure that houses the business;
- Flags, pennants and banners, except those approved as temporary special event or promotional signs;
- Freestanding signs mounted on poles exceeding 10 feet in total height;
- The use of decals, stick-on or transfer letters, or tape on the walls or parapets of buildings, fences, walls, windows or other structures;
- Reader board/changeable copy signs, either electronic or non-electronic; and
- Signs displayed as an imitation or to resemble official traffic warning devices or signs, that by color, location or lighting may confuse or disorient vehicular or pedestrian or directional signs installed on private property to control on-site traffic.

H. WIRELESS FACILITIES IMPLEMENTATION

Wireless facilities are permitted, subject to an Administrative Permit within: (1) the OS-1 Zoning District, if co-located with the Otay Water District water reservoir and access road; (2) the OS-2 Zoning District, within private recreation facilities and private pocket parks; and (3) VC-1, within the Mixed-Use Site and the Primary Entry Monument structure.

I. SITE PLANNING PROCEDURE

1. PURPOSE

The purpose of the site planning process is to evaluate compliance with the Specific Plan including the Development Regulations, Village 14 Design Plan, Planning Areas 16/19 Design Guidelines, Preserve Edge Plan, Fire Protection Plan, sections of the County Zoning Ordinance not in conflict with the Specific Plan and associated Planning Documents. These documents are collectively known as the Review Documents. In addition, a “D” Designator Ordinance provides special area regulations related to architecture, landscaping, community fencing and walls, lighting and signage.

Site planning within the Village Core District requires the preparation of Site-specific Site Plans which will establish the development program, facilities, site design, parking, architecture and landscaping for land uses within the Village Core District that require preparation of a Site Plan (the mixed use and public safety sites). Land uses within the Village Core District must be consistent with the Otay Ranch Village 14 and Planning Areas 16/19 Site Utilization Plan and the Land Use Summary Table land uses.

2. JURISDICTION

Site-specific Site Plans are subject to review and approval of the PDS Director.

3. APPLICATION

An application for a Site-specific Site Plan or modification thereof shall be signed by all property owner(s) or agent(s) as provided in County Zoning Ordinance Section 7017, and shall contain the following:

- Legal description, legend, scale, north arrow, vicinity map and identification of designer/preparer.
- The boundary lines of subject property fully dimensioned together with the name and dimensions of adjoining streets.
- Existing topography and proposed grading plan showing slope, retaining walls, pad elevations and percent of slope on streets, driveways and other graded areas.
- Existing and proposed streets, utilities and easements.
- Proposed location, height and dimensions of buildings, including colors and materials on all elevations. The floor area, number of stories, number of units and bedrooms shall be identified.

- Landscape concepts including the proposed method of irrigation.
- Pedestrian and vehicular ingress and egress, with driveway locations and dimensions.
- Walls and/or fences (including height).
- Location, height and size of signs proposed on the property.
- Lighting, including the location, type and hooding devices to shield adjoining properties.

Sufficient information as determined by the PDS Director to enable the PDS Director to make a determination of compliance with the Review Documents as applied to the sample Site Plan Check List (Table 19)

Table 19: SF-1 District Site Plan Check List (Sample)**“D” Designator Applied****Site-specific Site Plan Requirements**

- ☐ See County of San Diego, Planning and Development Services, Zoning Division, “Applicants Guide to a Site Plan,” Form PDS-506

County Zoning Box (SF-1) (Table 10)

- ☐ Use Regulation – S-88: Specific Plan Area
- ☐ Animal Designation -
- ☐ Density – -
- ☐ Minimum Lot Size 7,500 SF
- ☐ Building Type – C
- ☐ Height – G (35’, 2 stories)
- ☐ Setback – V-designator, See Table 14

Permitted Uses (Specific Plan, Table 13)

- ☐ Residential District
 - Does the use comply with those uses listed in Table 13 as permitted or has the appropriate permit been applied for (Site Plan, Major Use, etc.)?

Setbacks (Specific Plan, Table 14)

- ☐ Do the setbacks meet the minimum setbacks established in Table 14 of the Land Exchange Alternative - Specific Plan Development Regulations?

Accessory Uses (Specific Plan, Table 15)

- ☐ Second Dwelling Units
 - Permitted subject to Development Regulations

Temporary Uses

- ☐ Permitted subject to Zoning Ordinance Section 6100 *et seq.*

Noise Requirements (Acoustical Analysis)

- ☐ Are the indoor and outdoor living areas consistent with County interior and exterior noise standards?

Architecture (Village Design Plan)

- ☐ Is the structure consistent with the architectural theme in the Village 14 Design Plan?

Walls and Fences (Village Design Plan)

- ☐ Side and Rear Yard – permitted up to 6’ in height (per Acoustical Analysis Report requirements)
- ☐ Front Yard – permitted up to 3.6’ in height

Landscaping (Village Design Plan)

- ☐ Does the project utilize water wise and fire safe plant materials, consistent with the Approved Plant List from Village 14 Design Plan, Specific Plan Appendix 5, Preserve Edge Plan, Specific Plan, Appendix 1, and Fire Protection Plan, Specific Plan Appendix 2?

Signage (Development Regulations (Development Regulations (Section G)

- ☐ If proposed, do off-site signs comply with the Specific Plan Sign Regulations?
- ☐ If proposed, do the on-site signs comply with the Specific Plan Sign Regulations?
- ☐ Subdivision Signs

- ☐ Temporary Construction Signs
- ☐ Real Estate Signs for Residential Sale

Lighting (Preserve Edge Plan/Village Design Plan)

- ☐ Lighting shall comply with the Preserve Edge Plan/Village 14 Design Plan requirements.

4. APPLICATION FORM AND FEE

An application for a Site Plan or modification thereof shall be made to the administering agency on such forms prescribed by the PDS Director, and shall be accompanied by the fee, if any, fixed pursuant to County Zoning Ordinance Section 7602. Site Plan Process pursuant to Section 7150 thru 7199 et seq. of the Zoning Ordinance.

5. EXEMPTION OF SITE PLAN PERMIT

The PDS Director may grant an exemption from the requirement for a Site Plan Permit if he finds that all of the purposes and requirements of the Site Plan have been or will be fulfilled by another discretionary permit pursuant to Section 7156 of the County Zoning Ordinance; or where the PDS Director finds the proposed development or improvement is minor in nature and the public purpose for which the Site Plan would be required will not be harmed by the exception of the requirement.

No building permit shall be issued for a project for which the Site Plan permit exemption has been granted except pursuant to plans bearing the PDS Director's stamp granting such exemption.

6. REVIEW AND EVALUATION

The PDS Director shall review and evaluate Site Plans, per Zoning Section 7158 submitted in accordance with the standards and criteria contained in the Review Documents. Review and evaluation of the Site Plan shall not exceed the scope of said standards and criteria.

a) MODIFICATIONS REQUIRED FOR APPROVAL OF THE SITE PLAN

The PDS Director may specify modifications, changes, and additions to the Site Plan which are required for its approval. The modifications, changes, and additions shall not exceed the scope of the standards and criteria contained in the Review Documents. However, such standards, criteria and requirements may be modified or changed to mitigate significant adverse environmental effects disclosed by a certified Environmental Impact Report.

b) IMPROVEMENTS REQUIRED FOR APPROVAL OF THE SITE PLAN

The PDS Director shall ensure that Site Plans provide for on- and off-site improvements which are required by the standards and criteria contained in the Review Documents. The PDS Director may require the applicant to enter into an agreement to provide such improvements and this agreement shall be accompanied by a completion bond as provided by County Zoning Ordinance Section 7613.

c) WAIVER OF STANDARDS AND CRITERIA

The PDS Director may waive those standards and criteria prescribed for the review and evaluation of a site plan which he finds have been or will be fulfilled by condition or conditions of a Use Permit or Variance.

7. DECISION AND NOTICE

a) ACTION

Upon completion of review and evaluation of a Site Plan, the PDS Director shall either: make such findings as are required by Section 7160 and approve the Site Plan, or notify the applicant of those changes and modifications required for approval of the Site Plan, or deny the Site Plan if the PDS Director finds that the Site Plan cannot be conditioned by adequate requirements to insure compliance with applicable regulations or the Site Plan cannot reasonably be modified to conform to the standards and criteria contained in the Review Documents.

b) TIME PERIOD

Within 60 days of receipt of a complete Site Plan, the PDS Director shall approve, modify or deny. The 60-day period may be extended with the written consent of the applicant.

c) EFFECTIVE DATE

All decisions of the PDS Director made pursuant to Zoning Section 7162 shall become final and effective on the date of decision.

8. CONDITIONS

Site Plans may be approved or modified subject to the performance of such conditions consistent with the standards and criteria contained in the Review Documents. Such conditions shall be imposed and enforced as follows:

a) SECURITY MAY BE REQUIRED TO INSURE PERFORMANCE

To insure the performance of conditions imposed concurrent with the approval or modification of a Site Plan, the applicant may be required to furnish security in the form of money or surety bond in the amount fixed by the authority granting or modifying the Site Plan. Such security shall be furnished as required by County Zoning Ordinance Section 7612.

b) PROVISION OF REQUIRED IMPROVEMENTS

Whenever a Site Plan is granted or modified subject to the condition that specified improvements be provided by the applicant, such improvements shall be installed by the applicant and approved and accepted by the cognizant county authority, the applicant shall execute an agreement with the cognizant county authority pursuant to County Zoning Ordinance Section 7613 to make such improvements prior to the time or events specified in the Site Plan.

c) CONDITION DECLARED VOID

Whenever there becomes final any judgment of a court of competent jurisdiction declaring one or more of the conditions of a Site Plan approval to be void or ineffective or enjoining or otherwise prohibiting the enforcement or operation of one or more of such conditions, said Site Plan approval including all other conditions remain valid, per Zoning Section 7174.

d) VIOLATION OF CONDITION

Whenever a Site Plan is approved or modified subject to a condition or conditions, use or enjoyment of the Site Plan in violation of or without observance of any such condition shall constitute a violation of the County Zoning Ordinance and said Site Plan may be revoked or modified as provided in County Zoning Ordinance Section 7172.

9. EXPIRATION AND EXTENSION

Any approval of a Site Plan shall expire within two years of such approval except where construction or use of the property in reliance on such Site Plan approval has commenced prior to its expiration.

If prior to the expiration of such Site Plan the applicant files a written application with the Department of Planning and Development Services for an extension of time, the period within which construction or use of the property in reliance on the Site Plan must be commenced, may be extended by the PDS Director at any time within 90 days of the date of expiration. The PDS Director may grant one or more such extensions not to exceed a total of 24 months (Zoning).

Notwithstanding the above, if the Site Plan is issued to satisfy a condition of approval of a Tentative Map pursuant to the County Subdivision Ordinance, the Site Plan shall remain in full force and effect for the duration of the approval for that Tentative Map, and, if the subdivision map does not receive final approval, expire upon expiration of the tentative approval. If the Tentative Map receives final approval, the Site Plan shall expire one year after recordation of the Final or Parcel Map unless construction and/or use of the property in reliance of the Site Plan has commenced prior to its expiration; provided, however, that the period within which such construction and/or use must be commenced may be extended as provided by County Zoning Ordinance Section 7168.

10. APPLICATION FOR MODIFICATION OF A SITE PLAN

Any person holding an approved Site Plan may apply for a modification. The modification of a Site Plan may include modification of the physical improvements shown on the Site Plan itself or the waiver or alteration of conditions imposed upon a Site Plan. The process shall follow that of Site Plan approval but shall only be 60 days.

11. RELATION TO USE PERMIT, VARIANCE, AND SPECIFIC PLAN AMENDMENT

When a development proposal subject to Site Plan review is submitted concurrently with an application for a subdivision, Use Permit, Variance, or an amendment of the Specific Plan, the Site Plan review shall be under the jurisdiction of the officer or body having jurisdiction over the subdivision, Use Permit, Variance, or an amendment of the Specific Plan application and shall be conducted concurrently with any review required thereby.

12. REVOCATION OR MODIFICATION OF SITE PLAN APPROVAL FOR CAUSE

A Site Plan may be revoked or modified for cause as provided by the provisions of this section. For purposes of this section, the modification of a Site Plan may include the modification of the terms of the Site Plan itself or the waiver, alteration, or imposition of new conditions pursuant to County Zoning Ordinance Section 7164.

a) GROUND FOR REVOCATION OR MODIFICATION

A Site Plan may be revoked or modified upon a finding of any one or more of the following grounds:

- That such Site Plan was obtained or extended by fraud.
- That one or more of the conditions upon which such Site Plan was granted have been violated.
- That the use for which the Site Plan was granted is so conducted as to be detrimental to the public health or safety, or as to be a nuisance.
- That construction on the subject property is not in conformance with the Site Plan or other applicable requirements.

b) NOTIFICATION

The PDS Director shall notify the owner of the property of his action in the same manner as specified in the County Building Code for revocation of a building permit, or by written notice to the owner of the subject property as shown on the latest assessment roll or as indicated by later information available to the PDS Director.

c) APPEAL

Revocation or modification of a Site Plan may be appealed pursuant to County Zoning Ordinance Section 7166.

d) MINOR DEVIATION OR MODIFICATION NOT REQUIRED

A Minor Deviation or Modification to a Site Plan is not required for any Building, Structure or Projection listed in County Zoning Ordinance Section 4835 or any use listed in the Accessory Use Regulations, County Zoning Ordinance Sections 6150 - 6199, provided the Building, Structure, Projection or use meets the specific accessory use setbacks in the Site Plan and meets all standards and criteria contained in the Review Documents.

If the Site Plan does not specify setbacks for an Accessory Use or a Building, Structure or Projection listed in County Zoning Ordinance Section 4835, a Minor Deviation or Modification to the Site Plan is not required provided the Building, Structure, Projection or Accessory Use meets the least restrictive setbacks for the zone that applies to the subject site.

J. TENTATIVE MAP WAIVERS

Below is a list of waivers to the Village 14 and Planning Areas 16/19 Tentative Map (TM 5616). These waivers are required because the Tentative Map does not meet all County subdivision design standards; however, pursuant to Section 81.401(o) of the County's Subdivision Ordinance, deviations to the County's subdivision design standards in cases where the proposed deviations are part of a Specific Plan or Major Use Permit pursuant to Zoning Ord. sections 6600 et seq.

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
STREET WAIVER				
Modified Light Collector (TM Street Section 2)	County Public Road Standard 2.2A	Sheets 5 & 8	N/A	The off-site south Proctor Valley Road improvements within the City of San Diego Cornerstone lands were reduced to minimize grading impacts on adjacent environmentally sensitive areas and slow traffic. The roadway takes on a more rural character as it transitions from the more intensive land uses within the City of Chula Vista, through Proctor Valley and northward toward the more rural Jamul community. The proposed reduced roadway width is consistent with the Otay Ranch GDP/SRP Village Character Policy that states: “Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community.” (GDP/SRP Page 192) The overall ROW has been narrowed from 78’ to 68’. Improvements within the ROW include a reduced width median (from 14’ to 4’). The sidewalk is eliminated on the west side of the street and the 10’ Community Pathway is provided on the east side separated from the travel lane by a 6’ wide landscaped parkway to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. Travel lanes and bike lanes/shoulders are consistent

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
				with the County Standard Light Collector 2.2A.
Modified Light Collector (TM Street Section 3)	County Public Road Standard 2.2A	Sheets 7 & 10	N/A	The off-site central Proctor Valley Road improvements within the City of San Diego Cornerstone lands were reduced to minimize grading impacts on adjacent environmentally sensitive areas and slow traffic. The roadway takes on a more rural character as it transitions from the more intensive land uses within the City of Chula Vista, through Proctor Valley and northward toward the more rural Jamul community. The proposed reduced roadway width is consistent with the Otay Ranch GDP/SRP Village Character Policy that states: "Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community." (GDP/SRP Page 192) The overall ROW has been narrowed from 78' to 73'. Improvements within the ROW include a reduced width median (from 14' to 4'). The sidewalk is eliminated on the west side and a noncontiguous sidewalk, separated from the travel lane by a 6' landscaped parkway is combined with the 10' Community Pathway on the east side to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. The design

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
				speed through this Proctor Valley Road segment has been reduced from 40 to 30 mph and 20 mph through the roundabouts, to enhance pedestrian safety to improve roundabout operations and to allow an alignment flexibility to avoid impacts to vernal pools. Travel lanes and bike lanes/shoulders are consistent with the County Standard Light Collector 2.2A.
Modified Light Collector (TM Street Section 4)	County Public Road Standard 2.2A	Sheet 9	N/A	The on-site central Proctor Valley Road improvements were expanded to create a sense of arrival and enhance pedestrian activity adjacent to the South Village 14 residential neighborhoods. The overall ROW has been expanded from 78' to 83'. The center median, travel lanes and bike lanes/shoulders are consistent with the County Standard Light Collector 2.2A. Noncontiguous sidewalks, separated from the travel lanes by a 6' landscaped parkway, are provided on both sides of the street to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. The 10' Community Pathway is provided on the east side of the street. The design speed through this Proctor Valley Road segment has been reduced from 40 to 30 mph and 20 mph through the roundabouts,

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
				to enhance pedestrian safety and improve roundabout operations.
Modified Light Collector (TM Street Section 5)	County Public Road Standard 2.2a	Sheet 12	N/A	The on-site central Proctor Valley Road improvements were decreased to create a sense of arrival and enhance pedestrian activity within the Village Core. The overall ROW has been reduced from 78' to 77'. The center median has been reduced from 14' to 4'. Pavement width has been reduced from 54' to 44'. Travel lanes and bike lanes/shoulders are consistent with the County Standard Light Collector 2.2A. A non-contiguous 5' sidewalk is provided along the west side of the road, separated from the travel lanes by 6' landscaped parkways to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. The design speed through this Proctor Valley Road segment has been reduced from 40 to 30 mph and 20 mph through the roundabouts, to enhance pedestrian safety and improve roundabout operations.

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
Modified Light Collector (TM Street Section 6)	County Public Road Standard 2.2e	Sheets 7 & 13	N/A	The on-site north Proctor Valley Road improvements were expanded to provide a continuous Community Pathway through the community, enhancing the pedestrian experience along the link between the residential neighborhoods and the Village Core. The overall ROW has been expanded from 64' to 73'. The travel lanes and bike lanes/shoulders are consistent with the County Standard Light Collector 2.2e. A non-contiguous sidewalk is provided on the west side of the road, separated from the travel lanes by a 6' landscaped parkway to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. The design speed through this Proctor Valley Road segment has been reduced from 40 to 30 mph and 20 mph through the roundabout to enhance pedestrian safety and improve roundabout operations.
Modified Residential Collector (TM Street Section 7)	County Public Road Standard Residential Collector	Sheet 12	N/A	The Modified Residential Collector is implemented within the central portion Proctor Valley Village 14. The ROW has been reduced from 60' to 49' with a 32' paved width containing two 16' travel lanes. No parking will be allowed. A non-contiguous sidewalk separated from the travel lanes by a 5' landscaped parkway is provided on the

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
				eastern side of the road. The design speed has been reduced from 30 to 25 mph, intersection spacing has been reduced from 200' to 150' and minimum horizontal curve radius has been reduced from 300' to 200'. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.
Modified Light Collector (TM Street Section 10)	County Public Road Standard 2.2f	Sheets 13,14 & 15	N/A	The off-site north Proctor Valley Road improvement width has been reduced from 52' to 40' right-of-way (reduced paving width from 40' to 28') to minimize impacts to environmentally sensitive areas adjacent to the ROW and maintain the rural connection between Proctor Valley Village 14 and Jamul to the north. Improvements within the 40' ROW include two 14' travel lanes and extension of the 10' Community Pathway along the east ROW. The parkways and shoulders have been eliminated to reduce grading impacts on adjacent environmental sensitive areas.
Modified Residential Collector (TM Street Section 8)	County Public Road Standard Residential Collector	Sheets 7- 10, 12 & 13	N/A	The Modified Residential Collector is implemented throughout Proctor Valley Village 14. There are two alternatives reflected on the TM.

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
				The first expands the ROW to 62' which includes 40' of paved width containing two travel lanes and parking on both sides, noncontiguous sidewalks, separated from the travel lanes by a 6' landscaped parkway are provided on both sides of the street. The second alternative reduces the ROW to 54' by eliminating the 8' shoulder/parking along one side of the street. This alternative is implemented in areas where the street is single-loaded. The design speed has been reduced from 30 to 25 mph, intersection spacing has been reduced from 200' to 150' and minimum horizontal curve radius has been reduced from 300' to 200'. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.
Modified Residential Collector (TM Street Section 8A)	County Public Road Standard Residential Collector	Sheets 7-10 12 & 13		The Modified Residential Collector is implemented throughout Proctor Valley Village 14. There are two alternatives reflected on the TM. The first expands the ROW to 63' which includes 40' of paved width containing two travel lanes and parking on both sides, noncontiguous sidewalks, separated from the travel lanes by a 6' landscaped parkway are provided on both sides of the

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
				street. The second alternative reduces the ROW to 55' by eliminating the 8' shoulder/parking along one side of the street. This alternative is implemented in areas where the street is single-loaded. The design speed has been reduced from 30 to 25 mph, intersection spacing has been reduced from 200' to 150' and minimum horizontal curve radius has been reduced from 300' to 200'. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.
Modified Residential Street (TM Street Section 9A)	County Public Road Standard Residential Street	Sheets 7-13	N/A	The Modified Residential Street is implemented throughout all single family neighborhoods. There are two alternatives reflected on the TM. The first expands the ROW from 56' to 59' to include 36' of paved width containing two travel lanes with parking on both sides, increased width parkway (from 10' to 11') with a 5' sidewalk on one and an increased width parkway (from 10' to 12') with a 6' sidewalk on other side. The second alternative reduces the ROW from 56' to 55' by reducing the paved width to include two travel lanes and eliminating parking on one side of the street. This alternative is implemented in areas where the street is single loaded. The design speed has

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
				been reduced from 30 to 25 mph, intersection spacing has been reduced from 200' to 150' and the minimum horizontal curve radius has been reduced from 200' to 150'. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.
Modified Residential Street (TM Street Section 9B)	County Public Road Standard Residential Street	Sheets 7-13	N/A	The Modified Residential Street is implemented within a unique portion of the Central Village that requires extra pavement width for additional utilities. The modified section expands the ROW from 56' to 69' to include 46' of paved width containing two travel lanes with parking on both sides, increased width parkway (from 10' to 11') with a 5' sidewalk on one and an increased width parkway (from 10' to 12') with a 6' sidewalk on other side. The design speed has been reduced from 30 to 25 mph and the minimum horizontal curve radius has been reduced from 200' to 150'. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
Modified Rural Residential Road (TM Street Section 12 & 12A & 13)	County Public Road Rural Residential Road	Sheets 14-20	N/A	The Modified Rural Residential Road is implemented throughout portions of Villages 16 & 19. The modified section maintains the standard right of way, curb-to-curb, lane width and parkway dimensions. The minimum curve radius has been reduced to 100', and the maximum grade has been increased to 16%. To facilitate these changes, the design speed has been reduced to 25 MPH. Public Sections 12 and 12a propose no parking on either side of the road and DG Pathways on both sides of the road to allow pedestrian circulation. Private Section 13 also proposes no parking on either side of the road and proposes a DG pathway on only one side of the road for pedestrian circulation. These modifications allow for a more sensitive lotting and road layout that conforms more closely to the topography within the Proposed Project.

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
GATED ENTRY WAIVER				
Gated Entries	Design Standards DS- 17, DS-18 or DS-19	Sheets 7- 10, 12 & 13	N/A	The topographic setting of the Proposed Project allows for sensitive residential lot design and road layout that conforms more closely to the Proposed Project's topography. As a result, the Proposed Project's gated entrances to individual neighborhoods are designed on streets with slightly curved centerlines; whereas the County's standard design for a gated entrance shows a straight-in entry. The Proposed Project's gated entrances conform to all other aspects of the County's standard design including turn-around radius, minimum entry width, and minimum storage distance for cars entering through the gated entrance. All gated entrances will meet the requirements for access relative to County Fire.
LOT WAIVER				
Lots less than 6,000 square feet	8.1041(b)		R-1, R- 4, R-5 & R-7	Section 81.401(b) of the County's Subdivision Ordinance allows for deviations to the County subdivision design standards in cases where the proposed deviations are part of Specific Plan or Major Use Permit pursuant to Zoning Ord, Section 6600 et sq. The provisions of the Specific Plan shall govern, subject to County Board of Supervisor approval. The Proposed Project includes preparation of the Otay

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
				Ranch Village 14 & Planning Areas 16/19 Specific Plan, which includes project-specific lotting design standards and development regulations. A key objective of the Specific Plan is to provide standards that allow for a range of housing and lot sizes. Lots less than 6,000 square feet allow for a wider variety of lot sizes and housing type. Another important objective of the Specific Plan is to preserve large portions of the Project Area for the protection of sensitive environmental resources including coastal sage scrub and vernal pools. By including smaller single-family lots in the Proposed Project, the Village 14 development footprint has been reduced, while providing more affordable housing within the Proposed Project. Finally, the Proposed Project is part of the larger Otay Subregional Plan and must conform to the SRP, as well as the County's General Plan as it relates to housing density and land use. Accordingly, providing smaller lots closer to the Village Core is required to meet these objectives.
COUNTY PUBLIC ACCESS ROAD/WATER LINE MAINTENANCE ROAD				
County Public Access Road/Water Line Maintenance Road (TM)	"Flexibility in County Road Design," 2010	Sheet 12	N/A	The County Public Access Road/Water Line Maintenance Road graded width has been reduced from 28' to 24' width, with 20' of improved surface. Access to this road is provided

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
Street Section 11)				within the Project Area, from Neighborhood R-15. The road is solely designed to provide OWD with access to its facility and serves no other purpose. Consistent with Proposed Project objectives, road grading has been reduced to minimize impacts to sensitive native habitats and species within the RMP Preserve.
SUBDIVISION DESIGN				
Lot Depth Width	8.1041(i)		R-13, R-14, R-15 & R-16	Section 81.401(i) of the County's Subdivision Ordinance requires lot depths be at least 90' but no greater than three times the average width. Some lots within Planning Areas 16/19 exceed the lot depth maximum(s). Deviations to the County subdivision design standards are allowed in cases where the proposed deviations are part of Specific Plan or Major Use Permit pursuant to Zoning Ord, Section 6600 et sq. The provisions of the Specific Plan shall govern, subject to County Board of Supervisor approval. The Proposed Project includes preparation of the Otay Ranch Village 14 & Planning Areas 16/19 Specific Plan, which includes project-specific lotting design standards and development regulations. Another important objective of the Specific Plan is to preserve large portions of the Project Area for the protection of sensitive environmental resources.

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
Lots bisected by Private Road Easements	81.401(p)		R-13, R-14 & R-16	Section 81.401(p) of the County's Subdivision Ordinance requires that a subdivision shall be designed so that no lot shall be bisected by a road. Some lots within Neighborhoods R-13, R-14 and R-16 are bisected by a 48' wide Private Rural Residential Road. Deviations to the County subdivision design standards are allowed in cases where the proposed deviations are part of Specific Plan or Major Use Permit pursuant to Zoning Ord, Section 6600 et sq. The provisions of the Specific Plan shall govern, subject to County Board of Supervisor approval. The Proposed Project includes preparation of the Otay Ranch Village 14 & Planning Areas 16/19 Specific Plan, which includes project-specific lotting design standards and development regulations. Another important objective of the Specific Plan is to preserve large portions of the Project Area for the protection of sensitive environmental resources.
GRADING DESIGN				
Drainage Terraces on Cut or Fill Slopes Exceeding 40 Feet	Sec.87.402			Section 87.402 of the County's Grading Ordinance requires that all cut or fill slopes exceeding forty feet in vertical height shall have drainage terraces at vertical intervals not exceeding thirty feet except that where only one terrace is required, it shall be approximately mid-height unless some other location is approved

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
				by the County Official. Drainage terraces or the paving thereof may be waived by the County Official after receipt of the report by the soil engineer certifying that he or she has investigated the property and that in the engineer's opinion drainage terraces or paving is unnecessary. The current TM for Villages 14, 16 and 19 propose the elimination of such terrace ditches from cut or fill slopes that are of this magnitude. The project soils engineer has conducted the necessary soils investigation and concluded that such terrace ditches are not necessary. Please refer to the project Geotechnical Report for further edification.
STREET WAIVERS FOR NORTH PROCTOR VALLEY ROAD OPTION				
Modified Light Collector (TM Street Section 10a)	County Public Road Standard 2.2f	Sheet 23	N/A	The onsite North Proctor Valley Road improvement width has been increased from 52' to a right-of-way width varying from 73' to 64'. The pavement transitions from the standard 40' width to a reduced pavement width of 34' to minimize impacts to environmentally sensitive areas adjacent to the ROW. Improvements within the 73' to 64' ROW include two 12' travel lanes, two 5' bike lanes and an extension of the 10' Community Pathway along the East ROW. This section serves as a 'transition section from Section 6 to the Offsite Section 10b.

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
Modified Light Collector (TM Street Section 10b)	County Public Road Standard 2.2f	Sheet 23	N/A	The offsite North Proctor Valley Road improvement width has been reduced from 52' to 48' right-of-way (reduced paving width from 40' to 34') to minimize impacts to environmentally sensitive areas adjacent to the ROW and maintain the rural connection between Proctor Valley Village 14 and Jamul to the North. Improvements within the 48' ROW include two 12' travel lanes, two 5' bike lanes and an extension of the 10' Community Pathway along the East ROW. The parkways and shoulders have been reduced to be sensitive to the adjacent environmentally sensitive areas.
Modified Light Collector (TM Street Section 10c)	County Public Road Standard 2.2f	Sheet 23	N/A	The onsite North Proctor Valley Road improvement width has been increased from 52' to 64' right-of-way (reduced paving width from 40' to 34'). Improvements within the 64' ROW include two 12' travel lanes, two 5' bike lanes and an extension of the 10' Community Pathway along the East ROW.

VII. INDEX OF SPECIFIC PLAN REQUIREMENTS

The Otay Ranch GDP/SRP requires certain "Implementation Tasks" to be performed as part of the Specific Plan process. The Implementation Tasks include preparation of Specific Plans, Public Facilities and Financing Plans (PFFP), Regional Facilities Reports, Master Facilities Plans and other planning documents and technical reports. It should be noted that while the Otay Ranch GDP/SRP requires preparation of "Plans" at the Specific Plan level, the requirements may be fulfilled through EIR technical studies and mitigation measures, requirements established by the PFFP or descriptions in the Specific Plan instead of stand-alone "Plans." The following Index of Specific Plan Requirements lists the Implementation Tasks required by the Otay Ranch GDP/SRP and the Otay Ranch PEIR Environmental Impact Report Findings of Fact (FOF), their location within the Village 14 and Planning Areas 16/19 Specific Plan documents and how the requirements have been met in this Specific Plan process.

Index of Specific Plan Requirements						
Topic	Task/ Requirement	GDP /SRP	Finding Of Fact	Performance	Previously Completed	Completed w/Specific Plan
Accessory Units	Support the use of accessory units	243		Development Regulations, Specific Plan, Chapter VI		√
Acoustical Analysis	Prepare site specific acoustical analyses		16, 122	EIR Appendix; Acoustical Analysis Report		√
Affirmative Fair Marketing Plan	Prepare affirmative fair marketing plan	244		Specific Plan, Housing Plan, Chapter III.I		√
Agriculture Plan	Prepare Range Management Plan/Agriculture Plan		99-100	Phase 2 RMP, Appendix 7; EIR Appendix, Agriculture Plan, Specific Plan, Appendix 8	√	√
Air Quality Plan	Prepare SP level air quality improvement plan	338	119-121	EIR Appendix; Air Quality Impact Report Energy Conservation Plan, Specific Plan Appendix 3		√
Animal Control Plan	Participate in programs to provide animal control plan	306	139	PFFP, Specific Plan Appendix 4		√
Architectural Plans	Prepare SP level architectural plans	115	23	Village 14 Design Plan, Specific Plan, Appendix 5 Planning Areas 16/19 Design Guidelines, Specific Plan Appendix 8		√
Arts & Cultural Facilities	Establish design guidelines for arts & cultural facilities	288		Village 14 Design Plan, Specific Plan Appendix 5 Planning Areas 16/19 Design Guidelines, Specific Plan Appendix 8		√
Bicycle Plan	Prepare SP level bicycle plan	237		Specific Plan; Section III.E		√
Biological Resource Study	Prepare SP level biologic resource study		25-87	EIR Appendix; Biological Resources Technical Report		√

Index of Specific Plan Requirements						
Topic	Task/ Requirement	GDP /SRP	Finding Of Fact	Performance	Previously Completed	Completed w/Specific Plan
Biota Monitoring Program	Prepare biota monitoring program	375- 382	27-66	Phase 2 RMP, Appendix 9	√	
Buffering Techniques	Establish landscaping, grading, transition between land uses		16-17	Village 14 Design Plan, Specific Plan Appendix 5 Planning Areas 16/19 Design Guidelines, Specific Plan Appendix 8; Preserve Edge Plan, Specific Plan Appendix 1; EIR Appendix, Biological Resources Technical Report		√
Capital Facilities Plan	Prepare SP level Capital Facilities Plan	351		PFFP, Specific Plan Appendix 4		√
MSS Management Program	Prepare MSS Management Program	368	27-28	Phase 2 RMP, Appendix 8	√	
Cemetery Plan	Prepare SP level cemetery plan	289		Specific Plan, Chapter IV. G		√
Child Care Guidelines	Develop family home child care guidelines	292		Specific Plan, Chapter IV. G		√
Child Care Plan	Prepare SP level child care plan	292	138	Specific Plan, Chapter IV. G		√
Circulation Element	Update General Plan Circulation if needed		112	Otay Ranch GDP/SRP Amendment, County GPA. General Plan Amendment Report, Chapter II		√
Community Purpose Facility	Identify land for community and regional purpose facility uses	300		Not Applicable		
Community Gardens	Review Community Garden Requirement	368		Specific Plan Section III. F. 5. Village 14 Design Plan, Specific Plan Appendix 5		√

Index of Specific Plan Requirements						
Topic	Task/ Requirement	GDP /SRP	Finding Of Fact	Performance	Previously Completed	Completed w/Specific Plan
Correctional Plan	Prepare SP level correctional plan	310		Specific Plan, Chapter IV. G		√
Criminal Activity Deterrence	Develop SP level design guidelines to deter criminal activity	320		Village 14 Design Plan, Specific Plan Appendix 5 Planning Areas 16/19 Design Guidelines, Specific Plan Appendix 8		√
Cultural Resources Site Survey & Testing	Perform cultural resource site surveys and testing	359	91-93	EIR Appendix, Cultural Resources Report		√
Design Review Process	Identify SP level Design Review Process	116	23	Village 14 Design Plan, Specific Plan Appendix 5 Planning Areas 16/19 Design Guidelines, Specific Plan Appendix 8		√
Drainage Improvement Plan	Prepare basin specific drainage improvement plan	269	102-103	EIR Appendix, CEQA Drainage Study EIR Appendix, Priority Development Project Storm Water Quality Management Plan , PFFP, Specific Plan, Appendix 4 Specific Plan, Chapter IV, A.		√
Drainage Master Plan	Prepare SP level Drainage Master Plan	269	102	EIR Appendix, CEQA Drainage Study EIR Appendix, Priority Development Project Storm Water Quality Management Plan, PFFP, Specific Plan, Appendix 4 Specific Plan, Chapter IV, A.		√
Edge Plan	Prepare SP level Edge Plan	383		Preserve Edge Plan, Specific Plan Appendix 1		√
Emergency Disaster Plan	Prepare SP level Emergency Disaster Plan	313-342	140	Specific Plan, Chapter IV.E; PFFP, Specific Plan Appendix 4		√

Index of Specific Plan Requirements						
Topic	Task/ Requirement	GDP /SRP	Finding Of Fact	Performance	Previously Completed	Completed w/Specific Plan
				Fire Protection Plan, Specific Plan Appendix 2		
Emergency Medical Services Plan	Prepare SP level Emergency Medical Services Plan	131	131	Specific Plan, Chapter IV. E.		√
Energy Conservation	Prepare SP level Non-Renewable Energy Conservation Plan	391		Energy Conservation Plan, Specific Plan Appendix 3		√
Evacuation Routes	Determine the need for evacuation routes		140	Fire Protection Plan, Specific Plan Appendix 2		√
FAA Notification	Submit land use plan for review		15	EIR distribution		√
Final Resource Maps	Approve final resource maps	386- 387		EIR Appendix; Biological Resources Technical Report.		√
Fire Management Plan	Prepare plan to protect and manage sensitive plant species		38	Fire Protection Plan, Specific Plan Appendix 2		√
Fire Protection & Emergency Medical Services Plan	Prepare SP level fire protection and emergency medical services plan	315	130-131	Fire Protection Plan, Specific Plan Appendix 2		√
Fire Suppression Analysis	Provide SP level fire suppression analysis (sprinkler plan)	315		Fire Protection Plan, Specific Plan Appendix 2		√
Fiscal Analysis	Perform fiscal analysis	351		PFFP, Specific Plan Appendix 4		√
Freeway, Segment & Intersection Capacities	Increase freeway, segment and intersection capacities	112		EIR Appendix; Transportation Impact Study		√
Fuel Modification Plan	Prepare SP level fuel modification plan	315		Fire Protection Plan, Specific Plan Appendix 2		√
Geotechnical	Prepare SP level geotechnical investigations report	344	94-96	EIR Appendix; Geotechnical Review of Preliminary		√

Index of Specific Plan Requirements						
Topic	Task/ Requirement	GDP /SRP	Finding Of Fact	Performance	Previously Completed	Completed w/Specific Plan
				Tentative Map and Grading Plan		
Grading Plan	Prepare SP level grading plan	115, 391	19-21	SP, Chapter III.E EIR Appendix; Geotechnical Review of Preliminary Tentative Map and Grading Plan		√
Health & Medical Plan	Circulate Plan to Southern California Agencies	298	137	PFFP, Specific Plan Appendix 4		√
Housing Plan	Prepare SP level housing plan	241- 242		Specific Plan, Housing Plan, Chapter III.J		√
Hydrologic Study	Prepare hydrologic study to determine water flow, drainage impacts		37, 40, 102	EIR Appendix, CEQA Drainage Study EIR Appendix, Priority Development Project Storm Water Quality Management Plan Specific Plan, Chapter IV. A.		√
Inventory Facilities	Inventory existing and proposed facilities	351		PFFP, Specific Plan Appendix 4		√
Justice Plan	Prepare SP level justice plan	317		Specific Plan Chapter IV. G.		√
Landscaping Plan	Prepare SP level landscaping plan	115	16	Specific Plan, Chapter III, G. Village 14 Design Plan, Specific Plan Appendix 5 Planning Areas 16/19 Design Guidelines Specific Plan Appendix 8 EIR Appendix; Overview of Water Service; Water Conservation Plan, Specific Plan, Appendix 6 Fire Protection Plan, Specific Plan Appendix 2 Preserve Edge Plan		√

Index of Specific Plan Requirements						
Topic	Task/ Requirement	GDP /SRP	Finding Of Fact	Performance	Previously Completed	Completed w/Specific Plan
Law Enforcement Plan	Prepare SP level law enforcement plan	320	129	Specific Plan, Chapter IV. D. PFFP, Specific Plan Appendix 4		√
Library Plan	Prepare SP level library plan	324	133	PFFP, Specific Plan Appendix 4		√
Memorial Garden	Determine desirability of memorial garden	289		Specific Plan Chapter IV. G.		√
Mitigation Activities Feasibility	Demonstrate financial feasibility of mitigation activities	379		EIR		√
Nature Interpretive Center	Identify potential nature interpretive center sites	378-79		Phase 2 RMP ¹⁰	√	
Noise Study	Prepare SP level noise study	340	16, 122	EIR Appendix; Acoustical Analysis Report		√
Overall Design Plan	Prepare Overall Design Plan	114-117		Otay Ranch Overall Design Plan	√	
Paleontological Resources Mitigation Plan	Prepare SP Level Paleontological Resources Mitigation Plan		96-98	EIR Appendix, Cultural Resources Report.		√
Parks Master Plan	Prepare SP level Parks Master Plan	255	133-135	Specific Plan, Chapter III. F.		√
Phasing Plan	Prepare SP level Phasing Plan	351		Specific Plan, Chapter V. C. PFFP, Specific Plan Appendix 4		√
Planned Community Regulations	Prepare SP level Planned Community Regulations			Development Regulations, Specific Plan, Chapter VI		√

¹⁰ The County of San Diego is currently preparing an updated Phase 2 RMP which will include the Proposed Project. Approval of the updated Phase 2 RMP is anticipated prior to consideration of the Proposed Project.

Index of Specific Plan Requirements						
Topic	Task/ Requirement	GDP /SRP	Finding Of Fact	Performance	Previously Completed	Completed w/Specific Plan
RMP Preserve Conveyance Schedule	Identify conveyance schedule	376		Phase 2 RMP	√	
RMP Preserve Funding Plan	Prepare RMP Preserve Funding Plan	383		Phase 2 RMP	√	¹¹
RMP Preserve Infrastructure Plan	Prepare RMP Preserve Infrastructure Plan	383		Phase 2 RMP	√	
Preserve Owner/ Manager	Identify Preserve Owner Manager	372		Phase 2 RMP	√	
PFFP	Prepare SP level PFFP	351	125, 131-133	PFFP, Specific Plan Appendix 4		√
Range Management Plan	Prepare Range Management Plan/Agricultural Plan	385- 398		Phase 2 RMP, Appendix 7; Agriculture Plan, Specific Plan, Appendix 8	√	
Raptor Study	Prepare raptor study	359		Phase 2 RMP, Appendix 4	√	
Reclaimed Water Uses & Restrictions	Identify reclaimed water uses and restrictions		125	EIR Appendix; Overview of Water Service; PFFP, Specific Plan Appendix 4; Specific Plan, Chapter IV. C.		√
Recreation Access Plan	Prepare recreation access plan		134	Phase 2 RMP; Otay Valley Regional Park Concept Plan; Chula Vista MSCP Subarea Plan	√	
Recreation Master Plan	Prepare SP level recreation master plan	255		Specific Plan, Chapter III.F		√
Regional Purpose Facility Plan	Identify land for community and regional purpose facility use	300		PFFP, Specific Plan Appendix 4		√

¹¹ A CFD funding mechanism will be formed by the County for the Proposed Project.

Index of Specific Plan Requirements						
Topic	Task/ Requirement	GDP /SRP	Finding Of Fact	Performance	Previously Completed	Completed w/Specific Plan
Resource Agencies	Consult with resource agencies	385		Phase 2 RMP; MSCP County Subarea Plan; Chula Vista MSCP Subarea Plan	√	
Resource Management Plan Implementation	Implement requirements of RMP		25	Phase 2 RMP	√	
RMP Amendments	Develop regulatory framework for RMP amendments	385		Phase 2 RMP	√	
School Facilities Financing	Determine school facilities financing mechanism	328		Specific Plan, Chapter IV, F. PFFP, Specific Plan Appendix 4		√
School Plan	Prepare SP level school plan	328	132	Specific Plan, Chapter IV, F. PFFP, Specific Plan Appendix 4		√
Sewer Master Plan	Prepare SP level sewer master plan	272	127	EIR Appendix; Overview of Sewer Services, PFFP, Specific Plan Appendix 4 Specific Plan, Chapter IV. B.		√
Social & Senior Services Plan	Prepare SP level social and senior services plan	304	137	Specific Plan, Chapter IV. G.		√
Solid Waste Management Plan	Prepare SP level integrated solid waste plan	276	128	Specific Plan, Chapter IV. G.		√
Street Standards	Prepare SP level standards for public and private streets	114		Specific Plan, Chapter III, H.		√
Trail Plan	Prepare SP level phased trail plan	237		Specific Plan, Chapter III.F		√
Transportation Demand Management	Prepare transportation demand		112	EIR Appendix, Transportation Impact Study;		√

Index of Specific Plan Requirements						
Topic	Task/ Requirement	GDP /SRP	Finding Of Fact	Performance	Previously Completed	Completed w/Specific Plan
(TDM) Strategies	management (TDM) analysis			Specific Plan, Chapter III.H		
Transportation Model Analysis	Perform buildout transportation model analysis	237	110-112	EIR Appendix; Village 14 and Planning Areas 16/19 Traffic Impact Study		√
Transportation Phasing Plan	Provide transportation phasing plans		112	Specific Plan, Chapter V. C; PFFP, Specific Plan Appendix 4		√
Urban Runoff Plan	Prepare urban runoff plan	278	107-109	EIR Appendix, Priority Development Project Storm Water Quality Management Plan		√
Vernal Pool Management Plan	Prepare vernal pool management plan	365	58, 60	Phase 2 RMP – Appendix 6	√	
Vernal Pool Study	Prepare vernal pool study	359	29	Phase 2 RMP – Appendix 2 EIR Appendix, Biological Resources Technical Report	√	√
Village Design Plan	Prepare village design plan	114- 116	23-25	Village 14 Design Plan, Specific Plan Appendix 5		√
Visual Study	Prepare SP level visual study	116	22-25	EIR Aesthetics Section		√
Water Conservation Plan	Prepare SP level water conservation plan	282, 394	125	EIR Appendix, Overview of Water Services for Otay Ranch, Water Conservation Plan, Specific Plan, Appendix 6		√
Water Master Plan	Prepare SP level water master plan	284	125	EIR Appendix; Overview of Water Services, Specific Plan, IV.C.		√
Water Reclamation Plan	Prepare watershed impact and protection reports	278	109	EIR Appendix, CEQA Drainage Study EIR Appendix, Priority Development Project		√

Index of Specific Plan Requirements						
Topic	Task/ Requirement	GDP /SRP	Finding Of Fact	Performance	Previously Completed	Completed w/Specific Plan
				Storm Water Quality Management Plan		
Watershed Impact & Protection	Prepare watershed impact and protection reports	278	109	EIR Appendix, CEQA Drainage Study EIR Appendix Priority Development Project Storm Water Quality Management Plan		√
Wetland Delineation	Perform SP level wetland delineation	366		EIR Appendix, Biological Resources Technical Report		√
Wildlife Corridor Study	Prepare wildlife corridor study	359	88	Phase 2 RMP – Appendix 3	√	
Wildlife Corridor Study	Implement wildlife corridor study	371	88 - 90	EIR Appendix, Biological Resources Technical Report		√

VIII. INTERNAL CIRCULATION OPTIONS

The Proposed Project includes three options for internal circulation: (1) the Proctor Valley Road North Option, (2) the Preserve Trails Option and (3) the Perimeter Trail Option. The Draft EIR assesses each of these options and their respective impacts. This will allow the County to select the option (or combination of options) it considers best for the Proposed Project and the environment. Each of the options are summarized below.

Implementation of the Proctor Valley Road North Option would result in a minor change to the residential land use portion of Planning Area 19. An optional Land Use Summary Table is provided as Table 20 – Village 14 and Planning Areas 16/19 Land Use Table (Internal Circulation Options) to reflect this change.

Table 20: Village 14 and Planning Areas 16/19 Land Use Summary Table (Internal Circulation Option)

LAND USE	ACRES ¹²	TARGET UNITS	DENSITY
VILLAGE 14			
Residential Uses			
Single Family Residential			
R-1	18.0	81	4.5
R-2	38.5	82	2.1
R-3	41.1	73	1.8
R-4	13.8	116	8.4
R-5	35.0	103	2.9
R-6	25.7	71	2.8
R-7	40.7	108	2.7
R-8	28.7	75	2.6
R-9	30.0	74	2.5
R-10	25.1	49	1.9
R-11	28.6	61	2.1
R-12	18.9	4	0.2
Residential Subtotal	344.2	897	2.6
Non-Residential Uses			
Mixed Use Commercial			
MU-1 ¹³	1.7		
Mixed Use Commercial Subtotal	1.7		
Public Parks			
P-1 (South Park)	2.9		
P-2 (Village Green Park)	7.2		
P-3 (Scenic Park)	3.7		
Public Park Subtotal	13.8		
Private Parks			
PP-1 (South- Swim Club))	1.0		
PP-2 (Central – Swim Club)	1.2		
PP-3 (Center – Private Park)	0.7		
PP-4 (North – Swim Club)	1.5		
PPP ¹⁴ (Various)	0		
Private Park Subtotal	4.5		
Public Uses			
PS-1	2.3		
S-1	9.7	97 ¹⁵	
Public Uses Subtotal	12.1		

¹² Acreages rounded to the nearest 10th of an acre.¹³ Village 14 MU-1 acreage includes up to 10,000 SF of retail/commercial uses.¹⁴ Village 14 has 5.0 acres of private pocket parks which are included in the residential acreage; therefore, the subtotal including the PPPs is 9.5 acres.¹⁵ Units allocated to school site at 10 DUs/ac per Otay Ranch GDP/SRP policies. If the school site is not needed, 97 DUs may be constructed per the “Specific Plan Minor Modifications” requirements provided in Specific Plan, Chapter V. Implementation. For planning purposes, all population and DU related analyzes within the Specific Plan include the 97 units. Should the school site be needed, the Total Target Units is 897 in Village 14 for a total of 1,022.

LAND USE	ACRES ¹²	TARGET UNITS	DENSITY
<i>Open Space & RMP Preserve</i>			
Internal Open Space ¹⁶	27.6		
Conserved Open Space	36.9		
RMP Preserve	270.2		
<i>Open Space & RMP Preserve Subtotal</i>	334.7		
<i>Circulation Subtotal</i>	12.7		
<i>Non-Residential Uses Subtotal</i>	379.5		
VILLAGE 14 SUBTOTAL	723.7	994	1.4
PLANNING AREAS 16/19			
Residential Uses			
R-13 (Estates)	13.0	13	1.0
R-14 (Ranchettes)	191.8	71	0.4
R-15 (Ranchettes)	41.9	11	0.3
R-16 (Ranchettes)	116.3	30	0.3
<i>Residential Subtotal¹⁷¹⁸</i>	363.0	125	0.3
Non-Residential Uses			
<i>Public Park</i>			
P-4 (North Park)	1.4		
<i>Public Park Subtotal</i>	1.4		
Open Space & RMP Preserve			
Internal Open Space	2.1		
Conserved Open Space ¹⁹	35.5		
RMP Preserve	156.6		
<i>Open Space & RMP Preserve Subtotal</i>	194.2		
<i>Circulation Subtotal</i>	1.2		
<i>Non-Residential Uses Subtotal</i>	196.8		
PLANNING AREAS 16/19 SUBTOTAL	559.8	125	0.2
GRAND TOTAL	1,283.6	1,119	0.9

¹⁶ Village 14 internal open space acreage excludes 96.0 acres of related internal slopes, fuel modification and/or 100' Preserve edge.

¹⁷ Residential gross acreage includes 14.1 acres of related private sewer lift and pump stations within open space lots.

¹⁸ PA 16/19 Residential acreage includes approximately 95.3 acres of Limited Development Area, 83.7 of which is in private lots and 11.6 for roadways and utilities. Therefore, total LDA is 127.1 acres (95.3 acres in Development Footprint + 31.9 acres in Conserved Open Space).

General Notes:

- Total Conserved Open Space is 72.4 acres (36.9 acres in Village 14 and 35.5 acres in Planning Areas 16/19). Total Preserve is 426.9 acres (270.2 acres in Village 14 and 156.7 acres in Planning Areas 16/19).
- Additional 85.4 acres of temporary and permanent offsite impacts excluded from total acreage above.

A. PROCTOR VALLEY ROAD NORTH OPTION

The Proctor Valley Road North Option applies to the portion of Proctor Valley Road from Street AA in the North Village to Echo Valley Road, and includes two dedicated bike lanes (one on each side of the road) instead of the “sharrows”^[1] proposed in street section 10 of the Proposed Project. Generally, the Proctor Valley Road North Option would increase the right-of-way width from 40 feet to 64 feet starting from the intersection of Street AA northward to the Applicant’s Village 14 ownership boundary; from 40 feet to 48 feet within the offsite improvement area owned by the State; and from 40 feet to 64 feet onsite within the Applicant’s ownership north of the State’s property to Echo Valley Road.

The Proctor Valley Road North Option would replace Street Section 10 in the Proposed Project with three different street sections described below and depicted on Exhibit 78, Proctor Valley Road North Option.

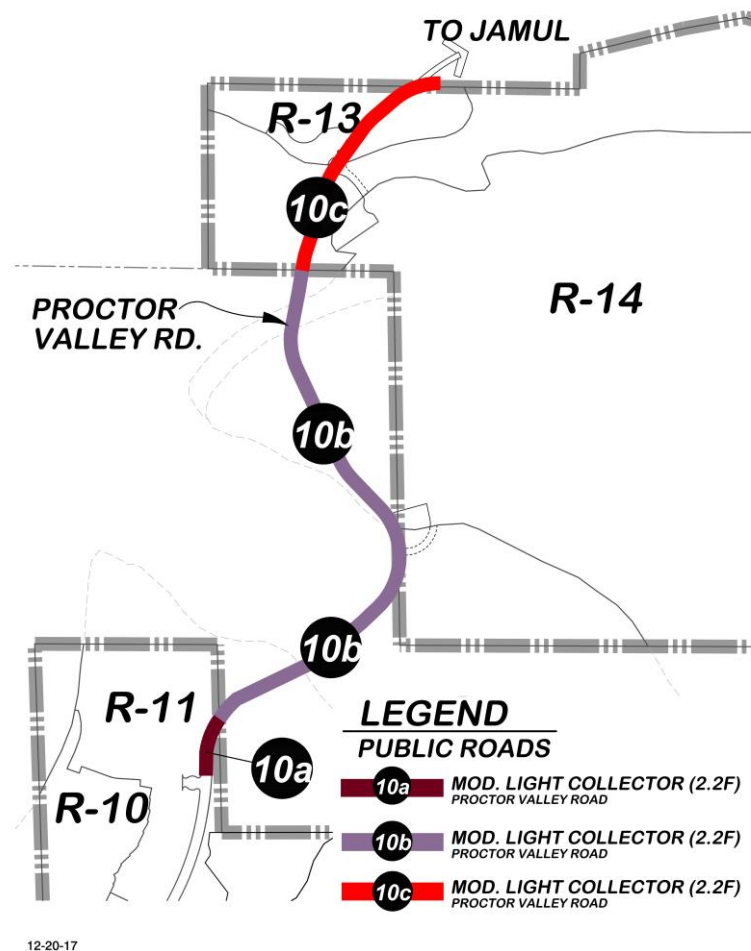
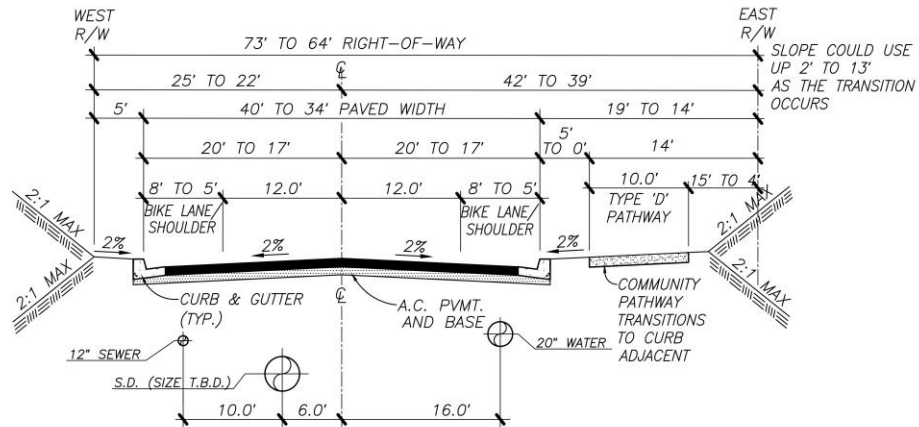


Exhibit 78 – Proctor Valley Road North Option

Not to scale

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

Street Section 10A Proctor Valley Road (Onsite starting at Street AA north to Applicant Village 14 property boundary): Section 10A shall be 34'/64' (Pavement/ROW), consisting of: two 5' bike lanes; two 12' travel lanes; and a 10' Community Pathway. Shoulder and buffer width will vary in order to transition down to 48' at the property boundary with the State. Refer to Exhibit 79.



10a

**PUBLIC PROCTOR VALLEY ROAD TRANSITION FROM 6 TO 10b
MODIFIED LIGHT COLLECTOR (2.2F)**

NO PARKING PERMITTED
30 MPH DESIGN SPEED

NTS

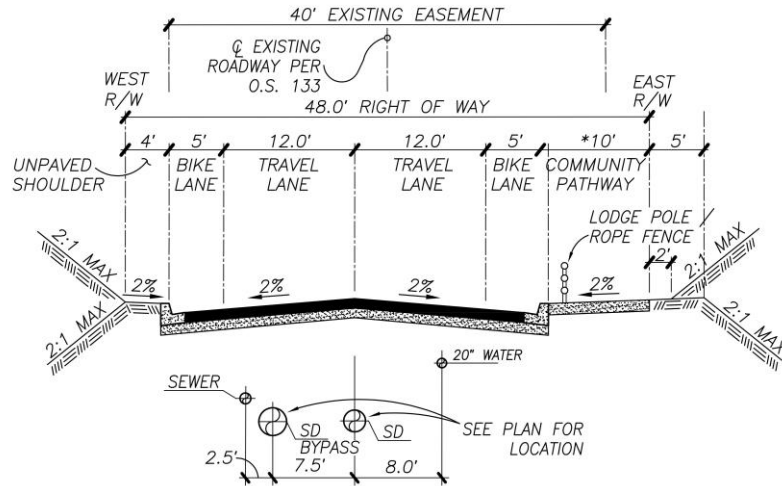
WAIVERS:

- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH

Exhibit 79 – Street Section 10A – Proctor Valley Road Modified 2-Lane Light Collector 2.2F (34'/64'ROW)

Not to scale

Street Section 10B Proctor Valley Road (Offsite from Village 14 north through State property to Planning Areas 16/19): Section 10B shall be 34'/48' (Pavement/ROW) consisting of: a 4' unpaved shoulder, two 5' bike lanes, two 12' travel lanes, and a 10' Community Pathway. (Pathway width may vary due to installation of signs for short distances.) Refer to Exhibit 80.



10b

**PUBLIC PROCTOR VALLEY ROAD/THRU STATE LANDS
MODIFIED LIGHT COLLECTOR (2.2F)**

NO PARKING PERMITTED
40 MPH DESIGN SPEED

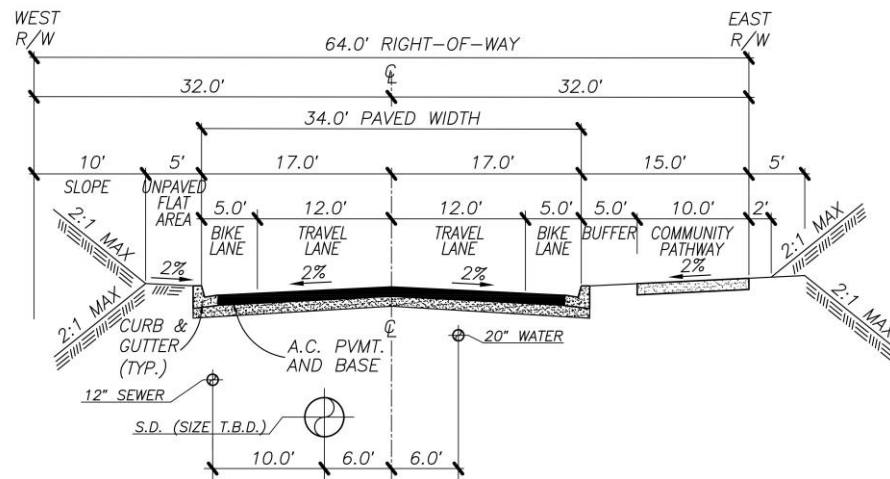
*WIDTH OF COMMUNITY PATHWAY MAY VARY DUE TO INSTALLATION OF SIGNS FOR SHORT DISTANCES

NTS

**Exhibit 80 – Street Section 10B – Proctor Valley Road Modified 2-Lane Light
Collector 2.2F (34'/48'ROW)**

Not to scale

Street Section 10C Proctor Valley Road (Onsite Planning Areas 16/19 north of State property to Echo Valley Road): Section 10C shall be 34'/64' (Pavement/ROW) consisting of: a 15' unpaved shoulder on one side, two 5' bike lanes; two 12' travel lanes; and a 5' buffer and 10' Community Pathway on the other side. The transition from the 64' ROW at the property edge to the existing 24' pavement (within existing County 60' ROW) would be determined during final engineering. Refer to Exhibit 81.



**10c PUBLIC PROCTOR VALLEY ROAD
-FROM STATE PROPERTY LINE THRU PA19 TO NORTH BOUNDARY
MODIFIED LIGHT COLLECTOR (2.2f)**

NO PARKING PERMITTED
40 MPH DESIGN SPEED / (20 MPH AT ROUNDABOUT)

NTS

WAIVERS:

- MODIFICATIONS TO PAVEMENT, SHOULDER, PARKWAY AND ROW WIDTHS AS SHOWN.

Exhibit 81 – Street Section 10C – Proctor Valley Road Modified 2-Lane Light Collector 2.2F (34'/64'ROW)

Not to scale

Table 21 provides a comparison between Street Section 10 in the Proposed Project and the Proctor Valley Road North Option.

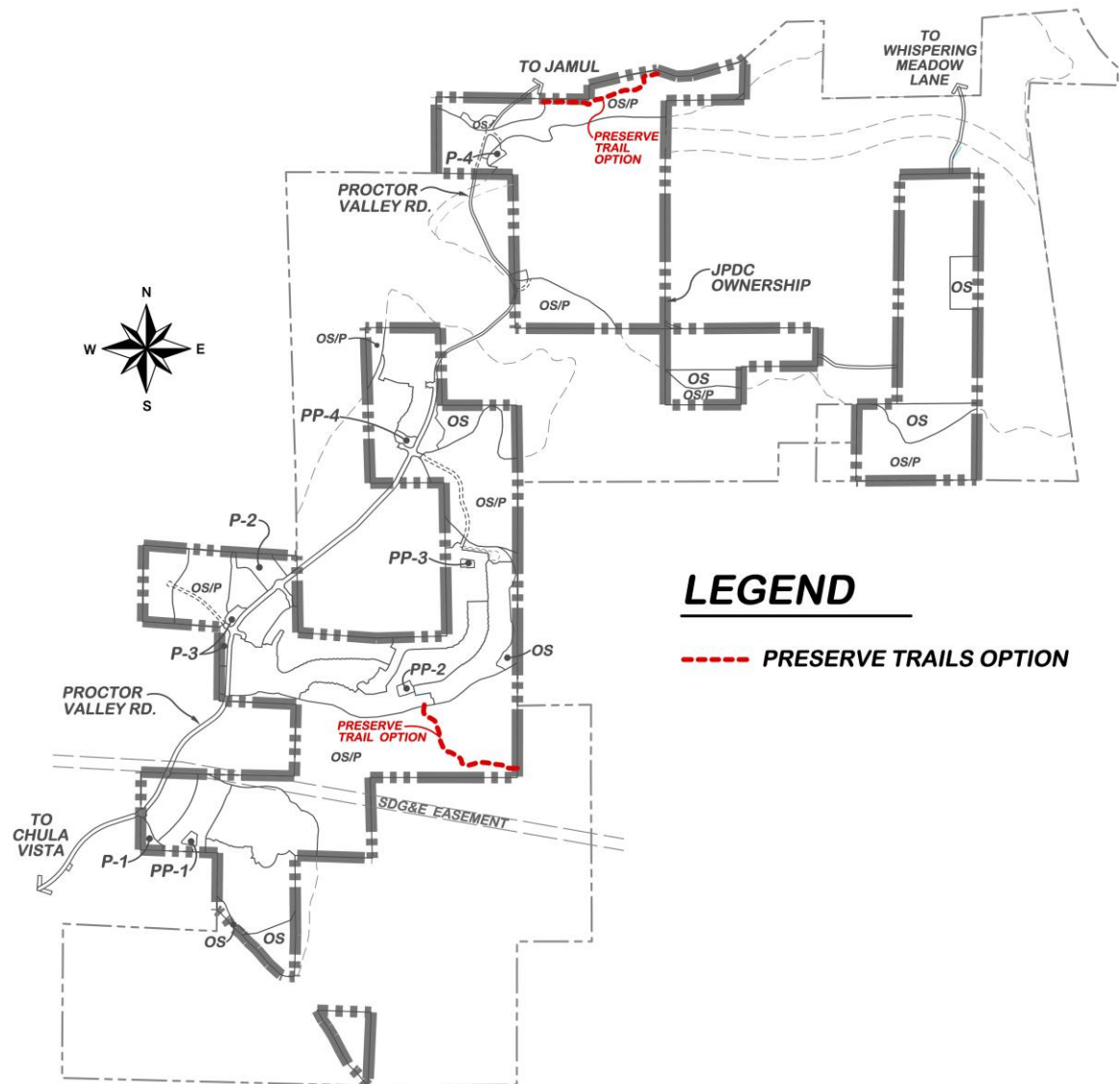
Table 21: Proctor Valley Road North Proposed vs. Option

Parameter	Proposed Project	Option
Transitional Street Section 10A (Onsite Village 14 Street AA north to Applicant's ownership boundary)		
Right of Way	Transitions to 40'	Transitions to 64' onsite, then to 48' offsite.
Pavement	Transitions to 28'	Transitions to 34'
Travel Lanes	Two 14' lanes	Two 12' lanes
Bike Lanes	Sharrows (shared)	Two 5' bike lanes
Community Pathway	10' DG Pathway	10' DG Pathway
Other	2' unpaved shoulder	Unpaved shoulder & buffer varies
Street Section 10B (Offsite Village 14 north State ownership)		
Right of Way	40'	48'
Pavement	28'	34'
Travel Lanes	Two 14' lanes	Two 12' lanes
Bike Lanes	Sharrows (shared)	Two 5' bike lanes
Community Pathway	10' DG Pathway	10' DG Pathway
Other	2' unpaved shoulder	4' unpaved shoulder
Street Section 10C (Onsite to Echo Valley Road)		
Right of Way	40'	64'
Pavement	28'	34'
Travel Lanes	Two 14' lanes	Two 12' lanes
Bike Lanes	Sharrows (shared)	Two 5' bike lanes
Community Pathway	10' DG Pathway	10' DG Pathway
Other	2' unpaved shoulder	5' unpaved shoulder & 5' buffer

B. PRESERVE TRAILS OPTION (VILLAGE 14 AND PLANNING AREAS 16/19)

The Preserve Trails Option consists of two segments of existing, disturbed trails approximately 1.0-mile in length within the Project Area, east of the Development Footprint (refer to Exhibit 82, Preserve Trails option). These segments would be located within the Otay Ranch RMP Preserve. The Preserve Trails Option includes segments “A” & “B” as identified in the Otay Ranch GDP/SRP, which are also identified as segments 52 & 49 in the County of San Diego’s Community Trails Master Plan (CTMP). Segment “A”/“52” is 2,350 lineal feet, located at the northern terminus of the Proctor Valley Community Pathway and extending east through the onsite Otay Ranch RMP Preserve to the eastern edge of the Echo Valley loop (CTMP Trail 53). Segment “B”/“49” is 2,328 lineal feet and is located between South and Central Village 14, along an existing, historic ranch road. This trail is located within onsite Otay Ranch RMP Preserve and bisects regional wildlife corridor R1. The Preserve Trails Option would retain these portions of trails in their existing conditions, which meet the CTMP primitive trail standard (refer to Exhibit 83). No improvements to these Preserve Trails are contemplated.

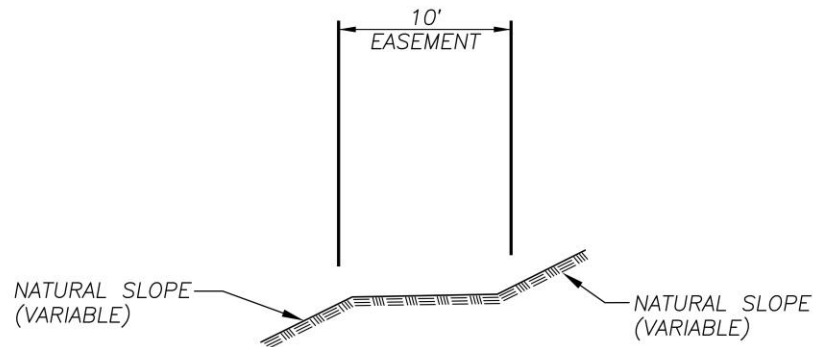
The County, in conjunction with the City of Chula Vista, City of San Diego, California Department of Fish & Game, U.S. Fish and Wildlife Service, National Wildlife Refuge, Bureau of Land Management, U.S. Border Patrol and the Otay Water District, is conducting a planning study (“Trail Study”) of new trail systems in Otay Ranch and surrounding lands, including the Project Area. The Applicant is participating in this Trail Study as an interested property owner and stakeholder. The Preserve Trails Option would provide easements across the onsite Otay Ranch RMP Preserve land to facilitate connectivity to potential future offsite trails that may be identified in the Trail Study. It is important to note, however, that the Preserve Trails Option will only be implemented if the Otay Ranch Preserve Owner Manager (POM) provides written confirmation that the POM will accept title to the onsite RMP Preserve land subject to the easements. This will allow the Applicant to use the onsite RMP Preserve land to satisfy its Otay Ranch RMP Preserve conveyance obligation. In short, these easements and trails and maintenance of these trails must be deemed to be permitted uses within the RMP Preserve as contemplated by the Otay Ranch RMP; otherwise, the Preserve Trails Option will not be allowed.



12-20-17

Exhibit 82 – Preserve Trails Option (Village 14 and Planning Areas 16/19)

Not to scale



PRESERVE TRAIL OPTION

NOTE: EASEMENT ONLY, NO GRADING PROPOSED.
EXISTING TRAIL

NOT TO SCALE

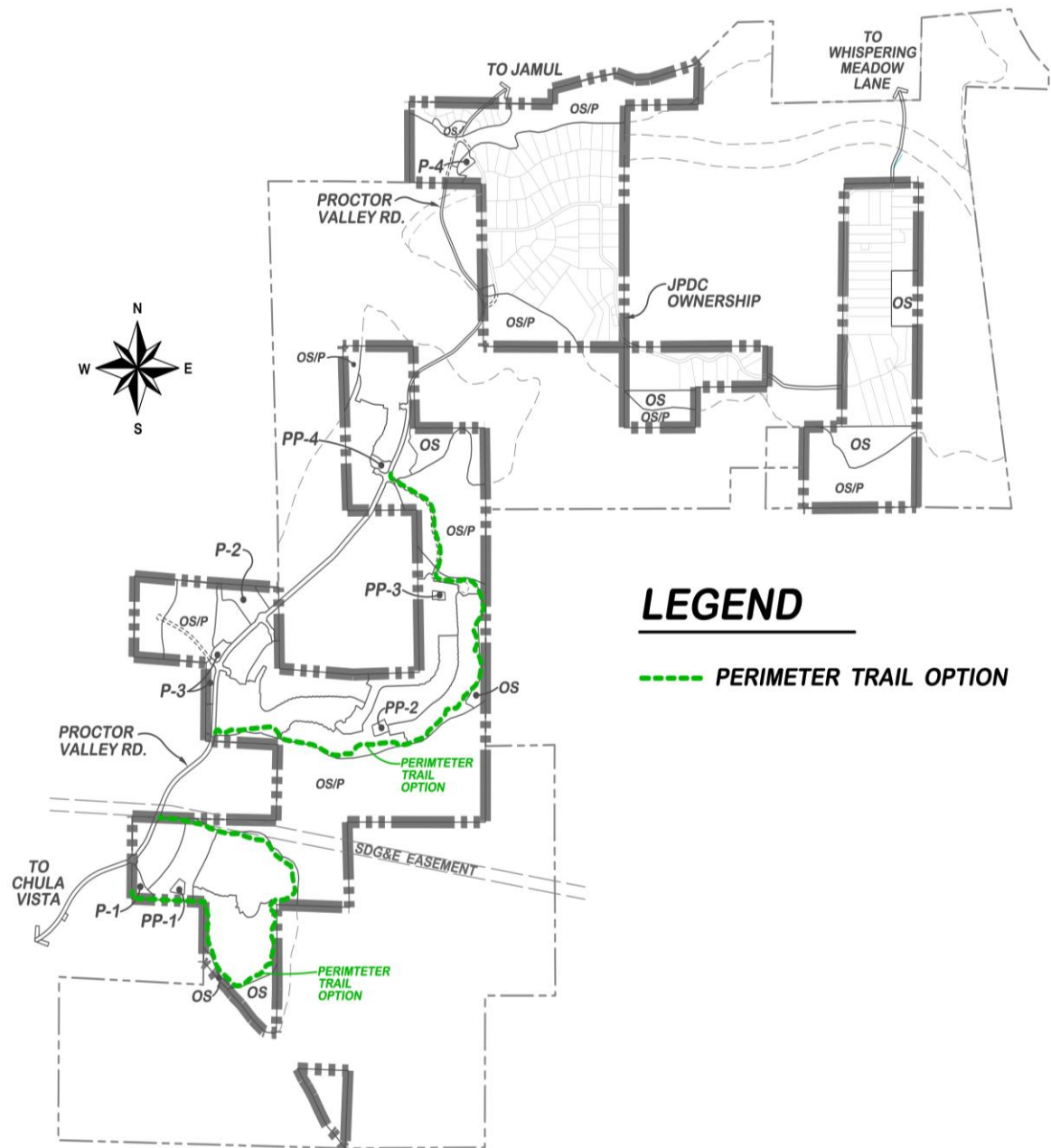
12-20-17

Exhibit 83 – Preserve Trails Option Cross Section

Not to scale

C. PERIMETER TRAIL OPTION (VILLAGE 14)

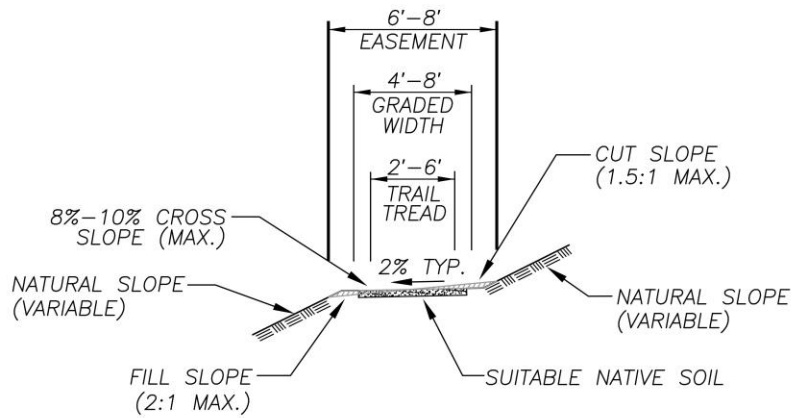
Perimeter Trail Option: The Perimeter Trail Option is an approximately 3.6- mile perimeter trail located within the Development Footprint of South and Central Village 14 (refer to Exhibit 84, Perimeter Trail Option). The Perimeter Trail Option is situated primarily within the Otay Ranch RMP 100-foot Preserve Edge. The Perimeter Trail Option is designed to CTMP primitive trail standards (refer to Exhibit 85), and the trail tread varies from 2-6 feet. Due to topography, trail grades range from 2% to the maximum grade allowed of 30%. The Perimeter Trail Option requires the construction of approximately 19,000 lineal feet (0.7 miles) of 5 to-7-foot-high retaining walls due to steep topography and drainage constraints. The Perimeter Trail Option would be graded as part of overall project grading and does not encroach into the Otay Ranch RMP Preserve. The perimeter trail would be accessed at public parks and trailheads and would be maintained by the County of San Diego.



12-20-17

Exhibit 84 – Perimeter Trail Option (Village 14)

Not to scale



PERIMETER TRAIL OPTION

TYPE C TRAIL - PRIMITIVE TRAIL

NOTE: TRAIL SPECIFICATIONS PER THE COUNTY OF
SAN DIEGO COMMUNITY TRAILS MASTER PLAN
"DESIGN AND CONSTRUCTION GUIDELINES"

NOT TO SCALE

NOTE: UP TO 30% GRADE MAXIMUM FOR SHORT PERIODS

12-20-17

Exhibit 85 – Perimeter Trail Option Cross Section

Not to scale