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Biological Resources Technical Report for Otay Ranch Village 14 and Planning Areas 16/19 San Diego County, California

Lead Agency:

County of San Diego Planning and Development Services

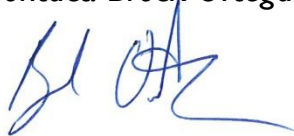
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Summary of Appendix 2.4-1 Biological Resources Technical Report Text Changes

Section (Page)	Change	Reason for Change
(Summary) Page XV	Updated acreage of non-graded LDA	Update
(Summary) Page XVI	Added text and adjusted information on acreage of RMP land outside of project area	Update
Sections 1.2 (page 1) and 1.3 (page 14)	Clarification regarding ownership of the "Inverted L".	Response to Comment
Table 1-1	Updated acreages for impacts	Update
Sections 1.2, 5, 5.4, 10.2.5.2, and 10.2.6 (pages 13, 357, 466, 574, 588, 603, 629)	Update to reference more recent date of reference (RH Consulting Group et al. 2018).	Update
Section 1.3 (page 18)	Clarified that the non-graded LDA will not include FMZ	Clarification
Table 1-2 (page 19) and throughout the report	Updated acreages for graded and non-graded LDA	Update
Section 2 (page 22)	Update regarding federal, state, and local regulations	Update
Section 2.1.1 (page 23)	Clarification regarding Otay tarplant critical habitat and suitable soils	Response to Comment, Clarification
Section 2.4.1 (page 40)	Updated description of MSCP Cornerstone Lands regarding the potential for a Boundary Adjustment as part of the Site Development Permit Process	Response to Comment
Section 2.3.5 (41)	Update regarding the Otay Ranch RMP goals, objectives, and policies that apply to project	Update
Section 3.1 (page 46)	Added reference to literature review	Clarification
Section 3.1 (page 49)	Added additional review of wildlife corridor and crossing studies	Clarification and Additional Information
Section 3.3.1 (page 61)	Clarifications regarding reference population review	Response to comment
Section 3.3.2 (page 68)	Updated text (removed) regarding Quino Checkerspot Butterfly Host Plant Mapping	Update
Section 3.3.8 (page 82)	Clarified the resources used during the habitat assessment	Clarification
Section 3.4 (page 110)	Clarifications regarding Survey Limitations	Clarification
Section 4.2 (page 113)	Clarifications regarding List of California Vegetation Alliances and Associations (removed text)	Clarification
Section 4.4 (page 178)	Clarification regarding Fauna and numbers of wildlife species	Clarification

Section 4.4.1 (page 182)	Added Footnote	Response to comment
Section 4.4.3 (page 183)	Clarification on bat information	Clarification
4.5.1 (page 191)	Update regarding Munz's Sage	Clarification
Section 4.6.1 (pages 195)	Updated description of Western Spadefoot	Response to Comments
Section 4.6.1 (page 200)	Updated Golden Eagle impact acreage	Update
Section 4.6.1 (page 203)	Clarified acreage	Clarification
Section 4.6.1 (page 205)	Clarified information regarding MSCP	Clarification
Section 4.6.1 (page 207)	Update acreage on foraging habitat within the Project Area	Clarification
Section 4.6.1 (page 213)	Clarified definition of vernal pool	Clarification
Section 4.6.1 (page 214)	Clarification on information regarding protocol surveys	Clarification
Section 4.6.1 (page 273)	Clarification on information regarding Quino Checkerspot Butterfly	Clarification
Table 5-4 (page 432) and Table 6-2 (page 502)	Changed to correct the spelling of western dichondra	Correction
Section 4.6.2 (page 346)	Corrected description of Monarch butterfly	Correction
Section 4.8 (page 348)	Clarifications	Clarifications
Section 4.8 (page 348)	Update text with information on Appendix L	Update
Section 4.8 (page 354)	Changed MCSP to MSCP	
Section 5.1.1.2 (page 420)	Updated acreage of impacts within Planning Areas 16/19 and acres of graded LDA	Update
Section 5.1.1.2 (page 421)	Updated acreages in Table 5-2	Update
Table 5-4 (page 431)	Updated approximate number of plant individuals impacted in Table 5-4	Update
Section 5.3.1.2 (page 436) and Section 6.2.2.2 (page 500)	Clarified impact W-2 to include reference to breeding and nesting	Clarification
Table 5-5 (pages 437-454)	Updated Development Footprint Habitat Total Acres in Table 5-5	Update
Section 5 (page 356)	Clarification	Clarification
Section 5.2.2.2 (page 431)	Correction on construction time	Correction
Section 5.3.1.2 (page 462)	Clarified survey years for Quino checkerspot butterfly	Clarification

Table 5-5 (page 438)	Updated description of impacts to Western Spadefoot	Response to Comments
Table 5-6 (page 459)	Updated acreage of Golden Eagle suitable foraging habitat	Update
Section 5.3.1.2 (page 459)	Updated acreage of Golden Eagle suitable foraging habitat	Update
Section 5.3.2.2 (page 465) and Section 6.2.8.2 (page 525)	Added noise and lighting to permanent indirect impacts list	Correction
Section 5.5.1.2 (page 472)	Correct scientific names for species	Correction
Section 5.5.1.2 (page 473)	Correction site – sight	Correction
Section 5.5.1.2 (page 484)	Update	Update
Section 6.2.1 (page 490)	Added reference to mitigation measures	Update
Section 6.2.1 (pages 491-495)	Updated discussion of Temporary and Permanent Direct Impacts	Response to Comments
Section 6.2.1 (page 493)	Updated acreage of potential habitat	Update
Section 6.2.2 (pages 499-504)	Updated discussion of Impact SP-2 Permanent Direct Impacts to Special Status Plant Species	Update
Table 6-1 (page 505-512)	Updated information regarding San Diego goldenstar and additional County list A and B Species	Update
Section 6.2.2.2 (page 513)	Clarification	Clarification
Section 6.2.1 (page 488) and Section 6.2.2.2 (page 514-515)	Added reference to California Fish and Game Code Section 3503	Clarification
Section 6.2.2.1 (pages 494-495)	Expanded discussion to clarify/reiterate that permanent direct impacts to special-status species are less than significant	Clarification, Response to Comment O-5-14
Table 6-2 (page 515, 517,)	Update plant names and significance of impacts	Update
Table 6-2 (page 519)	Updated count of plant individuals impacted	Update
Table 6-2 page 520)	San Diego County needle grass added to Table 2.4.8 from Response to Comment O-5-21	Update
Section 6.2.3.2 (page 521)	Updated discussion of impacts to County Group 2 species for clarification	Clarification
Section 6.2.3.2 (page 521)	Updated acreage of Golden Eagle suitable foraging habitat	Update
Section 6.2.5 (page 522)	Update on Impact W-3	Update
Section 6.2.8.1 (page 524)	Added M-BI-19	Clarification
Section 6.2.11 (page 527)	Update Project Effects Relevant to Guidelines 4.1.K	Update

Section 6.2.12 (page 527)	Update Project Effects Relevant to Guidelines 4.1.L	Update
Section 6.3 (pages 528-529)	Added reference to mitigation measures	Update
Section 6.3.1 (page 528-529)	Clarification on Otay Ranch Resort Village	Clarification
Section 6.3.3 (page 536)	Update information regarding Otay Ranch RMP acreage	Update
Section 6.4 (page 538)	Updated text after Mitigation Measure M-BI-2	Update
Section 6.4 (page 539)	Updated Mitigation Measure M-BI-3	Response to Comment
Section 6.4 (page 541)	Updated Mitigation Measure M-BI-5	Update
Section 6.4 (page 542)	Updated Mitigation Measure M-BI-7	Update
Section 6.4 (page 542)	Updated acreage of potential habitat within non-graded LDA in Mitigation Measure M-BI-9	Update
Section 6.4 (page 543)	Updated Mitigation Measure M-BI-8	Update
Section 6.4 (age 544)	Updated Mitigation Measure M-BI-9	Update
Section 6.4 (page 544-546)	Updated Mitigation Measure M-BI-11	Update
Section 6.4 (page 546)	Updated Mitigation Measure M-BI-12	Clarification
Section 6.4 (page 549)	Updated Mitigation Measure M-BI-17	Response to Comment A-3- 202.
Section 7.2.1 (page 558)	Clarified reference to County Guideline 4.2.B	Clarification
Section 7.2.5 (page 566)	Clarified Guideline 4.2.E does not apply	Clarification
Section 9.2.1 (page 577)	Clarified temporary impacts to habitat connectivity and wildlife corridors and corrected significance terminology.	Clarification and correction
Section 9.2.3 (page 578)	Clarification	Clarification
Section 9.2.4 (page 579)	Added noise and lighting to permanent indirect impacts list	Clarification
Section 10.2.4 (page 586)	Updated text to include Otay Ranch RMP information	Update
Section 10.2.5.2 (page 588)	Clarification of mitigation requirement under BMO analysis	Response to Comment
Section 10.2.5.4 (page 593)	Updated information regarding Otay Ranch RMP	Update
Section 10.2.5.5 (page 596)	Clarified essential public project	Clarification
Table 10-3	Added wetland deviation requirement for impacts to City wetlands	Clarification
References (page 623)	Added new reference on Vernal Pools	Update

Appendix J-1 (page J1-1)	Updated description of Western Spadefoot	Response to Comments
Appendix J-1	Revised Bell's sage sparrow potential to occur from moderate to high	Clarification
Appendix J-1 (page J1-4)	Revised red diamond rattlesnake name	Clarification
Appendix J-2 (page J2-9)	Update row containing information on spotted bat	Update
Appendix J-2 (page J2-11)	Update row containing information on sandstone night lizard	Update
Preserve Appendix Section 1.3 (page 10)	Update on information regarding non-graded portions of the planning area	Update
Preserve Appendix Section 2.2 (page 11/12)	Updated text on habitat types and California Vegetation Alliances and Association	Update
Preserve Appendix Section 3.1.3 (Table 6) (page 78, 80, 81)	Update information on Project Preservation/species in Table 6	Update
Appendix D	Revised Development Footprint, graded LDA and non-graded LDA acreages throughout the Quino Checkerspot Butterfly Status on Otay Ranch Village 14 and Planning Areas 16/19 Development Footprint and Conserved Footprint report	Update
Appendix K	Updated report to reflect changes in the Biological Resources Technical Report	Update
Appendix L Wildlife Corridors Memo	Added Appendix L	Update
Appendix A, BMO Analysis	Updated acreages	Update

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C	Golden Eagle Analysis Reference Documents
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G	List of Plant Species Observed
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I1	Special-Status Plant Species Detected or Potentially Occurring in the Project Area
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K	Otay Ranch Village 14 and Planning Areas 16/19 Otay Ranch RMP Preserve Status Report
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ACRONYMS AND ABBREVIATIONS

ACOE	U.S. Army Corps of Engineers
amsl	above mean sea level
BCC	U.S. Fish and Wildlife Service Bird of Conservation Concern
BGEPA	Bald and Golden Eagle Protection Act
BLM	U.S. Bureau of Land Management
BMO	Biological Mitigation Ordinance
BRCA	Biological Resource Core Area
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFGF	California Fish and Game Code
CFR	Code of Federal Regulations
CNDDDB	California Natural Diversity Database
CNPS	California Native Plant Society
County	County of San Diego
CRPR	California Rare Plant Rank
dBA	A-weighted decibel(s)
EIR	environmental impact report
FE	federally listed as endangered
FESA	federal Endangered Species Act
FP	fully protected
FT	federally listed as threatened
GDP/SRP	General Development Plan/Otay Subregional Plan
HCP	Habitat Conservation Plan
HOA	homeowner's association
LDA	Limited Development Area
L _{eq}	equivalent sound level
M-	mitigation measure
MBTA	Migratory Bird Treaty Act
MHPA	Multiple Habitat Planning Area
MSCP	Multiple Species Conservation Program
NCCP	Natural Community Conservation Plan
POM	Preserve Owner/Manager
RMP	Resource Management Plan
ROW	right-of-way

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RPO	Resource Protection Ordinance
RWQCB	Regional Water Quality Control Board
SANDAG	San Diego Association of Governments
SSC	Species of Special Concern
SWPPP	stormwater pollution prevention plan
U.S.C.	United States Code
USGS	U.S. Geological Survey
USFWS	U.S. Fish and Wildlife Service
WL	Watch List

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SUMMARY

Otay Ranch Village 14 and Planning Areas 16/19 (Proposed Project) would implement a portion of the Otay Ranch City of Chula Vista General Development Plan/County of San Diego Otay Subregional Plan Volume II (Otay Ranch GDP/SRP), which identifies and coordinates land use patterns, objectives, and goals for the Otay Ranch community. The Otay Ranch GDP/SRP organized development in a series of villages and planning areas with varying character and densities (City of Chula Vista and County of San Diego 1993a). The Proposed Project would be composed of parcels within the planned Village 14 and within Planning Areas 16/19. The Otay Ranch GDP/SRP designates the parcels within these planning areas for residential development and Otay Ranch Resource Management Plan (RMP) Preserve.

The Project Area encompasses approximately 1,369 acres, including approximately 723.7 acres within Otay Ranch Village 14, 559.9 acres within Planning Areas 16/19, and 85.4 acres of off-site development. Development of the Proposed Project would occur on approximately ~~741.97~~740.9 acres (not including 67.1 acres of temporary impacts), with the remainder of the Project Area consisting of ~~82.78~~83.7 acres of non-graded Limited Development Area (LDA), 72.4 acres of Conserved Open Space (including areas designated as development and LDA), and 426.7 acres of Otay Ranch RMP Preserve. Of those 426.7 acres of Otay Ranch RMP Preserve, the Proposed Project would result in 11.8 acres of permanent impacts and 10.1 acres of temporary impacts for road improvements. Portions of the development would occur off site on approximately 85.4 acres of lands owned by the City of San Diego, City of Chula Vista, California Department of Fish and Wildlife (CDFW), County of San Diego (road easement), and private property.

The Project Area, including off-site impact areas (related to Proctor Valley Road and access to Planning Area 16), is located on portions of land within the jurisdiction of several planning documents: the County of San Diego Multiple Species Conservation Program (MSCP) Subarea Plan, the Otay Ranch RMP, the City of Chula Vista MSCP Subarea Plan, and the City of San Diego Cornerstone Lands.

Biological surveys conducted in 2014, 2015, 2016, and 2017 included vegetation mapping; a jurisdictional delineation; focused rare plant surveys; habitat assessments and focused surveys for Quino checkerspot butterfly (*Euphydryas editha quino*), Hermes copper butterfly (*Lycaena hermes*), and vernal pool branchiopods; and focused surveys for burrowing owl (*Athene cunicularia*), coastal California gnatcatcher (*Polioptila californica californica*), and western spadefoot (*Spea hammondi*). A habitat assessment was conducted for arroyo toad (*Anaxyrus californicus*); however, no focused survey was deemed necessary. Dudek biologists also reviewed the Project Area in conjunction with planning documents to determine whether the

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Proposed Project's impacts on golden eagle (*Aquila chrysaetos*) would be consistent with those anticipated in the MSCP County of San Diego Subarea Plan. As part of its golden eagle analysis, Dudek consulted raptor specialists at H.T. Harvey & Associates.

Twelve sensitive vegetation communities occur within the Project Area: granitic chamise chaparral (including disturbed), granitic southern mixed chaparral, Diegan coastal sage scrub (including disturbed), Diegan coastal sage scrub-*Baccharis* dominated (including disturbed), non-native grassland, cismontane alkali marsh, mulefat scrub, coastal and valley freshwater marsh, southern coast live oak riparian forest, southern willow scrub, unvegetated channel, and open water. Approximately 1,336.3 acres of sensitive vegetation communities occurs within the Project Area.

Based on a jurisdictional delineation, 12.55 acres of resources occur under the jurisdiction of the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and/or CDFW within Village 14 and Planning Areas 16/19, and 1.18 acres occurs within the off-site areas.

Focused rare plant surveys recorded 22 special-status plants, including one federally or state-listed plant: Otay tarplant (*Deinandra conjugens*). Forty-nine additional rare plants have a moderate or high potential to occur in the Project Area. Proposed Project surveys recorded 27 special-status wildlife species, including two federally and state-listed species (coastal California gnatcatcher and San Diego fairy shrimp (*Branchinecta sandiegonensis*)) and one fully protected species (golden eagle). An additional 24 special-status wildlife species have potential to occur in the Project Area.

Development of the Project Area, including the off-site improvements areas, as proposed, would result in potentially significant direct or indirect effects to special-status plant species, special-status wildlife species, wildlife movement, special-status vegetation communities, and jurisdictional resources. Most of these impacts, however, have been or would be mitigated by virtue of the applicant's participation in the MSCP Plan and requirements of the Otay Ranch RMP.

In addition, the Proposed Project would result in potential significant direct impacts to foraging or breeding habitat, wildlife movement, and avian species protected under the Migratory Bird Treaty Act. These impacts also have been or would be mitigated, in whole or in part, by the applicant's participation in the MSCP Plan. Impacts not covered under the MSCP Plan would be addressed by other mitigation measures, as described in this report.

Mitigation for the Proposed Project is generally governed by the terms of the Otay Ranch RMP and includes conveyance of Preserve land at a ratio of 1.188, for a total of 776.8 acres, 426.7 acres of which would be preserved on site (in the Project Area). The additional 350.4

Biological Resources Technical Report for Otay Ranch Village 14 and Planning Areas 16/19

~~acres~~acreage would be acquired through the purchase of Otay Ranch RMP land outside of the Project Area. Included in the conveyance acreage is mitigation for 9.1 acres (10.8 acres of conveyance) of impacts to sensitive vegetation within CDFW lands, this acreage is included in the 776.8 acres of conveyance calculation. Note, however, that certain portions of the Project Area are subject to the Biological Mitigation Ordinance and/or impact City of San Diego Cornerstone Lands. These portions of the Proposed Project would require additional mitigation beyond that called for in the Otay Ranch RMP. Since the Biological Mitigation Ordinance mitigation requirements are more stringent for certain types of habitat, the Biological Mitigation Ordinance requires an additional 24.6 acres of mitigation, in addition to the 776.8 acres of conveyance. Impacts to City of San Diego Cornerstone Lands would require an additional 11.3 acres of mitigation. Therefore, the total required mitigation for the Proposed Project is 812.7 acres.

Specific mitigation related to special-status plants and wildlife species, and jurisdictional resources have also been incorporated into the Proposed Project. If adopted and implemented, these mitigation measures would reduce the Proposed Project's impacts on biological resources to less than significant. In addition, the Proposed Project's impacts on local policies, ordinances, and adopted plans would be less than significant.

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Biological Resources Technical Report for Otay Ranch Village 14 and Planning Areas 16/19

1 INTRODUCTION

1.1 Purpose of the Report

The purpose of this biological resources technical report is to (1) describe the existing conditions of biological resources within the Project Area, including vegetation communities, jurisdictional resources, special-status plants, special-status wildlife, and wildlife movement; (2) discuss potential impacts to biological resources that would result from development of the property and describe those impacts in terms of biological significance in view of federal, state, and local laws and policies; and (3) recommend mitigation measures for potential impacts to sensitive biological resources, if necessary. Recommendations will follow federal, state, and local rules and regulations, including the California Environmental Quality Act (CEQA); the County of San Diego's (County) *Guidelines for Determining Significance and Report Format and Contents Requirements* (County of San Diego 2010a); the County's *Report Format and Contents Requirements* (County of San Diego 2010b); the County's Resource Protection Ordinance (County of San Diego 2007); and various planning documents, including the Multiple Species Conservation Program (MSCP) Plan, MSCP County of San Diego Subarea Plan, City of Chula Vista MSCP Subarea Plan, City of San Diego MSCP Subarea Plan, the Otay Ranch Resource Management Plan (RMP), and the Otay Ranch City of Chula Vista General Development Plan/County of San Diego Otay Subregional Plan Volume II (Otay Ranch GDP/SRP).

1.2 Project Location and Description

Project Location

Otay Ranch Village 14 and Planning Areas 16/19 (Proposed Project) is part of overall Otay Ranch, an approximately 23,000-acre master-planned community in southern San Diego County designed as a series of villages and planning areas. The Proposed Project is located in unincorporated southwestern San Diego County (Figure 1-1, Regional Map, and Figure 1-2, Vicinity Map, Otay Ranch Village 14 and Planning Areas 16/19). In 1993, the County of San Diego, in cooperation with the City of Chula Vista, adopted the Otay Ranch GDP/SRP (City of Chula Vista and County of San Diego 1993a). The Otay Ranch GDP/SRP plans land use in Otay Ranch and designates parcels for residential development and open space, including parcels that are part of the Proposed Project. These parcels include land in Otay Ranch Village 14 (Village 14) and Otay Ranch Planning Areas 16/19 (Planning Areas 16/19). The "Inverted L" is excluded from the Proposed Project since it is not owned by the applicant and is in the City of Chula Vista's jurisdiction. While the majority of the "Inverted L" property is owned by the Otay Water District and the U.S. Fish and Wildlife Service (USFWS), there are parcels still in private ownership which are also within the City of Chula Vista.

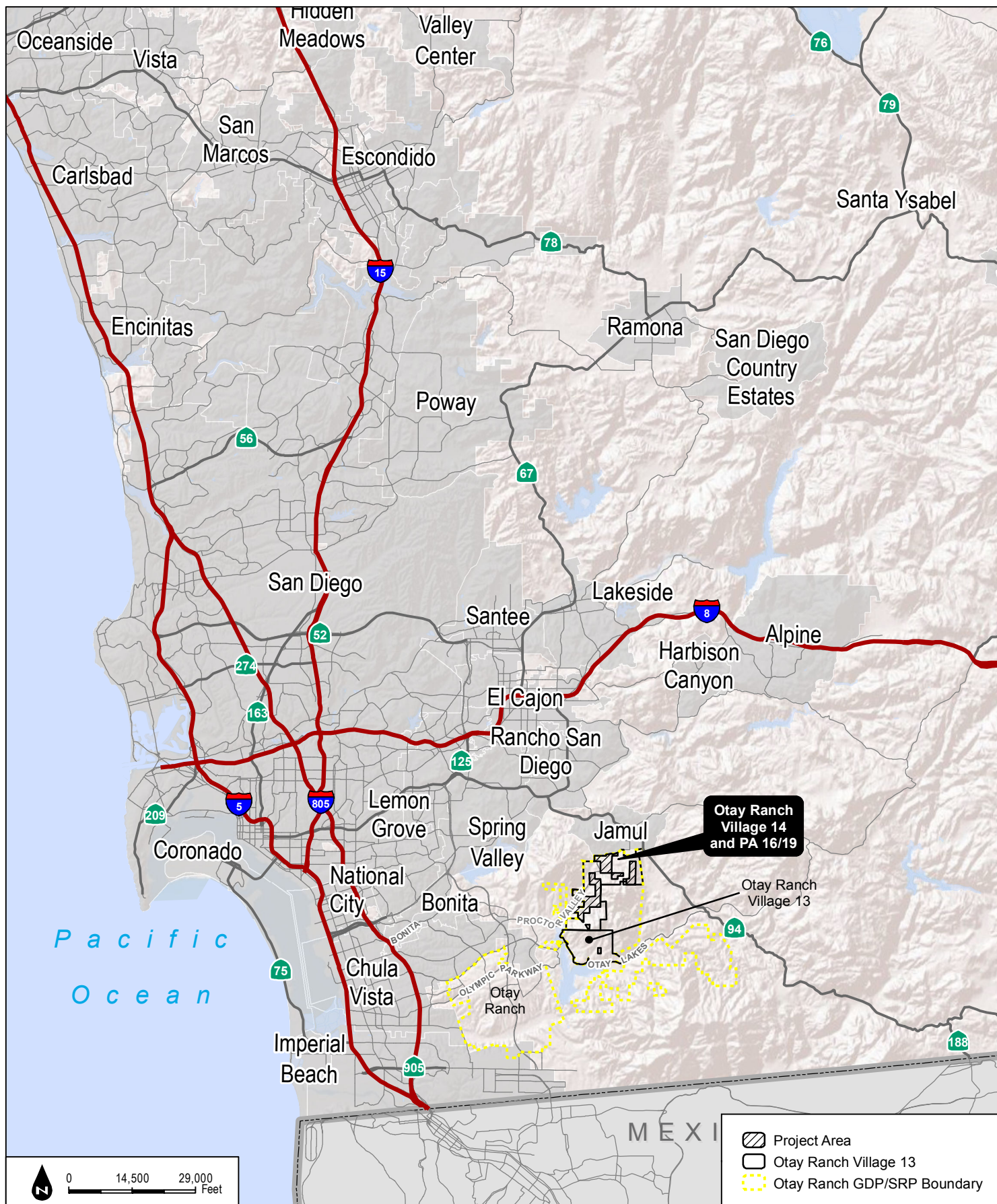
Biological Resources Technical Report for Otay Ranch Village 14 and Planning Areas 16/19

The Project Area encompasses 1,369.0 acres, including approximately 723.7 acres within Otay Ranch Village 14, 559.9 acres within Planning Areas 16/19, and 85.4 acres of off-site development. The majority of the Project Area is within the jurisdictional boundaries of the Otay Ranch GDP/SRP, with the exception of the 85.4-acre off-site improvement area. The 85.4-acre off-site improvement area lies within the jurisdictional boundaries of the City of San Diego's property ownership of the "Cornerstone Lands" (33.7 acres), the City of Chula Vista's MSCP Subarea Plan (5.4 acres), the California Department of Fish and Wildlife (CDFW) (45.2 acres), the County of San Diego Proctor Valley Road easement (0.3 acres), and private property (0.8 acres) (Figure 1-3, Project Area Ownership). Impacts to areas outside of the Village 14 and Planning Areas 16/19 are required for improvements and realignment of the existing Proctor Valley Road, a connecting road between the two disconnected parcels in Planning Area 16, and the extension of Whispering Meadows Lane south into the eastern-most portion of Planning Area 16 (Figure 1-4, Proctor Valley Site Utilization Plan). In addition, the County is contemplating increasing the right-of-way width for Proctor Valley Road North from 40 feet to approximately 48 feet. This would provide for two dedicated bike lanes, one on each side of the road. Increasing the right-of-way would result in an additional 1.3 acres of impacts.

Regional Planning Context

The Otay Ranch RMP is a component of the Otay Ranch GDP/SRP and establishes the mechanism by which property owners are to mitigate impacts related to the overall Otay Ranch implementation, including biological impacts. The RMP also provides for the conservation and management of the entire 11,375-acre Otay Ranch RMP Preserve (City of Chula Vista and County of San Diego 1993b).

Otay Ranch is also located within the boundaries of the MSCP Plan, which is a comprehensive multijurisdictional habitat conservation planning program for the southwestern portion of San Diego County (MSCP 1998). Local jurisdictions and special districts implement their respective portions of the MSCP Plan through Subarea Plans. The Proposed Project, except for some off-site improvements, is located within the South County Segment of the County of San Diego's MSCP Subarea Plan (County of San Diego 2010c). Implementation of the Proposed Project would result in conveyance of 776.8 acres to the Otay Ranch RMP Preserve. The MSCP Plan and Otay Ranch RMP are discussed in more detail in Section 2.3.



SOURCE: Hunsaker 2017; County of San Diego 1997

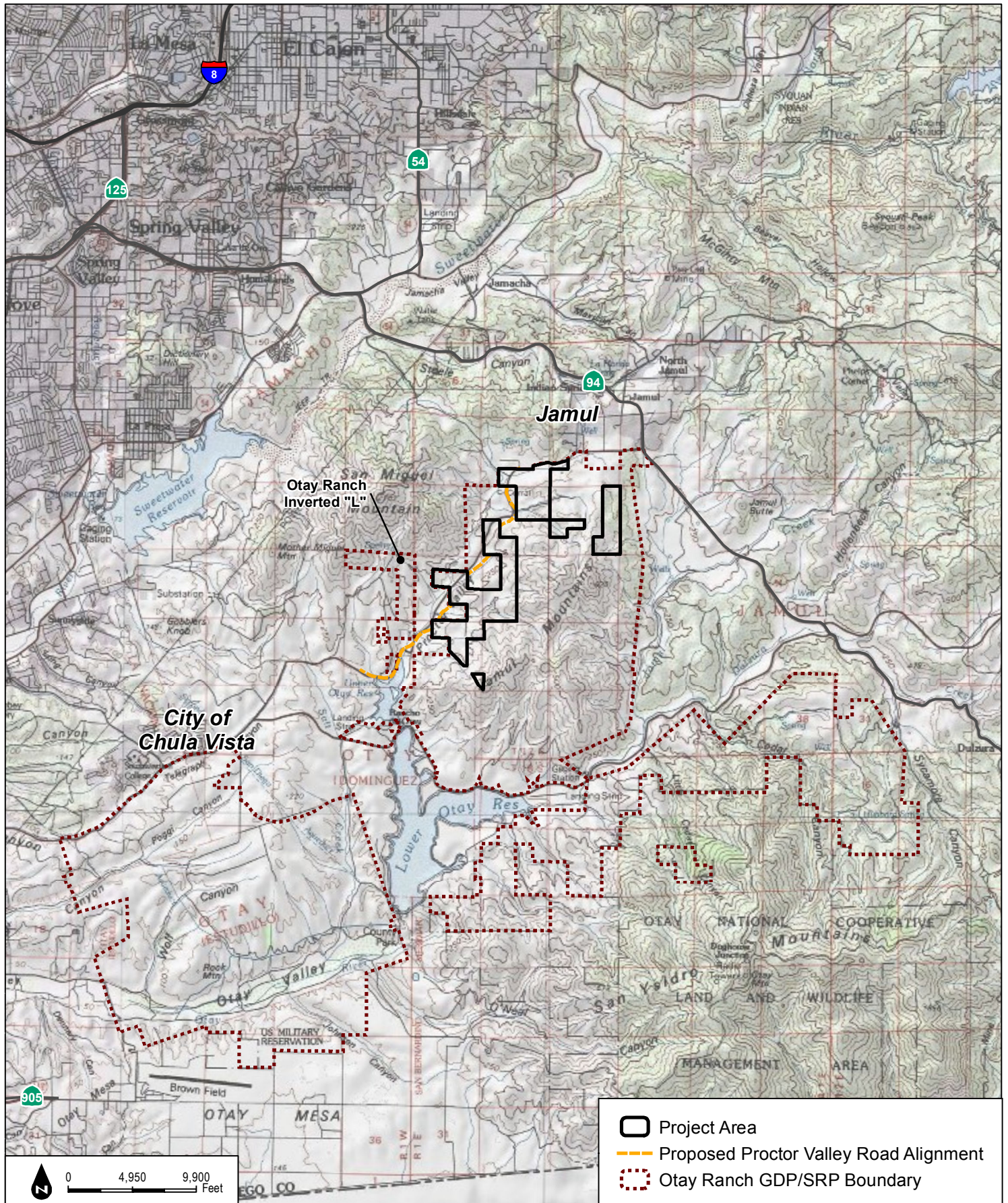
FIGURE 1-1
Regional Map

Otay Ranch Village 14 and Planning Areas 16/19

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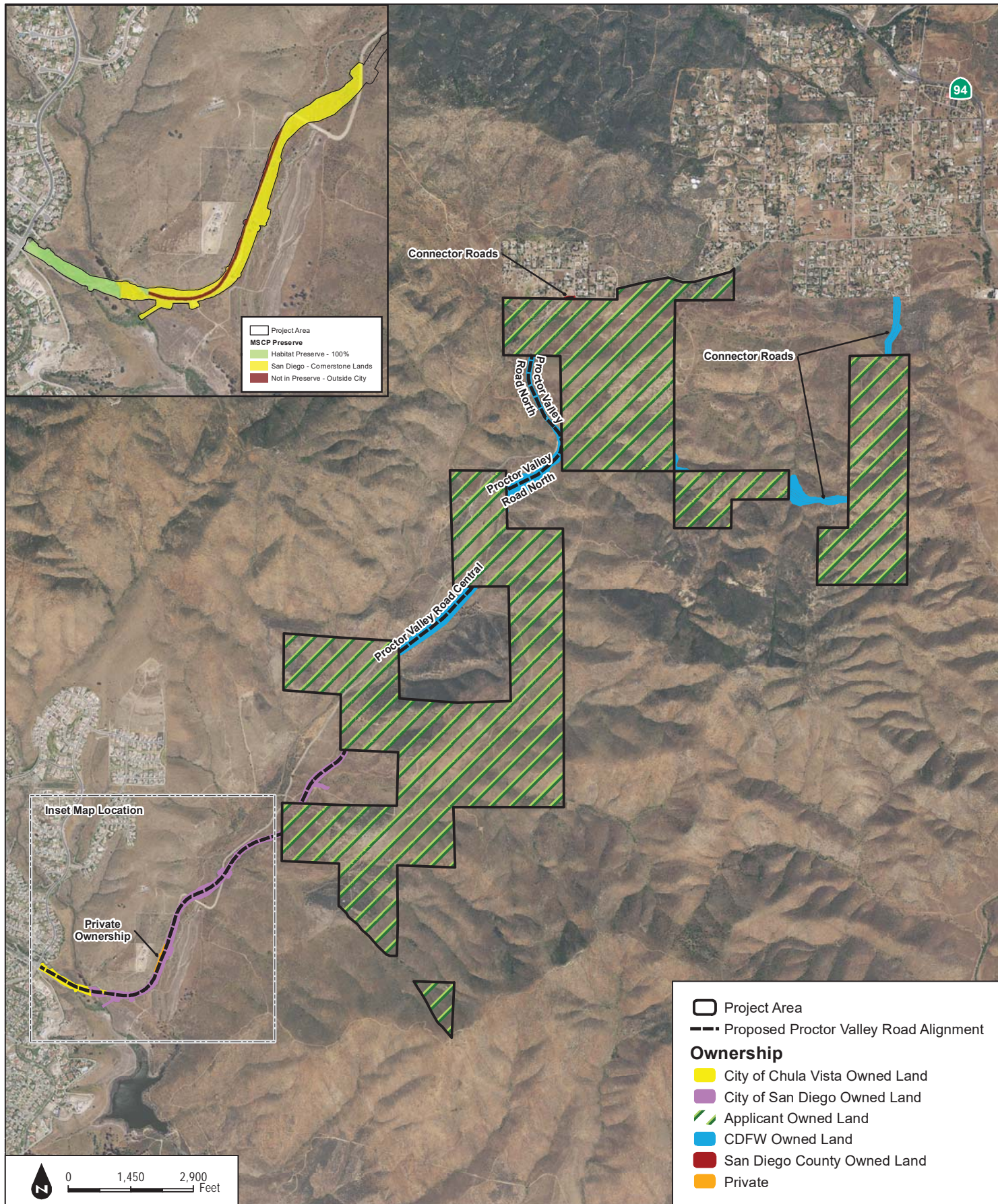
SOURCE: USGS 7.5-minute Quadrangle; Hunsaker 2017; County of San Diego 1997

FIGURE 1-2
Vicinity Map

Otay Ranch Village 14 and Planning Areas 16/19

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SOURCE: NAIP 2016; Hunsaker 2017

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Otay Ranch Village 14 and Planning Areas 16/19

FIGURE 1-3
Project Area Ownership

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Proposed Land Uses

The Proposed Project's proposed land uses are set forth in Table 1-1 and shown in Figure 1-4. The proposed land uses would consist of single-family neighborhoods, mixed-use commercial space, an elementary school site, a site for public safety facilities, Conserved Open Space, Otay Ranch RMP Preserve, and park and recreational uses. The Proposed Project would include approximately 707.7 acres designated for 1,119 homes (Table 1).¹ Ultimately, the Proposed Project proposes 16 neighborhoods with approximate densities ranging from 0.2 to 10 dwelling units per acre.

**Table 1-1
Proposed Land Use Plan**

Land Use	Acres	Units
<i>Otay Ranch Village 14 and Planning Areas 16/19</i>		
<i>Otay Ranch Village 14</i>		
Single-Family Residential	344.2	897
<i>Residential Subtotal</i>	<i>344.2</i>	<i>897</i>
Mixed-Use ^a	1.7	—
Public Parks	13.8	N/A
Private Parks	4.5	N/A
Private Pocket Parks ^b	0.1	N/A
Public Safety Site	2.3	N/A
Elementary School ^c	9.7	97
Circulation	12.7	N/A
Private HOA Open Space (includes fuel modification and drainage) ^d	27.7	N/A
Conserved Open Space	36.9	N/A
Otay Ranch RMP Preserve ^e	270.2	N/A
<i>Non-Residential Subtotal</i>	<i>379.5</i>	<i>97</i>
<i>Village 14 Subtotal</i>	<i>723.7</i>	<i>994</i>
<i>Planning Areas 16/19</i>		
Estates and Ranchettes ^f	363.5	125
<i>Residential Subtotal</i>	<i>363.5</i>	<i>125</i>
Public Park	1.4	N/A
Private HOA Open Space (includes fuel modification and drainage)	2.1	N/A
Conserved Open Space ^g	35.5	N/A
Otay Ranch RMP Preserve ^h	156.5	N/A
Circulation	0.8	N/A
<i>Non-Residential Subtotal</i>	<i>196.3</i>	<i>N/A</i>
<i>Planning Areas 16/19 Subtotal</i>	<i>559.9</i>	<i>125</i>
Otay Ranch Village 14 and Planning Areas 16/19 Total	1,283.6	1,119^E

¹ Units are allocated to the school site at 10 dwelling units per acre per the Otay Ranch GDP/SRP policies, which equals 97 future units, should the school site not be required.

Biological Resources Technical Report for Otay Ranch Village 14 and Planning Areas 16/19

**Table 1-1
Proposed Land Use Plan**

Land Use	Acres	Units
<i>Off-Site Project Components</i>		
Planning Area 16 Roads – within CDFW Lands	15.7	N/A
North PVR – within CDFW Lands	16.8	N/A
North PVR – within County Road Easement	0.3	N/A
Central PVR – within CDFW Lands	12.7	N/A
Central PVR - within City of San Diego/County of San Diego	7.1	N/A
South PVR – within City of Chula Vista	4.6	N/A
South PVR – within City of San Diego/County of San Diego	27.4	N/A
South PVR – within Private Lands	0.8	N/A
Total Off-Site	85.4	N/A

HOA = homeowner's association; RMP = Resource Management Plan; CDFW = California Department of Fish and Wildlife; PVR = Proctor Valley Road; N/A = not applicable.

^a Mixed-use acreage includes 10,000 square feet of commercial use.

^b Village 14 has 5 acres of private pocket parks included in the residential acreage.

^c Units allocated to school site at 10 dwelling units per acre per the Otay Ranch GDP/SRP policies. Should school site not be needed, 97 units may be built.

^d Village 14 residential acreage excludes 27.7 acres of private HOA open space in residential development and 36.9 acres in Conserved Open Space.

^e Includes 5.9 acres associated with Proctor Valley Road within the Preserve.

^f Planning Areas 16/19 residential acreage includes approximately 95.2 acres of Limited Development Area, ~~82.783.7~~ of which is in private lots and ~~12.644.6~~ in roadways and associated FMZ. Therefore, total LDA is 127.1 acres (95.2 acres in development bubble plus 31.9 acres in Conserved Open Space).

^g Conserved Open Space in Planning Areas 16/19 is 35.5 acres (31.9 acres of Limited Development Area plus 3.6 acres of designated development suitable for conservation)

^h Includes the 1.2 acres of circulation for Proctor Valley North within the Preserve.

Otay Ranch Village 14

Up to 994 homes would be located in Village 14, set in three distinct areas (referred to herein as the South, Central, and North Village 14). Of these 994 homes, 878 would be single-family homes located in gated enclaves and 116 would be detached courtyard homes. There are 12 neighborhoods planned with approximate densities ranging from 0.2 to 8.4 dwelling units per acre. Village 14 is planned around a centrally located Village Core. The Village Core would be composed of a 9.7-acre elementary school, a 7.2-acre Village Green (public park), a 1.7-acre Mixed-Use Site with up to 10,000 square feet of commercial/retail uses, and a 2.3-acre public safety site for a fire station and satellite sheriff's facility/storefront. Additional public and private parks, swim clubs, trails, and recreational facilities would be situated throughout Village 14. The Proposed Project also includes a perimeter trail option in Village 14 that would be located within the Development Footprint.

Biological Resources Technical Report for Otay Ranch Village 14 and Planning Areas 16/19

Planning Areas 16/19

In addition to the homes in Village 14, there are 13 one-acre estate lots proposed in Planning Area 19 and 112 ranchettes averaging 3 acres located in Planning Area 16. Planning Areas 16/19 homes would not be gated. In addition to the proposed development, Planning Areas 16/19 would include approximately 190 acres of private homeowner's association (HOA) open space, 127.1 acres of Limited Development Area (LDA), and 156.5 acres of Otay Ranch RMP Preserve within the applicant's ownership. The LDA may include public infrastructure and/or be included in the private lots with an open space easement.

Allowable Uses in the Otay Ranch RMP Preserve

Approximately 1.1 acres within the Otay Ranch RMP Preserve boundary for Planning Areas 16/19 is associated with Proctor Valley Road North and its connector roads, and 5.9 acres within the Otay Ranch RMP Preserve boundary for Village 14 is associated with a small portion of Proctor Valley Road Central (Figure 1-3). Per Sections 1.9.3.2 and 1.9.3.3 of the MSCP County of San Diego Subarea Plan (County of San Diego 1997), these roads are an allowable use within the Preserve and, therefore, are still considered Preserve Lands and do not require mitigation. Preserve Lands consist of lands set aside for dedication to the Otay Ranch Preserve Owner/Manager (POM) in satisfaction of Otay Ranch RMP conveyance requirements. Protection of Otay Ranch RMP Preserve Lands are addressed in the Otay Ranch Village 14 and Planning Areas 16/19 Preserve Edge Plan (RH Consulting Group et al. 2017/2018). Three connector roads are located within Planning Area 16 on lands owned by CDFW. The underlying designations for these areas are development and LDA. Per Section 1.9.3.3 of the MSCP County of San Diego Subarea Plan, these roads are an allowable use (County of San Diego 1997). The Proposed Project also includes two Preserve trail options. The two Preserve trail options would be located within existing disturbed trails. The Proposed Project would retain these portions of trails in their existing conditions, and no improvements to these trails are anticipated.

1.3 Project Terminology and Definitions

The following describes the terminology associated with the Proposed Project.

Proposed Project

The "Proposed Project" reflects the applicant's ownership within Village 14 and Planning Areas 16/19 (1,283.6 acres). Other than the off-site impacts described below, the Proposed Project specifically excludes CDFW's ownership in Village 14 and Planning Areas 16/19, which remains approved for development per the County's General Plan (County of San Diego 2011a) and the Otay Ranch GDP/SRP. The underlying County General Plan and Otay Ranch GDP/SRP land uses on CDFW property would remain unchanged. While the majority of the "inverted L"

Biological Resources Technical Report for Otay Ranch Village 14 and Planning Areas 16/19

~~property is owned by the Otay Water District and the USFWS, there are parcels still in private ownership which are also within the City of Chula Vista. In addition, there is an area of Village 14 commonly known as the “Inverted L,” which is excluded from the Proposed Project because it is not owned by the applicant; it was acquired by USFWS and the Otay Water District for conservation purposes; and it is located in the City of Chula Vista.~~

Project Area

The “Project Area” is the applicant’s ownership located within Otay Ranch Village 14 and Planning Areas 16/19, in addition to off-site improvement areas for infrastructure. The Project Area covers approximately 1,283.6 acres owned by the applicant and approximately 85.4 acres of off-site improvements, for a total of 1,369 acres (Figure 1-5, Project Area). The 85.4 acres of off-site improvements lie within (1) the City of San Diego’s MSCP Subarea Plan’s “Cornerstone Lands” (33.7 acres), and is thus within the City of San Diego’s ownership and land use jurisdiction; (2) the City of Chula Vista’s MSCP Subarea Plan (5.4 acres); (3) CDFW’s ownership within Otay Ranch (45.2 acres); (4) the County of San Diego Proctor Valley Road easement (0.3 acres); and (5) private ownership (0.8 acres).

Development Footprint

The “Development Footprint” consists of areas where there would be either permanent or temporary ground disturbance. Areas of open space that would be managed by an HOA (private HOA open space) are also included in the Development Footprint. The Development Footprint includes all on-site development, off-site improvements, graded LDA, and impact areas resulting from infrastructure and other allowable uses within the Otay Ranch RMP/MSCP Preserve per Section 1.9.3 of the MSCP County of San Diego Subarea Plan (County of San Diego 1997). The Development Footprint also includes all areas of fuel modification.

Otay Ranch RMP Preserve

The Otay Ranch RMP Preserve includes areas defined as Preserve in the MSCP County of San Diego Subarea Plan Implementing Agreement (USFWS et al. 1998), which defines the County’s required contribution to the MSCP Preserve. As described in Section 1.2, Project Location and Description, the Otay Ranch RMP provides for the conservation and management of the entire 11,375-acre Otay Ranch RMP Preserve. The Implementing Agreement states that the required mitigation for Otay Ranch includes “protection of the areas identified as preserved in the boundaries of the Otay Ranch project including approximately 11,375 acres” of the Otay Ranch RMP Preserve (USFWS et al. 1998). Therefore, the Otay Ranch RMP Preserve is a subset of the MSCP Preserve. The portion of the Proposed Project’s land use designated as Otay Ranch RMP

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Preserve is, therefore, referred to as the “Otay Ranch RMP Preserve,” which includes 270.2 acres in Village 14 and 156.5 acres in Planning Areas 16/19, for a total of 426.7 acres (Figure 1-5).

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