

I. INTRODUCTION

A. PROJECT DESCRIPTION

Jackson Pendo Development Company (“Applicant”) is processing an application for approval of the Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan (Specific Plan). The property within the Specific Plan boundary is in an unincorporated area in southwestern San Diego County, as depicted on Exhibit 1, Regional Location Map, and falls within the boundaries of several County-approved plans, including the San Diego County General Plan (County General Plan), the Jamul-Dulzura Subregional Plan (JDSP) and the Otay Ranch General Development Plan/Subregional Plan (Otay Ranch GDP/SRP), Volume 2, which is part of the Regional Land Use Element, Section II, Part XXIII, of the County General Plan. The Specific Plan includes portions of Otay Ranch Village 14 and Planning Areas 16/19 within the Project Applicant’s ownership and therefore, the Project Area is a subset of Village 14 and Planning Areas 16/19 described in the Otay Ranch GDP/SRP (“Proposed Project”).

The remaining portions of Village 14 and Planning Areas 16/19, as described in the Otay Ranch GDP/SRP (“Remainder”), are not included in the Proposed Project and are not subject to the proposed County General Plan Amendment, Otay Ranch GDP/SRP Amendment or the Specific Plan. The land uses currently designated in the Otay Ranch GDP/SRP would remain as currently approved. See General Plan Amendment Report/General Plan Consistency Analysis, II.B.3. c) and d) for details regarding the “Remainder” areas within Village 14 and Planning Areas 16/19.

A summary of the County-approved plans is provided in Section I. C. – Project Planning Context and Location.

On October 28, 1993, the County Board of Supervisors adopted the Otay Ranch GDP/SRP and Otay Ranch General Plan Amendment, GPA 92-04. The Board of Supervisors also adopted Policy I-109 which states:

It is the policy of the Board of Supervisors that Otay Ranch Associated Documents listed below, all on file with the Clerk of the Board of Supervisors and identified by the Document Numbers indicated below, shall be used in the preparation of plans, reports and other documents for the Otay Ranch project; County decision-makers and staff shall assure that applications submitted for the development portions of the Otay Ranch project are consistent with these Associated Documents:

- *Mitigation Monitoring Program (Doc. No. 759220)*
- *Resource Management Plan (Doc. No. 759221)*
- *Village Phasing Plan (Doc. No. 759222)*
- *Facility Implementation Plan (Doc. No. 759223)*
- *Service/Revenue Plan (Doc. No. 759224)*

The following definitions will be utilized throughout the Specific Plan:

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

“Project Area”: The “Project Area” is the Applicant’s ownership within Otay Ranch Village 14 and Planning Areas 16/19 in addition to certain off-site areas for infrastructure. The Project Area covers approximately 1,283.6 acres owned by the Applicant and approximately 85.4 acres of Off-site Improvements described below, for a total of 1,369 acres.

“Proposed Project”: The “Proposed Project” is the Applicant’s ownership as depicted in Exhibit 2. The specific plan for the Proposed Project is titled “Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan.” The Proposed Project includes a Specific Plan, General Plan Amendments, EIR, Rezone, Tentative Map, and an Otay Ranch Resource Management Plan (RMP) Amendment¹. The Proposed Project is further defined in Section 1.0 of the EIR which is incorporated herein by reference. Except for the Off-site Improvements described below, the Proposed Project specifically excludes the State of California’s ownership in Village 14 and Planning Area 16, which remains approved for development per the County’s General Plan and the Otay Ranch GDP/SRP. The underlying General Plan and Otay Ranch GDP/SRP land uses on the State’s property will remain unchanged. In addition, the “Inverted L” is excluded from this analysis as it is not owned by the Applicant and is in the City of Chula Vista; ~~(While the majority of the Inverted L property is owned by the Otay Water District and the United States Fish and Wildlife Service),~~ there are parcels in private ownership.

“Otay Ranch Village 14”: “Otay Ranch Village 14” or “Village 14” is a discrete subset of the Proposed Project and reflects approximately 723.7 acres of the Applicant’s ownership located exclusively within Village 14 as depicted in Exhibit 2. Approximately 994 homes are planned around the Village Core in this area, as shown in Table 2 – Village 14 and Planning Areas 16/19 Land Use Summary Table.

“Planning Areas 16/19”: “Otay Ranch Planning Areas 16/19” or “Planning Areas 16/19” is a discrete subset of the Proposed Project and reflects approximately 559.8 acres of the Applicant’s ownership located exclusively within Planning Areas 16/19 as depicted in Exhibit 2. Approximately 125 homes are planned on on-acre and three-acre average ranchettes and estate lots, as shown in Table 2 – Village 14 and Planning Areas 16/19 Land Use Summary Table. 127.1 acres of Limited Development Area (“LDA”), defined below, are located within Planning Area 16.

“Limited Development Areas (LDA)”: LDA is a defined land use designation in the Otay Ranch GDP/SRP. “An open space easement will cover the areas designated as ‘Limited Development Area’...These areas will be left as natural open space with the exception that roads and utilities are anticipated to cross or lie within these areas...LDAs may be included within private lots but would have the following set of restrictions. Removal of native vegetation would be prohibited except as necessary for construction of roads and utilities. There would be no buildings or other structure, agriculture, landscaping,

¹ The County is currently processing an RMP amendment (Phase 2 Resource Management Plan Update) which will include the Proposed Project. Approval of the amended RMP is anticipated prior to consideration of the Proposed Project.

livestock, grazing, horses, trash disposal of fences allowed within these areas.” Fuel modification is allowed in the LDA as "brushing for fire control zones would conform to the local fire district regulations". There are total of 127.1 acres of LDA in Planning Area 16. There is no LDA in Planning Area 16 or Village 14.

“RMP Preserve”: The County of San Diego MSCP Plan (1997) (MSCP County Subarea Plan) implements the MSCP Plan within the unincorporated areas of the County of San Diego and encompasses 252,132 acres. The MSCP County Subarea Plan and Implementing Agreement (IA) incorporate the Otay Ranch Resource Management Plan (RMP) into the MSCP Plan. The RMP and the 11,375-acre Otay Ranch RMP Preserve (RMP Preserve) serve as mitigation for biological impacts identified in the Otay Ranch GDP/SRP Final Program EIR (Otay Ranch PEIR (City of Chula Vista and County of San Diego 1993c); IA Section 10.5.2). The RMP Preserve is a hardline preserve system included in the MSCP Subregional Preserve and includes land reserved for mitigation² for impacts to sensitive resources as a result of Otay Ranch development.

“Preserve Conveyance Obligation”: To satisfy assemblage of the 11,375-acre RMP Preserve ranch-wide, a “Preserve Conveyance Obligation” was prescribed in the Otay Ranch RMP. The Preserve Conveyance Obligation is 1.188 acre of RMP Preserve conveyed per 1 acre of development, as further defined in the adopted Otay Ranch RMP. This obligation, which is the primary basis of Proposed Project’s required mitigation, may be achieved through conveyance of either the Applicant’s RMP Preserve ownership or through off-site acquisition within the 11,375 acres Otay Ranch RMP Preserve.

“Conserved Open Space”: “Conserved Open Space” refers to those areas with an Otay Ranch GDP/SRP land use designation other than RMP Preserve that will be preserved on site and will either be added to the RMP Preserve, managed under a separate RMP or given to the City of San Diego to mitigate for impacts to Cornerstone Lands. The approximately 72.4 acres of Conserved Open Space is comprised of 31.9 acres within the 127.1 acres of LDA, 3.6 acres of residential land use designation in Planning Areas 16/19 and 36.9 acres of residential land use designation within Village 14 ($31.9 + 3.6 + 36.9 = 72.4$). The Conserved Open Space areas are located adjacent to the Otay Ranch RMP Preserve and will have an open space easement placed over the land.

“Development Footprint”: The Development Footprint for the Proposed Project includes areas where there will either be permanent or temporary ground disturbance. The Development Footprint includes: all on-site development; Off-site improvements; graded LDA; and impacts resulting from infrastructure and other allowable uses within the RMP Preserve per Section 1.9.3 of the MSCP County Subarea Plan.

“Otay Ranch RMP” and “MSCP Preserve”: The Otay Ranch Resource Management Plan (RMP) provides for the conservation, funding and management of the entire 11,375-acre Otay Ranch RMP Preserve. The MSCP County Subarea Plan IA describes the County’s required contribution to the MSCP Preserve. The IA 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

² The Proposed Project may be required to meet additional mitigation requirements. See EIR section 4.1.4. – Biological Resources, for additional details.

Preserve. Therefore, the Otay Ranch RMP Preserve is a subset of the MSCP Preserve. The portion of the Proposed Project's land use designated Otay Ranch RMP Preserve, while considered MSCP Preserve, is unique to Otay Ranch and includes 270.2 acres in Village 14 and 156.5 acres in Planning Areas 16/19, for a total of 426.7 acres.

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

Proctor Valley Road improvements include: South Proctor Valley Road (0.25 mile in the City of Chula Vista land and 0.2 acres privately owned in the County); South and Central Proctor Valley Road (1.5 miles in City of San Diego Cornerstone land); Central Proctor Valley Road (0.4 mile in CDFW Otay Ranch Village 14 land); and North Proctor Valley Road (0.75 mile in CDFW Otay Ranch land between Village 14 and Planning Area 16/19).

Proctor Valley Road Central and South are proposed to be improved and classified as a two-lane-with-median light collector with a width ranging from 68 to 74 feet, plus an additional 20-foot-wide fuel modification/construction easement on each side. Proctor Valley Road North is a two-lane interim road with a paved width of 28 feet in a 40-foot-right-of-way. Improvements in Proctor Valley Road would include those typically in roadways, including wet and dry utilities, a sewer pump station, drainage, landscape, culverts, and trails. Proctor Valley Road is an approved County General Plan mobility element road and an approved facility in the MSCP County Subarea Plan.

In addition, there are three public off-site roads within Planning Area 16. These roads are located primarily within CDFW managed lands and are approved in the Otay Ranch GDP/SRP as facilities within designated development or LDA land use, (and are also approved facilities per the MSCP County Subarea Plan, Section 1.9.3.3). Improvements in these off-site roads would include those typically in roadways, including wet and dry utilities, drainage, landscape, culverts, and trails.

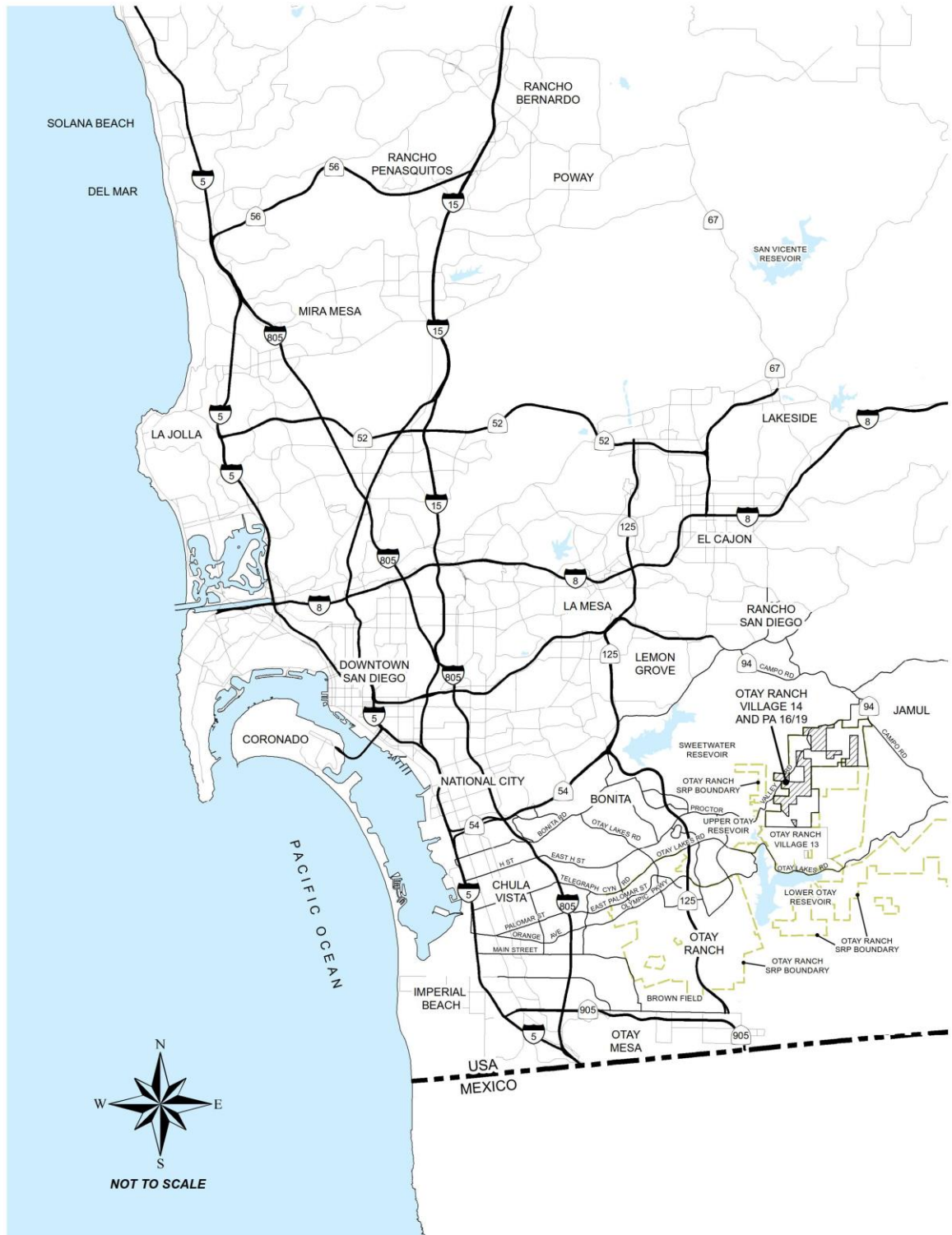


Exhibit I - Regional Location Map

Not to scale

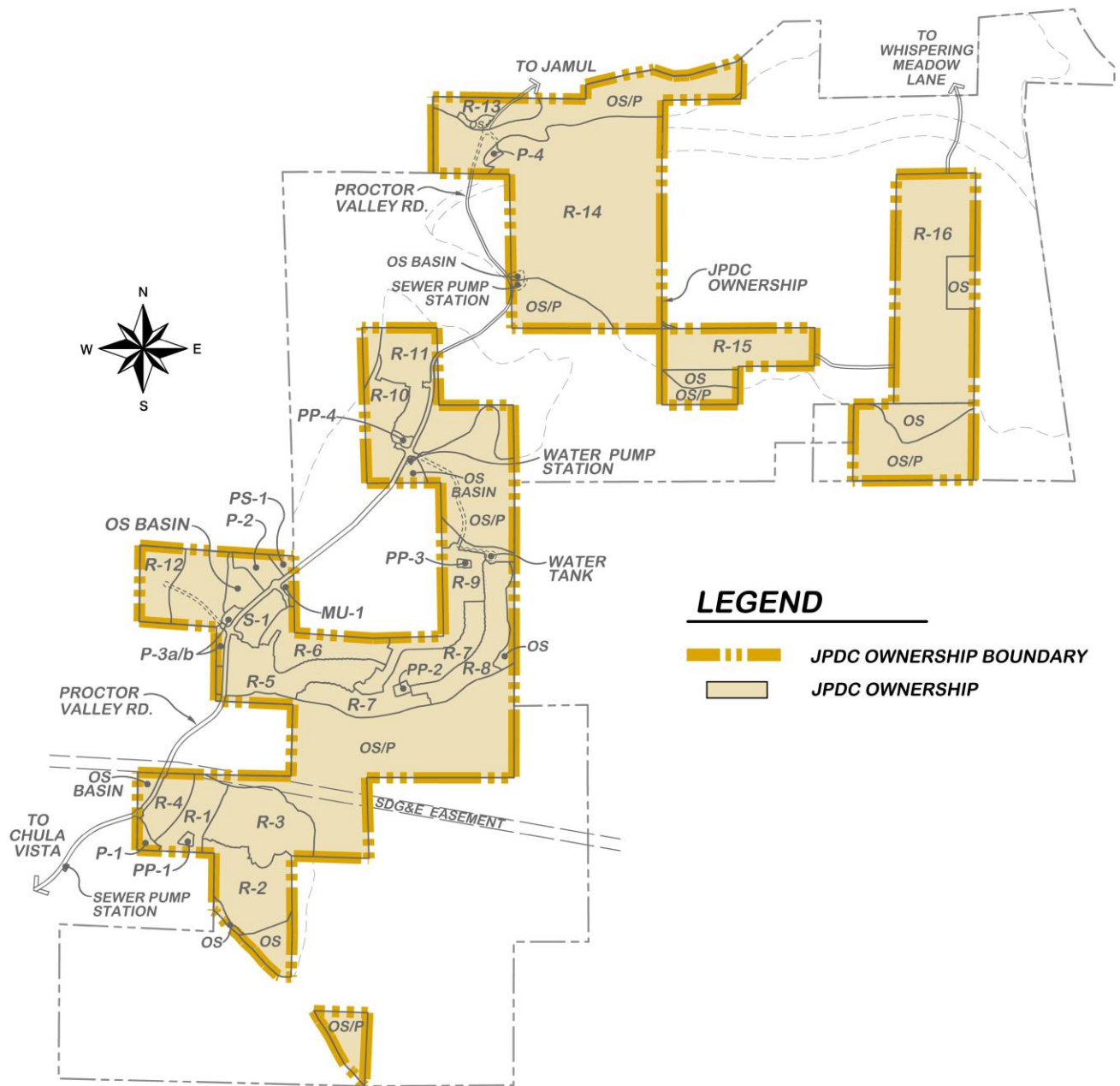


Exhibit 2 - Applicant Ownership
Not to scale

B. PURPOSE OF THE SPECIFIC PLAN AND GOVERNMENTAL AUTHORITY

California Government Code (S.65450) authorizes the County of San Diego to adopt Specific Plans. This Specific Plan provides the guidelines for preparation of the subdivision and improvement plans and determines permitted land uses, densities, maximum residential units, required public facilities and compliance with applicable County policies. It is anticipated that refinements such as final road and trail alignments and minor changes in planning area configuration will occur during the development of the implementing subdivisions. Such refinements, with approval of the Director of Planning and Development Services (“PDS Director”) will not require amendments to this Specific Plan provided the number of residential dwelling units is not exceeded and the overall character of the community is maintained (for further details see Section IV, C, Specific Plan Minor Modifications and Plan Inconsistencies).

C. PROJECT PLANNING CONTEXT AND LOCATION

The Proposed Project will be developed in the context of local and regional plans, policies, and programs affecting the design and implementation of the community, as described below.

1. SAN DIEGO COUNTY GENERAL PLAN

The County General Plan establishes a set of guiding principles designed to protect the County’s unique and diverse natural resources and maintain the character of its rural and semi-rural communities. It reflects an environmentally sustainable approach to planning that balances the need for adequate infrastructure, housing, and economic vitality, while maintaining and preserving each unique community within the County, agricultural areas, and extensive open space. The General Plan directs future growth in the unincorporated areas of the County.

2. JAMUL/DULZURA SUBREGIONAL PLAN – SAN DIEGO COUNTY GENERAL PLAN

Originally adopted by the County Board of Supervisors in 1979 (GPA 74-02) and most recently amended in 2016 (GPA 12-004), the Jamul/Dulzura Subregional Plan (JDSP) covers an area of approximately 168 square miles in southeastern San Diego County, located generally south of Loveland Reservoir and the Sweetwater River, adjacent to and north of the Mexican border and east of Rancho San Diego. The JDSP implements the principles of the County General Plan Land Use Element and guides new urban development into those areas of the County where urbanization will be least costly, conserves future options for development and helps meet the housing needs of County residents (JDSP 2016, Page 18). The JDSP identifies the Otay Ranch project as a “Specific Planning Area” within its boundary. The development policies for the Otay Ranch project are contained in Volume 2, of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the JDSP apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies in the Otay Ranch GDP/SRP shall take precedence (JDSP 2016, Page 11).

3. OTAY RANCH GENERAL DEVELOPMENT PLAN/SUBREGIONAL PLAN

The Otay Ranch GDP/SRP covers approximately 23,000 acres in southwestern San Diego County. Portions of the Otay Ranch are within the City of Chula Vista and County

of San Diego. The Otay Ranch GDP/SRP was jointly approved by the County of San Diego and City of Chula Vista on October 28, 1993. The Otay Ranch GDP/SRP identifies the land use patterns and intensities for the Otay Ranch community; identifies Otay Ranch land use, facility, environmental, economic and social goals, objective and policies; informs citizens, the landowner, decision-makers and local jurisdictions of the policies which will guide development within Otay Ranch; guides the coordinated development of Otay Ranch consistent with the goals of the City of Chula Vista, County of San Diego and the region; and provides a foundation for subsequent consideration of Sectional Planning Area (SPA)/Specific Plans (SP) and Subdivision Maps.

4. OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 SPECIFIC PLAN

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

The Specific Plan includes portions of Otay Ranch Village 14 and Planning Areas 16 /19 and therefore satisfies the Otay Ranch GDP/SRP requirement for a specific plan. Implementation of the Specific Plan requires amendments to (1) the County General Plan; and (2) the Otay Ranch GDP/SRP necessary to implement the Specific Plan.

5. OTAY RANCH RESOURCE MANAGEMENT PLAN (RMP)

The RMP is the regulatory document governing sensitive resources within the Otay Ranch. The Otay Ranch Phase 1 RMP established the Otay Ranch Preserve and Policies. The Otay Ranch Phase 2 RMP is the implementing document that describes the process for conveyance of land to the Otay Ranch RMP Preserve, operations and funding of RMP Preserve management and monitoring.

6. MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP)

On October 22, 1997, the County of San Diego Board of Supervisors adopted the MSCP County Subarea Plan, South County Segment (County MSCP) which includes the Otay Ranch. The MSCP provides for the issuance of federal and state permits and other authorizations under the Federal and State Endangered Species Act (ESA) and the Natural Communities Conservation Plan (NCCP) Act of 1991. The MSCP County Subarea Plan generally incorporates the provisions of the Otay Ranch RMP. The City of San Diego MSCP Cornerstone lands owned by the City of San Diego are governed by the City of San Diego MSCP Subarea Plan. Proctor Valley Road is a “Planned Facility” in the MSCP County Subarea Plan and City of San Diego MSCP Subarea Plan, including

the southern connection to the City of Chula Vista. Pursuant to the County MSCP, Section 1.9.3.3, *Other Infrastructure within the Lake Hodges and South County Segments*, “Infrastructure necessary and incidental to development projects and identified in the projects within the Lake Hodges and South County Segments of the Subarea Plan that contribute open space to the MSCP Preserve are permitted within the MHPA. Mitigation for disturbance inside the MHPA due to infrastructure necessary to support the project shall be as required in the subsequent Subarea Plan chapters.”

7. LOCAL AGENCY FORMATION COMMISSION

The policies of the Local Agency Formation Commission (LAFCO) affect the development of the Proposed Project. The County of San Diego and City of Chula Vista have entered into a Sewage Transportation Agreement that allows sewage flows exclusively from the portion of Otay Ranch within the County of San Diego, including the Proposed Project, to be conveyed through the Salt Creek Interceptor. Under this agreement, the Proposed Project will annex into the San Diego County Sanitation District, but sewer flows from the Proposed Project will be conveyed to the San Diego Metro System via the Salt Creek Interceptor.

8. OTAY VALLEY REGIONAL PARK CONCEPT PLAN

The City of Chula Vista, the County of San Diego and the City of San Diego are jointly planning and implementing the Otay Valley Regional Park (OVRP) through the OVRP Joint Executive Powers Agreement (JEPA). The OVRP planning area includes the land around Upper Otay Reservoir located southwest of the Project Area. The Specific Plan anticipates trails serving the Proposed Project will be integrated into the OVRP trail system consistent with the OVRP Concept Plan. The extension of Proctor Valley Road, a scenic highway, through Proctor Valley is within the OVRP planning boundaries.

9. SAN DIEGO NATIONAL WILDLIFE REFUGE

The Specific Plan lies within the planning boundaries of the San Diego National Wildlife Refuge (“Refuge”). The purpose of the Refuge is to protect, manage and restore habitats for federally listed endangered and threatened species and migratory birds and to maintain and enhance the biological diversity of native plants and animals. The establishment of a refuge boundary allows the U.S. Fish and Wildlife Service to acquire lands from willing sellers at fair-market value or to enter into management agreements with interested landowners. Any landowner within an approved refuge boundary retains all existing rights, privileges, and responsibilities of private-land ownership as determined by local jurisdictions.

10. RANCHO JAMUL ECOLOGICAL PRESERVE

The Proposed Project is adjacent to the approximately 5,600-acre Rancho Jamul Ecological Reserve, an important component of the MSCP multi-habitat preserve system in southwestern San Diego. Numerous public ownerships connect to provide a large core area of conserved land, including the BLM Otay Mountain Wilderness Area, the U.S. Fish and Wildlife Service San Diego-Sweetwater National Wildlife Refuge, CDFW adjacent Hollenbeck Canyon Wildlife Area and various City and County of San Diego ownerships. The Cleveland National Forest is close but not immediately adjacent to State-owned lands.

11. OTAY RIVER WATERSHED MANAGEMENT PLAN

The Project Area is located within the Otay River Watershed. The Otay River Watershed Management Plan (ORWMP) addresses strategies intended to assure high water quality standards and to protect aquatic and upland resources in the Otay River Watershed. This plan is intended to serve as a programmatic advisory document for decision-makers to use as a tool. The strategies set forth in the ORWMP are recommendations which may need to be refined further.

12. MSCP COUNTY SUBAREA PLAN - QUINO CHECKERSPOT BUTTERFLY ADDITION

The County of San Diego is processing an addition to the MSCP County Subarea Plan providing for coverage for the Quino Checkerspot Butterfly (QCB). The Applicant is working with County staff to ensure the Specific Plan development footprint is incorporated into the pending addition.

D. SPECIFIC PLAN APPENDICES

The Otay Ranch GDP/SRP identifies implementation tasks that include preparation of Specific Plans, Public Facilities Finance Plans (PFFPs), regional facilities reports, and other planning and technical reports. While the Otay Ranch GDP/SRP requires preparation of "plans" at the Specific Plan level, the requirement is fulfilled through a variety of documents including portions of this Specific Plan, appendices to this Specific Plan, EIR technical studies and sections of the PFFP.

Chapter VII., Index of Specific Plan Requirements, contains a listing of all the Specific Plan requirements and a description of how each has been met. Document organization is depicted in Table 1. Technical studies are prepared to support the plans and policies contained in the Specific Plan and provide support information and analysis to enable the Specific Plan to be evaluated in the accompanying Draft Environmental Impact Report. While the Specific Plan is consistent with these technical studies, they are not incorporated into the body of the Specific Plan. Accordingly, implementation of the Specific Plan may deviate from the precise provisions of these documents. Plans prepared as appendices to the Specific Plan are described below.

1. PRESERVE EDGE PLAN (PEP)

The Preserve Edge Plan identifies buffer techniques to be implemented within the 100' area adjacent to the Otay Ranch RMP Preserve. The Preserve Edge Plan addresses fuel modification, establishes a landscape palette within the buffer, establishes locations of trails, and other adjacency considerations at the development/RMP Preserve interface. The Preserve Edge Plan complements and integrates the Fire Protection Plan requirements. (Specific Plan, Appendix 1)

2. FIRE PROTECTION PLAN (FPP)

In addition to describing the fire protection facilities that will serve the Project Area, the Otay Ranch Village 14 and Planning Areas 16/ 19 - Fire Protection Plan identifies required fire protection measures, establishes a fuel modification zone and identifies plant materials and maintenance requirements. The Fire Protection Plan also addresses capital, equipment, staffing and funding requirements

associated with fire protection and emergency medical service options. (Specific Plan, Appendix 2)

3. ENERGY CONSERVATION PLAN (ECP)

The Otay Ranch GDP/SRP requires the preparation of an Energy Conservation Plan which identifies feasible methods to reduce the consumption of non-renewable energy sources, including but not limited to, transportation, building design and use, lighting, recycling, alternative energy sources, water use and land use. The Energy Conservation Plan for the Specific Plan meets the Otay Ranch GDP/SRP requirement and is also in accordance with Appendix F – *Energy Conservation* of the CEQA Guidelines, which states the goal of energy conservation is the wise and efficient use of energy through:

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

Opportunities for energy conservation in the Proposed Project include the arrangement and intensity of land uses, programs to reduce vehicular trips, building siting, design and construction requirements, solid waste management and water conservation measures incorporated into landscape and irrigation system design. These project design features also serve to reduce the emissions of greenhouse gases enabling the project to meet the goals of AB 32. (Specific Plan, Appendix 3)

4. PUBLIC FACILITIES FINANCE PLAN (PFFP)

The Public Facilities Finance Plan addresses the public facility needs associated with implementation of the Specific Plan. The PFFP is required to ensure that the phased development of the Proposed Project is consistent with the goals of the Otay Ranch GDP/SRP. The PFFP provides an analysis of infrastructure facilities, such as water sewer, libraries, civic, animal control, law enforcement, fire protection, schools and parks. The PFFP also estimates the costs of providing these services and facilities and identifies financing options. The Fiscal Impact Analysis (FIA) is provided as an attachment to the PFFP. (Specific Plan, Appendix 4)

5. VILLAGE 14 DESIGN PLAN (VDP)

The Village 14 Design Plan guides the design of buildings and landscapes within Village 14 to ensure the design and architectural concepts established for the overall Otay Ranch community are implemented. (Specific Plan, Appendix 5)

6. WATER CONSERVATION PLAN (WCP)

The Water Conservation Plan identifies the proposed water conservation measures to be implemented in conjunction with the Proposed Project to reduce potable water demand on private lots. The Water Conservation Plan includes water conservation measures which would result in a total reduction of 37,522 gpd for the residential portion of the Proposed Project. These savings represent approximately 4.4% of the total potable water use within the Proposed Project and

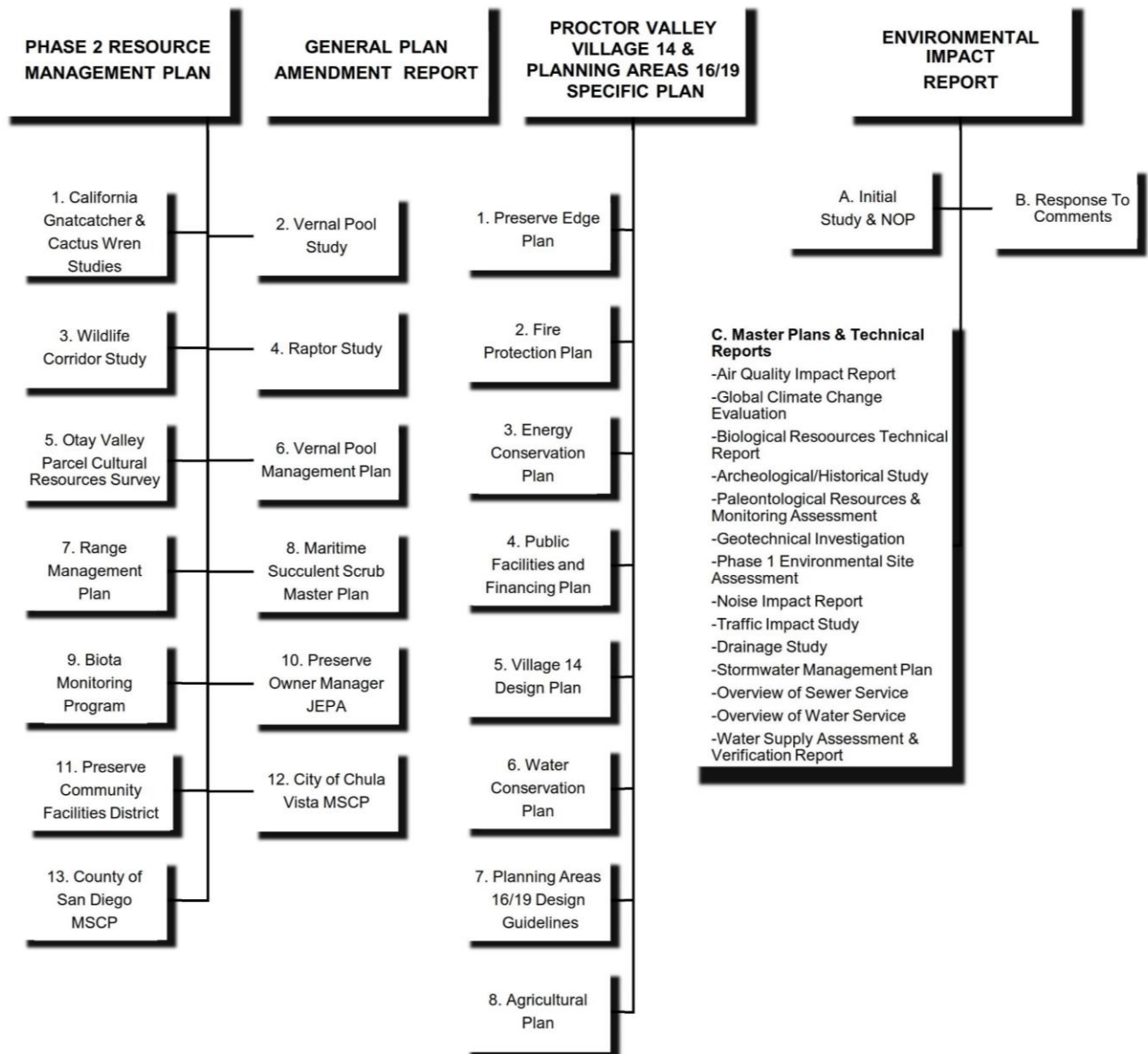
will help lower per capita water use within the Otay Water District (Specific Plan, Appendix 6)

7. PLANNING AREAS 16/19 DESIGN GUIDELINES (DG)

The Design Guidelines will guide the design of architecture for homes, ancillary structures, fencing, landscaping and grading to ensure implementation of overall Otay Ranch community guidelines. (Specific Plan, Appendix 7)

8. AGRICULTURE PLAN (AP)

The 1993 Otay Ranch Program EIR requires the preparation of an Agriculture Plan concurrent with any specific plan affecting onsite agricultural resources. The Agriculture Plan shall indicate the type of agriculture activity being allowed as an interim use including buffering guidelines designed to prevent potential land use interface impacts related to noise, odors, dust, insects, rodents and chemicals that may accompany agricultural activities and operations, as well as phased operations. (Specific Plan, Appendix 8)

Table I: Document Organization

E. TECHNICAL STUDIES

In addition to the documents described above, the following technical studies have been prepared for the Village 14 and Planning Areas 16/19 EIR and are contained as appendices to the Proctor Valley Village 14 and Planning Areas 16/19 EIR.

- *Air Quality Impact Report for the Otay Ranch Village 14 and Planning Areas 16/19*, Prepared by Dudek;
- *Biological Resources Technical Report for the Otay Ranch Village 14 and Planning Areas 16/19*, Prepared by Dudek;
- *Cultural Resources Report, Otay Ranch Village 14 and Planning Areas 16/19* Prepared by Dudek;
- *Geotechnical Review of Preliminary Tentative Map and Grading Plan, Otay Ranch Village 14 and Planning Areas 16/19*, Prepared by Advanced Geotechnical Services (AGS);
- *Greenhouse Gas Emissions Technical Report for the Otay Ranch Village 14 and Planning Areas 16/19*, Prepared by Dudek;
- *Transportation Impact Study, Otay Ranch Village 14 and Planning Areas 16/19*, Prepared by Chen Ryan;
- *Acoustical Analysis Report for the Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan Project*, Prepared by Dudek;
- *Phase I Environmental Site Assessment for the Proctor Valley Property Located Southwest of Jamul, San Diego County, California*, Prepared by Gaston & Associates;
- *CEQA Drainage Study, Otay Ranch Village 14 and Planning Areas 16/19*, Prepared by Hunsaker;
- *Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP), Proctor Valley Village (Village 14) and Planning Areas 16 and 19*, Prepared by Hunsaker & Associates;
- *Hydromodification Flow Control Study Otay Ranch Village 14 and Planning Areas 16/19*, Prepared by Hunsaker & Associates;
- *Mineral Resources Report Otay Ranch Village 14 and Planning Areas 16/19*, Prepared by Leighton and Associates, Inc;
- *Overview of Sewer Service for Otay Ranch Village 14 and Planning Areas 16/19*, Prepared by Dexter Wilson Engineering, Inc.;
- *Overview of Water Service for Otay Ranch Village 14 and Planning Areas 16/19*, Prepared by Dexter Wilson Engineering, Inc.;
- *Feasibility Study for Onsite Wastewater Treatment Systems, Otay Ranch Village 14 and Planning Areas 16/19*, Prepared by Advanced Geotechnical Services (AGS);
- *Wildland Fire Evacuation Plan for Otay Ranch Village 14 and Planning Areas 16/19*, Prepared by Dudek;

- *Infiltration Feasibility Study, Otay Ranch Village 14 and Planning Areas 16/19, Prepared by Advanced Geotechnical Services (AGS)*
- *Water Supply Assessment & Verification Report for Otay Ranch Village 14 and Planning Areas 16/19, Prepared by Otay Water District (January 3, 2018)*

F. DEVELOPMENT APPROVALS NEEDED

The “Proposed Project” includes the following discretionary approvals and permits:

- County General Plan, Mobility Element Amendment
- Otay Ranch GDP/SRP Amendments;
- Otay Ranch Resource Management Plan Amendment³
- Specific Plan;
- County GIS Mapping Corrections and associated Rezone and General Plan Amendments;
- Tentative Map;
- Site Plan Permits (i.e., Public Safety, Mixed-Use, R-4);
- Grading Permit(s)
- Public Park Agreement;
- Financial Parcel Map(s); and
- Otay Water District Water Supply Assessment and Verification Report.

The Proposed Project may also require the following future discretionary approvals and permits from the County and other agencies:

- Section 404 Permit – Clean Water Act;
- Endangered Species Act – Section 7 Consultation or Section 10(a) Incidental Take Permit, if needed;
- CA Fish & Game Code Section 1600, et seq. – Streambed Alteration Agreement/Memorandum of Understanding;
- Clean Water Act Section 401 Permit – Water Quality Certification;
- National Pollutant Discharge Elimination System Permit; General Construction Activity Storm Water Permit, including the Storm Water Pollution Prevention Plan (SWPPP);
- General Construction Storm Water Permit;
- Annexation to the San Diego County Sanitation District;
- Air Quality Permit to Construct/Permit to Operate;
- County of San Diego Construction and Encroachment Permit(s);
- City of Chula Vista Proctor Valley Road Improvement Plan;
- City of San Diego Site Development Permit (Proctor Valley Road); and
- Otay Water District Subarea Master Plan.

³ The County is currently processing an RMP amendment (Phase 2 Resource Management Plan update) which will include the Proposed Project. Approval of the amended RMP is anticipated prior to consideration of the Proposed Project.

II. DESIGN INFLUENCES

A. SPECIFIC PLAN OBJECTIVES

The Otay Ranch GDP/SRP establishes goals, policies and land uses for the Proposed Project. The Specific Plan provides the entitlement bridge linking the general and sub-regional plans with subsequent project-level approvals. This Specific Plan addresses planned land uses, public facilities, design criteria, circulation, parks and open space for the Proposed Project. The project objectives of this Specific Plan are:

I. PROJECT –WIDE OBJECTIVES

- Implement development within the Proctor Valley Parcel that is less intense than the Otay Valley Parcel, due to its environmental constraints and transitional location between the urban areas to the west and the rural community of Jamul to the northeast.
- Diversify housing within Otay Ranch by having the lower density, predominantly single-family homes, in the Proposed Project balance the higher densities associated with Otay Ranch’s more intense development within the 9,500-acre Otay Valley Parcel, consistent with the Otay Ranch GDP/SRP.
- Promote balanced, contoured grading to soften the visual aesthetic within the Project Area and foster passive solar heating and cooling opportunities.
- Create a water-wise community through implementation of water conservation measures and establishment of a “California Friendly” landscape palette.
- Provide an adequate level of private development to ensure the economically feasible provision of public facilities and services required to serve the community needs and requirements.
- Create an internal, safe and efficient circulation system that promotes walking, biking and community cohesiveness.
- Minimize the width of Proctor Valley Road and provide a series of five roundabouts to encourage slower speeds and avoid creating a barrier which bisects the community.
- Maintain an “Old California” agrarian theme using traditional design and architectural elements to complement the low intensity character of the region.
- Develop a sustainable community that incorporates current conservation technologies and strategies to achieve local, state and federal goals to address global climate change by reducing greenhouse gas emissions.
- Provide for pedestrian connections into adjacent open space areas.

2. VILLAGE 14 OBJECTIVES

- Implement the Otay Ranch GDP/SRP vision for Proctor Valley to serve as a Transitional Village between the more urban Otay Ranch villages and the Eastern Territories of Chula Vista to the south to the more rural areas of Jamul to the north.
- Establish a “Specialty Village” within Village 14 that includes neighborhood commercial and community services within a village and predominately low density single family uses and natural undisturbed open space areas.
- Create a centrally located Village Core at the heart of Village 14 to create a sense of place for residents and establish the activity and social center of the village. The Village Core is comprised of neighborhood-serving commercial and community services, including a Mixed-Use Village Square, a neighborhood park, an elementary school and a public safety site.
- Concentrate both higher intensity land uses and “people activities” toward the Village Core, with densities generally decreasing away from the village core area.
- Develop a village with a recreation and wellness focus, centered on an extensive connected network of public and private parks connected by a network of trails. Provide a neighborhood park system that provides a variety of active recreational opportunities located within walking distance of planned neighborhoods.

3. PLANNING AREAS 16/19 OBJECTIVES

- Establish a rural estate area, adjacent to the community of Jamul comprised exclusively of residential land uses on low density and large lot sizes to provide an edge for the adjacent rural estate areas. Include Limited Development Areas within private lots to protect steep slopes and/or natural resources within residential lots.
- Preserve an open space corridor to separate Planning Areas 16/19 from Village 14.
- Implement rural road standards to minimize impacts from grading and to reinforce the rural character of the area.

B. LOCATION AND REGIONAL SETTING

Otay Ranch covers approximately 23,000 acres located in southwestern San Diego County. The Project Area is in the County of San Diego, in the Proctor Valley Parcel of the Otay Ranch GDP/SRP. The Project Area is identified as “Village 14 and Planning Areas 16/19” in the Otay Ranch GDP/SRP and is located approximately one-quarter mile east of the City of Chula Vista. Regional access is provided via SR-125 located three miles to the west. Local access is provided via Proctor Valley Road.

I. SURROUNDING LAND USES

The Project Area is located at the interface of urban development and open spaces. The Rolling Hills Ranch, EastLake Woods, EastLake Vistas and Bella Lago residential communities within the City of Chula Vista constitute the existing urban development to the west. Upper Otay Reservoir, a water supply owned by the City of San Diego is located to the south. The rural community of Jamul is located further to the north. Open space

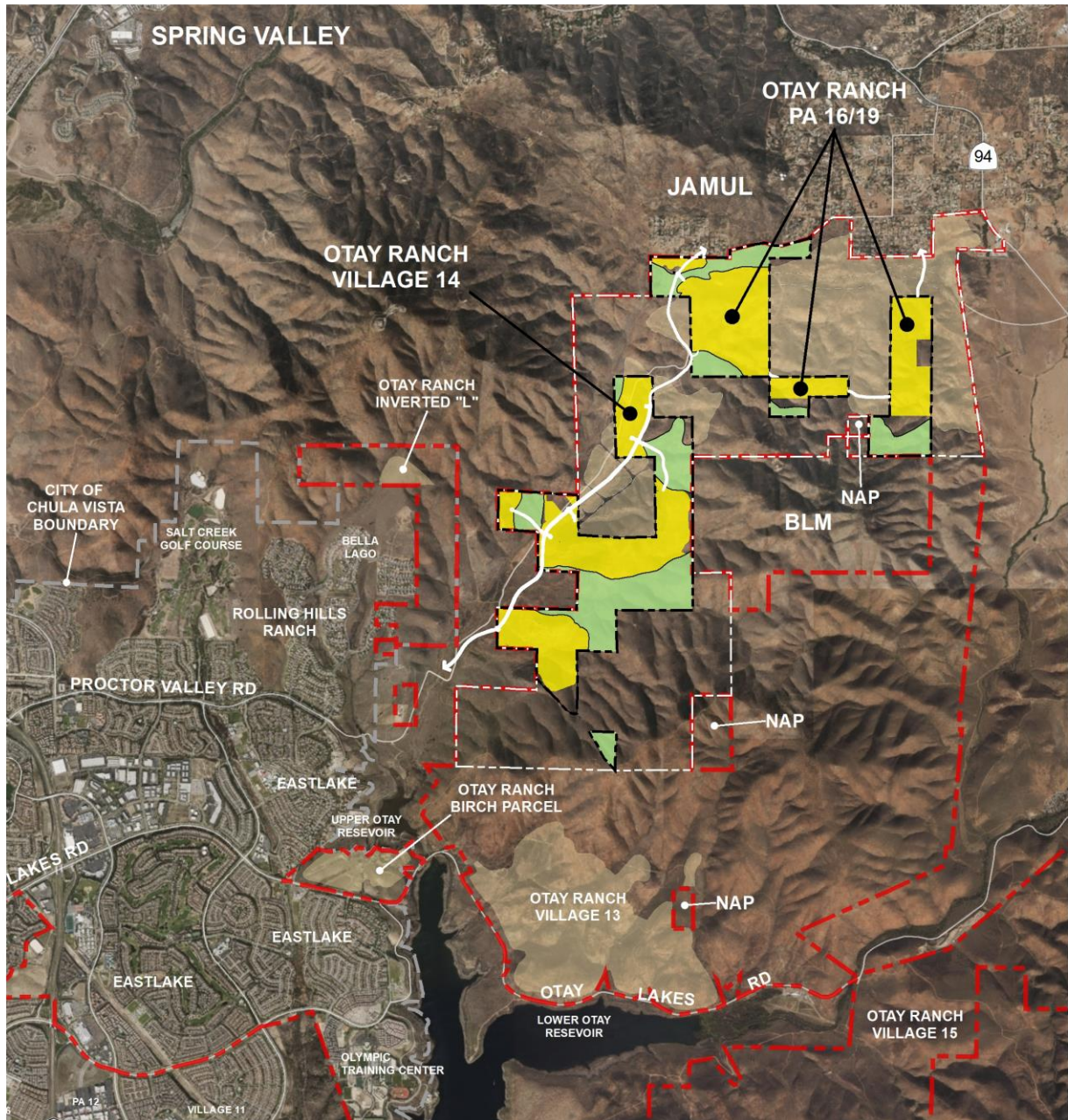
areas owned by the State of California and U.S. Department of the Interior Bureau of Land Management surround the Proposed Project. Exhibit 3, Surrounding Land Uses, depicts the physical characteristics of the Proposed Project and identifies surrounding land uses.

C. OPPORTUNITIES AND CONSTRAINTS

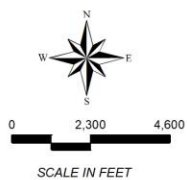
I. PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT

The Project Area is comprised of approximately 1,283.6 acres. The portion of the Proposed Project described as Village 14 in the Otay Ranch GDP/SRP is approximately 723.7 acres nestled in the south sloping valley which encompasses existing Proctor Valley Road, immediately northeast of the Upper Otay Reservoir and between the City of Chula Vista and Jamul. Planning Areas 16/19 are comprised of approximately 559.8 acres located adjacent to and south of the community of Jamul. The area contains broad flat areas, as well as ridges and valleys which climb to the south of the Jamul Mountains is a large, rolling terrace that overlooks Lower Otay Reservoir. Elevations within the Project Area range from approximately 500 MSL to 2,053 MSL to the east.

The Project Area lies within the watershed of the Otay River, a westerly flowing stream that drains an area of approximately 145 square miles. The Proposed Project is upstream of Savage Dam, which creates Lower Otay Reservoir. The Project Area's hillside vegetation consists of coastal sage scrub, disturbed coastal sage scrub and steep slopes. Vernal pools and streambeds/wetlands occur in the valley. A regional wildlife corridor occurs near the center of the valley and a local wildlife corridor forms the north edge of the proposed Village 14 development footprint. The northern portion of the Project Area is defined by a broad drainage and wetlands.



SOURCE: LUEG-GIS 2014 AERIAL IMAGERY



LEGEND

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

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

Exhibit 3 – Surrounding Land Uses

Not to scale

III. DEVELOPMENT PLAN

A. PLAN CONTEXT

The overall Otay Ranch GDP/SRP land use plan for the 23,000-acre Otay Ranch property was approved by the County Board of Supervisors in 1993. The Otay Ranch GDP/SRP established a series of urban villages, specialty villages, rural estate areas, the Eastern Urban Center, Industrial/Business Park/Freeway Commercial areas, a site designated for University uses and open space and environmental resources.

The following Otay Ranch GDP/SRP land use goals and objectives are pertinent to Village 14 and Planning Areas 16/19:

Goal: Develop comprehensive, well-integrated land uses which are compatible with the surroundings. (Otay Ranch GDP/SRP, Page 64)

Objective: Provide a wide range of residential housing opportunities, from rural and estate homes to high density multi-family projects. (Otay Ranch GDP/SRP, Page 64)

Goal: Promote village land uses which offer a sense of place to residents and promote social interaction. (Otay Ranch GDP/SRP, Page 65)

Objective: Provide a focused residential land use pattern for the Proctor Valley and San Ysidro Mountains Parcels which limits urban multi-family and medium-density single family housing styles and densities immediately adjacent to or within village core or resort areas. (Otay Ranch GDP/SRP, Page 65)

The Otay Ranch GDP/SRP identified the major components within the Proctor Valley Parcel, including a specialty village in lower and central Proctor Valley and a rural estate residential area located adjacent to the community of Jamul. (Otay Ranch GDP/SRP, Page 77). The Otay Ranch GDP/SRP further defines Specialty Villages and Rural Estate Areas on Page 82 as follows:

Specialty Villages: These villages are located in the Proctor Valley and San Ysidro Parcels. They consist of a resort village, an estate village, and transition villages (Villages 13, 15 and 14, respectively). Neighborhood commercial and community services are provided in a village core, with limited medium and higher density residential. Low density, single family uses predominate, with potential recreation and resort uses provided. Open space is primarily undisturbed natural habitat, golf course, trails and promenades.

Rural Estate Areas: Two very low density residential areas are located in the easternmost portions of the Proctor Valley and San Ysidro Mountains Parcels. These areas do not contain commercial uses.

The Proposed Project implements the Otay Ranch GDP/SRP vision for a specialty village in Village 14 and rural estate areas within Planning Areas 16/19.

B. PLAN CONCEPT

As described in the Otay Ranch GDP/SRP (Page 77),” The Proctor Valley Parcel is less intense than the Otay Valley Parcel, due to its environmental constraints and transitional location between the urban areas to the west and the rural community of Jamul to the northeast.”

I. LAND USE POLICIES

- Preserve the most sensitive resources, including vernal pools and coastal sage scrub within the Project Area.
- Locate smaller single-family lots close to the Village Core.
- Create a centrally located Village Core containing a Mixed-Use Village Square, a neighborhood park (Village Green) and elementary school and a public safety site.
- Create an Active Lifestyle and Wellness focused community centered on an extensive connected network of public and private parks and trails network, with public and private parks located within walking distance of all neighborhoods.
- Minimize impacts to City of San Diego MSCP Subarea Plan Cornerstone lands to the extent practical.
- Establish a rural estate area, adjacent to the community of Jamul comprised exclusively of residential land uses on low density and large lot sizes to provide an edge for the adjacent rural estate areas. Include Limited Development Areas within private lots to protect steep slopes and/or natural resources within residential lots.

2. LAND USE PLAN ORGANIZATION

The adopted Otay Ranch GDP/SRP requires the preparation of a Site Utilization Plan that describes the land uses for the Proposed Project. The Village 14 and Planning Areas 16/19 Land Use Plan is organized in multiple planning areas as described below.

- The Development Footprint is limited to the development areas established in the Otay Ranch GDP/SRP for Village 14 and Planning Areas 16/19.
- The land use plan is anchored by the centrally located Village Core.
- The Village Core includes a Mixed-Use Site with up to 10,000 sq. ft. of retail/commercial uses (Village Square), a neighborhood park (Village Green) and an elementary school site. The Village Core also includes a public safety site to accommodate a fire station and Sheriff’s storefront facility.
- The Proposed Project includes 994 homes on approximately 344.2 acres within Village 14 and 125 homes on 363.6⁴ acres within Planning Areas 16/19, as indicated on Table 2, Land Use Summary Table. Approximate residential densities range from 0.2 to 8.4 dwelling units per acre within 16 planned neighborhoods.

⁴ The residential acreage in Planning Areas 16/19 includes approximately 127.1 acres of Limited Development Areas.

- Smaller lot single family detached homes are located adjacent to the Village Core with decreasing densities radiating out from the core area.
- Rural estate areas, comprised 125 ranchette and estate lots which include Limited Development Areas to protect steep slopes and/or natural resources within residential lots.

The Specific Plan includes four parks, ranging in size from 1.4 acres to 7.2 acres. Private park facilities include three swim clubs, and private pocket parks distributed throughout residential neighborhoods. The public and private park system provides a variety of recreational experiences. A “Park to Park” loop (Specialty Trail, as defined in the County Trails Master Plan, Section 7.3 – Specialty Trails) within Village 14 connects a series of parks and recreational amenities to the Community Pathway along Proctor Valley Road. Connections between the neighborhoods are refined and defined by the circulation and grading plans which maximize views, promote energy conservation, calm traffic and promote walkability. A 5-foot wide DG walkway along the Public and Private Rural Residential Roads in Planning Areas 16/19 provides a pedestrian network within the single-family neighborhoods.

The population of the Proposed Project is estimated at 3,941 persons. This projection is calculated by applying the SANDAG population factor of 3.6 persons per home for Village 14 and 2.9 persons per home for Planning Areas 16/19.

3. OLD CALIFORNIA DESIGN THEME

The topography and natural beauty of the Project Area combine to provide an ideal setting for the architectural forms, materials and styles found in the historic towns of Old California. The defining design features of this architectural style, with its flowing, informal, timeless forms, pedestrian scaled building masses, indoor/outdoor spaces and use of warm, natural materials, provide design inspiration for the Proposed Project. The Old California architectural theme will be implemented throughout the Village Core and residential neighborhoods to create an interesting tapestry of elements reminiscent of Old California towns.

This architectural style will allow for variety but will maintain a strong basis in Spanish, Spanish Eclectic and Mission architecture. These styles are attractive, compatible with one another, and can be easily integrated into the individual style and scale of each neighborhood. This design theme will extend to village-serving buildings such as the elementary school, neighborhood parks and a fire station. The design theme is described in greater detail in the Village 14 Design Plan (Appendix 5) and the Planning Area 16/19 Design Guidelines (Appendix 7).

C. SITE UTILIZATION PLAN

Consistent with the requirements of the Otay Ranch GDP/SRP, the Applicant has prepared the Village 14 and Planning Areas 16/19 Specific Plan (Specific Plan). The proposed land plan is depicted in Exhibit 4, Site Utilization Plan and defined in Table 2, Land Use Summary Table. The Proposed Project includes a development area of approximately 856.8 acres within Village 14 and Planning Areas 16/19. Additional offsite improvements include the extension of Proctor Valley Road to the southwest and northeast, the Planning

Area 16 access road, and the extension of sewer facilities from the City of Chula Vista to the Proposed Project.

I. RESIDENTIAL USES (R)

The majority of the residential development area within Village 14 (including residential streets, private pocket parks and internal slopes) is designated for Single-Family Residential land uses. There are 12 single family detached neighborhoods (R-1 to R-12) within Village 14, with a total of 994⁵ homes and densities averaging 0.2 to 8.4 dwelling units per acre for an overall average of 2.6 dwelling units per acre. Certain neighborhoods within Village 14 will be gated.

In addition to the homes in Village 14, there are 13 one-acre average estate sized lots proposed in Planning Area 19 and 112 three-acre average sized ranchettes proposed in Planning Area 16. Planning Areas 16/19 neighborhoods will not be gated. The Limited Development Area may include public infrastructure and/or be included in the private lots with a conservation easement.

Residential uses within the Proposed Project include:

- Single Family Detached
- Single Family Courtyard
- Single Family - Estate
- Single Family – Ranchette

2. MIXED-USE COMMERCIAL (MU)

A 1.7-acre Mixed-Use Site (MU) is planned adjacent to Proctor Valley Road, within the Village Core and will accommodate up to 10,000 SF of commercial/retail uses. The Mixed-Use designation provides flexibility in meeting the needs of the community in a feasible manner, based upon community needs and market conditions. The commercial uses permitted in this designation are identified in the Chapter VI, Development Regulations.

3. PARKS AND RECREATION USES (P) AND TRAILS

The Specific Plan is designed around an active lifestyle and wellness recreation theme and includes an extensive park and recreation system that provides a variety of active recreation opportunities. The San Diego County General Plan Conservation and Open Space Element, Parks and Recreation Facilities Section describes local parks as ranging in acreage depending on the planned facilities and community or neighborhood they serve. These parks are encouraged by the General Plan.

The public/private park system comprised of a total of 24.7 acres, distributes park facilities throughout the Proposed Project to ensure that park facilities are within ½ mile of all residents. The Site Utilization Plan identifies 15.2 acres of public park land on four sites, ranging in size from 1.4 acres to 7.2 acres. In addition to the public parks, private recreation facilities include three private swim clubs, a private park and private pockets parks distributed throughout single family neighborhoods. Park and recreation facilities located within the gated neighborhoods are planned to be private parks, maintained by the homeowner's association (HOA), while the public parks may be maintained by an

⁵ If the elementary school site is utilized for school purposes, 897 homes will be constructed within Village 14.

assessment district, such as a Community Facility District (CFD) or similar financing mechanism.

The Specific Plan trail system enhances the active lifestyle and wellness recreation theme for the Proposed Project. Strong connections between residential neighborhoods, the park system and the Village Core are provided via the integrated system. The primary trail component is the 4.5-mile Community Pathway proposed adjacent to Proctor Valley Road and the 3.0-mile internal park-to-park loop system. A 5-foot wide DG walkway is planned along both sides of the Public Rural Residential Roads and one side of the Private Rural Residential Roads within Planning Areas 16/19, providing a pedestrian network through the single-family neighborhoods.

4. PUBLIC USES

The Site Utilization Plan depicts two public uses within the Village Core. A 2.3-acre Public Safety Site is planned to accommodate a fire station and a Sheriff's storefront facility. In addition, a 9.7-acre elementary school site will be provided within the Village Core. The Otay Water District 980 zone water reservoir and associated waterline/access road are also planned in North Village 14.

5. OPEN SPACE / BIOFILTRATION BASIN (OS/BB)

Approximately 125.5 acres are designated as Open Space, which generally includes large open space slopes and the fuel management zones on the edges of individual residential planning areas. Biofiltration basins are also located within open space areas within the Project Area. Onsite peak flow runoff from the Project Area will be routed through the biofiltration basins and discharged to the storm drain system or existing natural tributary drainages and on to the Upper Otay Reservoir. These OS/BB areas to be maintained by either an HOA or an assessment district or similar financing mechanism.

6. RMP PRESERVE (OS/P) AND LIMITED DEVELOPMENT AREA (LDA)

Approximately 426.7⁶ acres are designated RMP Preserve within the 1,283.6-acre Project Area. RMP Preserve land will ultimately be managed by the Otay Ranch Preserve Owner/Manager (POM), the funding of which would be through an assessment mechanism, which will be formed by the County, as required by the Otay Ranch Phase 2 RMP. There are approximately 72.4 acres identified as "Conserved Open Space," which will have a conservation easement recorded over the land. Planning Areas 16/19 also include approximately 127.1 acres of Limited Development Areas.

7. CIRCULATION

Regional access to Otay Ranch Village 14 is provided by State Route 125 (SR-125), located approximately three miles to the west. Interstate 805 (I-805), approximately eight miles to the west, provides secondary north/south access. State Route 54 (SR-54), located approximately six miles to the northwest, connects to SR-125 and I-805, and provides regional east/west access. SR-94, located approximately three miles to the northeast, provides access from the east through the Jamul community.

Proctor Valley Road would provide the main access to the Proposed Project. Four roundabouts in Village 14 and one roundabout in Planning Area 16/19 would identify the

⁶. 270.2 acres of MSCP Preserve land are designated within Village 14 and 156.5 acres of MSCP Preserve land are designated within Planning Areas 16/19.

entrance into each residential area as well as provide traffic calming at key internal intersections. The internal circulation plan also includes a series of collectors and residential streets to provide access to the residential neighborhoods; with Planning Areas 16/19 designed to County Rural Road Standards. A secondary access to the easternmost portion of Planning Area 16 is the planned extension of existing Whispering Meadows Lane.

Proctor Valley Road is planned as a two-lane mobility element road and is designated as a scenic corridor. The northern connection of Village 14 to the community of Jamul will remain substantially in the alignment of the existing partially-improved Proctor Valley Road and will be paved to provide both public access and secondary emergency access for the Proposed Project as well as for the community of Jamul.

D. DISTRIBUTION OF LAND USES

The following Land Use Summary Table and Land Use Map depict how the land uses are distributed throughout the Specific Plan area.

Table 2 –Village 14 and Planning Areas 16/19 Land Use Summary Table

LAND USE	ACRES ⁷	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 ⁸	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 ⁹ (Various)	0		
Private Park Subtotal	4.5		
Public Uses			
PS-1	2.3		
S-1	9.7	97 ¹⁰	
Public Uses Subtotal	12.1		

⁷ Acreages rounded to the nearest 10th of an acre.

⁸ Village 14 MU-1 acreage includes up to 10,000 SF of retail/commercial uses.

⁹ 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.

¹⁰ 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.

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19

LAND USE	ACRES ⁷	TARGET	
		UNITS	DENSITY
<i>Open Space & RMP Preserve</i>			
Internal Open Space ¹¹	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)	13.4	13	0.9
R-14 (Ranchettes)	192.0	71	0.4
R-15 (Ranchettes)	41.9	11	0.3
R-16 (Ranchettes)	116.3	30	0.3
<i>Residential Subtotal¹²¹³</i>	363.6	125	0.3
Non-Residential Uses			
<i>Public Park</i>			
P-4 (North Park)	1.4		
<i>Public Park Subtotal</i>	1.4		
<i>Open Space & RMP Preserve</i>			
Internal Open Space	2.1		
Conserved Open Space ¹⁴	35.5		
RMP Preserve	156.5		
<i>Open Space & RMP Preserve Subtotal</i>	194.1		
<i>Circulation Subtotal</i>	0.8		
<i>Non-Residential Uses Subtotal</i>	196.3		
PLANNING AREAS 16/19 SUBTOTAL	559.8	125	0.2
GRAND TOTAL	1,283.6	1,119	0.9

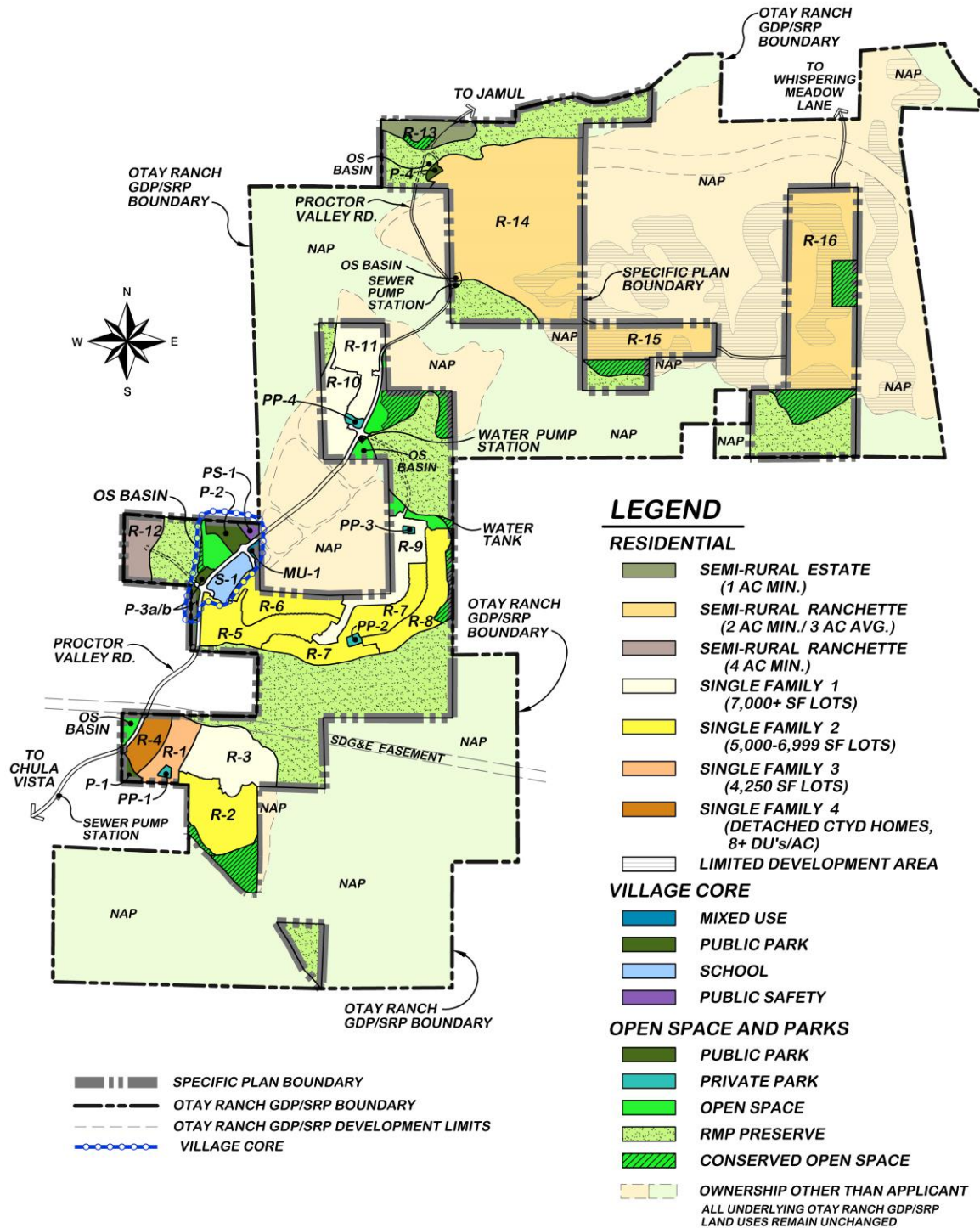
¹¹ Village 14 internal open space acreage excludes 96.0 acres of related internal slopes, fuel modification and/or 100' Preserve edge.

¹² Residential gross acreage includes 14.1 acres of related private sewer lift and pump stations within open space lots.

¹³ 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 426.7 acres (270.2 acres in Village 14 and 156.5 acres in Planning Areas 16/19)
- Additional 85.4 acres of temporary and permanent offsite impacts excluded from total acreage above.



12-28-17

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

Not to scale

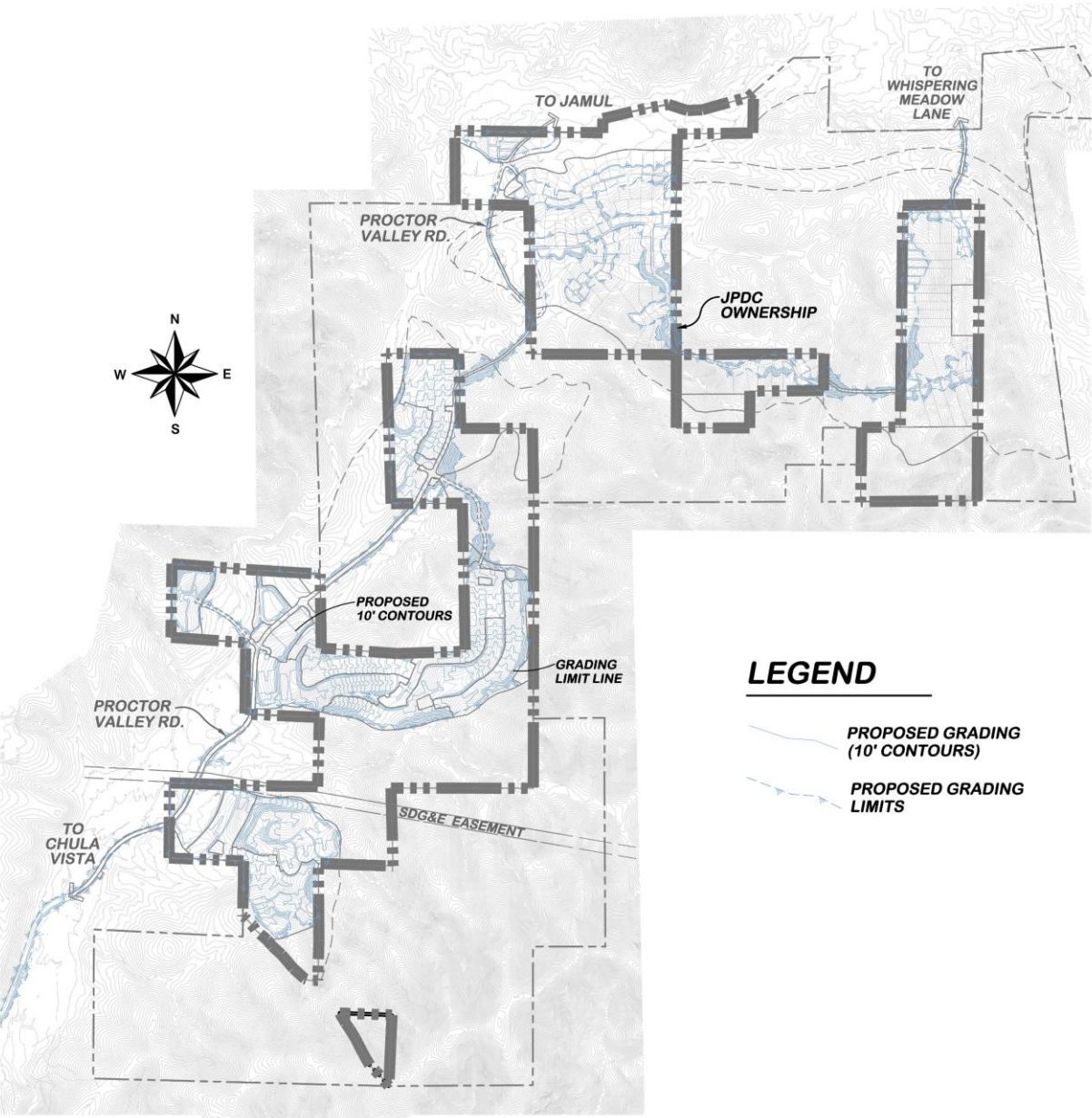
E. GRADING CONCEPT

The Conceptual Grading Plan for the Proposed Project anticipates balanced grading within the Development Area, with approximately 8.9 million cubic yards of cut and 8.9 million cubic yards of fill. Geotechnical reports and soils evaluations have identified the Proposed Project's Development Footprint as suitable for development.

Development of the Proposed Project occurs on terraces to optimize views and promote passive solar heating and cooling opportunities. Manufactured slopes within Village 14 occur between neighborhoods and along roadways. To soften the manufactured appearance, slopes will be landscaped with a mixture of trees, shrubs and groundcover. Within Planning Areas 16/19, where lots sizes are one-acre and two-acre average, grading has been minimized to provide roadway access, utilities and building pads only. No future grading is permitted within Limited Development Areas.

A "California Friendly" and "fire safe" landscaping palette has been developed for the Proposed Project that balances water conservation, aesthetic and fire prevention goals. (See Village 14 Design Plan, Appendix 5, Planning Areas 16/19 Design Guidelines, Appendix 7 and Fire Protection Plan, Appendix 2)

The Conceptual Grading Plan is depicted in Exhibit 5.



03-22-17

Exhibit 5 – Conceptual Grading Plan
Not to scale

F. PARKS, RECREATION, OPEN SPACE, RMP PRESERVE AND TRAILS MASTER PLAN

The Otay Ranch GDP/SRP requires the preparation of a Parks Master Plan and Recreation Master Plan at the Specific Plan-level of planning. This chapter of the Specific Plan meets the Otay Ranch GDP/SRP requirement. In addition to parks, this chapter describes active recreation facilities, including open space, RMP Preserve and the trail network within the Proposed Project.

The Specific Plan's community theme is "Active Lifestyle Wellness Recreation." This theme is centered on a comprehensive neighborhood park system that provides a variety of active recreation opportunities. As illustrated in Exhibit 6, Parks, Recreation, RMP Preserve, Open Space and Trails Plan, the Specific Plan contains a diverse range of park, recreation and open space opportunities. The public/private park system distributes park facilities throughout the Proposed Project to ensure that park and recreation facilities are within ½ mile of all residents, as depicted on Exhibit 7, Park Walkability Plan. In addition to the proposed public park (P-4) within Planning Area 16, the estate and ranchette residential lots within Planning Areas 16/19 offer residents opportunities to provide private recreation areas within individual lots.

I. LOCAL PARKS

The County PLDO for the Jamul Local Park Planning Area (LPPA) requires dedication of 390.73 sq. ft. of improved park land for each unit/lot, whichever is greater. The Specific Plan utilizes this requirement to calculate the parkland obligation for the Village 14. The Specific Plan allocates 994 units to Village 14, resulting in a total requirement of 8.9 acres of improved park land $[(994 \text{ units} \times 390.73 \text{ sq. ft. per unit}) / 43,560 \text{ sq. ft. per acre} = 8.9]$, as depicted in Table 3, Estimated Required Park Land Dedication (Village 14).

The Specific Plan allocates 125 units to Planning Areas 16/19, resulting in a total requirement of 1.1 acres of improved park land $[(125 \text{ units} \times 390.73 \text{ sq. ft. per unit}) / 43,560 \text{ sq. ft. per acre} = 1.1]$, as depicted in Table 3, Estimated Required Park Land Dedication (Planning Areas 16/19).

Table 3: Estimated Required Park Land Dedication

	Dwelling Unit Type	Target Number of Units	Park Area 390.73 SF/DU	Total Req. AC
Village 14	Single Family Detached	994	388,386	8.9
Planning Areas 16/19	Single Family Detached	125	48,841	1.1
Total		1,119	437,227	10.0

To meet this requirement, the Specific Plan includes four public parks, three private swim clubs, a private park and a series of private pocket parks totaling 24.8 acres. The largest public park is a 7.2-acre Village Green park located within the Village Core. Public and private local parks throughout Village 14 range in size from 7.2 to 0.7 acres. Sixteen private pocket parks, totaling 5.0 acres, are distributed throughout residential neighborhoods in Central and North Village 14, ranging in size from 0.16 to 0.9 acres and include passive and active recreation opportunities, depending on their size and location.

Table 4, Proposed Public and Private Park & Recreation Facilities, identifies park size and conceptual features and evaluates PLDO compliance. Table 8 also identifies maintenance responsibilities. Public parks will be maintained by the County of San Diego through an assessment mechanism such as a CFD. Maintenance of private parks will be the responsibility of an HOA.

The Conceptual Park Plans for each of the planned public parks and private recreation facilities are depicted in Exhibits 8a to 16. These conceptual plans are intended to illustrate possible park and recreation facilities. The actual programming for each park facility may vary from these Conceptual Park Plans based on further detailed planning, as approved by the County Department of Parks and Recreation.

Prior to approval of Final Map, the Park Site Plan for each public park may be required to include the following: BBQ and ash cans for picnic areas, trash and recycling receptacles, water fountains, pet waste station and dog water fountain at the proposed dog park, and signage approved by the Director of Parks and Recreation. An exhibit depicting the active recreation area within each public and private park is provided following each park concept plan. Both gross park area and net active recreation areas are provided in Table 4, Proposed Public and Private Park & Recreation Facilities.

Table 4: Proposed Public and Private Park & Recreation Facilities

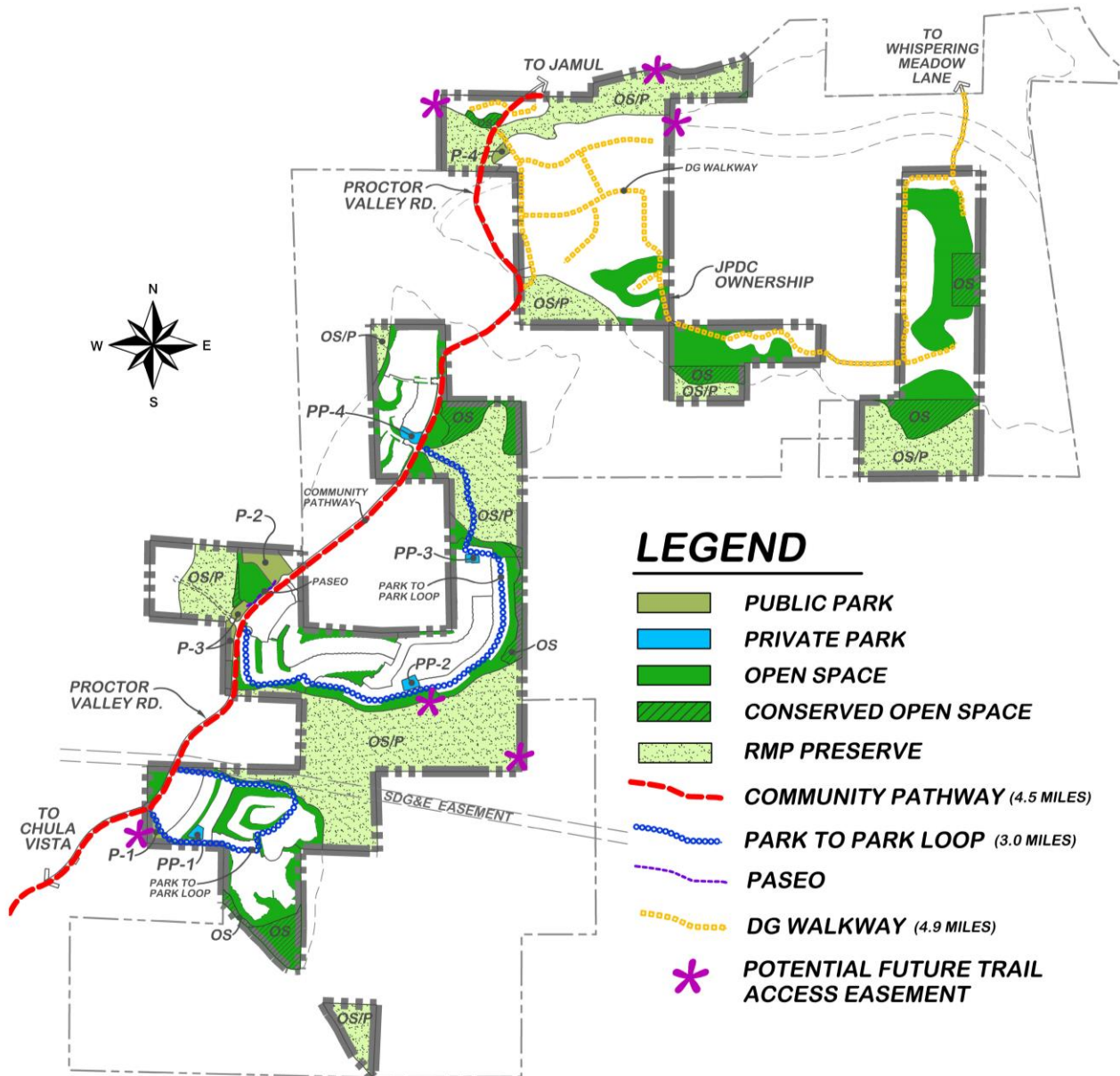
Park	Conceptual Features	Acres (Gross)	Acres (Net)	PLDO Credit ¹⁵	Maint. Entity
Public Parks (100% Park Credit)					
P-1 South Park	• Basketball court • Pickleball court • Shaded Play Structures (2) • Open Lawn Area • 7 Shade Structures w/Farm Tables (22 Total) • Restroom/Maintenance Building • Parking Lot (12 spaces) • Parkour Stations (5 Total) • Perimeter concrete walk • Perimeter Fence • Easement for Potential Trail Access	2.88	1.93	1.93	CFD
P-2 Village Green Park	• Youth Soccer Field (2) • Basketball Court (1) • Raised Stage w/Seating • Maintenance Yard • Restroom/Maintenance Building • Parkour Stations (6) • Tot Lot w/Shade • Group Picnic Shelter w/9 Tables • Plaza Area for Community Events • 3 Shade Structure w/Farm Tables (12 Total) • Parking Lot (45 Spaces) • Trail Staging Area • Perimeter concrete walk • Connection to Paseo • Perimeter Fencing	7.23	5.71	5.71	CFD
P-3 Scenic Park	• Yoga Pavilion • Open Lawn Area (2) • Dog Park w/fencing (large and small dog) • Parkour Stations (8) • Shade Structure w/Farm Tables (4 total)	3.72	1.84	1.84	CFD

¹⁵ Park credit is estimated for planning purposes only. This analysis does not consider the calculation of park credit based on active vs. passive uses and parking areas within individual public parks. Additional analysis will determine actual park credit.

Park	Conceptual Features	Acres (Gross)	Acres (Net)	PLDO Credit ¹⁵	Maint. Entity
	- Shaded Area w/Benches - Boot Camp Lawn Area - Perimeter Fencing - Perimeter concrete walk - Connection to Paseo - Parking Lot (16 spaces)				
P-4 North Park	- Open Lawn Play Area 3 Shade Structure w/Farm Tables (12 Total) - Parking Lot (12 Spaces) - Connection to Community Pathway - Perimeter concrete walk - Perimeter Fencing	1.36	0.83	0.83	CFD
Subtotal 100% Public Park Credit		15.19	10.31	10.31	CFD
Private Recreation Facilities (Propose 50% Park Credit)					
PP-1 South Community Swim Club	- Swimming Pool - Children's Pool - Cabanas - Restroom/Pool Equipment Building - Shade structures - Fire Pit and Dining Area w/Festoon Lighting - BBQ Area w/Cover and Fireplace - Tot Lot w/Shade Element - Outdoor Gathering Area w/Fireplace - Water Feature - Perimeter Fencing	1.02	1.00	0.50	HOA
PP-2 Central Community Swim Club	- Entry Arbor - Jr. Olympic Pool - Children's Pool - Restroom/Pool Equipment Building - Shade structures - Dining Area w/Festoon Lighting - BBQ Area w/Cover and Fireplace - Tot Lot w/Shade Element - Game Area w/Shade Element	1.24	1.08	0.54	HOA
PP-3	Open Lawn Area	0.73	0.52	0.26	HOA

Park	Conceptual Features	Acres (Gross)	Acres (Net)	PLDO Credit¹⁵	Maint. Entity
	• Tree Grove w/Seating and Game Tables • Shade Structures w/Farm Tables (10 Total) • Tot Lot w/ 2 Play Structures and Shade Element • Bocce Court w/Shade Structures and Benches				
PP-4	• Entry Building/HOA Office • Pool w/Beach Entry • Spa • Shade Structure @ Pool Deck • BBQ and Dining Area w/Double Sided Fireplace • Multi-Use Lawn/Game Area • Dining Area w/Shade Structure • BBQ and Dining Area • Restroom/Pool Equipment Building • Perimeter Fencing	1.54	0.76	0.38	HOA
Private Pocket Parks (16 located within Central & North Village 14 areas)	• Private Pocket Parks (16 located within Central & North Village 14)	5.0			HOA
Subtotal Private Park		9.53	3.36	1.68	HOA
Total Public, Private & Private Pocket Parks		24.72	13.67	11.99	
Total Park Requirement¹⁶				10.00	
(shortfall)/excess				1.99	

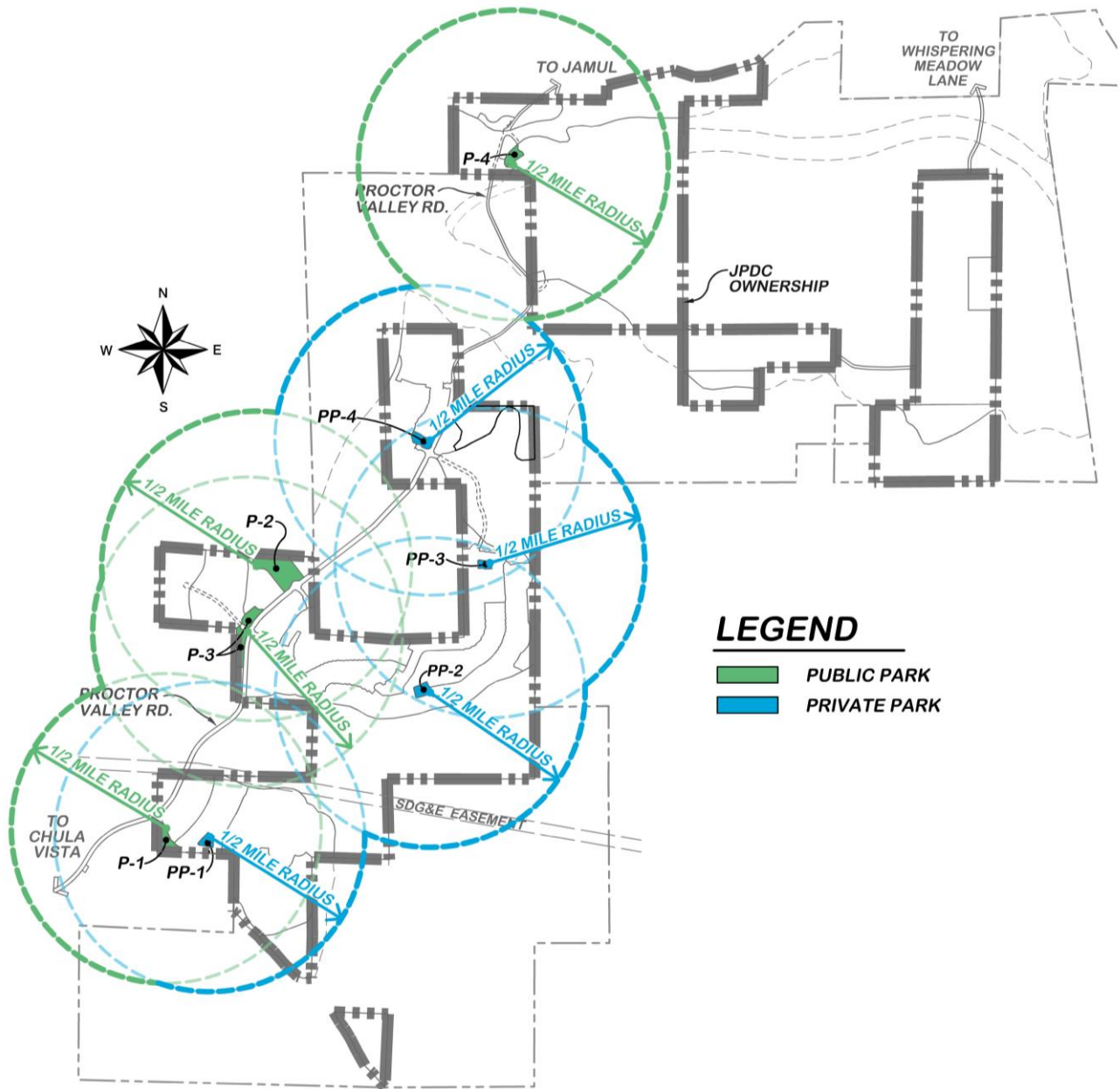
¹⁶ The PLDO obligation for Village 14 is 8.9 acres. Planning Areas 16/19's PLDO obligation is 1.1 acres.



Note: See Chapter VIII. Internal Circulation Options, for information regarding the Preserve Trails and Perimeter Trail Options and General Plan Amendment Report, Exhibit 17 – Proposed Otay Ranch GDP/SRP Proctor Valley Parcel Parks and Trails Map and Table 5 – Proctor Valley Parcel Trail Evaluation for information regarding connectivity to planned trails within the RMP Preserve.

Exhibit 6 - Parks, Recreation, Open Space, RMP Preserve & Trails Plan

Not to scale



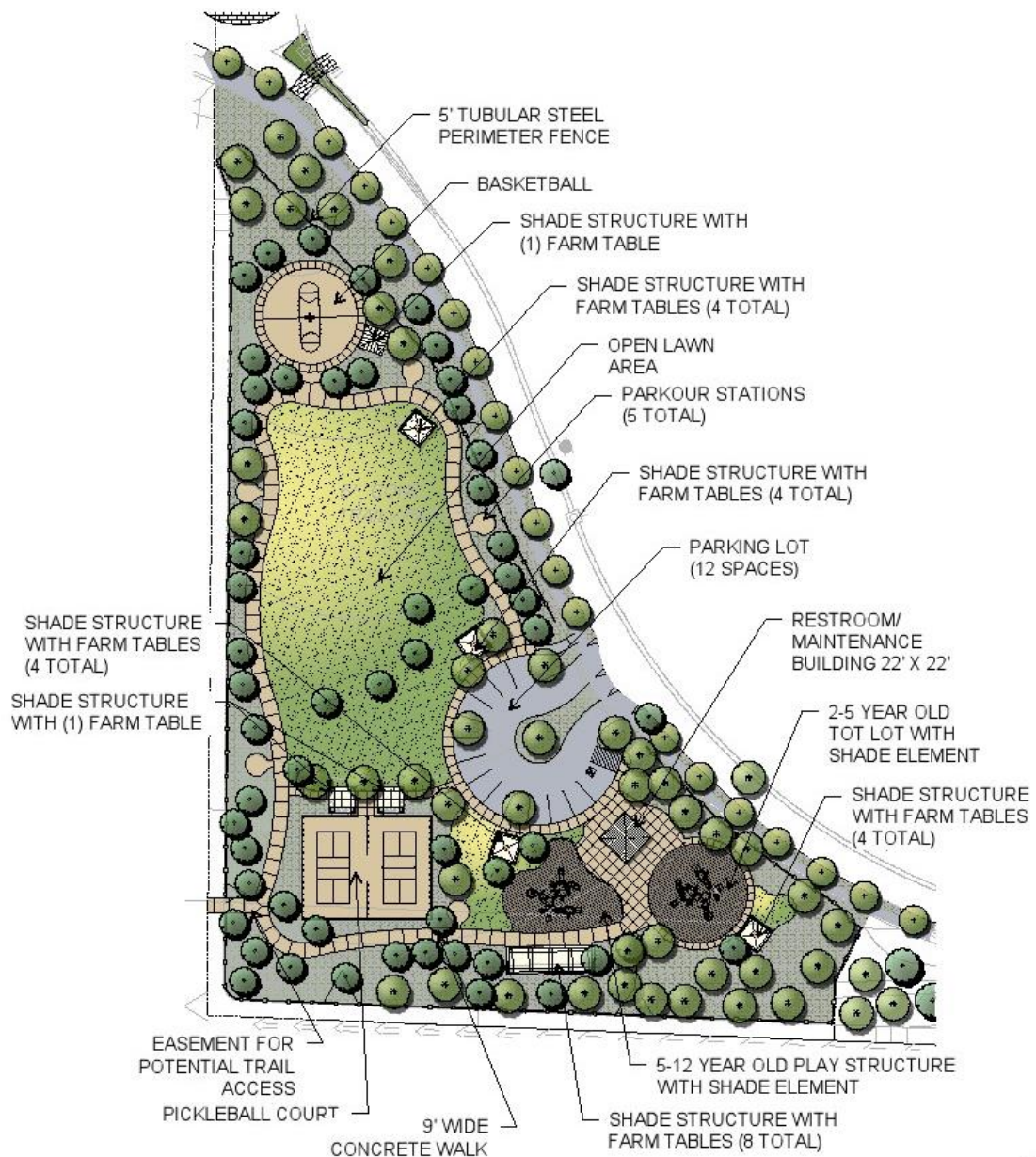
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Exhibit 7 – Park Walkability Plan

Not to scale

a) SOUTH PUBLIC NEIGHBORHOOD PARK (P-1)

The 2.9-acre South Park is located within South Village 14. The conceptual plan for the P-2 public park includes basketball courts, an open lawn area, five parkour stations, shade structures with farm tables, tot lots, pickleball court, perimeter fencing, a perimeter walk, restroom/maintenance building and a 12-space parking lot. A potential easement for trail access is also accommodated within the P-1 Park.



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit 8a- South Village Conceptual Plan (P-1)

Not to scale

The P-1 conceptual park plan provided in Exhibit 8a, was overlaid on the Tentative Map and the active recreation areas was calculated to determine park credit pursuant to the County PLDO. Net active park area acreage is presented in Table 4.

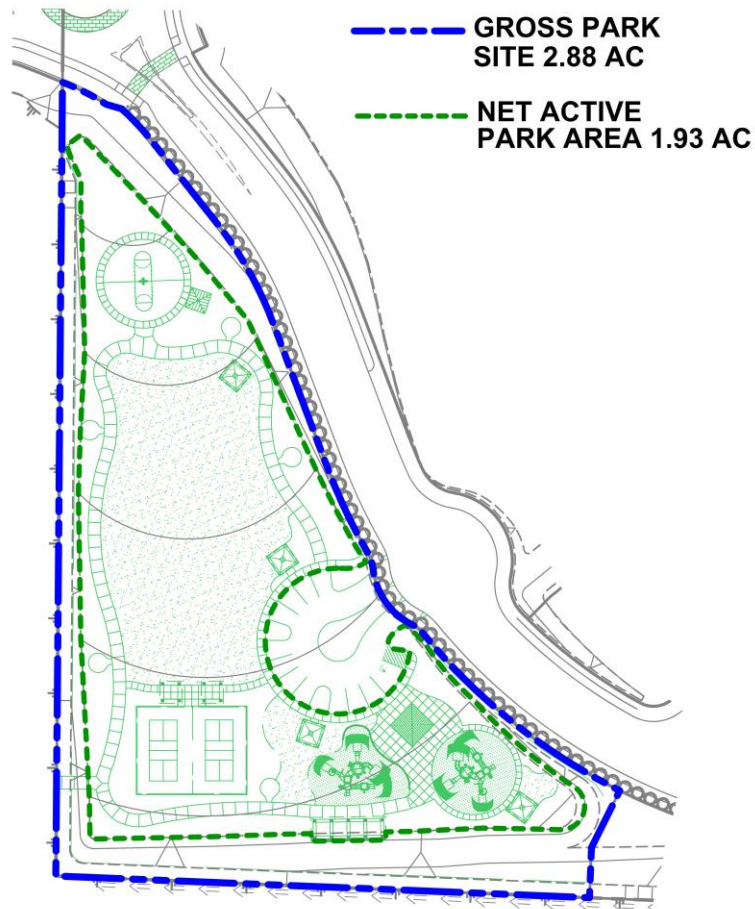


Exhibit 8b - P-1 Public Park Active Recreation Area

Not to scale

b) VILLAGE GREEN PUBLIC NEIGHBORHOOD PARK (P-2)

The 7.2-acre Village Green P-2 Park is located within the Village 14 village core. The conceptual plan includes two youth soccer fields, a basketball court, a raised stage and lawn area for outdoor community events (i.e. outdoor movies, live entertainment, etc.), a shaded tot-lot, a plaza area for community events (i.e. Farmers Market), shade structures with farm tables, a perimeter walk, perimeter fencing, a restroom/maintenance building and maintenance yard, a trail staging area and 45-space parking lot.



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit 9a – Village Green Conceptual Plan (P-2)

Not to scale

The P-2 conceptual park plan provided in Exhibit 9a, was overlaid on the Tentative Map and the active recreation areas was calculated to determine park credit pursuant to the County PLDO. Net active park area acreage is presented in Table 4.

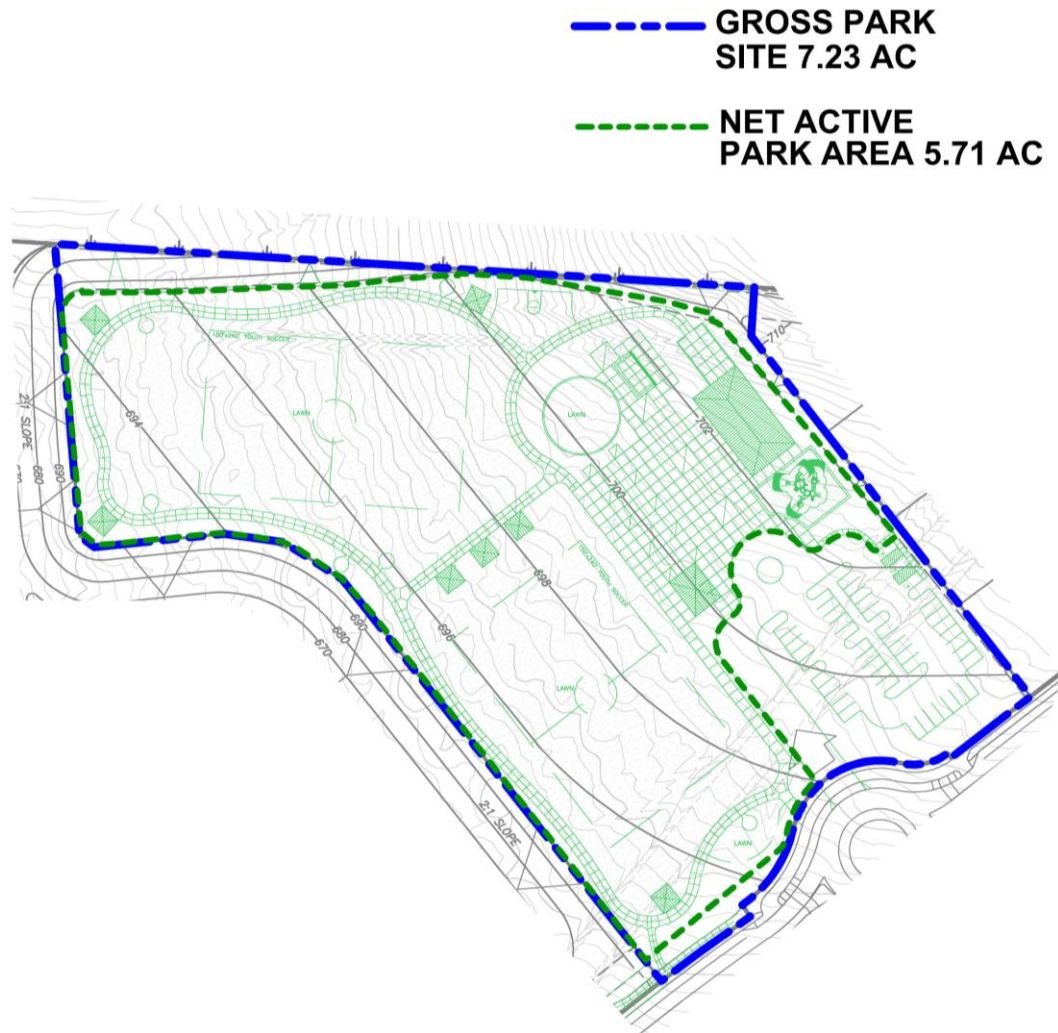


Exhibit 9b –P-2 Public Park Active Recreation Area

Not to scale

c) SCENIC PUBLIC NEIGHBORHOOD PARK (P-3)

The 3.7-acre Scenic Park (P-3) is located within Central Village 14. The conceptual plan includes a yoga pavilion, open lawn areas, a boot camp workout area, eight parkour stations, fenced dog parks (large and small dog), a restroom/maintenance building, perimeter fencing and a 16-space parking lot.



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit I0a – Scenic Park Conceptual Plan (P-3)

Not to scale

The P-3 conceptual park plan provided in Exhibit 10a, was overlaid on the Tentative Map and the active recreation areas was calculated to determine park credit pursuant to the County PLDO. Net active park area acreage is presented in Table 4.



Exhibit 10b –P-3 Public Park Active Recreation Area

Not to scale

d) NORTH PUBLIC NEIGHBORHOOD PARK (P-4)

The 1.4-acre North Park (P-4) is located within Planning Area 16, adjacent to Proctor Valley Road. The conceptual plan includes an open lawn area, two shade areas with farm tables, perimeter fencing, a perimeter walkway, perimeter fencing and a connection to the Proctor Valley Community Pathway.



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit I Ia – North Park Conceptual Plan (P-4)

Not to scale

The P-4 conceptual park plan provided in Exhibit 11a, was overlaid on the Tentative Map and the active recreation areas was calculated to determine park credit pursuant to the County PLDO. Net active park area acreage is presented in Table 4.



Exhibit 11b – P-4 Public Park Active Recreation Area

Not to scale

e) SOUTH COMMUNITY SWIM CLUB (PP-1)

The South Community Swim Club is in South Village 14. The private swim club will be maintained by the Homeowners Association and will include a pool, children's pool, sun deck and shade area, a dining area/BBQ center with iron arbors and a fire pit, cabanas, outdoor gathering area with fireplace, tot lot with shade element and restroom/pool equipment building.



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit 12a – South Community Swim Club Conceptual Plan (PP-1)

Not to scale

The PP-1 conceptual plan provided in Exhibit 12a, was overlaid on the Tentative Map and the active recreation areas was calculated to determine park credit pursuant to the County PLDO. Net active park area acreage is presented in Table 4.

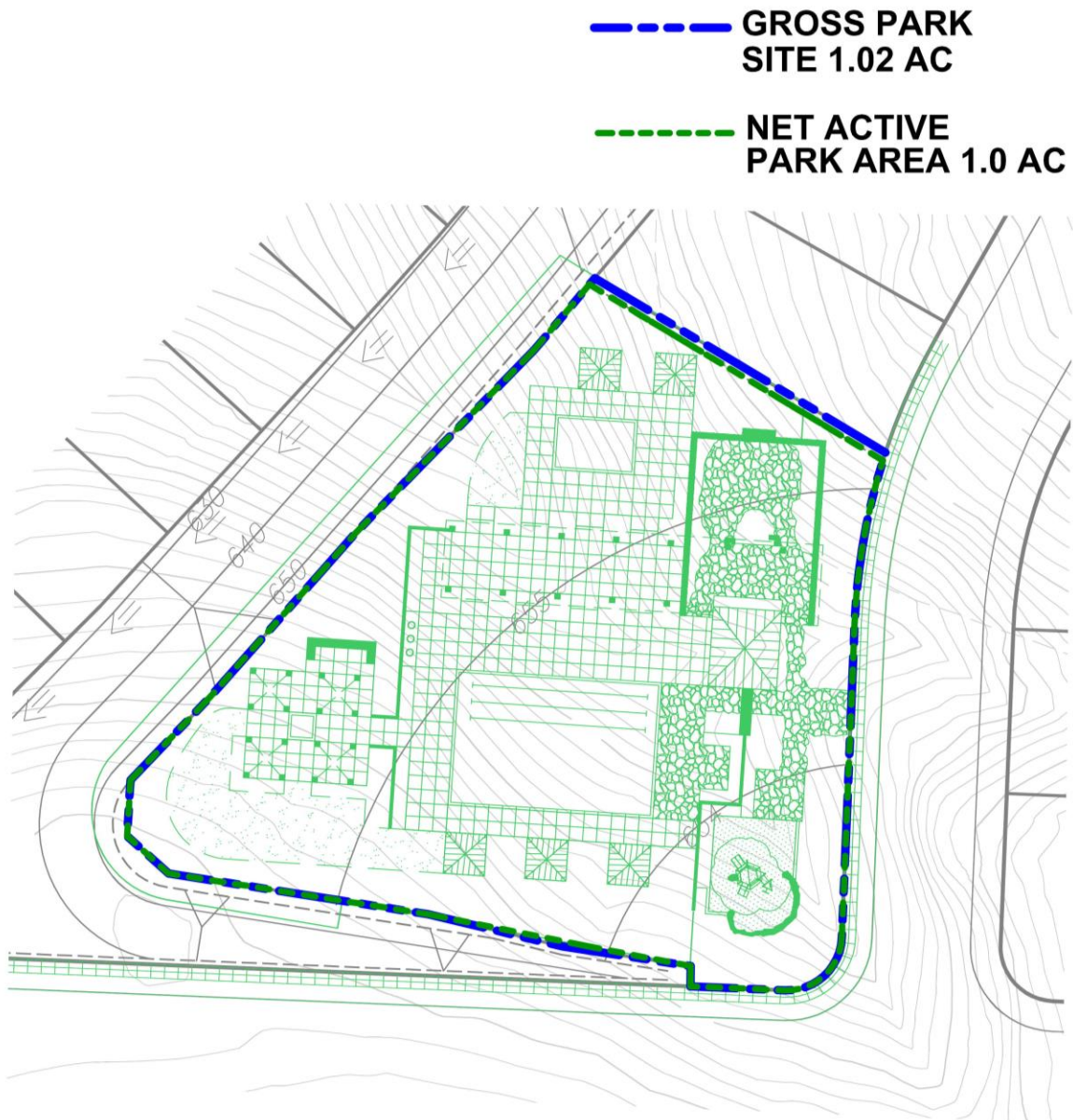
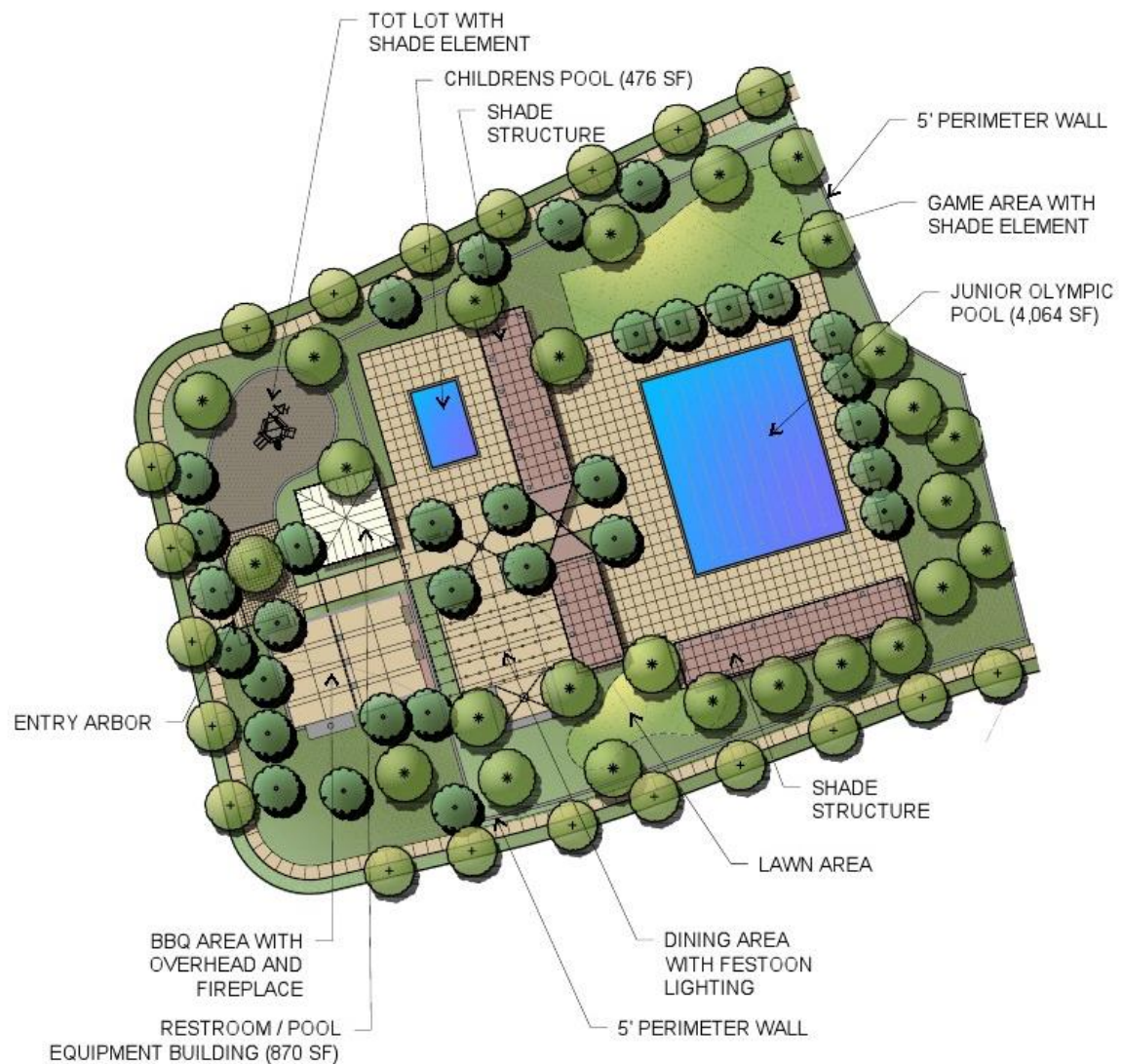


Exhibit 12b –PP-1 Private Swim Club Active Recreation Area

Not to scale

f) CENTRAL COMMUNITY SWIM CLUB (PP-2)

The Central Community Swim Club is in Central Village 14. The private swim club will be maintained by the Homeowners Association and will include an entry arbor, a junior Olympic pool, children's pool, sun deck and shade structures, outdoor BBQ area with fireplace, dining area with festoon lighting, a tot lot with shade element, a shaded game area and restroom/pool equipment building.



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit I3a – Central Community Swim Club Conceptual Plan (PP-2)

Not to scale

The PP-2 conceptual plan provided in Exhibit 13a, was overlaid on the Tentative Map and the active recreation areas was calculated to determine park credit pursuant to the County PLDO. Net active park area acreage is presented in Table 4.

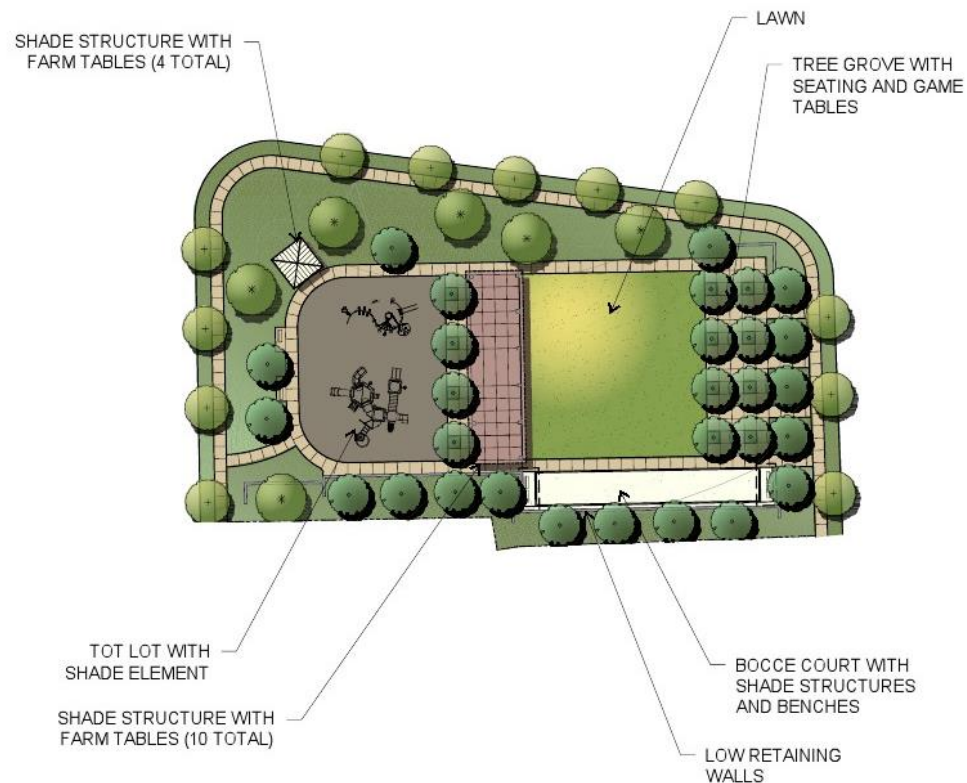


Exhibit 13b – PP-2 Private Swim Club

Not to scale

g) PRIVATE PARK (PP-3)

The PP-3 Private Park is in Central Village 14 and includes an open lawn area, bocce ball court with shade structures and benches, a tree grove with seating and game tables, shade structure with farm tables and a tot lot with shade element.



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit I4a - Private Park (PP-3)

Not to scale

The PP-3 conceptual plan provided in Exhibit 14a, was overlaid on the Tentative Map and the active recreation areas was calculated to determine park credit pursuant to the County PLDO. Net active park area acreage is presented in Table 4.

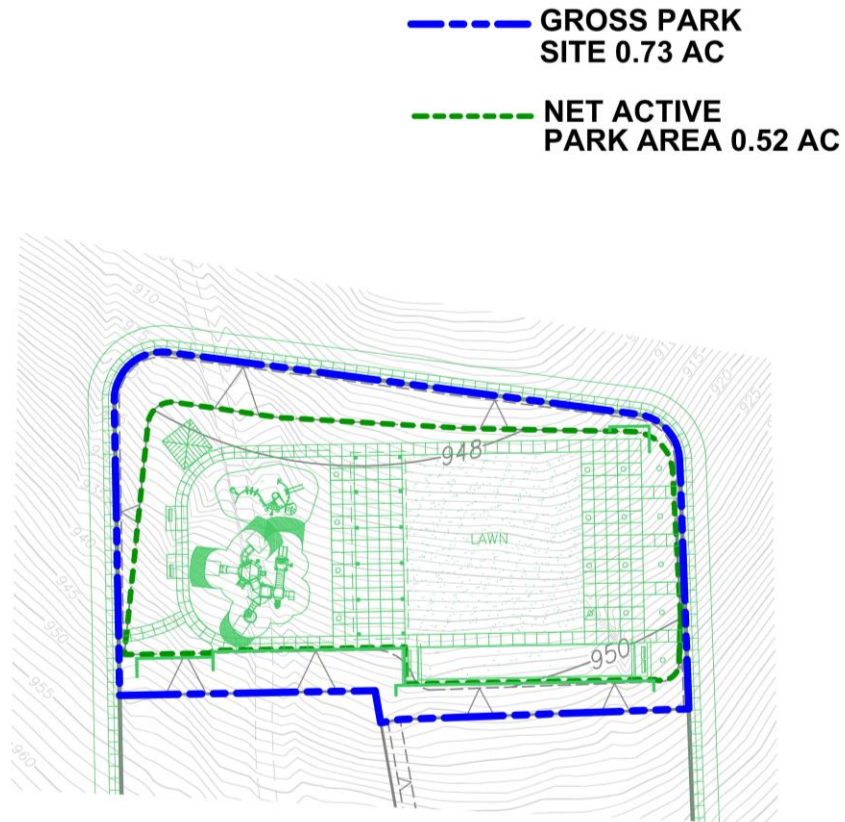
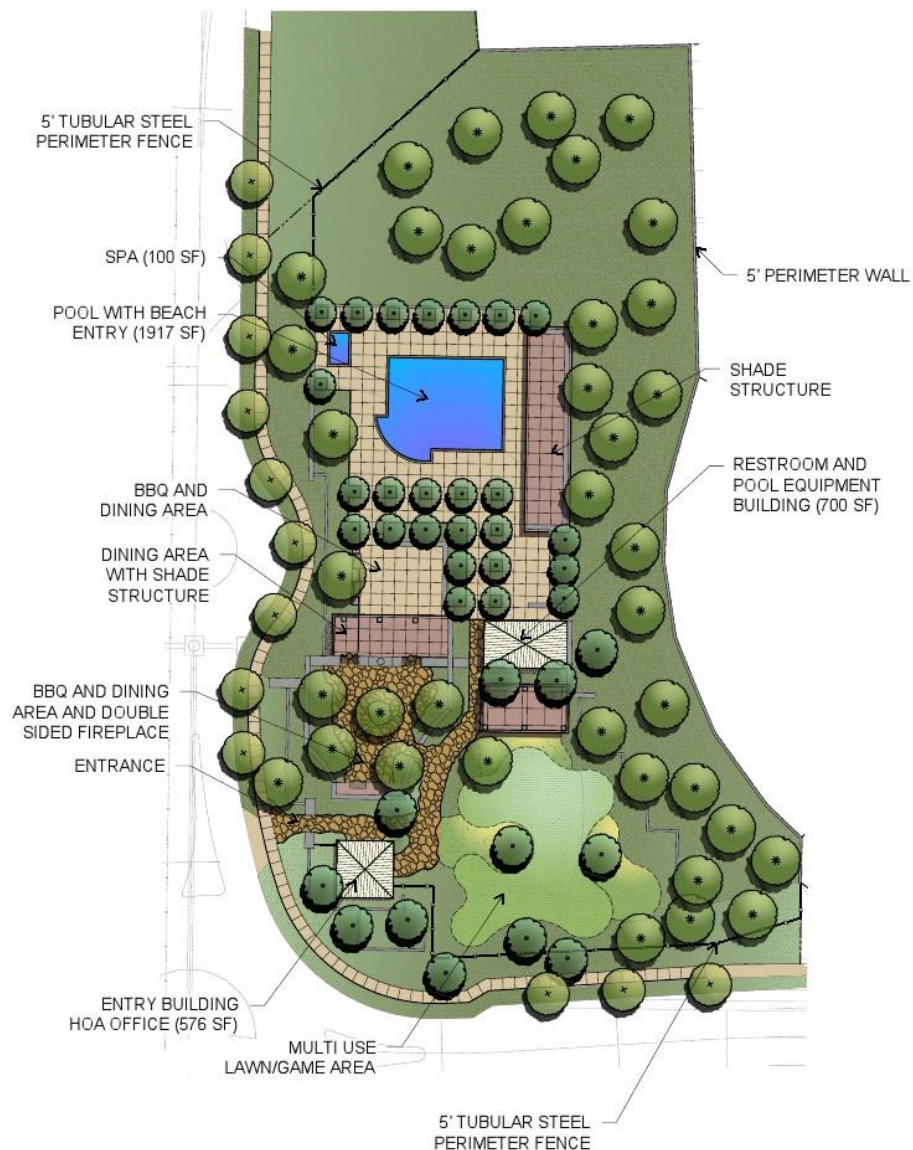


Exhibit 14b - Private Park (PP-3)

Not to scale

h) NORTH COMMUNITY SWIM CLUB (PP-4)

The North Village Community Swim Club is in North Village 14. The private swim club will be maintained by the Homeowners Association and will include a pool with beach entry, a spa, an open BBQ and dining area, a shaded dining area, a BBQ and dining area with double sided fireplace, a multi-use lawn/game area, an HOA office, outdoor dining area with BBQ, shade structure, fireplace with shade structure and a restroom/pool equipment building.



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit I5a – North Community Swim Club Conceptual Plan (PP-4)

Not to scale

The PP-4 conceptual plan provided in Exhibit 15a, was overlaid on the Tentative Map and the active recreation areas was calculated to determine park credit pursuant to the County PLDO. Net active park area acreage is presented in Table 4.

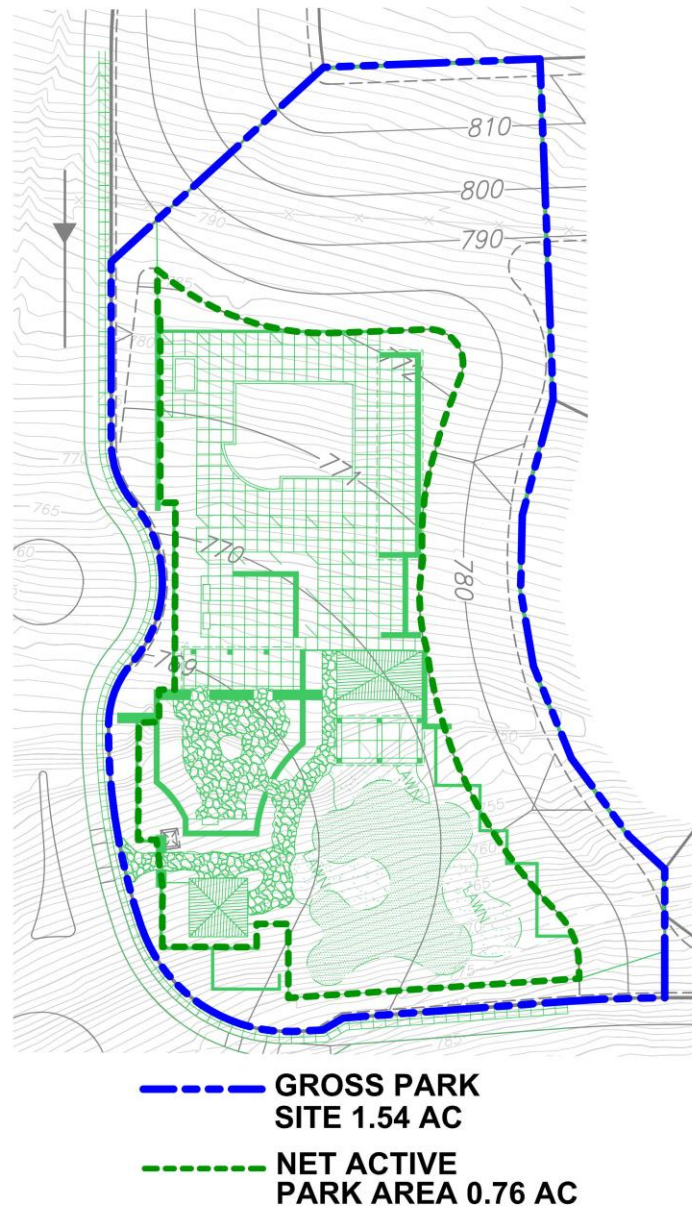
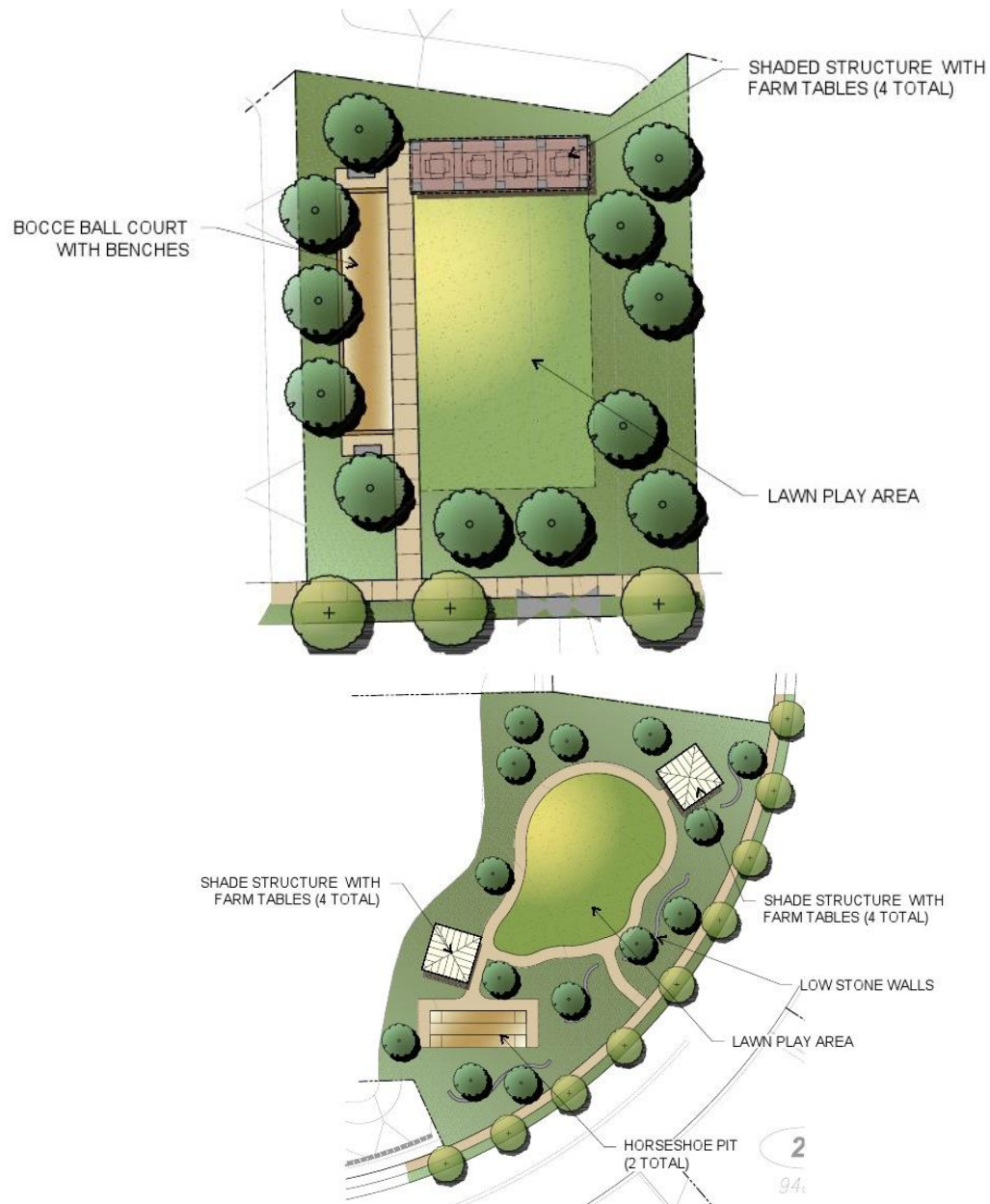


Exhibit 15b –PP-4 Private Swim Club Active Recreation Area

Not to scale

i) TYPICAL PRIVATE POCKET PARK CONCEPTUAL PLANS

16 Private Pocket Parks totaling 5.0 acres combined are distributed throughout single family neighborhoods to provide passive open space and park facilities close to residents. These small parks may include open lawn areas, a bocce ball court and share structures with farm tables. Two typical conceptual designs are provided below.



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit 16 - Typical Private Pocket Park Conceptual Plans

Not to scale

2. REGIONAL OPEN SPACE

The Otay Ranch GDP/SRP also requires 12 acres per 1,000 residents of “other passive or active recreation and open space areas,” and 15 acres per 1,000 residents of “regional park and open space.” Based on an estimated Project population of 3,941 residents, the 12-acre standard requires 47.2 acres of open space and the 15-acre standard requires 59.1 acres of dedicated open space. This combined open space requirement of 106.3 acres is satisfied in two ways: the Project Area contains roughly 139.8¹⁷ acres of internal open space, approximately 426.7 acres of RMP Preserve land and approximately 72.4 acres of Conserved Open Space land.

Internal open space will be maintained through either an assessment mechanism such as a CFD or through an HOA. The 426.7 acres of RMP Preserve will be maintained by the State of California or the Otay Ranch Preserve Owner/Manager (POM) with funding for the maintenance of the RMP Preserve provided by an assessment mechanism such as a CFD.

3. OTAY RANCH RMP PRESERVE

The Otay Ranch Phase 2 RMP requires conveyance of 1.188 acres of open space to the Otay Ranch RMP Preserve for every acre of development except for common uses including public parks, schools, and circulation element roads. Based on approximately 653.9 acres of development area subject to the conveyance requirement, the conveyance obligation is approximately 776.8 acres. Table 5 summarizes the estimated conveyance obligation. The final development area and conveyance obligation will be calculated at the final map level. Exhibit 17, Conceptual RMP Preserve Plan, depicts RMP Preserve areas included within the Proposed Project.

¹⁷Certain portions of areas designated “Open Space” are included within residential neighborhood acreage.

Table 5: Preserve Conveyance Obligation Estimate

	Acres		
	Village 14	PA 16/19	Total
Development Area	453.5	403.3	856.8
LDA (neutral)		-95.2	-95.2
Conserved Open Space ¹⁸	-36.9	-35.5	-72.4
Proctor Valley Road	-12.8	-0.8	-13.6
980 Zone Reservoir	-3.6		-3.6
Public Parks	-13.8	-1.4	-15.2
School	-9.7		-9.7
Public Safety Site	-2.3		-2.3
Off-site Impacts within Otay Ranch		9.1	9.1
Development Areas Subject to Conveyance (1.188 Factor)	374.4	279.5	653.9
Estimated RMP Preserve Conveyance Obligation	444.8	332.0	776.8

The calculation in Table 5 estimates the number of RMP Preserve acres which must be conveyed into public ownership concurrent with approval of final maps. The Preserve Conveyance Obligation is calculated by multiplying the Development Footprint (minus “Common Uses” - circulation element roads, public school, Conserved Open Space, public parks, water reservoir and the public safety site) by 1.188. The RMP Preserve land shall be conveyed in accordance with the provisions of the Otay Ranch Phase 2 RMP.

¹⁸ Conserved Open Space is undisturbed natural open space to be protected with a conservation easement recorded over the property and is therefore not subject to the conveyance obligation.

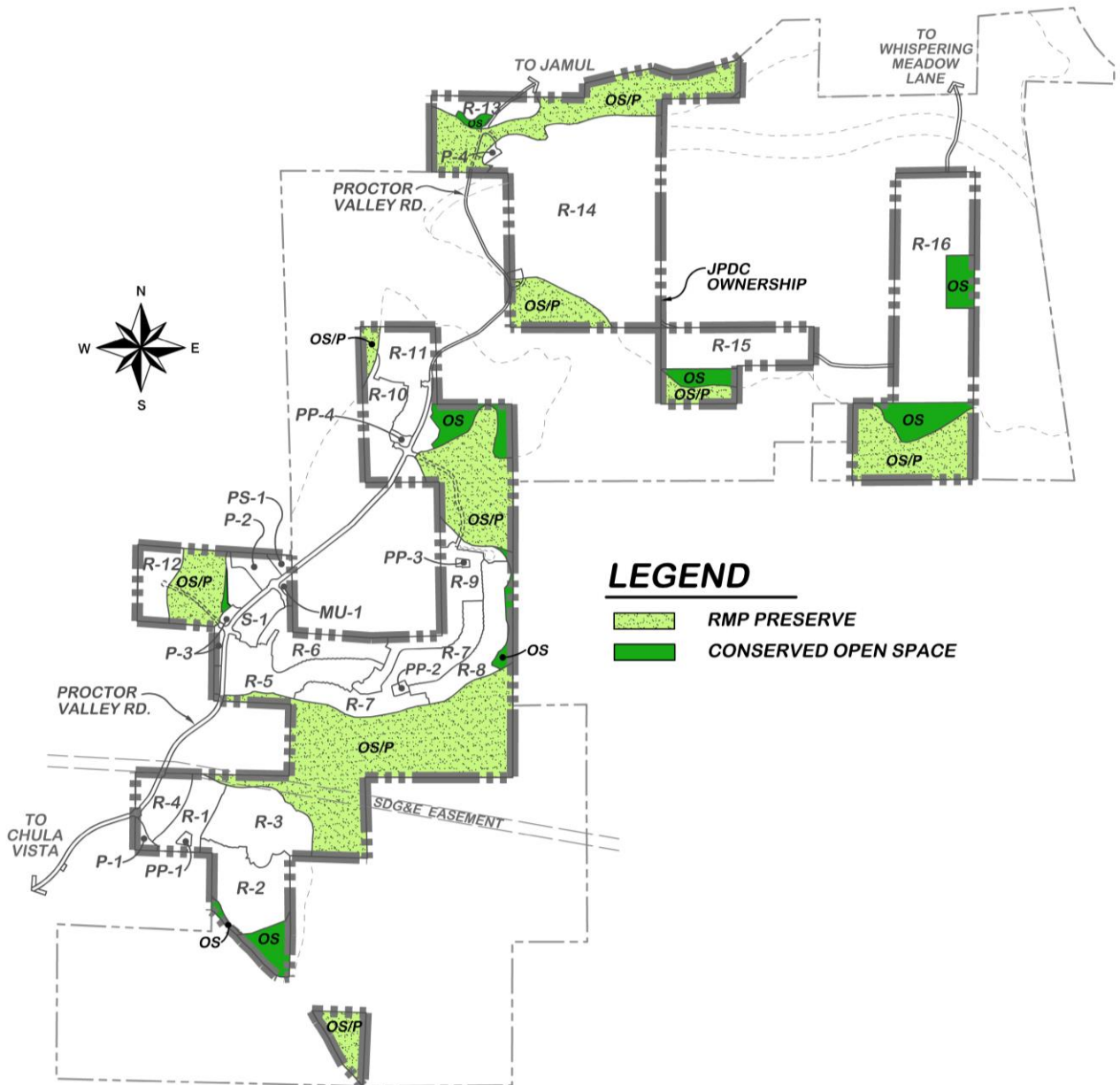


Exhibit 17 – Conceptual RMP Preserve Plan

Not to scale

4. TRAILS AND PATHWAYS

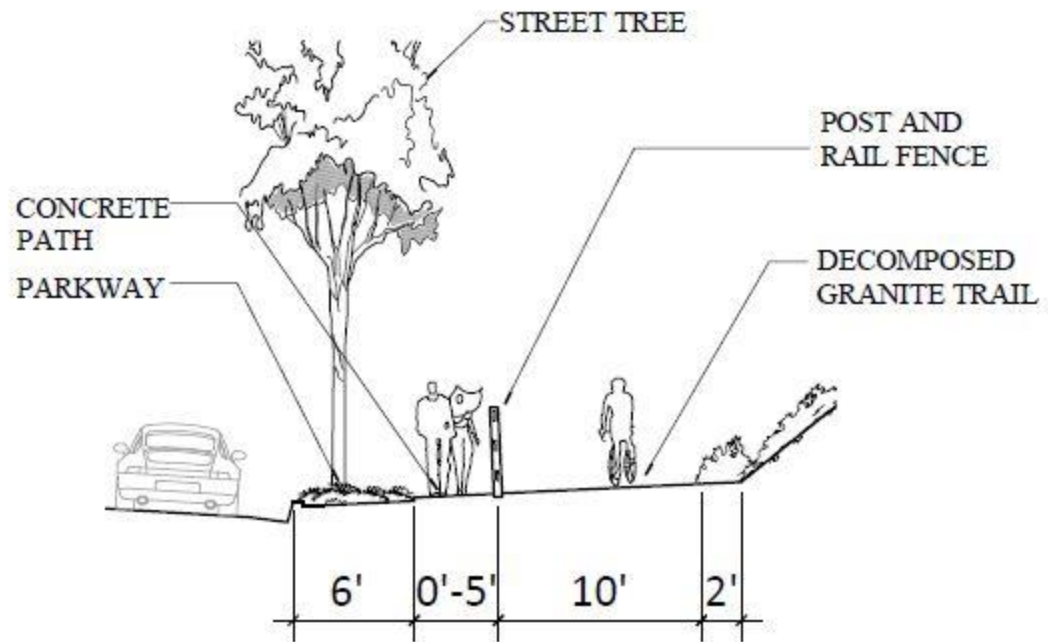
The trail system enhances the active lifestyle and wellness recreation theme for the Proposed Project. Strong connections between residential neighborhoods, the park system and the Village Core are provided via the integrated trail system. See Parks, Recreation, Open Space, RMP Preserve and Trails Plan, Exhibit 6 and Conceptual Trail Sections, Exhibit 18. The primary trail component is the 4.5-mile Community Pathway located along Proctor Valley Road. Internal to Village 14 approximately 3.0 miles of internal trails creates a Park-to-Park Loop system. Trail segments are planned within South and Central Village 14 residential neighborhoods, linking the parks to the Community Pathway along the “Park to Park” loop. The Community Pathway also connects to the Chula Vista Regional Trail network to the southwest at EastLake and Rolling Hills Ranch and to trails within the National Wildlife Refuge to the north in Jamul.

An off-street, 8-foot wide meandering paseo is planned along the western side of Proctor Valley Road, connecting the P-2 and P-3 public parks. The paseo is located within a 20’ wide storm drain easement, providing a large landscaped buffer between the paseo walkway and adjacent Proctor Valley Road.

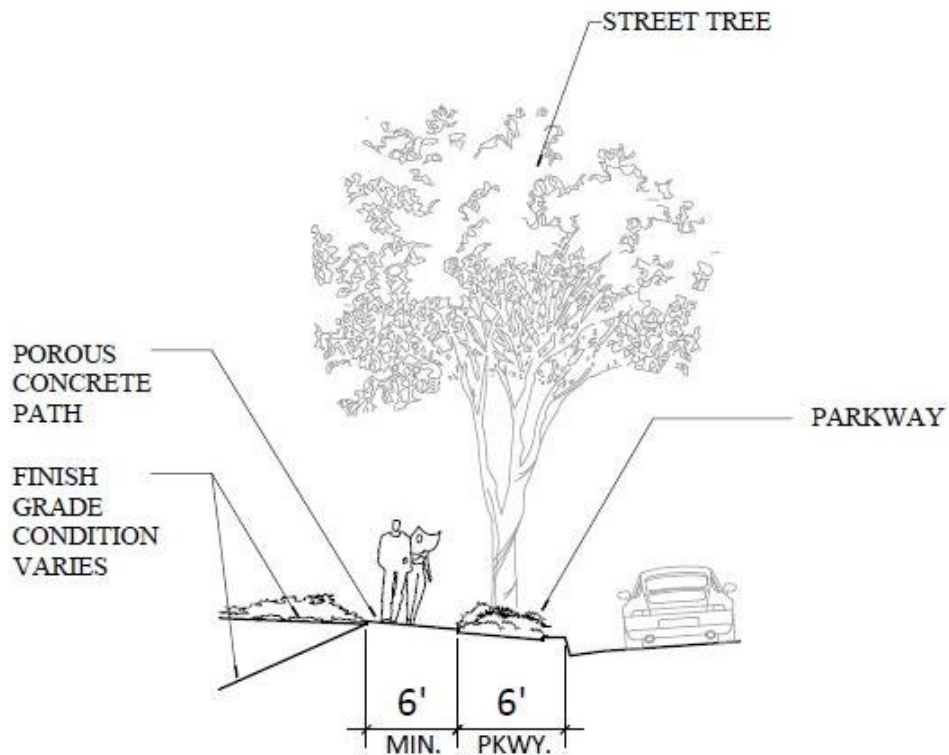
A 5-foot wide DG walkway is planned along both sides of the Public Rural Residential Roads and one side of the Private Rural Residential Road within Planning Area 16, providing a pedestrian network through the residential neighborhoods. Pathways within road rights-of-way are public, non-motorized and multi-use. Trails on the private streets and on the private recreation lots will be maintained by an HOA or similar community serving entity. Maintenance of dedicated trails improvements along Proctor Valley Road will be funded through an assessment mechanism or Homeowners Association.

The Proposed Project includes two options for internal pedestrian circulation: (1) the Preserve Trails Option (Village 14 and Planning Areas 16/19); and (2) the Perimeter Trail Option (Village 14). See Chapter VIII. Internal Circulation Options for additional details. See General Plan Amendment Report, Table 4 – Proctor Valley Parcel Trails Evaluation and Exhibit 17 – Proposed Otay Ranch GDP/SRP Proctor Valley Parcel Park and Trail Map for information regarding connectivity to planned trails within the RMP Preserve.

Otay Regional Trail Alignment Study: The County of San Diego, in conjunction with the City of Chula Vista, City of San Diego, California Department of Fish & Wildlife, 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 for a trail system in the greater South County area, including Otay Ranch, surrounding lands and the Project Area. Otay Ranch and surrounding lands. The goal of the planning effort is to create a coordinated and sustainable trail system that provides quality recreational trail connections to the Preserve and other public lands, while balancing the need to protect sensitive environmental resources. The Applicant will also be participating in the Trail Study, as an interested property owner and stakeholder and will, to the greatest extent possible, coordinate with the County to ensure the Proposed Project is consistent with the approved Trail Study.



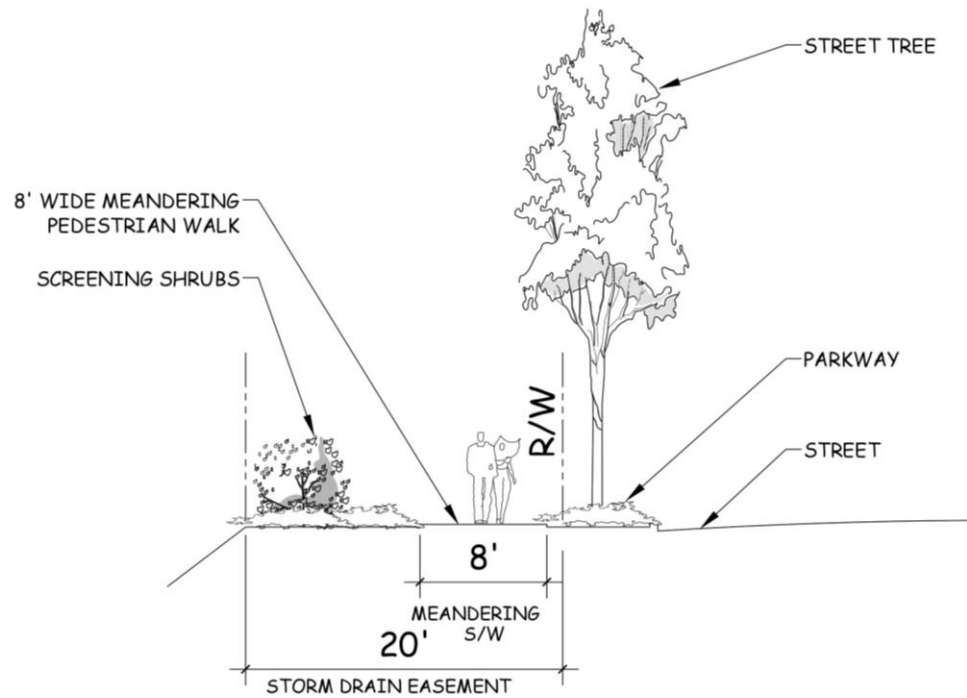
Community Pathway



Park to Park Loop (Specialty Trail)

Exhibit 18 - Conceptual Trail Sections

Not to scale



Paseo @ P-2 and P-3 Parks

Exhibit I8 - Conceptual Trail Sections (cont.)

Not to scale

5. COMMUNITY GARDENS

The Otay Ranch GDP/SRP requires that the Specific Plan consider provisions for a community garden program. Community Garden guidelines are included in the Village 14 Design Plan. The developer and/or Homeowners Association will facilitate a public forum to determine community interest in a community garden program. If interest is expressed, a community garden location and program will be identified. Community gardens would be allowed within any of the on-site parks or the Village Square Community Facility. See the Village Design 14 Plan (Appendix 5) for additional details.

G. LANDSCAPE CONCEPTS

I. LANDSCAPE CONCEPT PLAN

Landscaping within the Proposed Project reflects the historic agricultural setting of the area with trees at entries and focal points throughout the village. A “California Friendly” and “Fire Safe” landscape palette is utilized to maximize water conservation and fire safety consistent with the requirements of the Water Conservation Plan and Fire Protection Plan. Below is an outline regarding the landscape zones within the Proposed Project. The Village 14 Design Plan (Appendix 5), Planning Areas 16/19 Design Guidelines (Appendix 7) and the Fire Protection Plan (Appendix 2) provide additional details regarding the landscape zones.

- Scenic Highway – Proctor Valley Road: Native and naturalized plantings including Oak and Sycamore trees. Low native shrubs, grasses and wildflowers.
- Village Entries: Transitional plantings including Specimen Oak tree at roundabouts, groves of Olive trees¹⁹ and low accent shrubs and grasses.
- Village Interior– Streets and Slopes: Olive trees are primary street trees, smaller accent trees in residential parkways and low growing shrubs as ground plane.
- Commercial, Mixed Use, School and Single Family: Olive trees are primary grove trees in parking lots and selected slopes, accent trees and accent shrubs, ground covers, grasses and boulders throughout.
- Parks: Olive tree groves on slopes, low water use turf on recreational fields, accent trees, shrubs and ground covers are planned throughout.
- RMP Preserve Interface: Coast Live Oak trees, low growing native accent shrubs, ground covers, grasses and wildflowers.
- Natural Undisturbed RMP Preserve.

¹⁹ Oca Europaea ‘Wilsonii’

2. WALLS AND FENCES

The design theme will be reinforced through a comprehensive system of walls and fences. At the village entries, walls will be designed to reflect the Old California character by incorporating natural materials such as stone and wood and following underlying topography. Perimeter walls will be constructed of concrete block, metal picket and/or glass per sound and/or fuel modification requirements. Final wall height will be determined in conjunction with a detailed acoustical analysis. Fencing within public parks will be open and will not include any closed fencing or walls. See Village 14 Design Plan (Appendix 5) and Planning Areas 16/19 Design Guidelines (Appendix 7) for wall and fence details.

3. STREET LIGHTING

Street lighting is another thematic element utilized to establish the Old California town character. Light standards will have a distinctive character to relate to the corridors they serve. Lighting along pedestrian corridors will be more human in scale, closer spaced and lower in height. Village lighting will be designed to provide adequate illumination while minimizing dark sky impacts. Energy conservation and light nuisance avoidance are a priority. See Village 14 Design Plan (Appendix 5) and Planning Areas 16/19 Design Guidelines (Appendix 7) for design details. Lighting will be maintained by either an HOA or CFD.

4. COMMUNITY & NEIGHBORHOOD SIGNAGE

The Old California town character will be reflected in a cohesive community signage program. The Primary Community entry featuring a grand tower serves as a gateway into the community and establishes the character through landscape, monuments, lighting and signage. Entry monuments comprised of thematic walls featuring natural materials such as stone and wood will occur at each entry. Signage and lighting will be incorporated into the walls at each entry. Neighborhood and park monuments will have similar design elements and may be located at neighborhood entries and at both public and private parks. Public park signage must be reviewed and approved by the Department of Parks and Recreation. Temporary marketing/advertising signage will be utilized throughout the Project Area as permitted in Chapter VI. Design Regulation, Section G. Sign Regulations, of the Specific Plan. Conceptual signage locations are depicted in Exhibit 19. See Village 14 Design Plan (Appendix 5) and Planning Areas 16/19 Design Guidelines (Appendix 7) for design details.

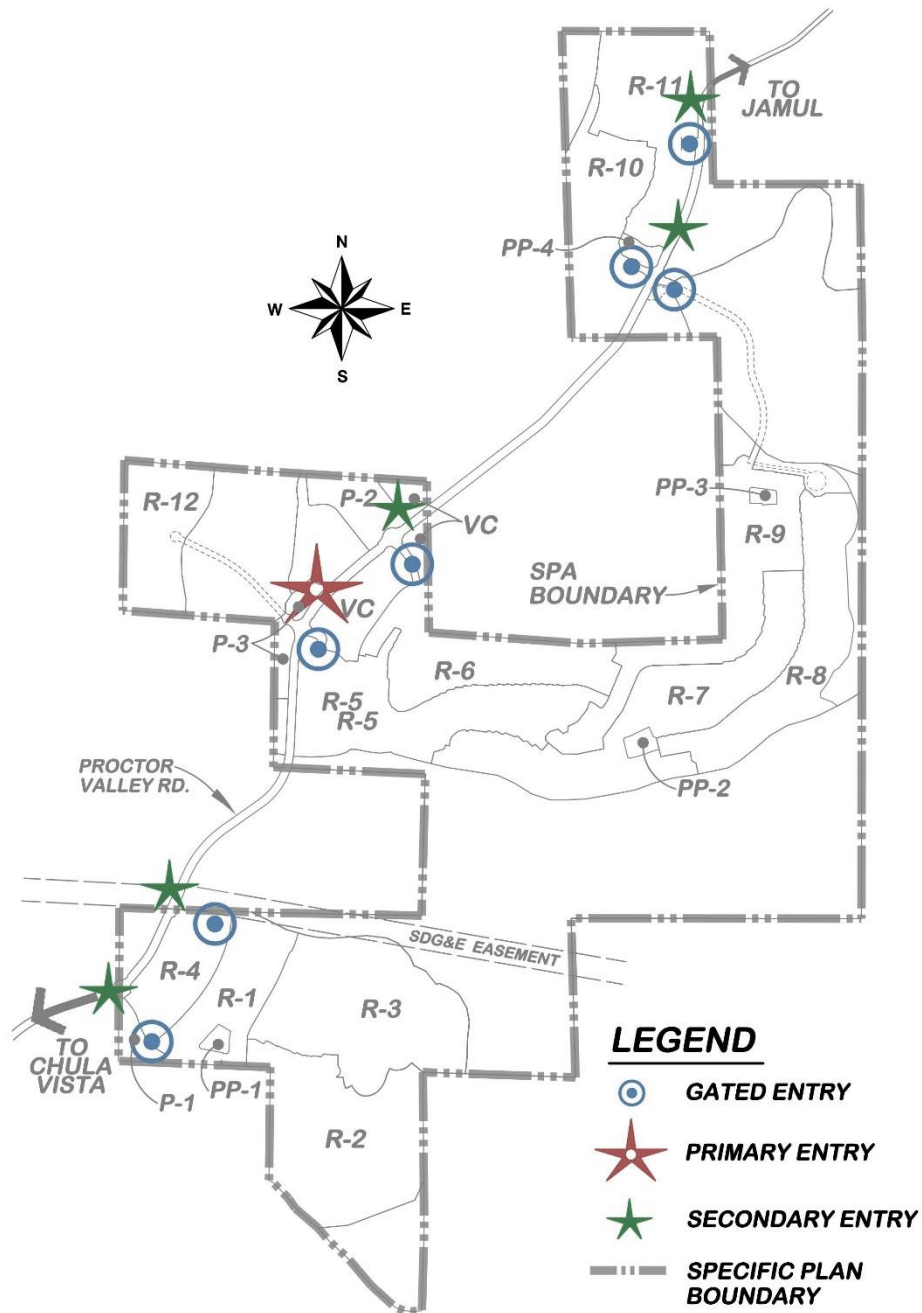


Exhibit 19 - Conceptual Sign & Monument Locations

Not to scale

H. CIRCULATION PLAN

The Internal Circulation Concept Plan (Exhibit 20) provides for a transportation system utilizing both existing roadways and new facilities. The Proposed Project incorporates vehicular and non-vehicular modes of transportation in a system of roads, bike lanes, pathway, trails and sidewalks. Roads are arranged in a hierarchy, organized by function, to facilitate access within and around the community. The plan seeks to implement street sections to slow traffic, create a pleasant walking environment and minimize urban runoff.

I. REGIONAL AND LOCAL ROAD ACCESS

Regional access is provided by State Route 125 (SR-125), located approximately three miles west of the Proposed Project. Interstate 805 (I-805) is approximately eight miles to the west and provides secondary north/south access for traffic generated from the South San Diego County areas including Otay Ranch and other portions of eastern Chula Vista. State Route-54 connects with SR-125 and I-805 approximately six miles to the northwest and provides east-west access. SR-94, located approximately 3 miles to the northeast, provides access from the east through the community of Jamul

Proctor Valley Road will provide main access to Proposed Project. Five roundabouts identify entrances into each residential area and provide traffic calming at key internal intersections along Proctor Valley Road. Proctor Valley Road is a two-lane road and is designated a Scenic Corridor in the Otay Ranch GDP/SRP (Page 125) and the County General Plan, Chapter 5, Conservation and Open Space Element (Table COS-1, County Scenic Highway System). Scenic corridors are designated in areas where adjacent lands contain a number of valuable scenic resources such as natural landforms, rock outcroppings, unique vegetation, lakes and view sheds, which merit protection. Proctor Valley Road has been sensitively planned, consistent with the Scenic Corridor objectives in the Otay Ranch GDP/SRP. North Proctor Valley Road connects Planning Area 16 to the existing community of Jamul. This segment will be substantially in its existing width to provide both public and emergency services access to both communities.

2. ON-SITE CIRCULATION

The goal of the Internal Circulation Plan is to provide vehicular access via alternate routes to disperse traffic and avoid “through routes” within residential neighborhoods. Several traffic calming design features, including five roundabouts and intersection neckdowns have been incorporated throughout the Proposed Project to reduce travel speeds on most streets – Proctor Valley Road travel speeds have been reduced to 40 mph. Travel speeds on Modified Residential Collectors and Modified Residential Streets have been reduced to 25 mph to allow bicycles to travel on internal streets without designated bike lanes to encourage walking and enhance the active lifestyle and wellness theme and quality of life throughout the community. The Proposed Project’s circulation network is conceptually shown in Exhibit 20.

3. EXISTING AND PROPOSED NON-VEHICULAR CIRCULATION SYSTEM

Public transit service for the Proposed Project may be provided by Metropolitan Transit Service (MTS). MTS currently provides bus service through the Rolling Hills Ranch and EastLake communities, including the EastLake Business Center and Southwestern College to the west of the Proposed Project. If MTS provides transit service in the future, the Specific Plan identifies potential future transit stops within the Village Core area, adjacent to the P-2 Park and the Mixed-Use Site.

4. PUBLIC AND PRIVATE STREET STANDARDS

Each street section is described below and depicted in Exhibits 21 through 36.

Public Streets/Road

STREET SECTION 1 - CLASS II COLLECTOR (MODIFIED)

The western segment of Proctor Valley Road within the City of Chula Vista is an existing 4-Lane Major Road. From the terminus of existing improvements in Chula Vista, Proctor Valley Road transitions to a Modified Class II Collector comprised of 74' ROW including two travel lanes, bike lanes, a 10' median, parkways and the 10' Community Pathway. (See Exhibit 21). Parking is not permitted along Proctor Valley Road.

STREET SECTIONS 2-6 - LIGHT COLLECTOR (MODIFIED)

Proctor Valley Road is an existing unimproved two-lane roadway which traverses the Project Area and provides access to the undeveloped property and the existing community of Jamul.

Proctor Valley Road is proposed as a 2-Lane Light Collector (Modified) along five unique segments. Right-of-way widths vary from 68' to 83' to minimize impacts to adjacent sensitive resources, while providing for safe travel, turning movement and access to adjacent land uses. Bike lanes, landscaped parkways and a 10' Community Pathway are provided along the full length (4.5 miles) of Proctor Valley Road. Parking is not permitted along Proctor Valley Road. These street sections are depicted in Exhibits 22 to 26.

STREET SECTION 10- 40' LIGHT COLLECTOR

This segment of Proctor Valley Road between North Village 14 and Planning Areas 16/19 includes surface improvements substantially within the existing Proctor Valley Road limits. Two travel lanes and a 10' Community Pathway are planned within this segment. The Proposed Project includes an internal circulation option for Proctor Valley Road North. Please see Chapter VIII. Internal Circulation Options for details regarding the three street sections that could replace Street Section 10 if the County approves this option.

STREET SECTION 12 - RURAL RESIDENTIAL ROAD

This roadway provides access to the estate and ranchette lots within Planning Areas 16/19. The Rural Road includes 48' right-of-way with two 14' travel lanes and a 5' DG walkway on both sides of the road. Parking is prohibited on this roadway.

STREET SECTION 12A- PUBLIC RURAL RESIDENTIAL ROAD

The northern segment of Proctor Valley Road within Planning Areas 16/19 includes two 14' travel lanes, the 10' Community Pathway on one side and a 5' DG walkways on ~~both~~one sides within a 48' ROW.

Private Streets/Road**STREET SECTION 7 - MODIFIED RESIDENTIAL COLLECTOR**

This street section provides primary access from Proctor Valley Road to residential neighborhoods and the Village Core. The street includes two travel lanes, landscaped parkways and sidewalks on both sides of the street. A wider walkway is provided in key locations as part of the "Park to Park" loop, where designated. Parking is not permitted.

STREET SECTIONS 8 AND 8A - MODIFIED RESIDENTIAL COLLECTOR

The Modified Residential Collector includes two travel lanes, landscaped parkways and sidewalks on both sides of the street. Parking is permitted on both sides of the street. Street section 8a includes the park-to-park loop pedestrian network.

STREET SECTIONS 9, 9A & 9B - MODIFIED RESIDENTIAL STREET

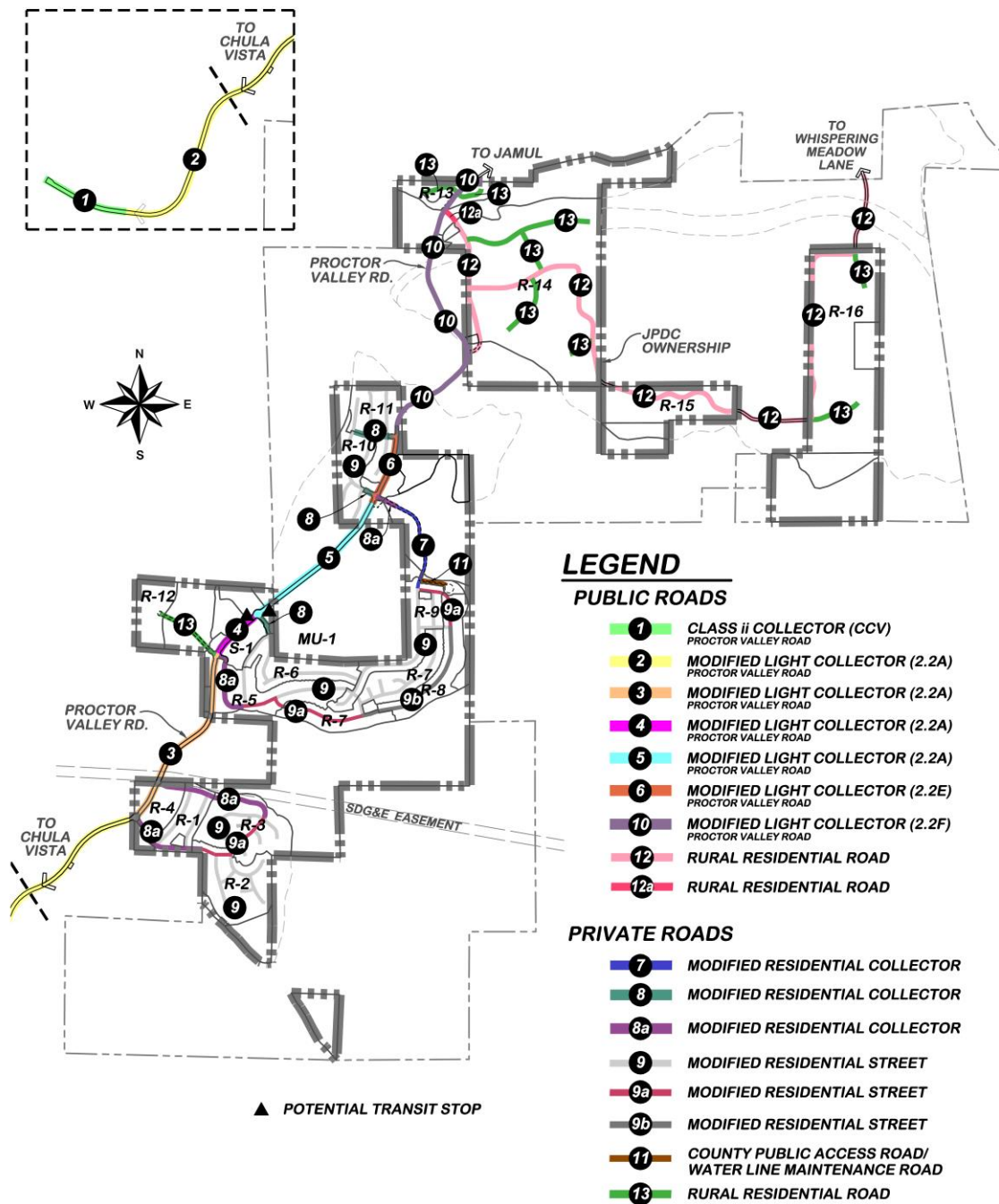
The Modified Residential Street includes two travel lanes, landscaped parkways and sidewalks on both sides of the street. Parking is permitted on both sides of the street. These streets are planned within all single-family neighborhoods. Parking may be eliminated on one side along single-loaded streets. A wider walkway is provided in key locations as part of the "Park to Park" loop, where designated.

**STREET SECTION 11 - COUNTY PUBLIC ACCESS/WATER LINE
MAINTENANCE ROAD**

This roadway provides access between North Village 14 and the proposed water reservoir, along a 24' graded access road.

STREET SECTION 13 – RURAL RESIDENTIAL ROAD

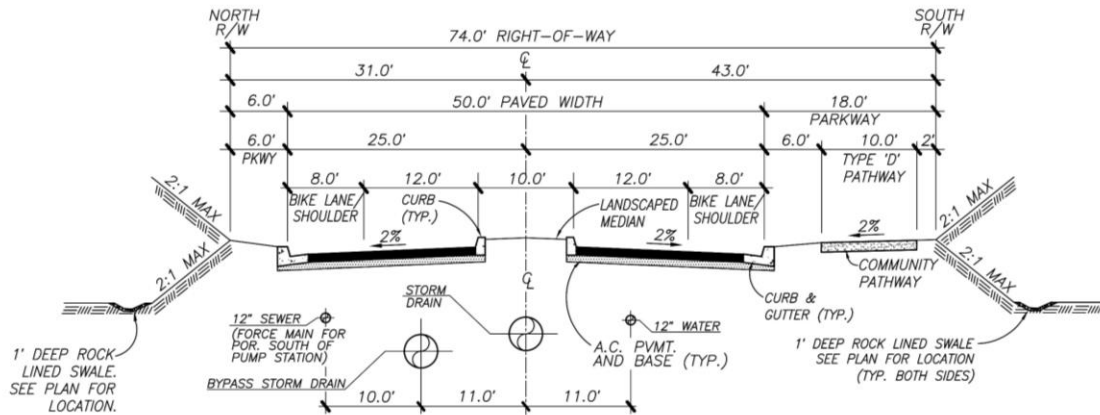
This roadway provides access to residential neighborhoods in Planning Area 16. The roadway includes two travel lanes and a 5' DG walkway on one side within a 48' right-of-way.



Note: See Chapter VIII. Internal Circulation Options for information regarding the Proctor Valley Road North option (Street Section 10)

Exhibit 20 – Internal Circulation Concept Plan

Not to scale

a) PUBLIC ROADS/STREETS

**1 PUBLIC PROCTOR VALLEY ROAD / CITY OF CHULA VISTA
CLASS II COLLECTOR (CCV)**

NO PARKING PERMITTED WITHIN BIKE LANE / SHOULDER
40 MPH DESIGN SPEED

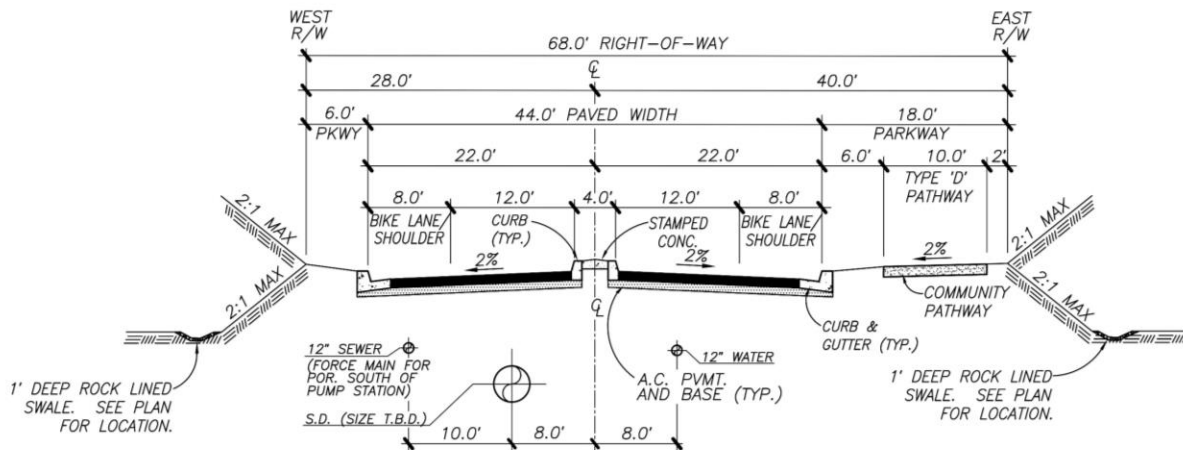
NTS

WAIVERS:

- MODIFICATIONS TO PARKWAYS AS SHOWN
- MEDIAN REDUCED TO 4'
- RIGHT OF WAY REDUCED FROM 78' TO 68'

**Exhibit 21 - Street Section I – Proctor Valley Road –
Class II Collector (Modified) City of Chula Vista (74' ROW)**

Not to scale



**2 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)**

NO PARKING PERMITTED
40 MPH DESIGN SPEED

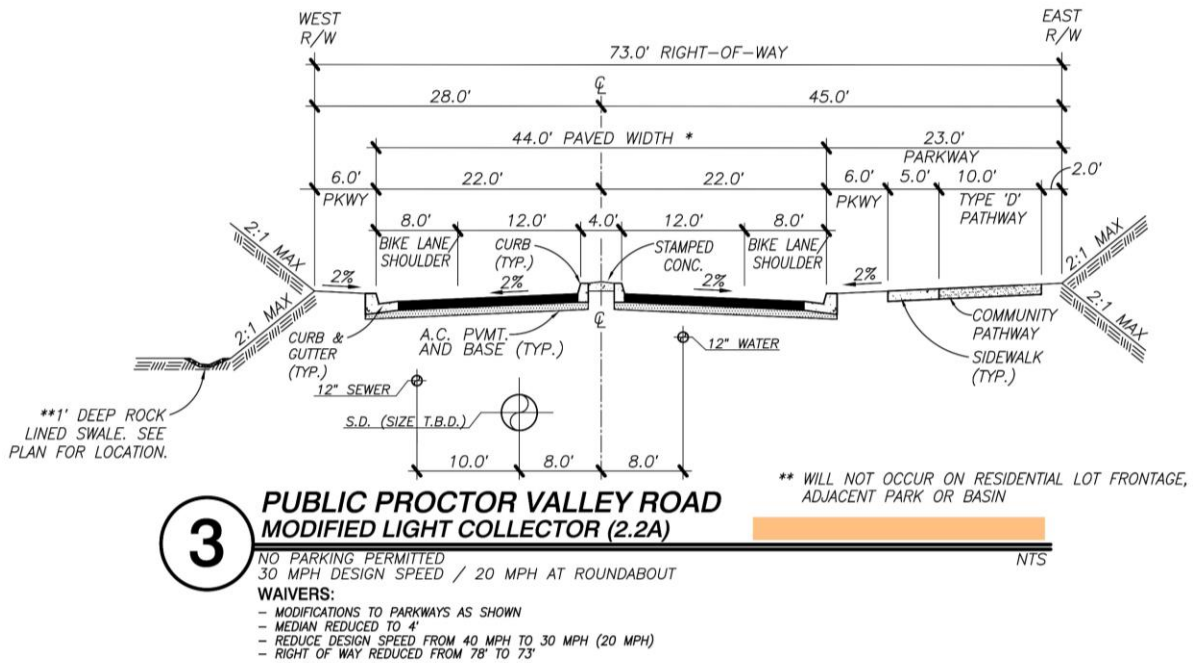
NTS

WAIVERS:

- MODIFICATIONS TO PARKWAYS AS SHOWN
- MEDIAN REDUCED TO 4'
- RIGHT OF WAY REDUCED FROM 78' TO 68'

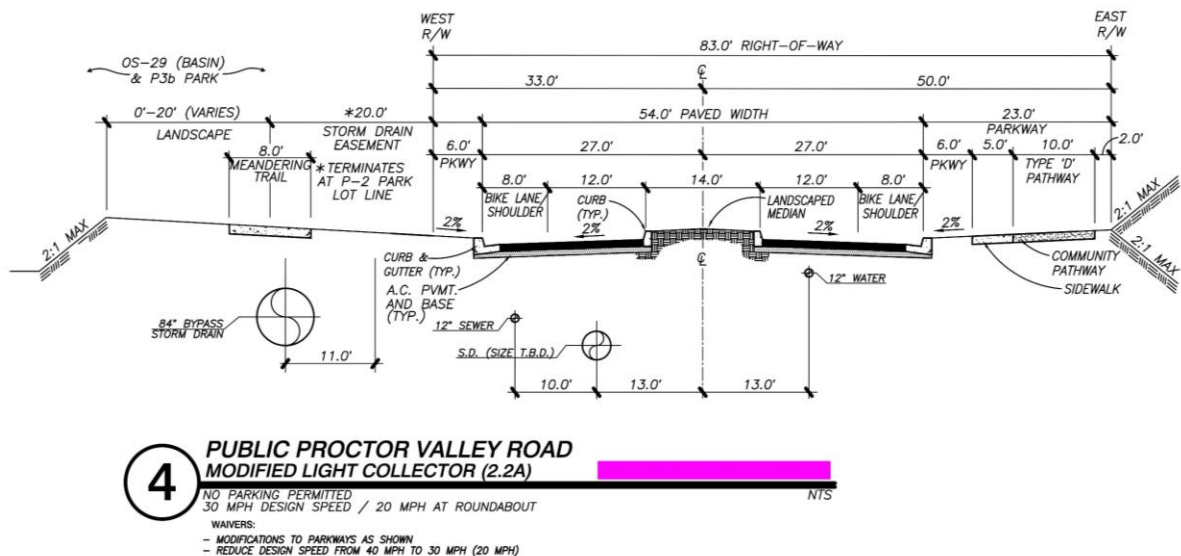
**Exhibit 22 - Street Section 2 - Proctor Valley Road
Modified 2-Lane Light Collector 2.2A (68' ROW)**

Not to scale



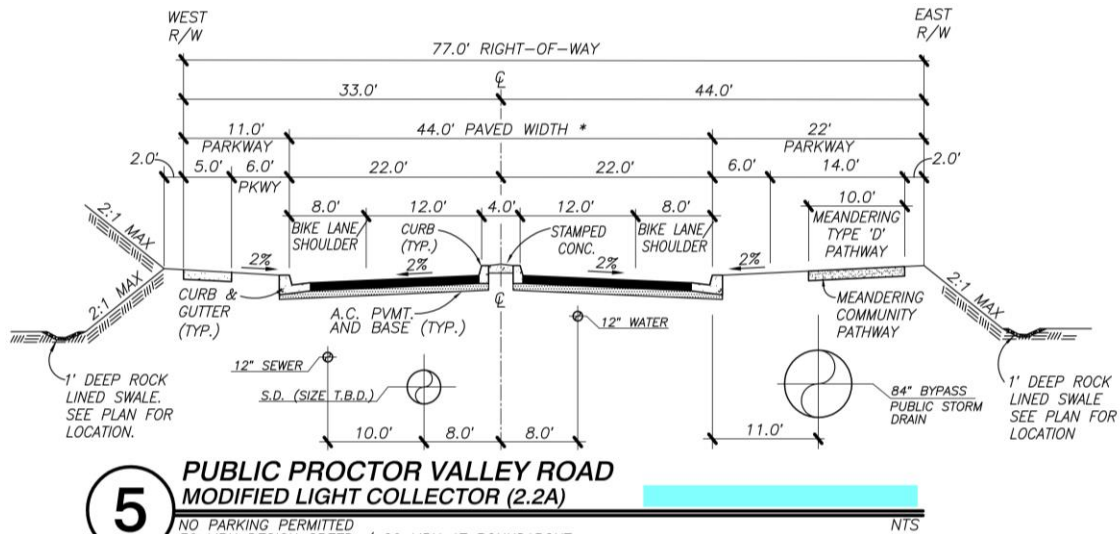
**Exhibit 23 - Street Section 3 - Proctor Valley Road
Modified 2-Lane Light Collector 2.2A (73' ROW)**

Not to scale



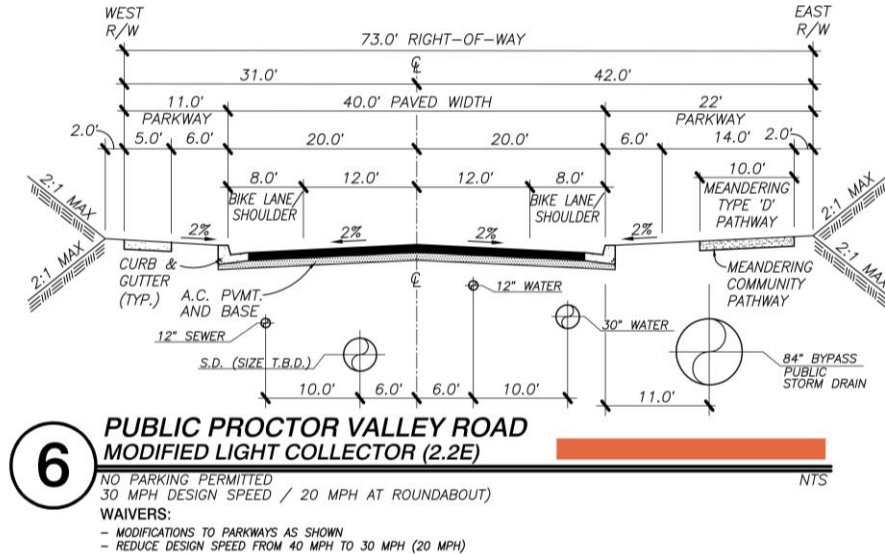
**Exhibit 24 - Street Section 4 - Proctor Valley Road
Modified 2-Lane Light Collector 2.2A (83' ROW)**

Not to scale



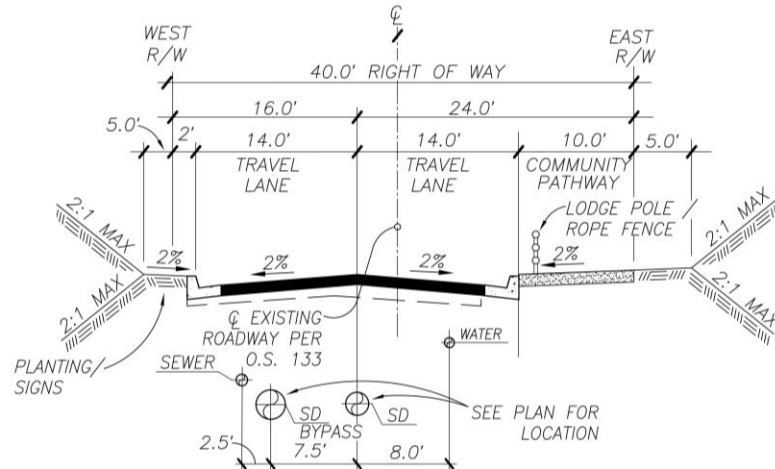
**Exhibit 25 - Street Section 5 - Proctor Valley Road
Modified Light Collector 2.2A (77' ROW)**

Not to scale



**Exhibit 26 - Street Section 6 - Proctor Valley Road
Modified Light Collector 2.2E (73' ROW)**

Not to scale



10 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2F)

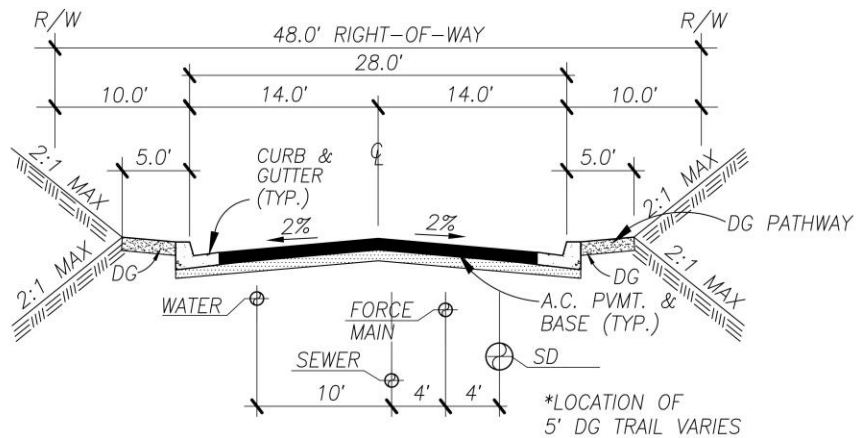
NO PARKING PERMITTED
40 MPH DESIGN SPEED

NTS

Note: See Chapter VIII. Internal Circulation Options for information regarding the Proctor Valley Road North option (Street Section 10a, 10b and 10c)

Exhibit 27 - Street Section 10 - Proctor Valley Road
Modified 2-Lane Light Collector 2.2F (40' ROW)

Not to scale



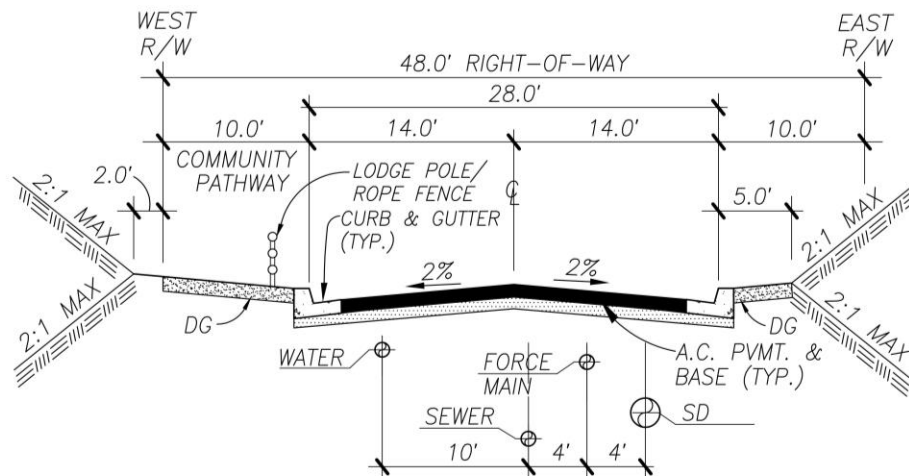
12 PUBLIC RURAL RESIDENTIAL ROAD

NO PARKING PERMITTED
25 MPH DESIGN SPEED
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH

NTS

Exhibit 28 - Street Section 12 -Rural Residential Road (48' ROW)

Not to scale



PUBLIC RURAL RESIDENTIAL ROAD

NO PARKING PERMITTED
25 MPH DESIGN SPEED
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH

NTS

Exhibit 29 - Street Section 12a -Rural Residential Road (48' ROW)

Not to scale

b) PRIVATE ROADS/STREETS

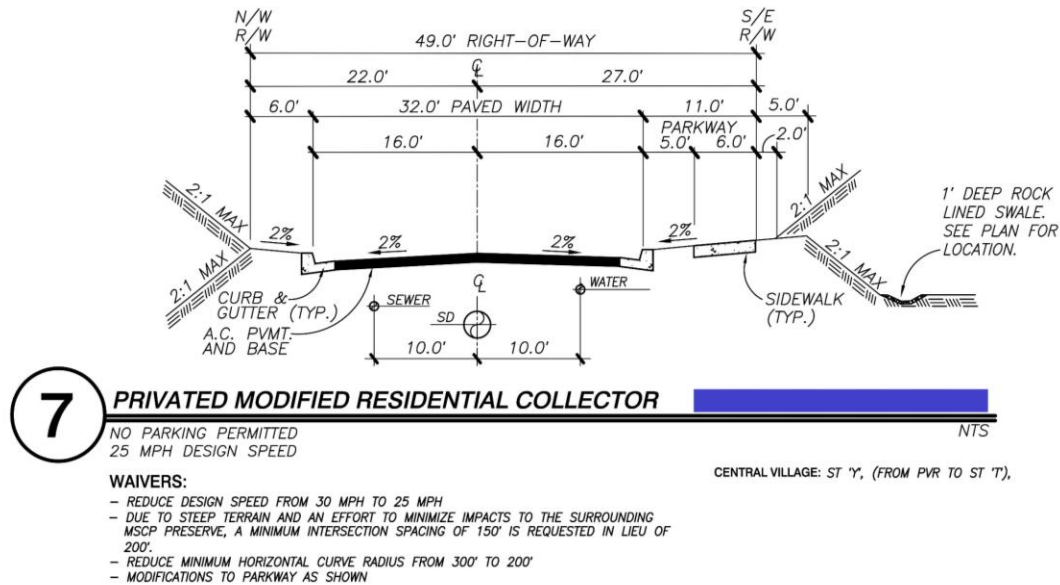


Exhibit 30 - Street Section 7 - Modified Residential Collector (49' ROW)

Not to scale

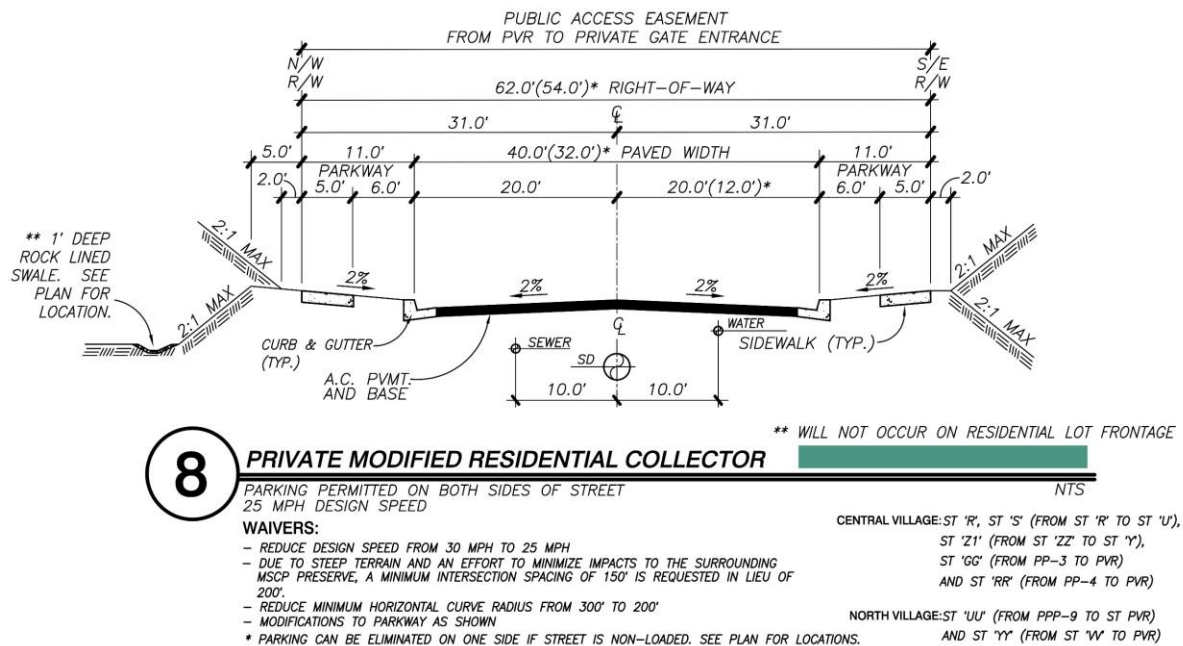
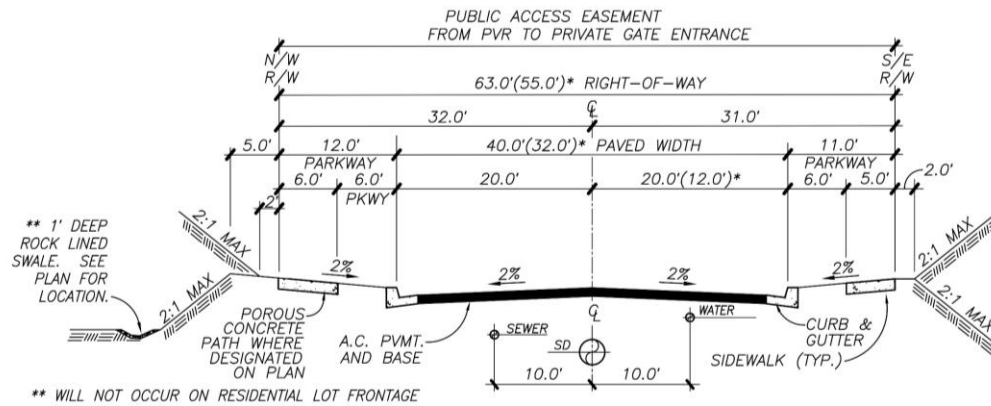


Exhibit 31 - Street Section 8- Modified Residential Collector (54' - 62' ROW)

Not to scale



8a

PRIVATE MODIFIED RESIDENTIAL COLLECTOR

PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED

NTS

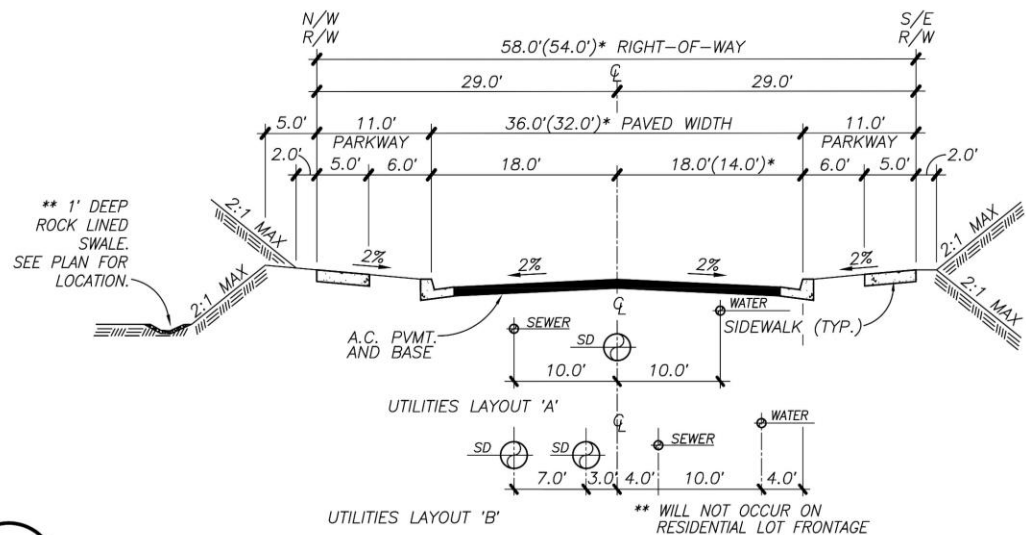
WAIVERS:

- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 200'
- MODIFICATIONS TO PARKWAY AS SHOWN
- * PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.

SOUTH VILLAGE: ST 'A' (FROM PVR TO ST 'B')
ST 'M' (FROM PVR TO ST 'J')

Exhibit 32 - Street Section 8a- Modified Residential Collector (55' – 63' ROW)

Not to scale



9

PRIVATE MODIFIED RESIDENTIAL STREET

PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED

WAIVERS:

- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'.
- MODIFICATIONS TO PARKWAY AS SHOWN
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 200' TO 160'
- * PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED.
SEE PLAN FOR LOCATIONS.

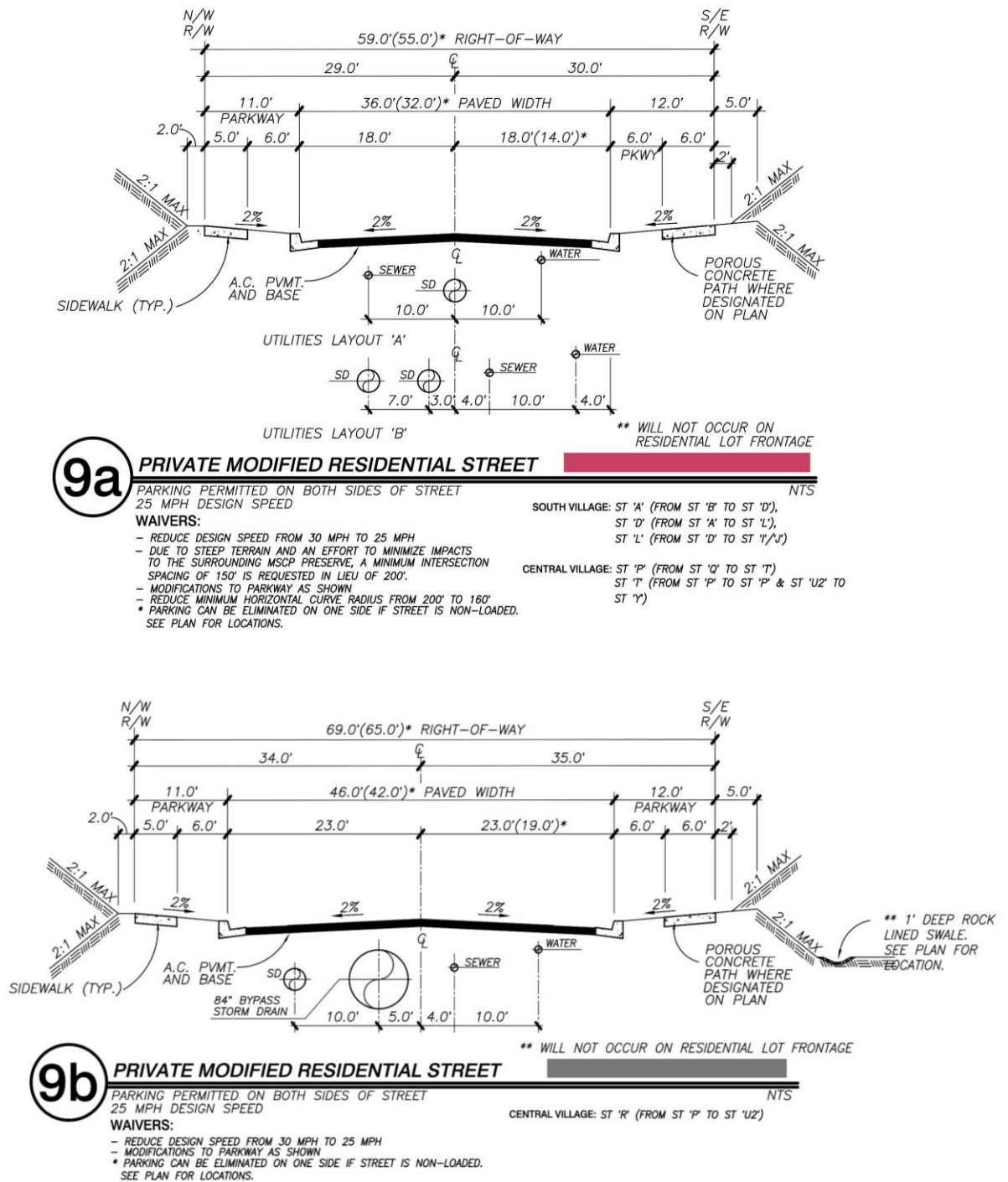
NTS
SOUTH VILLAGE: ST 'D' (FROM ST 'A' TO CUL DE SAC),
ST 'B', ST 'C', ST 'E', ST 'F',
ST 'G', ST 'H', ST 'I', ST 'J', ST 'K',
ST 'L' (FROM ST 'D' TO ST 'J'),
ST 'N' & ST 'O'

CENTRAL VILLAGE: ST 'Q', ST 'R' (FROM ST 'Q' TO 'S'),
ST 'S', ST 'U1', ST 'U2', ST 'V', ST 'W',
ST 'X', ST 'Y' (FROM LOT 4 TO ST 'T')

NORTH VILLAGE: ST 'Z' (FROM ST 'BB' TO LOT 22)
ST 'AA' (FROM ST 'EE' TO ST 'FF')
ST 'BB', ST 'CC', ST 'DD', ST 'EE'
ST 'FF', ST 'GG' & ST 'HH'

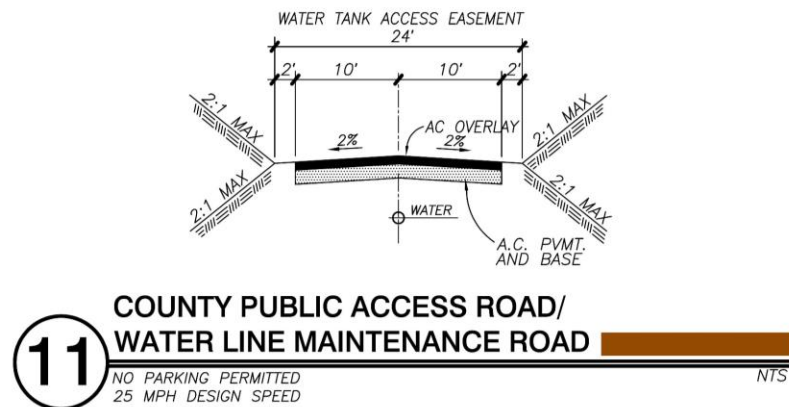
Exhibit 33 - Street Section 9 -Private Modified Residential Street (58' – 68' ROW)

Not to scale



**Exhibit 34 - Street Section 9A/9B -Private Modified Residential Street
(58' – 68' ROW)**

Not to scale



**Exhibit 35 - Street Section 11 - County Public Access Road/
Water Line Maintenance Road)**

Not to scale

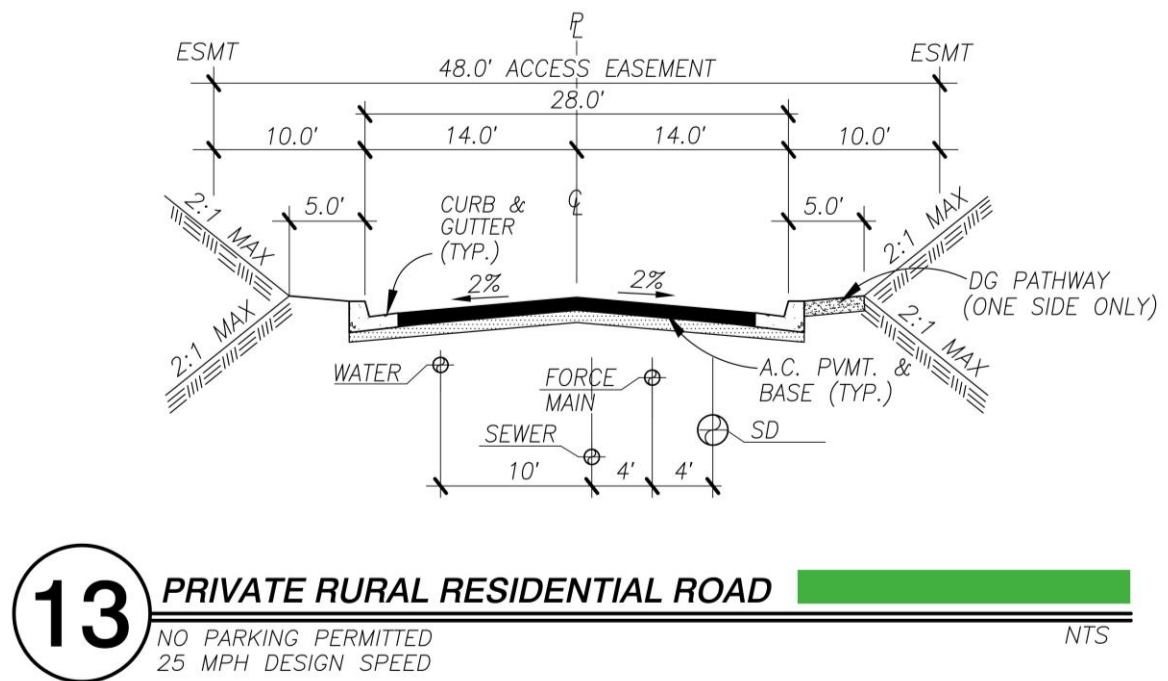


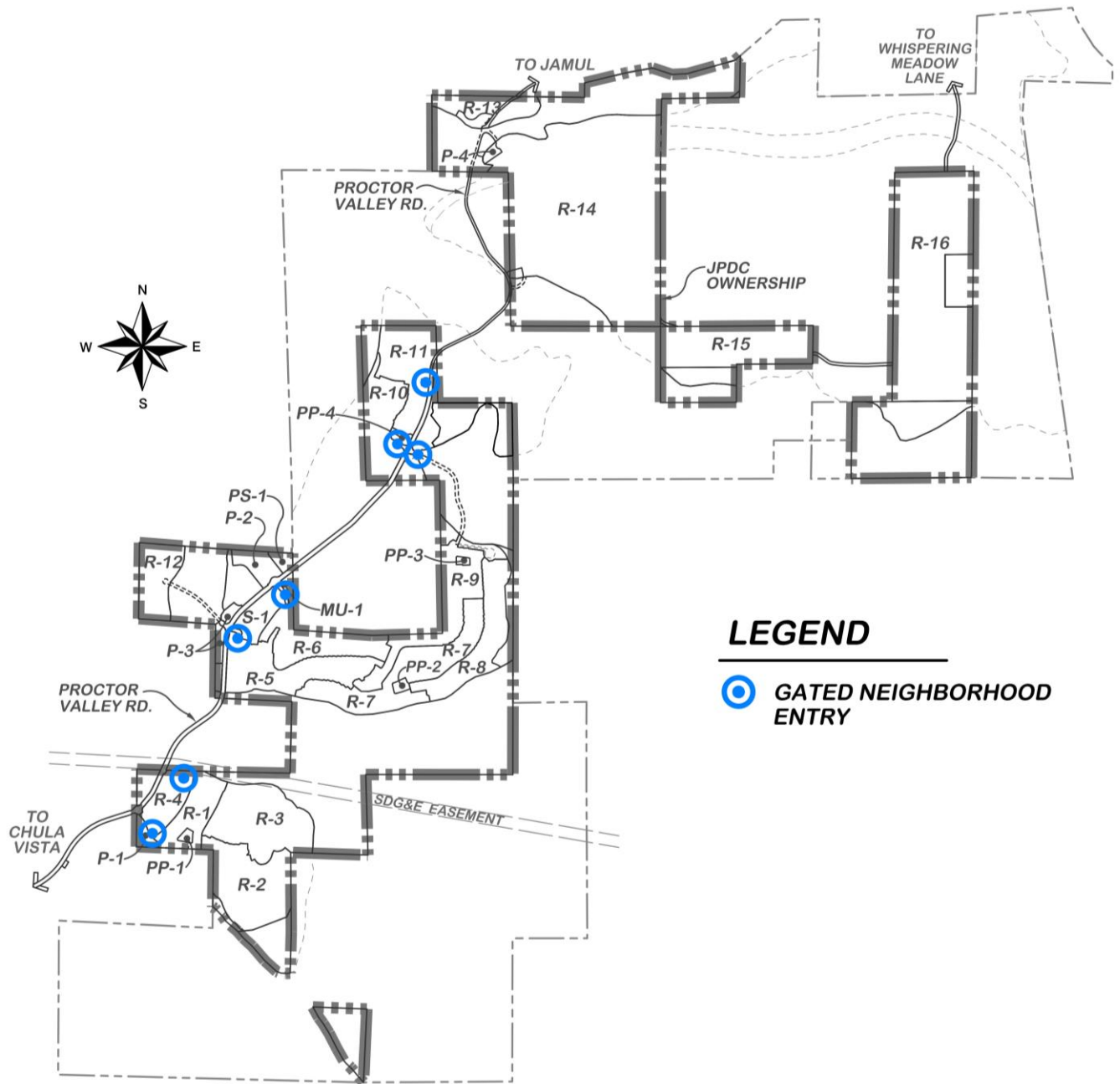
Exhibit 36 - Street Section 13 -Private Rural Residential Road (48' ROW)

Not to scale

Not to scale

c) GATED ENTRIES

Gated entries may serve residential neighborhoods throughout Village 14. The gated entries enhance the design theme through landscaping and architectural elements and establish individual neighborhood character. The gated entries do not affect the connectivity of the Proposed Project's circulation network. Gates have been located per County Fire requirements and physical gates will be designed to meet the County's Consolidated Fire Code. An administrative permit may be required pursuant to Zoning Ordinance Section 6708. The locations of proposed gated entries are depicted in Exhibit 37 Gated Neighborhood Entry Plan. The Conceptual Gated Entry Design is provided as Exhibit 38. Access to public parks will not be restricted by gated entries. Additional neighborhood and gated entry design details are provided in the Village 14 Design Plan (Appendix 5).



08-29-17

Exhibit 37 - Gated Neighborhood Entry Plan
Not to scale

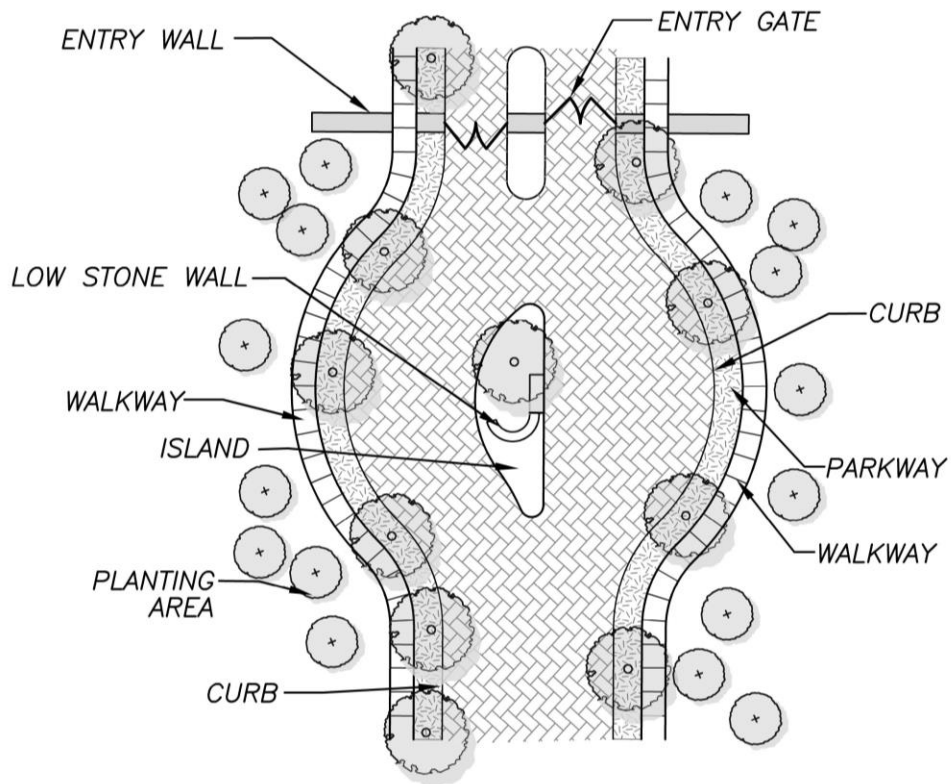
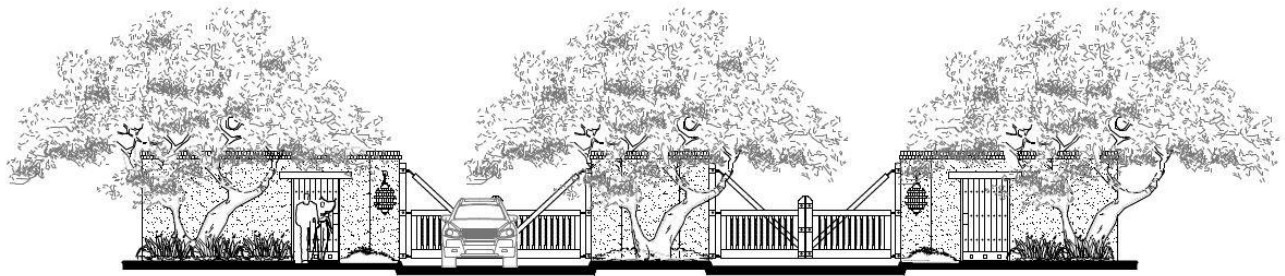


Exhibit 38 - Conceptual Gated Entry Design

Not to scale

d) TRAFFIC CALMING

A “Guiding Principle” of the Otay Ranch GDP/SRP is to provide an integrated system of streets and trails that promote walking and biking, while ensuring vehicular and pedestrian safety. Consistent with the Otay Ranch GDP/SRP, traffic calming measures are planned to reduce vehicle speeds which increases pedestrian and bicyclist safety. Applicable Otay Ranch GDP/SRP Goals, Policies, and Objective Implementation Measures are identified below.

ENCOURAGE WALKING AND BIKING:

- Villages fashioned to encourage walking and biking on streets linked to interesting destinations, (Otay Ranch GDP/SRP pg. 7);
- Promote alternative forms of transportation, such as bicycle and cart paths, riding and hiking trails, and pedestrian walkways as an integral part of the circulation system, (Otay Ranch GDP/SRP pg. 219);
- Develop patterns of land use which will allow the elimination of automobile trips and encourage pedestrian movement through pedestrian-friendly environments and proper land use mix, (Otay Ranch GDP/SRP pg. 219);
- Encourage pedestrian traffic as an alternative to single vehicle travel, (Otay Ranch GDP/SRP pg. 336);
- Configure internal village streets to give pedestrian traffic a priority, (Otay Ranch GDP/SRP pg. 337);

PROMOTE TRAFFIC/PEDESTRIAN SAFETY:

- Design village roads for human rather than automobile scale while ensuring public safety in all cases, (Otay Ranch GDP/SRP pg. 221);
- Streets shall balance the needs of pedestrians, buses, and automobiles. Intersections shall encourage pedestrian movement, reduce the number of turning lanes (where feasible), reduce auto speed while ensuring public safety, and provide for emergency vehicle access, (Otay Ranch GDP/SRP pg. 104);

REDUCE TRAFFIC SPEEDS:

- Streets shall balance the needs of pedestrians, buses, and automobiles. Intersections shall encourage pedestrian movement, reduce the number of turning lanes (where feasible), reduce auto speed while ensuring public safety, and provide for emergency vehicle access, (Otay Ranch GDP/SRP pg. 104);
- Encourage other transportation modes through street/road design within the village, while accommodating the automobile. Design standards are not focused on achieving LOS standards or providing auto convenience, (Otay Ranch GDP/SRP pg. 217);

BUFFER STREETS WITH LANDSCAPING:

- Buffer walkways with landscaping such as berms, trees and other vegetation, (Otay Ranch GDP/SRP pg. 336);
- Encourage the extensive planting of street trees, while remaining consistent with water conservation goals, (Otay GDP/SRP pg. 337)

Proposed traffic calming measures include five roundabouts along Proctor Valley Road, and intersection neckdowns along Residential Collectors and at key intersections within residential neighborhoods. The locations of intersection neckdowns will be determined during preparation of street improvement plans.

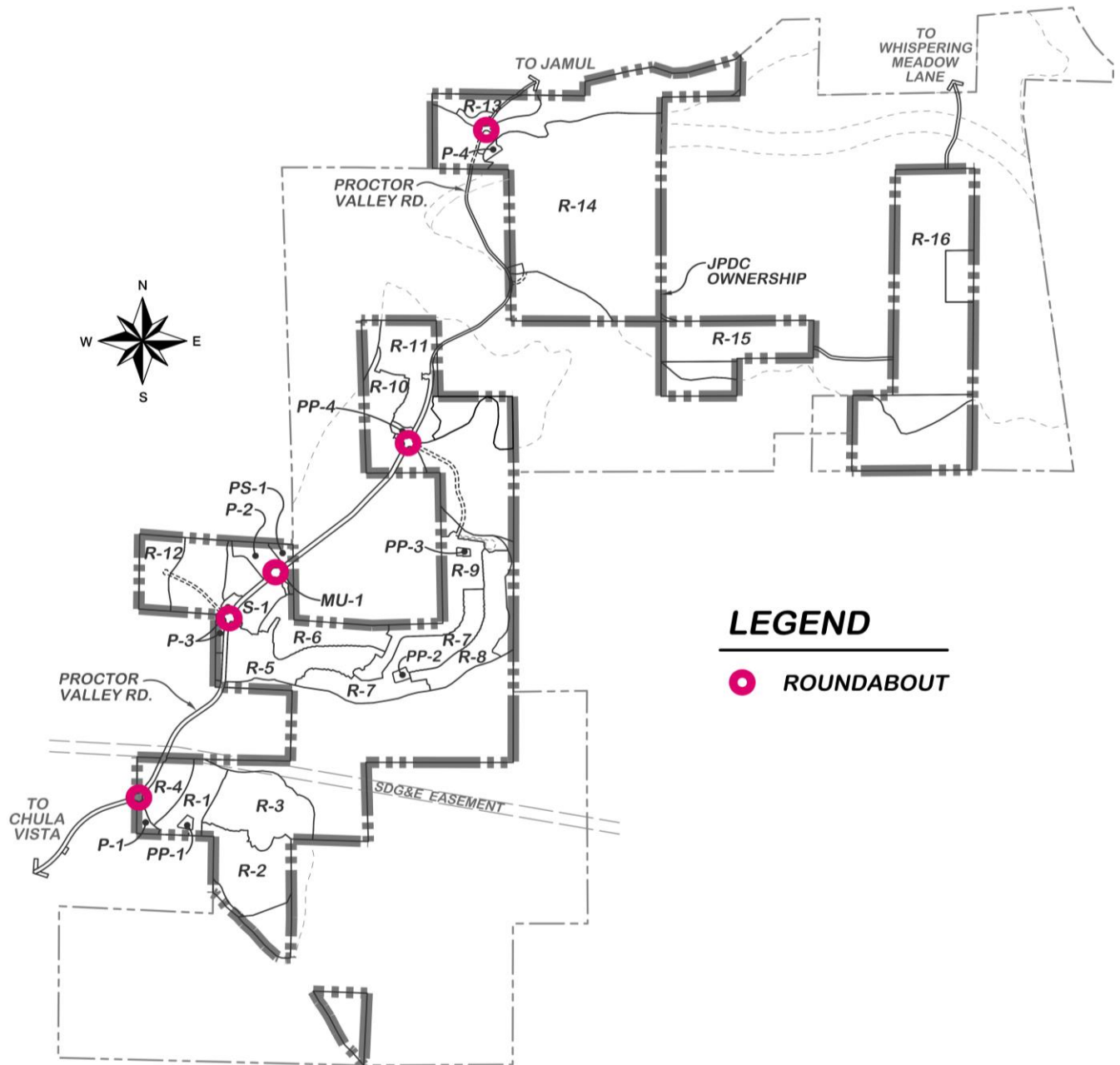
In addition, consistent with the Otay Ranch GDP/SRP Village Character Policy which states “Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community,” Proctor Valley Road has been narrowed from a 4-Lane Major Road classification identified in the Otay Ranch GDP/SRP to a 2-Lane Light Collector to slow traffic and increase pedestrian safety.

(a) ROUNDABOUTS

The Proposed Project includes five roundabouts along Proctor Valley Road (See Exhibit 39, Roundabout Plan). The first roundabout is located at the primary entrance into the South Village 14 residential area and the second is located at the western entrance to the Central Village 14 residential neighborhoods. Two roundabouts are located within the Village Core. The fourth roundabout is centrally located along Proctor Valley Road to provide access to the North Village 14 residential neighborhoods. The fifth roundabout is located on Proctor Valley Road between Planning Areas 16 and 19. These roundabouts moderate traffic speed, enhance safety for pedestrian crossings and minimize queuing at the intersection approaches while maintaining traffic flow. In addition, the roundabouts create gateways into the Village Core and residential neighborhoods with enhanced paving and landscaping. A conceptual roundabout design is depicted on Exhibit 40, Traffic Calming Concepts.

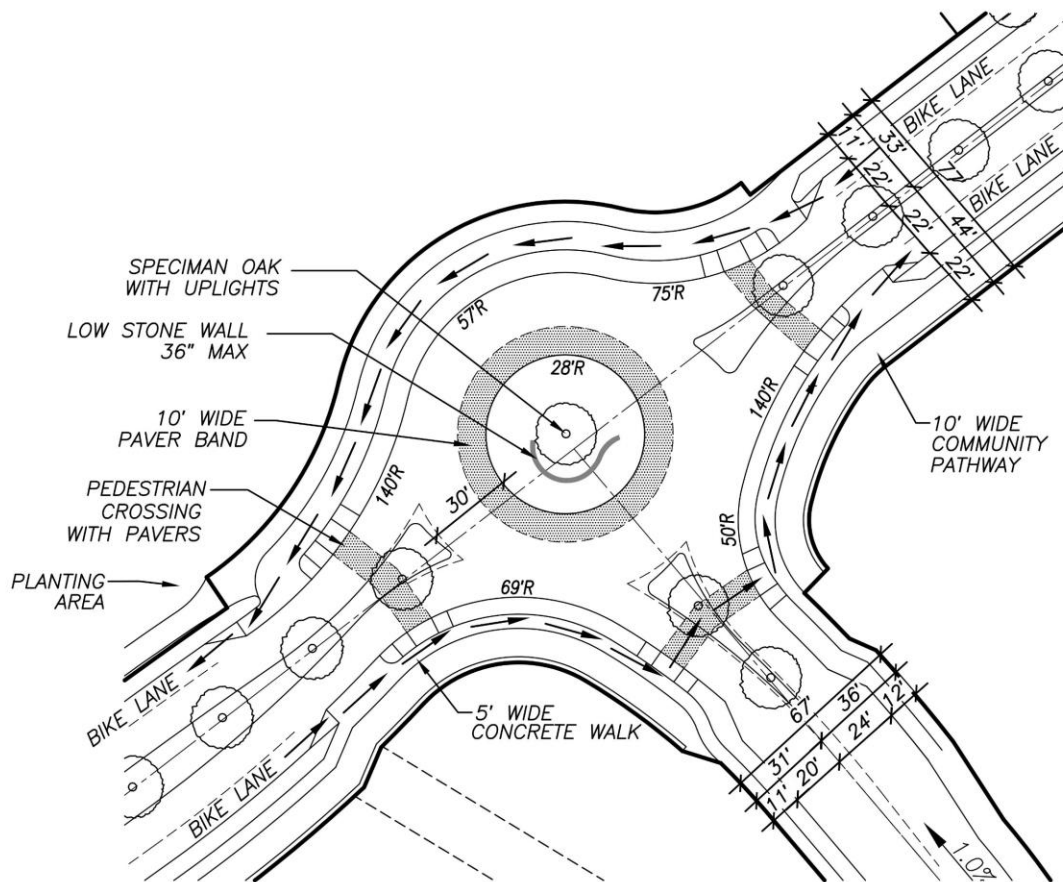
(b) INTERSECTION NECKDOWN

Intersection neckdowns are located along collectors and within residential neighborhoods. This traffic calming feature slows traffic on long, unobstructed road sections by creating “side friction” through the intersection and narrowing each travel way to 12’ (minimum 24’ total width). Neckdowns reduce the crossing distance for pedestrians and create protected parking. Landscaping at the intersection corners carries the landscape character into the neighborhoods. Intersection neckdown locations will be determined during final engineering. A typical neckdown intersection detail is depicted on Exhibit 40.



08-29-17

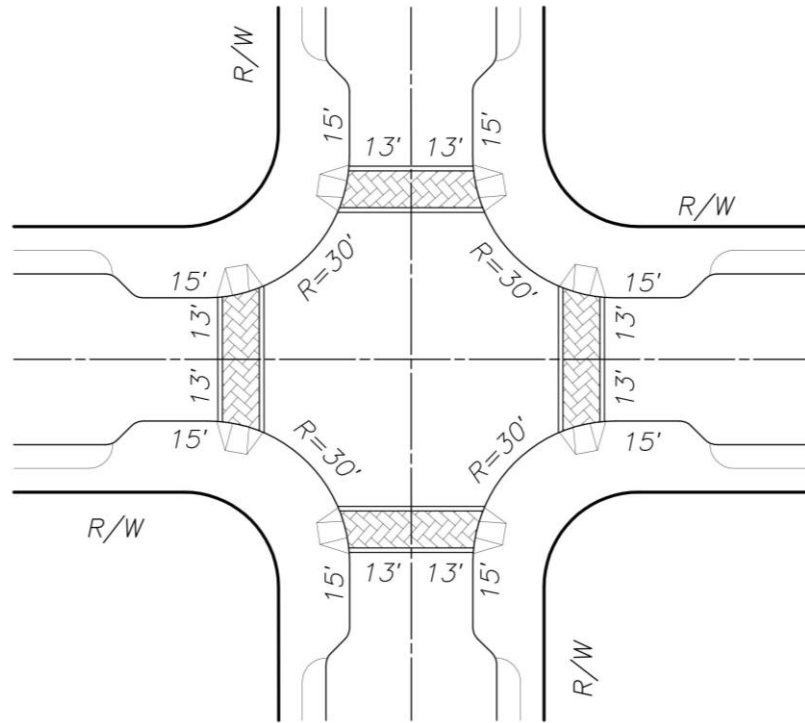
Exhibit 39 –Roundabout Plan
Not to scale



Conceptual Roundabout Design

Exhibit 40 – Traffic Calming Concepts

Not to scale



Conceptual Intersection Neckdown Design

Exhibit 40 – Traffic Calming Concepts (continued)

Not to scale

I. AGRICULTURE PLAN

The Otay Ranch Program EIR (PEIR) requires preparation of an Agriculture Plan concurrent with approval of any specific plan affecting onsite agriculture resources. The Agriculture Plan describes the type of agricultural activity allowed as an interim use and includes buffering guidelines designed to prevent potential land use interface impacts related to noise, odors, dust, insects, rodents and chemicals that may accompany agriculture activities and operations.

Historically, agriculture uses in the Project Area included “dry farming” and cattle and sheep grazing. Crop production was limited to dry farming of hay and grains due to limited water availability.

While controlled grazing in the Project Area has been a permitted use, grazing was halted in the late 1990s to protect sensitive native habitats. Cultivation has not been permitted as an interim use in the Project Area. Pursuant to Development Regulations included in this Specific Plan, agriculture uses are not permitted; however, an Agriculture Plan was prepared for the Proposed Project (Appendix 8).

J. HOUSING TYPES

The Proposed Project meets the Otay Ranch GDP/SRP goal of providing diverse housing types through development of single family detached and smaller lot detached units. The community provides single family residential neighborhoods with densities between 0.2 and 8.4 dwelling units per acre. The overall average density is 0.9 dwelling units per acre.

An Affirmative Fair Marketing Plan or participation in the San Diego County Building Association’s Plan, that describes outreach efforts and lending practices will be undertaken to attract prospective homebuyers and/or tenants in the proposed housing marketing area, regardless of gender, age, race, religion, handicap, or economic status, will be prepared prior to construction and sales of the housing within the Project Area.

The Otay Ranch GDP/SRP limits the total units in the Village 14 and Planning Areas 16/19 to a combined maximum of 2,123 dwelling units; therefore, the number of dwelling units authorized within the Specific Plan may not be increased by utilizing the County of San Diego Density Bonus Ordinance which would otherwise allow an increase in total units. Any increase above 2,123 dwelling units would require an amendment to this Specific Plan.

IV. PUBLIC FACILITIES AND SERVICES

This Chapter summarizes more detailed information contained in the Public Facilities and Finance Plan (PFFP, Appendix 4). The PFFP is a requirement of the Otay Ranch GDP/SRP. The PFFP evaluates the public facilities needed to serve the Proposed Project and identifies how the provision of facilities will be phased and funded. The Implementation Chapter (Chapter V) of this Specific Plan also includes a Phasing Plan (V.C), Financing Plan (V.D), a Construction and Maintenance Responsibility Program (V.E), and the Landscape Maintenance Plan (V.F) which further describe public facility and service requirements.

A. DRAINAGE

The *CEQA Drainage Study for Village 14 and Planning Areas 16/19* was prepared by Hunsaker and Associates. A synopsis of that study is provided below, and the full report is contained as an appendix to the Project EIR. The phasing and financing of drainage facilities is addressed in the PFFP.

Natural and existing runoff from most areas north of the Proposed Project will be separated from the Development Area runoff via separate storm drain systems. Thus, runoff from natural (undeveloped) or existing developed areas would continue to drain directly to Proctor Valley and the Upper Otay Reservoir, and not comingle with runoff from the Proposed Project until downstream of the proposed biofiltration basins (after low flows from the development areas have been treated). However, due to storm drain optimization, and to avoid a double storm drain system in many streets of the proposed development, runoff from some small offsite natural areas will mix with runoff from developed areas as shown in Exhibit 41.

Runoff from the developed Proposed Project will drain to the Upper Otay Reservoir via Proctor Valley or the Lower Otay Reservoir via Jamul Creek. The runoff from the 85th percentile storm will be treated by 14 biofiltration basins located adjacent to Proctor Valley Road and northwest of Jamul Creek. Development of the Proposed Project will not cause any diversion to or from the Upper and Lower Otay Reservoir watersheds.

Onsite peak flow runoff from Village 14, Planning Area 16 and Planning Area 19 will also be routed through the biofiltration basins and discharged to the Proctor Valley Road storm drain system or existing natural tributary channels and flow to the Upper Otay Reservoir. The performance of the biofiltration basins is described in greater detail in the *Priority Development Project Storm Water Quality Management Plan (SWQMP) for the Village 14 and Planning Areas 16/19*, prepared by Hunsaker & Associates.

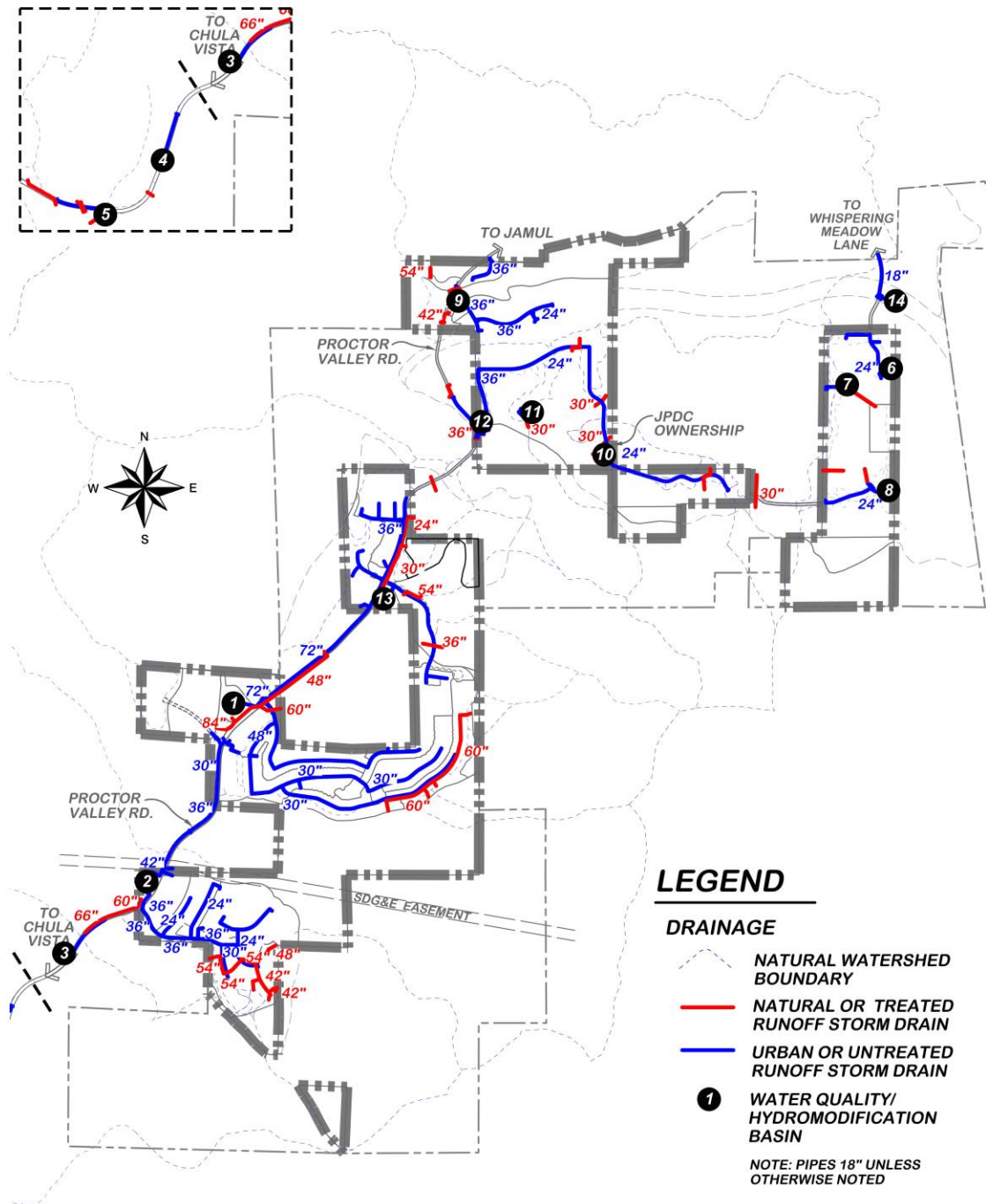
Runoff would be detained in the water quality/hydromodification basins and treated during the time it takes to drain completely. The locations of these BMPs can be seen in Exhibit 41. Treatment would include the settling of pollutants within the basins and filtering through the heavy vegetation at the bottom of each basin. A trash and debris rack would be fitted to the base of each structure to prevent clogging of the low-flow orifices. In this way, stormwater pollutant, trash and debris removal would occur prior to discharge into Upper and Lower Otay Reservoirs. Outlet structures at each basin would be sized and designed to convey runoff from the 100-year storm event.

All runoff conveyed in the storm drain systems will be treated in compliance with RWQCB regulations and federal criteria prior to discharging to natural watercourses. Post construction Best Management Practices (BMPs) refer to specific storm water management techniques which are applied to manage and treat post construction site runoff to minimize erosion. BMPs include “source control,” aimed at reducing the amount of sediment and other pollutants, and “treatment control” aimed at keeping soil and other pollutants onsite once they have been loosened by storm water erosion.

Structural BMPs for the Proposed Project will be located to infiltrate, filter or treat the required runoff volume or flow (based on first flush rainfall) prior to its discharge. The BMPs will be designed to reduce toxin, nutrient and sediment loading of the first flush from the development. Structural BMPs will remove pollutants from urban runoff by simple gravity settling of particulate pollutants, filtration, biological uptake, media absorption or other physical, biological or chemical process. Volume-based and flow-based BMPs will be designed to mitigate the volume and maximum treatment flow-rate of runoff produced from a storm event.

Per the County of San Diego BMP Design Manual and the Final Hydromodification Management Plan (HMP) (March 2011), priority projects that have the potential to increase unmitigated peak flows and do not directly discharge to exempt water bodies are required to perform a hydromodification analysis. The proposed basins will be engineered to serve for both water quality treatment control and hydromodification purposes. The basin sizes, composition and riser structures are to be designed by the Project Design Engineer to comply with flow control requirements of the MS4 Permit. Implementing flow control hydromodification requirements will minimize the potential of storm water discharges from the MS4 from causing altered flow regimes and excessive downstream erosion in receiving waters. For San Diego area watersheds, the range of flows that result in increased potential for erosion or degraded instream habitat down-stream of Priority Development Projects shall be based on the Final HMP mentioned above. For the Proposed Project, this range of flows was determined to be 0.1Q2 to Q10.

Maintenance of onsite BMPs will be the responsibility of a CFD or other assessment mechanism, the Homeowners Association (HOA) or a similar approved maintenance entity.



12-20-17

Exhibit 4I - Conceptual Drainage Plan

Not to scale

B. SEWER SERVICE

The *Overview of Sewer Service for Village 14 and Planning Areas 16/19* was prepared by Dexter Wilson Engineering, Inc. A synopsis of that plan is provided below; the full report is contained as an appendix to the Project EIR. The phasing and financing of wastewater facilities is addressed in the PFFP.

The County of San Diego establishes sewage generation factors based on population multipliers used to project sewage flows. With the planned developments, the average sewage generation for the Proposed Project is estimated at approximately 0.28 million gallons per day (mgd).

Two public sewer lift stations will be required to convey flows from the Proposed Project to the offsite sewer system. These lift stations will be operated and maintained by the County of San Diego. As such, the lift station sites and any necessary easements will be conveyed to the County of San Diego. The location of these on-site sewer facilities is depicted in Exhibit 42.

The public lift stations will be designed in accordance with County of San Diego standards to include redundant pumping units, standby power, odor control, overflow storage, and telemetry. The lift station site will also be designed with adequate access to all equipment items and would include fencing for security.

There will also be private lift stations in Planning Areas 16/19. These stations will be operated and maintained by an HOA. CC&Rs shall be recorded against the property and shall include language obligating the HOA to pay all costs for maintenance and operation of the on-site private sewer system in conformance with the SSMP and District ordinances. The Applicant shall prepare a Sewer System Management Plan (SSMP) for the private sewer system that outlines a preventative maintenance program, contracted maintenance vendor(s) and emergency procedures and contact information. The SSMP is subject to County review and approval.

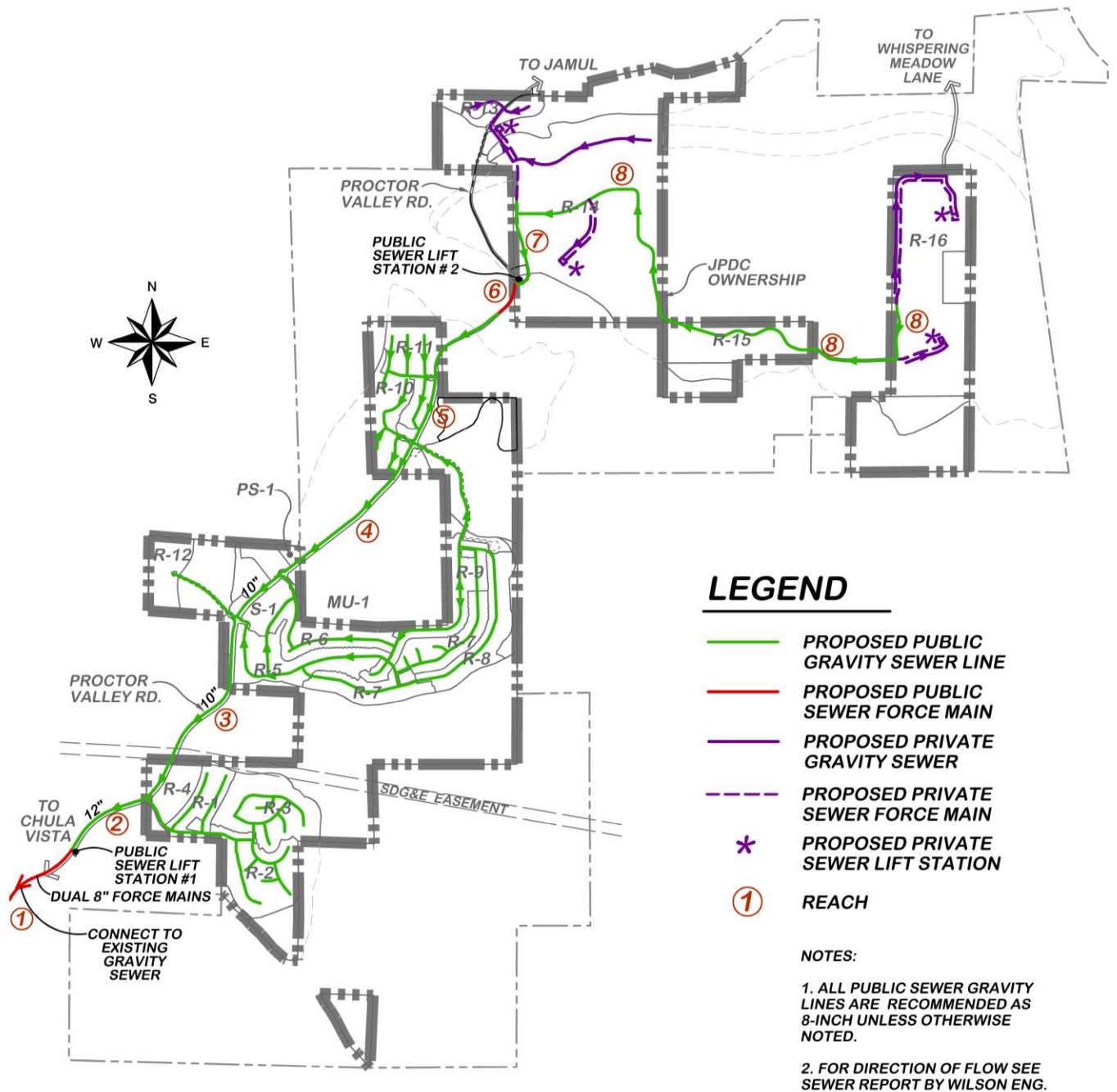
Sewer service will be provided to the Proposed Project via the Salt Creek Interceptor which is owned and operated by the City of Chula Vista. The County of San Diego and City of Chula Vista have recently entered into a Sewage Transportation Agreement that allows flows from the County of San Diego, including the Proposed Project, to be conveyed through the Salt Creek Interceptor.

Under this agreement, the Proposed Project would be required to annex into the San Diego County Sanitation District, but sewer flows would be conveyed to the San Diego Metro System via the Salt Creek Interceptor.

The Salt Creek Interceptor has been sized to accommodate ultimate development in the service area, including the Proposed. The Salt Creek Interceptor ranges from a 15-inch to 48-inch line.

The November 1994 Salt Creek Basin Study estimated 2,223 EDUs from Village 14 and Planning Areas 16/19 would convey flows to the Salt Creek Interceptor. The Proposed Project proposes development of 1,102 EDUs (based on City of Chula Vista criteria; 230 gpd = 1 EDU). Flows from the Proposed Project are not expected to impact the capacity of the Salt Creek Interceptor. The Salt Creek Interceptor Analysis prepared in March 2015 concluded that the Salt Creek Interceptor has adequate

capacity for the Proposed Project and ultimate projected buildout of properties in the service area. There are two potential downstream reaches of the interceptor that will approach the replacement threshold at ultimate buildout and will need to be monitored as development occurs. Development for the Proposed Project has been reduced by 494 EDUs since the March 2015 Salt Creek Interceptor Analysis was prepared.



08-29-17

Exhibit 42 – Conceptual Sewer Plan (On-Site)

Not to scale

C. WATER SERVICE

The *Overview Water Service for Village 14 and Planning Areas 16/19* was prepared by Dexter Wilson Engineering, Inc. A synopsis of that plan is provided below; the full report is contained as an appendix to the Project EIR. The phasing and financing of water facilities is addressed in the PFFP.

The Project Area is within the boundaries of the Otay Water District (OWD), which will be the primary supplier of water to the Project Area. OWD purchases water from the San Diego County Water Authority (CWA), who in turn purchases water from the Metropolitan Water District (MWD). The MWD and CWA plan to provide long term water supplies to member agencies to meet projected water demand based upon regional population forecasts. The Proposed Project has a projected potable water demand of 0.80 MGD per year.

In accordance with Senate Bills 610 and 221, the Otay Water District prepared a Water Supply Assessment and Verification Report for the Specific Plan, which was approved by the Otay Water District Board of Directors on January 3, 2018.

The Proposed Project will be served by the 980 Zone within the Central Service Area and 1296 Zone within the Regulatory Service Area of the Otay Water District. A new 1460 Zone is also proposed to be formed off the 1296 Zone. There are currently two pump stations in the 980 Zone. There are also two existing reservoirs in the 980 Zone, co-located, north of Rolling Hills Ranch. These reservoirs each have a capacity of five million gallons for a total of 10 million gallons. Major 980 Zone pipelines near the Proposed Project are all located west of the Proposed Project and include transmission lines in Hunte Parkway and Proctor Valley Road. The 36-inch transmission line in Proctor Valley Road has been extended to Agua Vista Road within Rolling Hills Ranch.

The Proposed Project will receive water service by expanding the existing 980 and 1296 Zone water systems and creating a new 1460 Zone. Exhibit 43 illustrates the proposed major water facilities onsite near the Proposed Project. There are several major 980 Zone Water System improvements within the Project Area which are identified in the Otay Water District's Capital Improvement Program.

The Otay Ranch GDP/SRP establishes a goal for conserving water during and after construction of the Otay Ranch. A Water Conservation Plan has also been prepared for the Proposed Project. The Water Conservation Plan demonstrates a 10% reduction in outdoor residential water use complying with the County's Water Conservation in Landscape Ordinance. In addition, the mixed-use commercial land use will comply with the County's Water Conservation in Landscape Ordinance.

By reducing outdoor water use by 10% on each lot, the Proposed Project will reduce annual outdoor potable water use by 9,125 gallons per single family home.

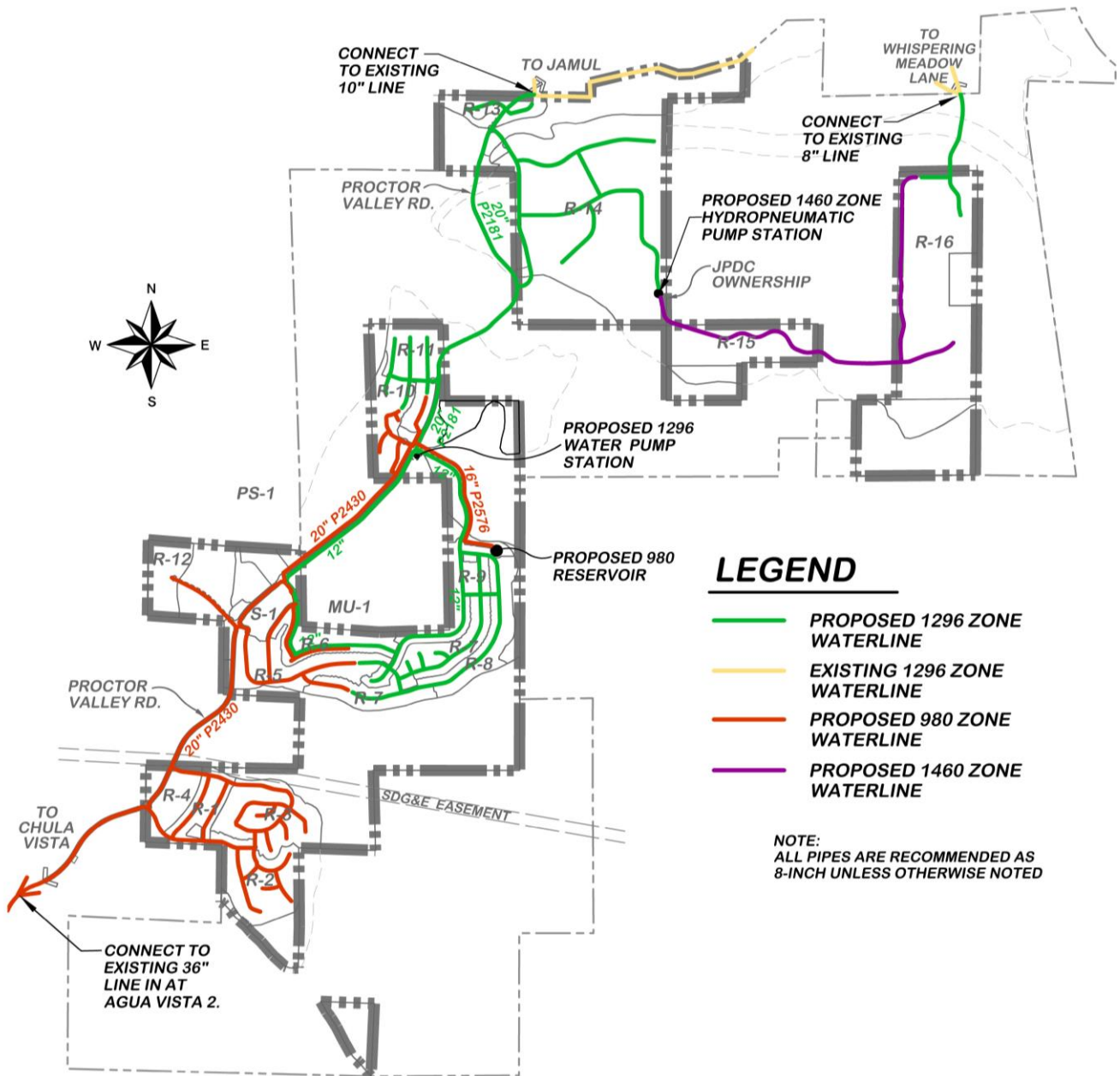
In addition to the outdoor water conservation measures, the Proposed Project would also implement the following indoor water conservation features to further reduce potable water demand.

1. Hot Water Pipe Insulation. This measure involves the insulation of hot water pipes with 1-inch walled pipe insulation and separation of hot and cold-water piping.

This measure is estimated to result in annual savings of 2,400 gallons per residential unit.

2. Pressure Reducing Valves. Setting the maximum service pressure to 60 psi reduces any leakage present and prevents excessive flow of water from all appliances and fixtures. This measure is estimated to result in annual water savings of 1,800 gallons per residential unit.
3. Water Efficient Dishwashers. There are a number of water efficient dishwashers available that carry the Energy Star label. These units result in an estimated yearly water savings of 650 gallons per residential unit.

The indoor and outdoor water conservation measures would result in a total reduction of 37,522 gpd for the residential portion of the Project. These savings represent approximately 4.7% of the total potable water use within the Proposed Project and will help lower per capita water use within OWD.



08-29-17

Exhibit 43 – Conceptual Water Service Plan

Not to scale

D. LAW ENFORCEMENT

The County of San Diego currently provides law enforcement services to the Proposed Project Area. The Specific Plan includes a 2.3-acre Public Safety Site and a Mixed-Use Site with retail space. A 500 square foot Sheriff's storefront facility could be accommodated at either of these sites.

Additionally, the Otay Ranch GDP/SRP requires the preparation of design guidelines to deter criminal activity as part of the specific plan process. These guidelines are included in the Village Design Plan (Appendix 5) and Planning Area 16/19 Design Guidelines (Appendix 7). See the PFFP (Appendix 4) for additional information regarding law enforcement facilities and services.

E. FIRE AND EMERGENCY SERVICES

I. FIRE

The Project Area is within the service area of San Diego County Fire Authority (SDCFA). The SDCFA provides fire protection services to the Project Area. The existing SDCFA Station 36 is approximately 2.5 road miles from the Proposed Project's northern entrances. Station 36 has 7 full-time firefighters and either Station 36 or a temporary on-site station would provide initial response to the Proposed Project. The Specific Plan reserves a Public Safety Site designated to accommodate a future fire station. *The Village 14 and Planning Areas 16/19 Fire Protection Plan*, prepared by Dudek (FPP) evaluates a two-phased approach for fire service. These phases are:

- Interim fire protection during construction would be provided by Jamul Fire Station 36 or possibly by a temporary on-site station; and
- Prior to build-out of the Proposed Project, an on-site fire station would be provided on the Public Safety Site pursuant to a Fire Agreement between the Applicant and SDCFA. This permanent station would be able to serve 96 % of the residential lots within the Proposed Project within the 5-minute travel time standard for Village and Limited Semi-Rural Residential lots (County General Plan, Safety Element, Table S-1), including 100% of the Village 14 residential lots and a portion of the Planning Areas 16/19 residential lots. Existing Station 36 would be able to respond to the remaining 4% and to all of the Planning Areas 16/19 residential lots within a 4 to 7-minute travel time, well below the 10-minute travel time standard for Semi-Rural Residential lots (County General Plan, Safety Element, Table S-1); and
- Fire Station timing, size, apparatus and equipment details would be determined as part of a Fire Service Agreement between the SDCFA and the Applicant. This agreement will be negotiated and approved by both parties prior to issuance of grading permits for the Proposed Project.

Although the Proposed Project is in the SDCFA service area, the neighboring fire agency, the City of Chula Vista Fire Department, includes resources that may be available to respond to emergency calls as second or third engine via the existing or an updated automatic or mutual aid agreement. Of the existing Chula Vista fire

stations near the Proposed Project, Chula Vista Fire Station 8 is the closest, at approximately 2.9 miles from the southern-most entrance to the Project Area.

The Preserve Edge Plan (Appendix 1), Village Design Plan (Appendix 5) and Planning Areas 16/19 Design Guidelines (Appendix 7) address fuel modification and brush management. The FPP (Appendix 2) describes the fire protection measures incorporated into the Proposed Project. The FPP also identifies the components, phasing, and funding of the planned fire station. The permanent Fire Station was planned for this area in the approved 1993 Otay Ranch GDP/SRP and impacts associated with the construction and operation of the fire station have been analyzed as part of the Proposed Project's EIR. See the PFFP (Appendix 4) for additional information regarding fire and emergency services facilities and services.

2. EMERGENCY SERVICES

The San Diego region is exposed to a number of hazards which have the potential for disrupting communities and causing casualties. Possible natural disasters include earthquakes, floods, fires, landslides and tropical storms. There is also a threat of manmade incidents such as war, nuclear disasters, hazardous materials spills, major transportation accidents, crime, fuel shortages, terrorism or civil disorder. The Otay Ranch GDP/SRP includes goals and policies to promote public safety in the event of a disaster. These goals and policies include participating in emergency disaster plans and programs, establishing safe and effective evacuation routes and facilitating post-disaster relief and recovery programs.

The foundation of California's emergency planning and response is the California Disaster and Civil Defense Master Mutual Aid Agreement, a statewide mutual aid system designed to ensure adequate resources, facilities and other support are provided to jurisdictions whenever their own resources prove to be inadequate to cope with a given situation. San Diego County is in Mutual Aide Region 6 of the State system. The Unified San Diego County Emergency Services Organization consists of the County and cities within the County and provides for preparing mutual emergency plans.

See the Wildland Fire Evacuation Plan for Otay Ranch Village 14 and Planning Areas 16/19 (Project EIR, Appendix 3.1.1-3) for more details regarding the evacuation approach for the Proposed Project.

F. SCHOOLS

I. ELEMENTARY SCHOOLS

There are six existing CVESD elementary schools that may serve Village 14 students, including Heritage Elementary, McMillin Elementary, Hedencamp Elementary, Veterans Elementary, Wolf Canyon Elementary and Camerena Elementary. Based on 2015/2016 enrollment information, Heritage, Hedencamp and Wolf Canyon elementary schools have capacity to serve Village 14 students on an interim basis. However, the CVESD will determine where Village 14 students will be served based on available school capacity at the time students are generated from Village 14.

Consistent with the Otay Ranch GDP/SRP, the Specific Plan reserves an elementary school site (9.7 ac.) within the Village 14 Village Core.

Utilizing the student generation factors identified by CVESD, it is projected that approximately 409 elementary school students will result from development of the Proposed Project in Village 14 and 51 elementary students will result from the development of Planning Areas 16/19, for a total of 460 elementary school students. These figures are significantly less than the required capacity of a single elementary (K-6) school (750-1000 students).

The Village 14 school site would be reserved for acquisition by the CVESD or dedication to the school district, pursuant to an agreement between the Applicant and CVESD. It is anticipated that a graded school site will be delivered to the CVESD, including utilities provided to the site and an all-weather road acceptable to the SDCFA and CVESD. The Otay Ranch GDP/SRP School Facilities Implementation Plan is based on the premise that schools will be constructed when no greater than half of the school's projected students reside in the community; however, facility phasing is solely determined by CVESD based on available school capacity near the Proposed Project.

It is anticipated that Planning Areas 16/19 will be provided elementary school services by the Jamul-Dulzura Union School District (JDUSD). JDUSD currently has capacity to serve the student proposed to be generated by the Proposed Project.

See the PFFP for more detailed information regarding phasing and financing of school facilities.

2. MIDDLE SCHOOL

Middle schools serving Otay Ranch include Rancho del Rey Middle School and EastLake Middle School. Based on the student generation factors for appropriate school districts, it is projected that 121 middle school students will result from development of Village 14 and 15 students will result from the development of Planning Areas 16/19. Throughout the SUHSD and JDUSD, additional middle school capacity is available. Students generated by the Proposed Project would be expected to attend an existing middle school.

SUHSD officials have indicated that students generated by the Proposed Project may attend EastLake Middle School. The SUHSD owns a middle school site within Otay Ranch Village 11 and intends to construct a new middle school with a projected capacity of 1,500 students. Once constructed, this facility may be used by middle school students generated by the Proposed Project.

JDUSD has indicated the 82–15 middle school students generated by the development of Planning Areas 16/19 could attend Oak Grove Middle School, which currently has capacity to house these additional students.

3. HIGH SCHOOL

It is anticipated that 228 students would be generated by Village 14 within the SUHSD and 18 students will be generated by Planning Areas 16/19 located within

the boundaries of GUHSD. Students generated by the Proposed Project would be expected to attend an existing high school.

SUHSD officials have indicated students generated by the Village 14 portion of the Proposed Project may attend Eastlake High School. The SUHSD is currently coordinating with Otay Ranch property owners to identify a high school site within the southeastern portion of the Otay Valley Parcel. Once constructed, this facility may serve high school students generated by the Proposed Project.

It is anticipated that the 18 high school students generated by Planning Areas 16/19 may attend Steele Canyon High School within the GUHSD. Steel Canyon currently has capacity to house students generated by the development of Planning Areas 16/19.

G. REGIONAL FACILITIES

In addition to the public facilities described above, the Otay Ranch GDP/SRP requires the preparation of Regional Facilities Plans concurrent with the Specific Plan for the following regional facilities:

- Arts and Cultural Facilities
- Cemetery Facilities
- Health & Medical Facilities
- Community Purpose Facilities
- Social & Senior Service Facilities
- Correctional Facilities
- Justice Facilities
- Integrated Solid Waste Facilities
- Child Care Facilities

The following constitutes the Regional Facilities Plans for each facility as required by the Otay Ranch GDP/SRP.

I. ARTS AND CULTURAL FACILITIES

The Otay Ranch GDP/SRP anticipates a multi-use cultural complex within the Eastern Urban Center. In addition, public art and artistic public improvements will be visible in the design of the Proposed Project. Elements such as landscaping, gateways, signage, street lights, paving materials, fencing, street and park furnishings and other key focal points will be utilized. These design issues are addressed in the Village 14 Design Plan and Planning Areas 16/19 Design Guidelines.

2. CEMETERY FACILITIES

The Otay Ranch GDP/SRP requires that each Specific Plan confirm the Otay Ranch GDP/SRP conclusion that existing cemetery capacity is adequate to serve Otay Ranch residents, including the Proposed Project. The Proposed Project will create a demand for cemetery space which can be met in the nine cemeteries, memorial parks and mausoleums within the South County area, including Cypress View, Glen Abbey, Greenwood, Holy Cross, La Vista, Mount Hope, Mount Olivet and San Ysidro.

3. HEALTH & MEDICAL FACILITIES

The Otay Ranch GDP/SRP requires that opportunities be provided to health care providers to consolidate health care services as part of the Specific Plan review process. Based on existing and projected services provided in the South County, no additional acute care hospital facilities will be needed to serve the Proposed Project. Sharp Chula Vista Medical Center broke ground on a 197,000-square foot hospital tower in November 2016 to meet the needs of the growing South County region of San Diego. The grand opening of the new hospital is anticipated in 2019. Both Scripps Memorial Hospital and the expanded Sharp Chula Vista Medical Center will have the capacity to meet the medical needs of Project Area residents. The area will also be served by Paradise Valley Hospital and other local private facilities.

In the area of mental health, service trends indicate an increase in day treatment and out-patient services as an alternative to traditional therapy in a hospital setting. This change in service delivery will off-set the increased service demand resulting from the Proposed Project.

Build out of the Project Area will generate an incremental demand for additional nursing home beds. It is anticipated that this demand can be met in existing nursing facilities within the South County. The following private nursing home/senior service facilities are located proximate to the Project Area:

- St. Paul's Plaza Senior Living
- Sunrise Bonita Assisted Living
- Villa Bonita
- Westmont at San Miguel Ranch
- Activcare at San Miguel Ranch
- Fredericka Manor
- Veterans Home of Chula Vista
- Canterbury Court
- Pacific Point Retirement Community

Build out will also generate the need for medical practitioners (doctors, dentists, chiropractors and allied health professionals). Office space for purchase or lease, which is accessible to the public and suitable for siting medical practitioner services, will be available within the Village 14 Mixed Use area, the Eastern Urban Center of Otay Ranch and other retail/office areas within the City of Chula Vista.

4. SOCIAL & SENIOR SERVICE FACILITIES

The Otay Ranch GDP/SRP establishes goals for ensuring that Otay Ranch residents have adequate access to sources of governmental and private social and senior services programs. Social service programs are mandated by State and Federal statutes and regulations and are largely funded from State and Federal sources. The public sector provides many basic support services to needy segments of the

population. At the regional level, the County of San Diego has the primary responsibility to provide social services to County residents. The Department of Social Services serves one out of every 11 County residents, or other 100,000 persons each month.

There are numerous non-profit health and social service organizations located in the South County area. The County Area Agency on Aging provides social and nutritional programs, legal services, ombudsman programs and services to prevent or postpone institutionalization of seniors.

5. CORRECTIONAL & JUSTICE FACILITIES

The Otay Ranch GDP/SRP Correctional and Justice Facilities plans do not apply, since no correctional or justice facilities are planned within the Proposed Project.

6. CHILDCARE FACILITIES

This section implements the Otay Ranch GDP/SRP requirement to prepare a Childcare Master Plan. The Specific Plan provides opportunities to locate facilities to meet the childcare needs of the community. Childcare facilities may be located within private homes or commercial/mixed uses centers.

Family Care Homes

Home-based child care includes small family day care homes (SFDCH) which may serve six children and large family day care homes (LFDCH) which may serve 7-12 children. Consistent with the Development Regulations, SFDCHS could potentially be located within single family residential zones in the Specific Plan area.

Child Care Center

Facility-based childcare may be non-profit or commercial facilities located in non-residential land use areas within the Proposed Project. The Mixed-Use Site could include child care facilities. The State adopted regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements and the physical environment for a child day care and day care centers. All child care facilities within the Project Area must comply with State, as well as local, regulations.

7. COMMUNITY & REGIONAL PURPOSE FACILITIES

Community Purpose Facilities (CPF) and Regional Purpose Facilities (RPF) are not required in the County of San Diego and, therefore, do not apply to the Proposed Project.

8. INTEGRATED SOLID WASTE MANAGEMENT

The Specific Plan will comply with the Otay Ranch GDP/SRP requirements for a waste management system, including:

- Curbside recycling
- Green waste recycling
- Material recovery facility

- Household hazardous waste collection facility
- Landfill capacity

Curbside pickup and recycling services will be provided to the Proposed Project through a contract with a local waste management service provider. Recyclables will be sorted at curbside.

Trash and recycling services will occur on a regular basis depending on the local waste service provider's operations. It is anticipated that green waste collection will be offered every other week; however, the local waste service will establish collection schedules. To promote recycling, it is anticipated that the waste service provider will offer different monthly trash service rates depending on the size of each trash container.

In addition to the above described regional facilities, the Otay Ranch GDP/SRP requires the preparation of facility master plans for library facilities, civic facilities and animal control facilities. These master plans are provided in the PFFP.

V. IMPLEMENTATION

A. CONCURRENT PROCESSING

This Specific Plan is being processed concurrently with a General Plan Amendment, Zone Reclassification, and Otay Ranch RMP Amendment. A Site Development Permit for Proctor Valley Road improvements is also being concurrently processed in the City of San Diego. The Applicant is processing Proctor Valley Road Improvement Plans in the City of Chula Vista for the segment within the City of Chula Vista. A Tentative Map is also being processed concurrently with the Specific Plan. An EIR has been prepared to analyze and disclose potential environmental impacts.

I. DEVELOPMENT APPROVALS

a) FUTURE RELATED DISCRETIONARY APPROVALS

The Specific Plan is implemented through two primary discretionary approvals, Tentative Maps and Site Plans.

b) TENTATIVE MAP

The purpose of Tentative Map is to subdivide land in compliance with the California Subdivision Map Act, the County Subdivision Ordinance and this Specific Plan. Tentative Maps or revised Tentative Maps are deemed to be consistent with this Specific Plan and shall be approved without amending this Specific Plan under the following conditions:

- Any shift of units from one residential neighborhood to another within Village 14 and/or between Planning Areas 16/19 must not constitute an increase/decrease in units greater than (+/-) 15% from the original unit count assigned to a neighborhood/Planning Area as shown in the Site Utilization Plan, Exhibit 4 and related Table 2, Land Use Summary Table, and does not exceed the total of 1,119 residential units.

- The modification must not result in a change greater than (+/-) 15% to any of the acreage categories in Table 2, Land Use Summary Table, for the Single Family Residential land uses.
- Parks, Public Safety, Internal Open Space, RMP Preserve and Circulation land uses may be modified in size/location and configuration, as necessary to comply with requirements to provide public facilities and services pursuant to County standards, the Otay Ranch GDP/SRP and Specific Plan policies and thresholds.
- If the school site is not utilized for school purposes, the 97 units allocated to the school site may be implemented, without any amendments to the Specific Plan or Tentative Map, however Site Plan approval will be required.

c) FUTURE RELATED MINISTERIAL APPROVALS

After approval of the Tentative Map and Site Plans, there are several ministerial prerequisites prior to project grading and actual construction of public facilities, single-family residences, or mixed-use area, as follows:

d) FINAL SUBDIVISION MAPS

Final Subdivision Maps must be prepared in substantial compliance with an approved Tentative Map. The processing of Final Subdivision Maps shall be a ministerial action pursuant to the provisions of the California Subdivision Map Act and the San Diego County Subdivision Ordinance. Where the provisions or procedures of the San Diego County Subdivision Ordinance conflict with the provisions of the Specific Plan, the Specific Plan shall apply. Multiple Final Subdivision Maps may be prepared, processed and approved. Final Subdivision Maps for the Project Area shall be deemed to be in substantial compliance with the previously approved Tentative Map if:

- The Final Subdivision Map is consistent with Specific Plan, including the Specific Plan Development Regulations;
- The Final Subdivision Map does not increase the number of units or lots contained in the approved tentative maps;
- The final grades identified in the Final Map will not substantially and adversely affect the drainage patterns identified in the approved tentative maps or result in pad elevation changes of more than 10 feet;
- Modifications to mapped features such as lot lines, street alignments and driveway locations comply with engineering and zoning requirements;
- Modifications to the size, configuration or location of public facilities are necessary to comply with facility standards or thresholds identified in the Specific Plan, County regulations or standards promulgated by other public agencies with jurisdiction over the subject facilities; and
- The Final Subdivision Map does not encroach into RMP Preserve land uses as identified in the approved tentative maps.

e) SITE PLANS

The Site Plan is a ministerial permit reviewed and approved by the PDS Director. The purpose of the Site Plan is to evaluate compliance with the Specific Plan and Appendices, including but not limited to, the Specific Plan, the Development Regulations, Village 14 Design Plan, Planning Areas 16/19 Design Guidelines, Preserve Edge Plan, Fire Protection Plan, and those sections of the County Zoning Ordinance not in conflict with the Specific Plan and associated Planning Documents. Site Plans include maps and plans containing sketches, text and drawings to present elements of a proposed development sufficient to assure implementation of the provisions of the Specific Plan, including the architectural characteristics, building massing, siting of buildings and structures, vehicular access and the provisions of required improvements.

f) GRADING PERMITS

Pursuant to the County's Grading Ordinance, grading plans for the Proposed Project are subject to grading review and approval and must be found to be in compliance with the approved Tentative Map(s).

g) IMPROVEMENT PLANS

This process typically includes plan check of improvement plans to construct infrastructure that is conditioned as part of the project approval. These plans shall include monumentation, signage, and street hardscape within the public right-of-way. Improvement Plans may be approved by the County of San Diego, City of San Diego and/or City of Chula Vista.

h) BUILDING PERMITS

This process includes plan checks necessary to obtain building permits for buildings and structures. The ministerial building permit review results in the issuance of a Building Permit.

B. SPECIFIC PLAN MINOR MODIFICATIONS AND PLAN INCONSISTENCIES**I. SPECIFIC PLAN MINOR MODIFICATIONS**

It is anticipated that certain changes or modifications to the Specific Plan text and exhibits may be necessary during development of the Project Area. Proposed modifications and revisions that are in substantial compliance with the Specific Plan text and exhibits shall be considered minor modifications and shall not require an amendment to the Specific Plan. The PDS Director shall have the authority to determine if the revision is a minor modification. The PDS Director may refer any proposed modification to the Board of Supervisors for approval.

The following changes or modifications are "minor modifications" for the purposes of determining substantial compliance:

- The PDS Director may administratively approve the transfer of dwelling units from one residential neighborhood to another within Village 14 and/or between Planning Areas 16/19 and Village 14. The transfer must not constitute an increase/decrease in units greater than (+/-) 15% from the original unit count assigned to a neighborhood/Planning Area as shown in Exhibit 4, Site

Utilization Plan, Exhibit 4 and related Table 2, Land Use Summary, and does not exceed the total of 1,119 residential units.

- If the school site is not utilized for school purposes, the 97 units allocated to the school site may be implemented, without any amendments to the Specific Plan or Tentative Map; however, a Site Plan will be required.
- Minor realignment or modifications to the internal streets serving the Proposed Project, if approved by the Department of Public Works.
- Changes in design features such as paving, lighting, landscaping treatments, fencing, signage or alternations to elevations, floor plans, and/or Site Plans that do not change residential structure heights or number of stories.

2. INCONSISTENCIES BETWEEN THE SPECIFIC PLAN AND OTHER RULES

To the extent there are inconsistencies between the provisions in this Specific Plan and other rules, regulations, plans, policies, or ordinances of the County, the provisions of this Specific Plan shall be controlling and supersede such other inconsistent provisions. The PDS Director is authorized, upon request of the Applicant(s), to allow changes to the Proposed Project without amending this Specific Plan, provided any such change is not expressly prohibited by the Specific Plan and the PDS Director determines no new significant impact will be created or no increase in a previously identified significant environmental effect will occur as a result of the requested change(s).

C. PHASING PLAN

The Proposed Project will be constructed in multiple phases. The Conceptual Phasing Plan, Exhibit 44 divides the Specific Plan into five geographic phases. Necessary infrastructure and amenities for each phase will be provided as the development progresses.

The Phasing Plan is non-sequential to respond to regulatory constraints or economic and market fluctuations. Therefore, this Specific Plan identifies facilities performance thresholds and infrastructure improvements for each phase as if that phase developed without relying on other phases. Table 6 breaks the Proposed Project into five phases, Table 7 identifies the infrastructure that must be constructed with each phase.

This Phasing Plan also identifies thresholds for improvements to Proctor Valley Road, off-site water and sewer transmission lines, provision of the water reservoir, delivery of the school site, improvement of the neighborhood parks and delivery of the Public Safety Site.

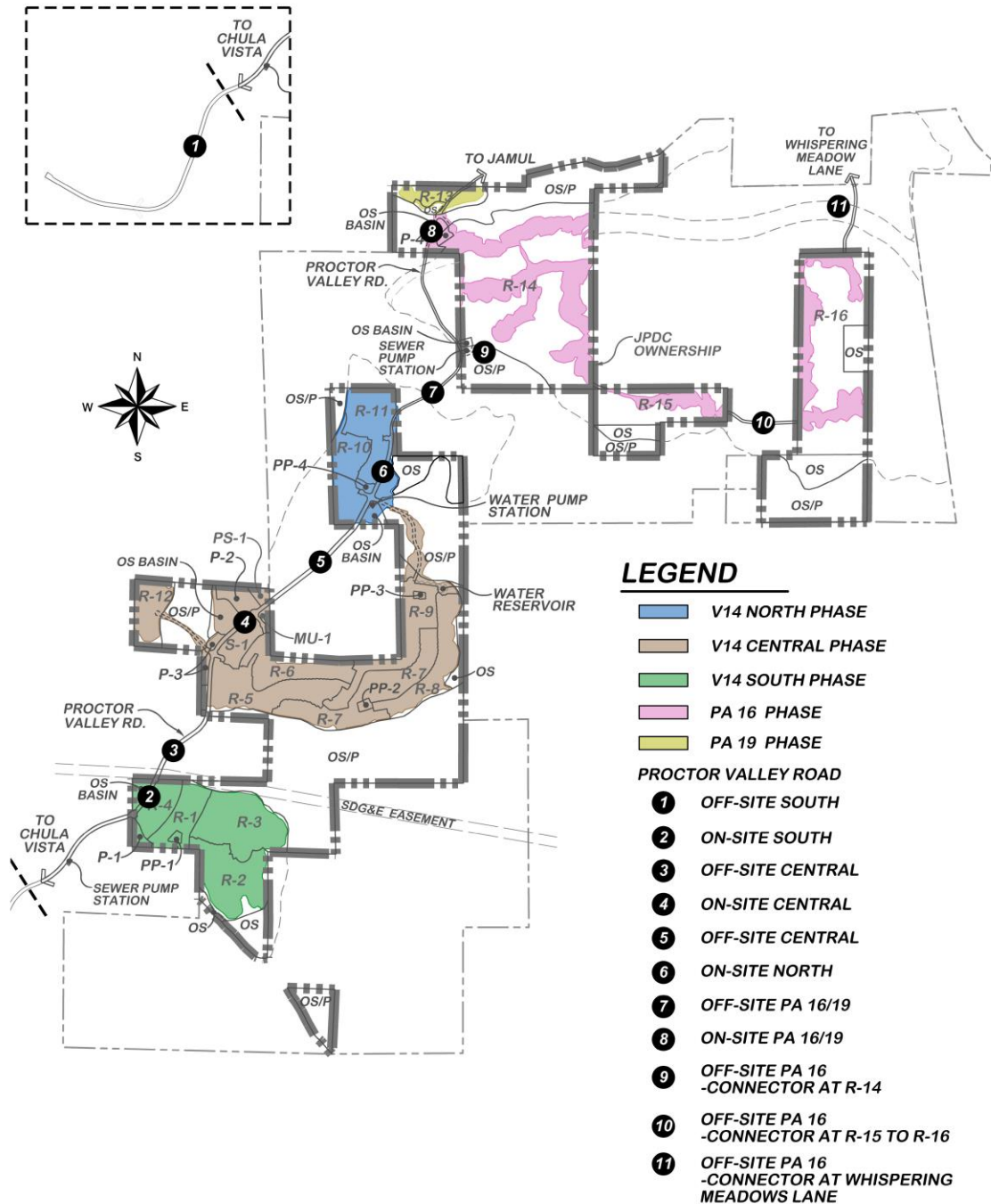
Table 6: Phase Summary

Phase	Units	Retail (SF)	Public Parks (acres)	Private Parks (acres)	Civic Uses
<i>Village 14</i>					
South	352		2.9	1.0	
Central	532	10,000	10.9	1.9	12.1
North	110		0	1.5	
Subtotal	994	10,000	13.8	4.5	12.1
<i>Planning Areas 16/19</i>					
PA 19	13				
PA 16	112		1.4		
Subtotal	125				
Grand Total	1,119	10,000	24.3	4.5	12.1

Table 7: Phasing Table

	PHASE				
	South	Central	North	PA 16	PA 19
Facility					
Drainage Facilities	X	X	X	X	X
Storm Drain Facilities	X	X	X	X	X
Sewerage Facilities					
Lift Station	X			X	X
Off-Site Transmission Line	X				
Transportation Facilities					
Proctor Valley Road	X	X	X		X
On-site Road Improvements	X	X	X	X	X
Off-site Road Improvements	X	X	X	X	X
Water Facilities					
Off-site Transmission Line	X		X	X	
Water Tank (980)		X			
Interim 1296 Pump Station		X			
Transmission line to Water Tank		X			
1460 Hydropneumatics Pump (Water)				X	
Fire & Emergency Medical Facilities					
Interim Fire Station ²⁰	X	X	X		
Permanent Fire Station	TBD	TBD	TBD		
Law Enforcement Facilities			X		
Parks & Recreation Facilities					
Neighborhood Parks	X	X		X	
Private Swim Clubs	X	X	X		
Private Pocket Parks	X	X	X		
School Facilities		X			

²⁰ An interim fire station may not be needed to serve the Planning Areas 16/19.



08-29-17

Exhibit 44 - Conceptual Phasing Plan

Not to scale

D. FACILITIES FINANCING

To finance the public facilities and services described in this Specific Plan and the PFFP, an individual property owner, consistent with Board Policy I-136, may propose to initiate proceedings to form one or more Public Financing Districts with one or more public agencies to finance all or a portion of the cost of the design, engineering, property acquisition, construction and maintenance costs of those community facilities pursuant to applicable law.

The term “Public Financing Districts” means any assessment district, community facilities or other special tax district, infrastructure financing district, maintenance district or other similar financing district created to finance improvements, fees or services, or refund or refinance bonds, including, but not limited to, the Marks-Roos Local Bond Pooling Act of 1985, the Mello-Roos Community Facilities Act of 1982, the Improvement Bond Act of 1915, and the Refunding Act of 1984 for 1915 Improvement Act Bonds.

E. CONSTRUCTION AND MAINTENANCE RESPONSIBILITIES

The construction and maintenance responsibilities of the facilities and infrastructure within the Project Area will be divided among the Applicant, homebuilder, the Homeowner’s Association (HOA), the County, and existing and future Public Financing Districts. Table 8, Construction and Maintenance Responsibilities for Facilities and Infrastructure, describes anticipated construction and maintenance responsibilities.

F. LANDSCAPE MAINTENANCE RESPONSIBILITIES

Maintenance responsibilities within the Project Area are described below.

- A Community Facilities District (CFD), formed by the County, will fund maintenance of RMP Preserve land conveyed to the Preserve Owner Manager, pursuant to the Phase 2 RMP requirements.
- Community Facilities District(s) or Master HOA will maintain flood control detention/hydromodification basins, flow-based proprietary biofiltration units (such as Modular Wetland Units or Fitterra Systems) landscaping along Proctor Valley Road, external slopes, perimeter walls and fuel modification areas.
- A Community Facilities District will maintain public parks.
- The Master Homeowners Association(s) will maintain landscaping associated with internal slopes and streets, community and neighborhood entry monuments and private parks and recreation facilities.
- Single family lots will be maintained by individual homeowners.
- Mixed-Use retail/commercial site will be privately maintained by the property owner or an HOA.
- Public Facility Sites (Public Safety, School, Water Reservoir, Sewerage) will be maintained by their respective owners or per special maintenance districts or maintenance agreements assigned to the Homeowners Association(s).

Table 8: Construction and Responsibilities for Facilities and Infrastructure

	Acquisition	Construction	Maintenance	Ownership	Access
Public Roads	Developer(s)	Developer(s)	HOA or County District	County	Public
Private Roads	Developer(s)	Developer(s)	HOA	HOA	HOA
Off Site Road Improvements	Developer(s) and Fair Share Contribution	Developer(s) and Fair Share Contribution	County/City of Chula Vista	County/City of Chula Vista/City of San Diego	Public
On Site Trails	Developer(s)	Developer(s)	HOA or County/District	HOA or County/District	Public
Landscaped Parkways	Developer(s)	Developer(s)	HOA or County/District	HOA or County/District	Public
Public Road Lighting	Developer(s)	Developer(s)	County	County	N/A
Specialty Village Lighting	Developer(s)	Developer(s)	HOA	HOA	N/A
MU Parking Lot	Developer(s)	Developer(s)	HOA	HOA	Public
RMP Preserve	RMP Preserve Dedication	NA	POM Assessment	POM	Public
Internal Open Space (HOA)	Developer(s)	Developer(s)	HOA	HOA	Public
Internal Open Space (Public)	Developer(s)	Developer(s)	County/District	County/District	Public
Public Parks	Developer(s)	Developer(s)	County/District/	County	Public
Private Parks	Developer(s)	Developer(s)	HOA	HOA	HOA
Water System	Developer(s)	Developer(s)	OWD	OWD	NA
Sewer System	Developer(s)	Developer(s)	County/District/ HOA	County/District/HOA	N/A
Drainage System	Developer(s)	Developer(s)	County/District	County	NA
Fire Station	Developer(s)/District	Developer(s)/District	Fire District	Fire District	NA
School	Developer(s)/ District	Developer(s)/ District	School District	School District	Public
Definitions					
Developer and Fair Share Contribution		Obligation will be satisfied through a combination of developer(s) performance and payment of impact fees.			
RMP Preserve Dedication		Obligation will be satisfied through compliance with the RMP 2 dedication requirements.			
POM Assessment		Obligation will be satisfied through compliance with the RMP 2 requirement to establish an assessment mechanism.			
Developer/ District		Acquisition and Construction may be performed by the Developer(s) but funded through an assessment mechanism.			
County/District		Performance or title may be held by the County but funded through an assessment mechanism.			

G. RELATIONSHIP OF SUPPORT DOCUMENTS TO THE SPECIFIC PLAN

Appendices, technical studies and master plans are prepared to support the plans and policies contained in the Specific Plan and provide support information and analysis to enable the Specific Plan to be evaluated in the accompanying Project EIR. While the Specific Plan is consistent with the referral documents, the appendices, master plans and technical reports are not incorporated into the body of the Specific Plan. Accordingly, implementation of the Specific Plan may deviate from the precise provision of these documents, without expressly amending the Specific Plan or the support documents, if the implementing plans are consistent with the plans and policies contained in the Specific Plan and the Otay Ranch GPD/SRP and the related EIR mitigation measures.

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