

**A-3.3 CALIFORNIA FISH AND WILDLIFE ATTACHMENT 3**

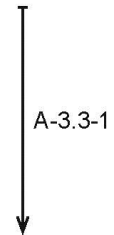
Comment Letter A-3.3

**Attachment 3**

GPA 98-003

Summary

April 5, 2001



GARY L. PRYOR  
DIRECTOR  
(658) 694-2962



# County of San Diego

## DEPARTMENT OF PLANNING AND LAND USE

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*Mr. 4/10/01  
GH*

April 5, 2001

TO: Distribution List  
FROM: Paul Manganelli, Project Manager *PM*  
Department of Planning and Land Use  
SUBJECT: GPA98-003, Otay Ranch

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Attached is a copy of the General Plan Amendment report prepared by the applicant, The Otay Ranch Company, which discusses proposed amendments to the County of San Diego Otay Subregional Plan, Volume II. The requested amendments would eliminate certain areas presently designated for residential development within Villages 13 and 15 of the Otay Ranch and redesignate them as open space.

The Planning Commission will consider these proposed amendments at a public hearing scheduled for May 4, 2001. If you have any comments on this proposal, please submit them in writing to my attention by April 27, 2001.

Please call me at (858) 694-3013 if you have any questions regarding this matter.

GENERAL PLAN AMENDMENT REPORT

I. Introduction

A. Proposal

The Otay Ranch Company has applied to amend the County of San Diego Otay Subregional Plan (SRP), Volume 2 as it relates to Otay Ranch. The following proposed amendments are necessary to implement the MSCP South County Subarea Plan:

1. Village 13 Land Use: Eliminate residential land use designations from the three development areas at the east end of Village 13. This would convert approximately 139.7 acres of developable land to open space, resulting in a reduction of 372 dwelling units.
2. Village 15 Land Use: Eliminate the current residential land use designation from approximately 90.5 acres at the southwest edge of Village 15. The land would be re-designated open space. This would result in a reduction of 33 residential units.

A.1 History of Proposal Amendments

The Otay Ranch General Development Plan/Subregional Plan (GDP/SRP) was adopted by the County of San Diego and the City of Chula Vista on October 28, 1993. The plan was prepared and adopted prior to the development of the Multi-Species Conservation Plan (MSCP). However, the GDP/SRP was prepared while the MSCP was being contemplated. In anticipation of the adoption of the MSCP, policies were included in the GDP/SRP to require the Otay Ranch plan to conform with the MSCP when adopted. At the time of the approved GDP/SRP, The Baldwin Company owned and controlled all 23,000 acres of the Otay Ranch.

After approval of the GDP/SRP, The Baldwin Company initiated negotiations with the Resource Agencies (California Department of Fish & Game and U.S. Fish & Wildlife Service) concerning the Otay Ranch GDP/SRP and the then-developing MSCP program. At that time, entities represented by The Baldwin Company owned most (but not all) of the Otay Ranch properties. In November of 1995, The Baldwin Company reached agreement with the Resource Agencies concerning the GDP/SRP changes to be incorporated into the MSCP program. The agreement involved amendments to the land plan and GDP/SRP policies. City of Chula Vista and County of San Diego management members participated in the negotiations between The Baldwin Company and the

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Resource Agencies. Below is a summary of the land plan changes as memorialized in the November 10, 1995 letter from The Baldwin Company to the Resource Agencies.

1. Reduce development in Central Proctor Valley (Village Fourteen).
2. Reduce development in the eastern portion of the Resort Village (Village Thirteen).
3. Eliminate development in the southwestern most segment of Village Fifteen.
4. Add development area in the Salt Creek area of Villages Ten and Eleven adjacent to Otay Valley Road.
5. Add development in the Rock Mountain portion of Village Four.
6. Add development on the southern portion of Village Nine.
7. Decrease densities in the transit village cores.
8. Add development in Poggi Canyon portion of Villages One and Two.

Subsequent to the November 10, 1995 agreement, control of Otay Ranch properties has been divested into several entities. The applicant, The Otay Ranch Company, owns most of Village One, Village Two and Village Five. The Otay Ranch Company also owns approximately half of Village Six and a sizable portion of Village Seven and a small portion of Village Four and Planning Area Twelve. All those areas lie within the City of Chula Vista. Within the unincorporated area, The Otay Ranch Company owns most of Village Thirteen (the Resort Village) and large open space areas in the San Ysidro Mountains Parcel (Village Fifteen) but has no ownership within Village Fourteen. After review of the ownership patterns, the Resource Agencies agreed to continue to honor the November 1995 agreement with respect to The Otay Ranch Company's holdings. As summarized in the matrix below, the November 10, 1995 agreement is being implemented through the pending County General Plan Amendment for those properties owned by The Otay Ranch Company.

Land Use Change	Property Owner	Part of the Amendment Application	Jurisdiction
Reduce development in Central Proctor Valley (Village Fourteen).	SNMB Foundation, Otay Land Company	No	County
Reduce development in eastern portion of the Resort Village (Village Thirteen).	The Otay Ranch Company	Yes	County
Eliminate development in the southwestern most segment of Village	The Otay Ranch Company	Yes	County

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Fifteen.			
Add development area in the Salt Creek area of Villages Ten and Eleven adjacent to Otay Valley Road.	Brookfield Homes	No	Chula Vista
Add development in the Rock Mountain portion of Village Four.	SNMB and the Otay Land Company	No	Chula Vista
Add development on the southern portion of Village Nine.	Jewels of Charity and the Otay Land Company	No	Chula Vista
Decrease densities in the transit village cores.	The Otay Ranch Company- Village One & Six McMillin – Village Five & Six Jewels of Charity – Village Nine Otay Land Company – Village Nine	No	Chula Vista
Add development in Poggi Canyon portion of Villages One and Two	The Otay Ranch Company	No	Chula Vista

As mentioned above, the purpose of the pending County General Plan Amendment Application is to bring the Otay Ranch Land Use Plan into conformance with the MSCP program as adopted by the Board of Supervisors and as reflected in the MSCP Environmental Impact Report/Environmental Impact Statement (EIR/EIS) previously certified by the City of San Diego and the U.S. Fish & Wildlife Service.

All the component parts of the November 10, 1995 letter related to the expansion or reduction of developable areas, are included in the MSCP program as adopted by the County of San Diego (including those areas not owned by The Otay Ranch Company).

The City of Chula Vista Development Agreement contains a provision committing The Otay Ranch Company and the City of Chula Vista to process, in good faith, an amendment to the Chula Vista General Plan to implement the November 10, 1995 agreement. The City of Chula Vista has adopted an Otay Ranch General Development Plan Amendment implementing the MSCP Agreement within and outside of its municipal boundaries. The Amendment was supported by Chula Vista EIR #97-03 (Second Tier EIR for the Otay Ranch SPA One and GDP/SRP Amendments – October 1998). That document anticipated that the County would process similar amendments for the Otay Ranch SRP (page 3-6).

Furthermore, the City of Chula Vista is currently processing the Chula Vista MSCP Subarea Plan which incorporates most, but not all of the component parts of the MSCP letter of agreement. The variances are a result of subsequent negotiations with the resource agencies to accommodate a University site near Salt Creek.

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