# General Plan Amendment Report / Plan Consistency Analysis

## OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19

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**Errata**
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**Summary of Text Changes**

| Section (Page) | Change | Reason for Change |
|---|---|---|
| **The following revisions to the General Plan Amendment Report were made after the public review period (March 1 to April 16, 108) for the Proposed Project's Draft EIR and associated appendices and documents:** | | |
| Page 8 | Add reference to Phase 2 RMP Update approval | Clarification |
| Page 18 | Revise date of County approved amendments to GDP/SRP and RMP and inserted GPA reference # in Response to Comment A-4-7. | Correction |
| Page 29 | Add reference to existing A72 (General Agricultural) Zoning within Central Village 14 | Correction |
| Page 36 | Insert note clarifying slope of GPA in Response to Comments A-4-9, 10 and 11 | Clarification |
| Page 38 | Revise Table 4 to reflect existing GDP/SRP land uses within Village 13 and clarify distribution of RMP open space within Proctor Valley Parcel in Response to Comment A-4-12 | Correction and clarification |
| Page 50 | Revise Table 6 to address minor correction to acreage information for Village 14 remainder area | Correction |
| Page 55 | Revise redline GDP/SRP description of Planning Areas 16/19 to correct acres of preserve and LDA areas | Correction |
| Page 57 | Revise Table 8 to address minor acreage corrections | Correction |
| Pages 64, 71, 73, 75, 90, 92, 106, 113 and 116 | Correct references to location of 5-foot DG pathway within Planning Area 16 | Correction |
| Page 77 | Add "scenic" to LU-6.6 Consistency Analysis text | Correction |
| Page 91 | Delete "in" within the MU-10.6 Consistency Analysis text | Correction |
| Page 116 | Correct reference to sheriff's "storefront facility" | Correction |
| **The following revisions to the General Plan Amendment Report were made after the Proposed Project was approved by the County Planning Commission on October 19, 2018:** | | |
| Pages 70 and 106 | Provide information regarding the relationship of the Proposed Project's land use attributes to the Otay Ranch GDP/SRP and General Plan land use frameworks | Clarification |
| Pages 107-112 and 164 | Provide information regarding the application and interpretation of Goal COS-20 and its implementing Policies in response to public comment on the Proposed Project's Draft EIR, and/or clarify and refine the description of relevant PDFs and Mitigation Measures. | Clarification |

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# I. INTRODUCTION

Jackson Pendo Development Company ("Project 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 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 only the portions of Village 14 and Planning Areas 16/19 owned by the Project Applicant ("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 for the Remainder would remain as currently approved. See Section, II.B.3. c) and d) for details regarding the "Remainder" areas within Village 14 and Planning Areas 16/19.

The purpose of this General Plan Amendment Report is to describe the County General Plan/Otay Ranch GDP/SRP amendments included in the Proposed Project and to analyze how the Proposed Project is consistent with the following planning and policy documents:

- County General Plan
- Jamul-Dulzura Subregional Plan
- Otay Ranch General Development Plan/Subregional Plan

A summary of the relevant planning and policy documents is provided below:

**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. (Refer to Section III. A. San Diego County General Plan Analysis)

**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 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 the Rancho San Diego land development. 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). (Refer to Section III. B. Jamul/Dulzura Subregional Plan – San Diego County General Plan Consistency Analysis)

The JDSP identifies the Otay Ranch project as a "Specific Planning Area" within it's 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). (Refer to Section III. C. Otay Ranch GDP/SRP Consistency Analysis)

**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.

**Otay Ranch Resource Management Plan**

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 of 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 Otay Ranch RMP Preserve is a hardline preserve system included in the MSCP Subregional Preserve and includes land reserved for mitigation[1] for impacts to sensitive resources as a result of Otay Ranch development.

**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 site, 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 street; 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 owned by the Project Applicant and 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)

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

the Otay Ranch GDP/SRP necessary to implement the Specific Plan. An amendment to the Otay Ranch GDP/SRP is a County General Plan Amendment (GPA).

This General Plan Amendment Report has been prepared in response to pre-application meetings and includes the following information as requested by the County of San Diego Department of Planning and Land Use:

- A description of the proposed Village 14 and Planning Areas 16/19 Specific Plan (including physical setting, proposed plan, plan issues and Project Objectives);
- A description of the proposed amendments to the County General Plan, JDSP and Otay Ranch GDP/SRP; and
- A description of how the proposed Specific Plan meets the goals and policies of the County General Plan, JDSP and the Otay Ranch GDP/SRP.

## A. PHYSICAL SETTING

The Village 14 and Planning Areas 16/19 Specific Plan Project Area is in southwestern San Diego County, approximately one-quarter mile east of the Chula Vista City limits and one-mile southeast of Jamul. The Project Area is located within the 7,895-acre Proctor Valley Parcel of the Otay Ranch GDP/SRP (see Regional Location Map, Exhibit 1). Access is provided via Proctor Valley Road west of the Project Area. There are approximately 1,284 acres within the total Project Area, of which 724 acres are within Village 14 and 560 acres are in Planning Areas 16/19.

The Project Area is undeveloped with on-site elevations ranging between 590 and 1,200 feet above mean sea level (amsl). The Project Area is surrounded by the San Miguel and Jamul Mountains immediately to the northwest and southwest with the foothills of these mountains encroaching into the Project Area. The portion of the Project Area, described as Village 14 in the Otay Ranch GDP/SRP, is nestled in the south sloping valley which encompasses existing unimproved Proctor Valley Road. The eastern portions of Planning Area 16 are located within the Jamul Mountains and contain the highest elevations.

South, north and northwest of the Jamul Mountains, the topography of Proctor Valley generally consists of broad gentle hillsides, while the terrain eastward toward the Jamul Mountains becomes increasingly rugged. Several small, narrow ephemeral drainages are present along the eastern edge of the valley. A low east-west trending ridgeline effectively divides the valley near the upper end of Village 14. To the north of the Jamul Mountains, Proctor Valley continues as a broad even meadow with rolling hillsides to the south. Proctor Valley is both physically and visually isolated from Chula Vista to the west/south and Jamul to the north/east.

The Project Area is located north-northeast of the Upper and Lower Otay Reservoirs, which are the two major water bodies within the Otay Watershed. The Upper Otay Reservoir was established in 1959 as a hatchery and has approximately 20 surface acres. The Lower Otay Reservoir has 1,100 surface acres and a water storage capacity of 49,848.9-acre feet.

The Project Area has been subjected to varying degrees of disturbances from grazing, human intrusion and off-road vehicles. The Project Area is currently vacant as farming and ranching activities ceased in the late 1990s, pursuant to the Agreements associated with the Otay Ranch GDP/SRP. The Project Area vegetation consists predominantly of chaparral, sage scrub and grassland. An approximately 4-acre vernal pool restoration site is located off-site immediately west of Proctor Valley Road in Central Village 14.

The Project Area is located approximately one-quarter mile east of Chula Vista, at the interface of urban development and open space, as depicted on Exhibit 2, Regional Context Aerial. The Chula Vista existing communities of Rolling Hills Ranch, Bella Lago, EastLake Vistas and EastLake Woods residential communities are located approximately one mile to the southwest of

the Project Area and define the edge City of Chula Vista limits. Commercial centers located in EastLake and Rolling Hills Ranch and regional shopping located to the south are within three to five miles of the Project Area.

The rural community of Jamul is located northeast of the Project Area and Rancho San Diego, a built-out mixed use planned community comprised of low and medium density residential and commercial land uses, is located to the northwest of the Project Area. Most of the land northwest and east of the Project Area is vacant, some consisting of gently rolling hills; and some more rugged, steep open space. Development is primarily concentrated around Rancho San Diego and Jamul. The proposed Otay Ranch Village 13 development is located south of the Project Area.

City of San Diego's MSCP "Cornerstone Lands" are located adjacent to the Project Area to the south. The 11,152-acre San Diego National Wildlife Refuge, the USFWS contribution to the MSCP formed in 1996, after Otay Ranch GDP/SRP and MSCP approval, is located west of the Project Area within Otay Ranch. The approximately 5,600-acre Rancho Jamul Ecological Reserve lands, a component of the MSCP multi-habitat preserve system in southwestern San Diego, are interspersed within the Project Area, due in part to the State's 2003 acquisition of both developable and preserve portions of Village 14 and Planning Areas 16/19[2].

Numerous public ownerships connect to provide a large core area of conserved land, including the Bureau of Land Management (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. (see Surrounding Land Uses, Exhibit 3).

[2] State owned properties within Village 14 and Planning Areas 16/19 are not included in the consistency analysis.

**Exhibit 1 – Regional Location Map**

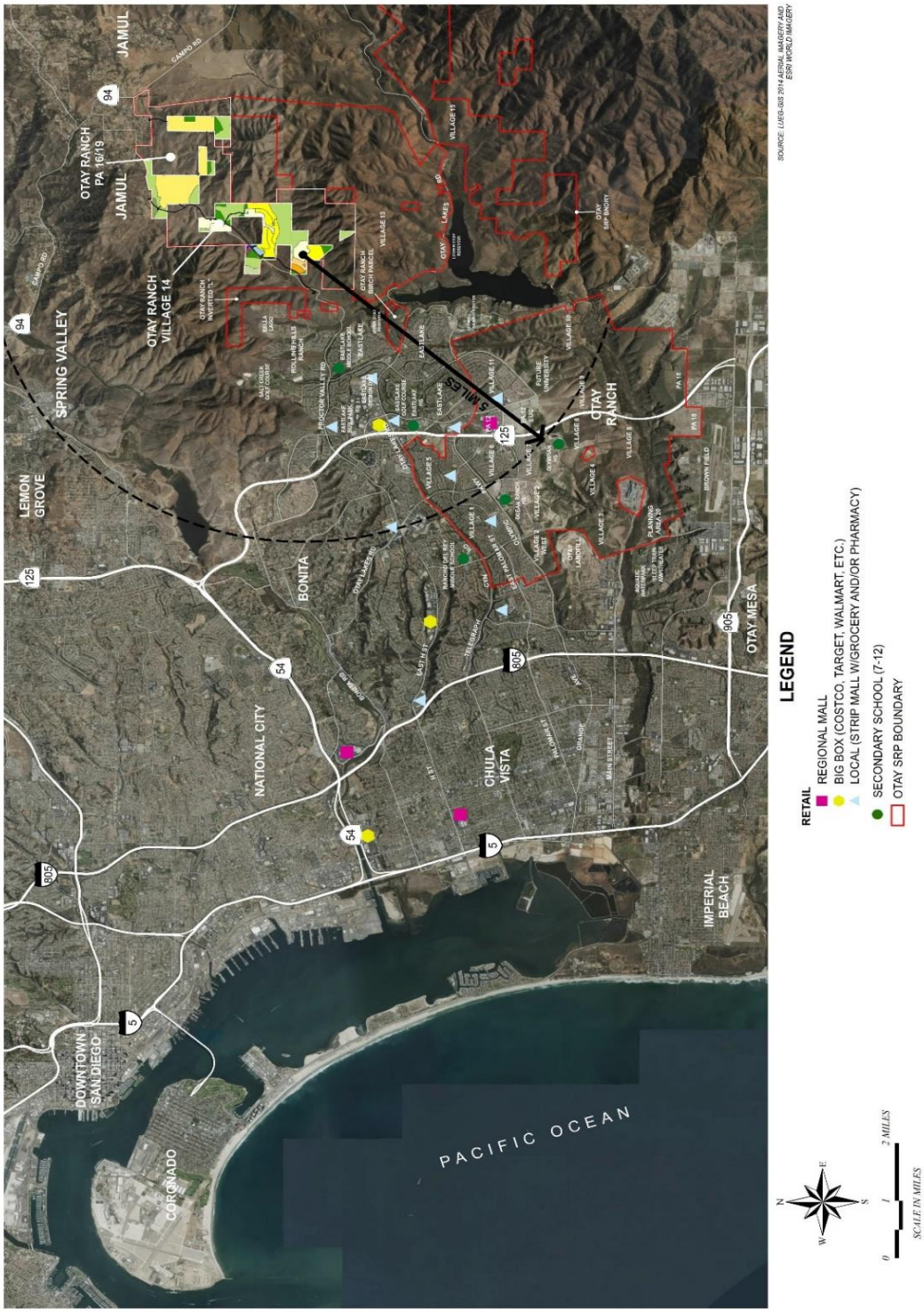



**Exhibit 2 – Regional Context Aerial**

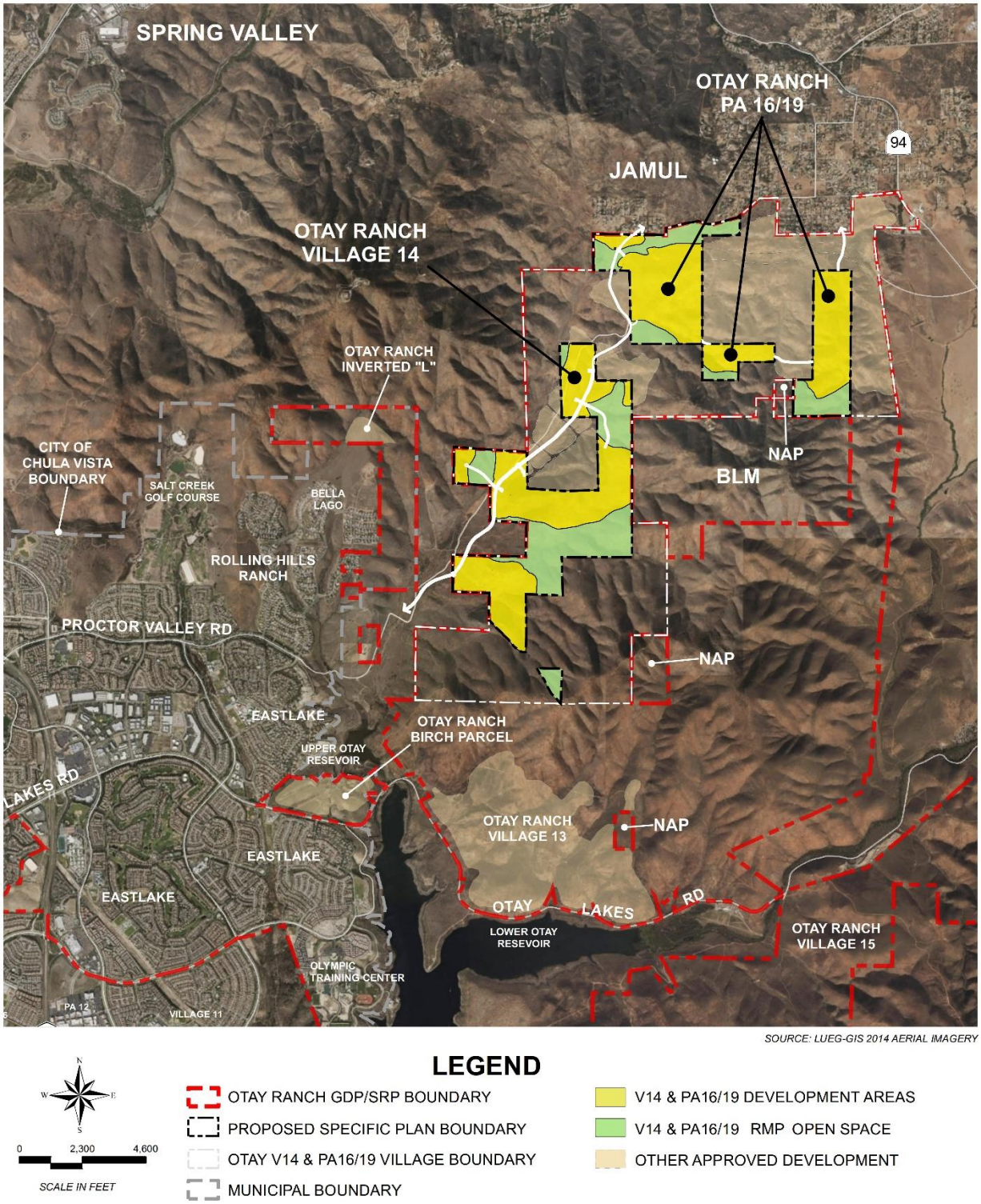



**Exhibit 3 – Surrounding Land Uses**

## B. PROPOSED PROJECT

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 Amendment[3];
- Specific Plan;
- County GIS Mapping Inconsistency Corrections and associated Rezone and General Plan Amendments;
- Tentative Map;
- Site Plans (i.e., Fire Station, Parks, Mixed-Use, etc.);
- 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 include the following future discretionary approvals and permits for the County or 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.

### 1. VILLAGE 14 AND PLANNING AREAS 16/19 SPECIFIC PLAN

Consistent with the requirements of the Otay Ranch GDP/SRP, the Project 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 1, Land Use Summary Table. The Proposed Project includes a development area of approximately 856.9 acres within Village 14 and Planning Areas 16/19. Additional off-site 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.

[3] The County recently approved the Otay Ranch Phase 2 RMP Update, which includes the Proposed Project.

**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 994[4] homes and densities averaging 0.2 to 8.4 dwelling units per acre for an overall average of 2.6 dwelling units per acre. Selected neighborhoods within Village 14 will be gated.

Planning Areas 16/19 include 125 estate and ranchette lots on approximately 367 acres (including approximately 127 acres of Limited Development Area). Lots are one and two-acre minimum and two and three-acre average and will not be gated.

Residential uses within the Proposed Project include:

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

**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.

**PARKS AND RECREATION USES (P) AND TRAILS**

The Specific Plan is designed around an active lifestyle and wellness recreation theme and includes a park and recreation system that provides a variety of active and passive 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 24.8 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 15.3 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 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 pathway system. A 5-foot wide DG walkway is planned along the

[4] The Proposed Project identifies an elementary school site within the Village 14 core area. If the elementary school site is utilized for school purposes, 897 homes will be constructed within Village 14.

Public Rural Residential Roads within Planning Area 16, providing a pedestrian network through the single-family neighborhoods.

**PUBLIC USES (PS)**

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 9.8-acre elementary school site is identified within the Village Core. The Otay Water District 980 zone water reservoir and associated waterline/access road are also planned in North Village 14.

**OPEN SPACE / BIOFILTRATION BASIN (OS)**

Approximately 120 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. These areas are maintained by either an HOA or an assessment mechanism.

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

Approximately 426.7[5] acres are designated RMP Preserve within the 1,284-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 as required by the Otay Ranch Phase 2 RMP. There are approximately 73.4 acres identified as "Conserved Open Space," with the potential to be converted to RMP Preserve in the future.

The Otay Ranch GDP/SRP (Page 70) describes LDAs as areas that "will be left as natural open space with the exception that roads and utilities are anticipated to cross or lie within these areas." In addition, 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 will be no buildings or other structures, agriculture, landscaping, livestock, grazing, horses, trash disposal or fences allowed within these areas. Brushing for fire control zones would conform to the local fire district regulations." Planning Areas 16/19 also include approximately 127.1 acres of Limited Development Areas within private lots.

**CIRCULATION**

Road improvements necessary to implement the Circulation Plan comprise approximately 13.8 acres onsite. The fundamental 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, the Proposed Project provides traffic calming measures to reduce vehicle speeds and increase pedestrian and bicyclist safety. Street sections provide landscape buffering along roads which enhances air and water quality and creates a sense of place and establishes a pleasant walking environment.

## 2. OFF-SITE IMPROVEMENTS

Off-site Improvements total approximately 85.0 acres of both temporary and permanent impacts as shown in Table 5 Off-Site Improvements 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.

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

[5]. 270.2 acres of Preserve land are designated within Village 14 and 156.5 acres of Preserve land are designed within Planning Areas 16/19.

(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-side right-of-way. The Proposed Project includes an option for Proctor Valley Road North (Street Section 10). The Draft Project EIR assesses the impact of this option and its respective impacts. A more detailed discussion is provided in the Specific Plan, Chapter VIII. Internal Circulation Options.

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 segments of 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.

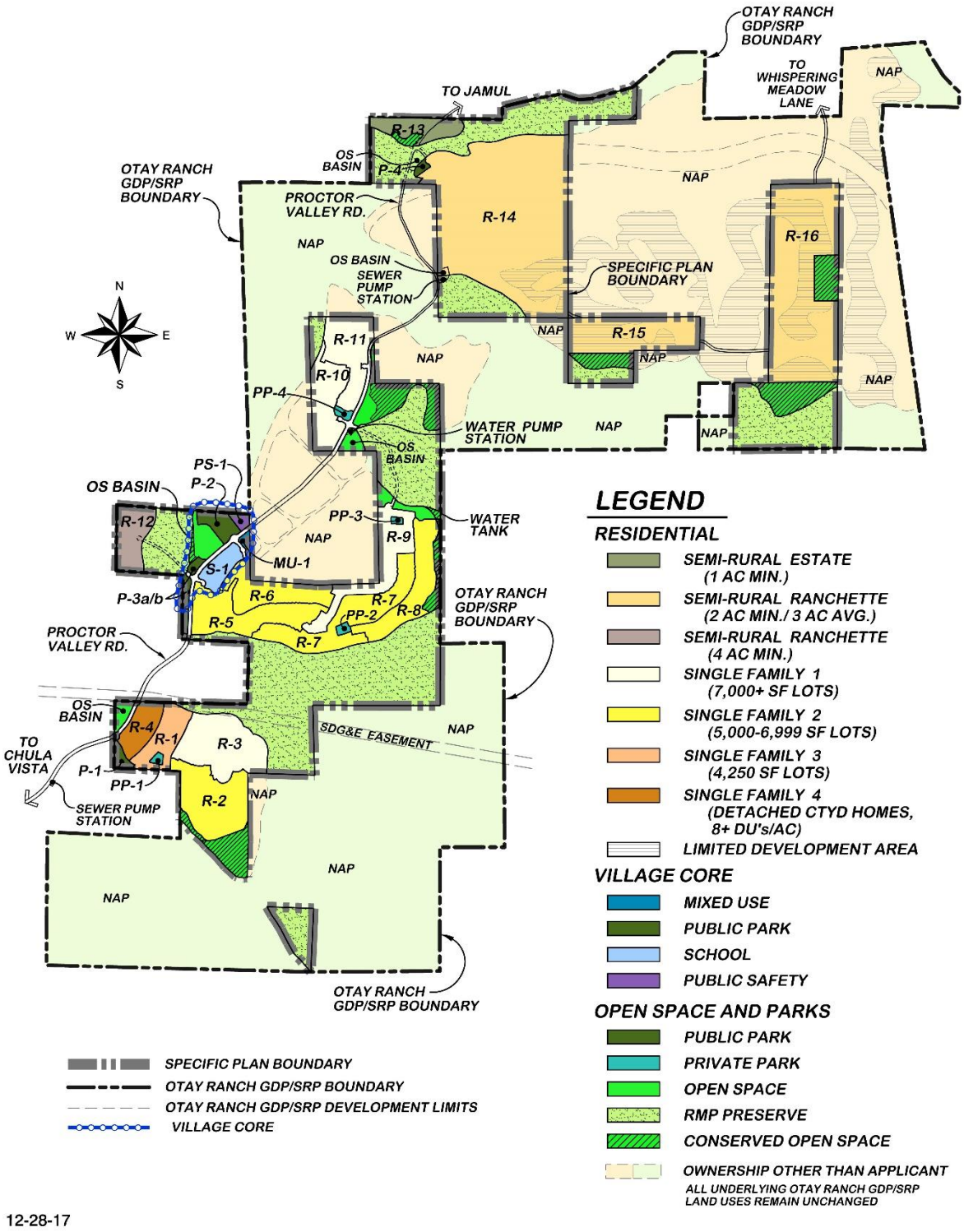



**Exhibit 4 – Village 14 and Planning Area 16/19 Specific Plan Site Utilization Plan**

**Table 1 –Village 14 and Planning Areas 16/19 Land Use Summary Table**

| LAND USE | ACRES | 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 | 35.1 | 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 | 28.4 | 61 | 2.1 |
| R-12 | 18.9 | 4 | 0.2 |
| **Residential Subtotal** | **344.1** | **897** | **2.6** |
| **Non-Residential Uses** | | | |
| *Mixed Use Commercial* | | | |
| MU-1[6] | 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[7] (Various) | 0 | | |
| ***Private Park Subtotal*** | ***4.5*** | | |
| *Public Uses* | | | |
| PS-1 | 2.3 | | |
| S-1 | 9.7 | 97[8] | |
| ***Public Uses Subtotal*** | ***12.0*** | | |

[6] MU-1 acreage includes up to 10,000 SF of retail/commercial uses.
[7] Village 14 has 5.0 acres of private pocket parks are included in the residential acreage.
[8] 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.

| LAND USE | ACRES | TARGET UNITS | DENSITY |
|---|---|---|---|
| *Open Space & RMP Preserve* | | | |
| Internal Open Space[9] | 27.7 | | |
| Conserved Open Space | 36.9 | | |
| RMP Preserve Open Space | 270.2 | | |
| ***Open Space & RMP Preserve Subtotal*** | ***334.8*** | | |
| ***Circulation Subtotal*** | ***12.8*** | | |
| **Non-Residential Uses Subtotal** | **379.6** | | |
| **VILLAGE 14 SUBTOTAL** | **723.7** | **994** | **1.4** |
| **PLANNING AREAS 16/19** | | | |
| **Residential Uses** | | | |
| *R-13 (Estates)* | 14.3 | 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 |
| ***Residential Subtotal[10]*** | **364.5** | **125** | **0.3** |
| **Non-Residential Uses** | | | |
| *Public Park* | | | |
| P-4 (North Park) | 1.4 | | |
| ***Public Park Subtotal*** | **1.4** | | |
| *Open Space & RMP Preserve* | | | |
| Internal Open Space | 0.2 | | |
| Conserved Open Space[11] | 36.5 | | |
| RMP Preserve | 156.5 | | |
| ***Open Space & RMP Preserve Subtotal*** | ***193.2*** | | |
| **Circulation Subtotal** | **0.8** | | |
| **Non-Residential Uses Subtotal** | **195.4** | | |
| **PLANNING AREAS 16/19 SUBTOTAL** | **559.8** | **125** | **0.2** |
| **GRAND TOTAL** | **1,283.6** | **1,119** | **0.9** |

[9] Village 14 internal open space acreage excludes 97.6 acres of open space (internal slopes and FMZ) calculated within the 344.1 residential acres and 36.9 acres in Conserved Open Space

[10] PA 16 /19 Residential acreage includes approximately 95.3 acres of Limited Development Area and 31.9 acres of Conserved Open Space for a total of 127.1 acres of LDA.

**General Notes:**

Total Conserved Open Space is 73.4 acres (36.9 acres in Village 14 and 36.5 acres in Planning Areas 16/19). Total RMP 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.

## C. PLAN ISSUES

Implementation of the Village 14 and Planning Areas 16/19 Specific Plan requires General Plan Amendments generally related to land use refinements and the reclassification of Proctor Valley Road. Revised General Plan and Otay Ranch GDP/SRP graphics and redline text are provided in Section II of this report. General Plan and Otay Ranch GDP/SRP amendment topic areas are discussed below.

### 1. LAND USE

**Existing Otay Ranch GDP/SRP Specialty Villages:** The Existing Otay Ranch GDP/SRP identifies "Specialty Villages" in the Proctor Valley and San Ysidro Mountains Parcels. "They consist of a resort village, and transition village and an estate village (Villages 13, 14, and 15, 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 uses also provided. Open space is primarily undisturbed natural habitat, golf course, trails and promenades." (Otay Ranch GDP/SRP, Page 86).

**Analysis:** The Specific Plan is consistent with the Otay Ranch GDP/SRP "Specialty Village" designation. The Specific Plan provides a Village Core containing land uses that serve Village 14, while the balance of the land plan is comprised predominately of low and very low density single-family residential neighborhoods. The Specific Plan also refines the recreational focus of Village 14 and eliminates the golf course and equestrian options from the Otay Ranch GDP/SRP.

**Existing Otay Ranch GDP/SRP Village 14 as a "Transitional Village":** The Otay Ranch GDP/SRP states "Proctor Valley is a "specialty village" which also serves as a Transitional Village between the more urban uses of the west to the more rural areas of Jamul. Because it is relatively isolated, the village functions as a self-contained service area." (Otay Ranch GDP/SRP, Page 190)

**Analysis:** Village 14 is consistent with the Otay Ranch GDP/SRP description of Proctor Valley as a Transitional Village. The Proposed Project implements a low intensity character, with an emphasis on low density single family residential, local-serving commercial and public uses. Village 14 remains a destination as opposed to a community through which traffic could traverse. Based on its visual and physical isolation from existing development to the west and north, predominately single-family homes are more appropriate in Village 14. This is consistent with the overall Otay Ranch vision to locate more compact and intense developments within Chula Vista's eastern territories and transition to less intense development within eastern or more remote villages.

**Existing Otay Ranch GDP/SRP Planning Areas 16/19 as Rural Estate Areas:** The Otay Ranch GDP/SRP (Page 201) describes Planning Areas 16/19 as a rural, low density residential community with development permitted in the least sensitive locations. Because of the relatively few number of dwelling units, it is not anticipated that a village core or commercial uses are needed in these planning areas.

**Analysis:** Planning Areas 16/19 are consistent with the Otay Ranch GDP/SRP definition of a "Rural Estate Area." The Proposed Project maintains Planning Areas 16/19 as "Rural Estate Areas," containing very low density (1.0 to 0.3 dwelling units per acre) residential land uses, a public park and no village core or commercial uses are proposed.

## 2. PROCTOR VALLEY ROAD ALIGNMENT AND CLASSIFICATION

The Otay Ranch GDP/SRP classifies Proctor Valley Road as a 4 Lane Major Road from Agua Vista Road/Northwoods Road (City of Chula Vista) to SR-94 (County of San Diego). The Proposed Project includes an amendment to the Otay Ranch GDP/SRP to reclassify Proctor Valley Road to a two-lane light collector within Village 14 and north to Jamul. Amending the Otay Ranch GDP/SRP to reclassify Proctor Valley Road as a two-lane road will bring the Proctor Valley Road design into consistency with the County General Plan and Jamul-Dulzura Subregional Plan, while also satisfying the Otay Ranch GDP/SRP Village Character Policy to "Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community" (Otay Ranch GDP/SRP, Page 191). As part of the realignment of Proctor Valley Road as currently reflected in the Otay Ranch GDP/SRP, the Proposed Project would also eliminate the northern segment of Proctor Valley Road within the Applicant's ownership in Planning Area 16.

Proposed Otay Ranch GDP/SRP Land Use Map amendments would include two revisions to the Proctor Valley Road alignment. First, the segment of Proctor Valley Road between the South Village 14 and the Central Village 14 would be realigned eastward to avoid vernal pools located within the City of San Diego "Cornerstone" MSCP Preserve lands. Second, the Otay Ranch GDP/SRP Proctor Valley Road alignment currently shows the road turning easterly through Planning Area 16 and connecting directly to SR 94. This segment would be realigned to conform to the County General Plan Mobility Element showing Proctor Valley Road continuing northward within the existing right-of-way rather than pioneering a new roadway through the Planning Area 16 RMP Preserve Area, resulting in inconsistency with the Jamul/Dulzura Subregional Plan.

The County General Plan Mobility Element conflicts with the Otay Ranch GDP/SRP and classifies Proctor Valley Road as a two-lane (2.2E) Light Collector from the City of Chula Vista/County municipal boundary to Street "Y," as designated on the Village 14 Tentative Map. The Proposed Project retains the Mobility Element's two-lane designation for Proctor Valley Road but proposes to modify the Mobility Element Classification from 2.2.E Light Collector (no median 2 lanes undivided) to 2.2A Light Collector (raised median 2-lane divided) for the section of Proctor Valley Road from Village 14's central development south to Chula Vista.

The Proposed Project includes reclassifying the segment of Proctor Valley Road north of Village 14 through Planning Area 19 from a 2.2E Light Collector to a 2.2F Light Collector. The existing alignment of Proctor Valley Road within Village 14 and to the north through Planning Area 16 is consistent with the alignment set forth in the County General Plan Mobility Element and will generally be retained by the Proposed Project; however, approximately 1,650 feet (0.3 miles) of the road between the South Proctor Valley Village and Central Proctor Valley Village will be realigned to the east to provide a 100' buffer from the vernal pools located on the City of San Diego "cornerstone" properties. Both existing classifications and proposed amendments associated with Proctor Valley Road are summarized in Table 2 below.

The Proposed Project include an option for Proctor Valley Road (Street Section 10). The Draft Project EIR assesses the Proctor Valley Road North Option and its respective impacts. This will allow the County to select the option it considers best for the Proposed Project and the environment. See Specific Plan, Chapter VIII. Internal Circulation Options for additional details.

**Table 2 – Proctor Valley Road Existing and Proposed Classifications**

| | | PROCTOR VALLEY ROAD CLASSIFICATION | | |
|---|---|---|---|---|
| **JURISDICTION** | **SEGMENT** | **EXISTING OTAY RANCH GDP/SRP** | **EXISTING COUNTY GENERAL PLAN / JAMUL-DULZURA SUBREGIONAL PLAN** | **PROPOSED** |
| City of Chula Vista | Northwood Drive/Agua Vista Drive to City of Chula Vista Limits | 4 Lane Major Road | N/A | Class II Collector (Modified) |
| County of San Diego | City of Chula Vista/County of San Diego Limits to Street "Y"7F[12] | 4 Lane Major Road | Two-Lane Light Collector (2.2E) | Two-Lane Light Collector Modified (2.2A – raised median 2-lane divided) |
| County of San Diego | Street "Y" to Street "AA" | 4 Lane Major Road | Two Lane Light Collector (2.2E) | Two Lane Light Collector Modified (2.2E) |
| County of San Diego | Street "AA" to Melody Road | 4 Lane Major Road | Two-Lane Light Collector (2.2E) | Two-Lane Collector Modified (2.2F) |

## 3. OTAY RANCH RESOURCE MANAGEMENT PLAN AND MSCP COUNTY SUBAREA PLAN

### a) Otay Ranch Resource Management Plan (Phase 1 and Phase 2 RMP)

The Phase 1 RMP was adopted by the County of San Diego and the City of Chula Vista in October 1993, concurrent with adoption of the Otay Ranch GDP/SRP. On March 6, 1996, the County adopted the Otay Ranch RMP Preserve Owner/Manager (POM) JEPA between the County of San Diego and City of Chula Vista, the Preserve Financing Plan and the Open Space Conveyance Plan for SPA One. The City of Chula Vista adopted the Phase 2 RMP on June 4, 1996 in conjunction with adoption of the first Otay Ranch SPA/Specific Plan, which included the following Otay Ranch wide studies and SPA-specific studies per RMP requirements:

- 1995 Contribution to Ongoing California Gnatcatcher and Cactus Wren Studies, Dudek 1995 (Appendix F1)
- Report on the Flora of the Otay Ranch Vernal Pools 1990-1991, San Diego County, California, Dudek 1992 (Appendix F2)

[12] A portion of this section of Proctor Valley Road is also within the City of San Diego Cornerstone lands.

- Baldwin Otay Ranch Wildlife Corridor Study, Ogden, 1992 (Appendix F3)
- Otay Ranch Raptor Management Study, Ogden 1992 (Appendix F4)
- Otay Valley Parcel Cultural Resources Systematic Survey, Smith 1995 (Appendix F5)
- Vernal Pool Preservation Management Plan, Dudek, 1995 (Appendix F6)
- Range Management Plan, Dudek/Wright 1995 (Appendix F6)
- Otay Ranch Coastal Sage Scrub and Maritime Succulent Scrub Habitat Replacement Master Plan, Dudek 1995 (Appendix F8)
- SPA One 1994/1995 Biological Data Base, Dudek 1993 (Appendix F9)
- Results of an Archaeological Survey and the Evaluation of Cultural Resources at the Otay Ranch SPA One and Annexation Project, Smith 1995 (Appendix F10)
- Biota Monitoring Program, Dudek 1995 (Appendix F11)
- POM Joint Powers Agreement, March 6, 1996 (Appendix F12)

As discussed further below, the County adopted the MSCP County Subarea Plan in 1997, which incorporated portions of the Phase 1 and Phase 2 RMPs. In addition, in 2007 (GPA 06-12)~~1997~~, the County adopted amendments to the Otay Ranch GDP/SRP and Phase 1 RMP which eliminated the coastal sage scrub requirement within the Otay Ranch GDP/SRP and Phase 1 RMP. This action brought those documents into consistency with the MSCP County Subarea Plan. The County also eliminated the Preserve Conveyance Plan based on the following changes in conditions and circumstances: 1) Fragmentation of Otay Ranch ownership; 2) Changes to the status of the Preserve Conveyance Plan; 3) Acknowledgement that the entire RMP Preserve is considered habitat of high biological value; 4) Adoption of the MSCP; and 5) Purchase of Otay Ranch development and RMP Preserve lands by third parties for conservation purposes.

The County is currently preparing an RMP amendment, which will include the Proposed Project. Approval of the amended RMP is anticipated prior to consideration of the Proposed Project.

The Biological Technical Report for the Proposed Project demonstrates consistency with all Phase 2 RMP policies, mitigation measures and requirements including preparation of Specific Plan-level studies.

## 4. PRIOR CHULA VISTA GDP AMENDMENTS

Initial planning for the Otay Ranch was conducted jointly by the City of Chula Vista and the County of San Diego between 1989 and 1993. The resulting plan, the Otay Ranch General Development Plan/Subregional Plan, includes the City of Chula Vista General Development Plan component, and the County Otay Subregional Plan, Volume 2 (Otay Ranch GDP/SRP). On June 4, 1996, the Chula Vista City Council adopted amendments to the Otay Ranch GDP/SRP. To align the County's documents with the City's prior amendments, portions of the Otay Ranch GDP/SRP should be amended.

Specifically, the proposed amendments provide performance criteria relative to noise; clarify requirements for development relative to habitat preservation; encourage the use of solar energy; and permit the Inverted "L" parcel (portion of Village 14) to be planned independently from the remainder of Village 14 within the unincorporated County area. These amendments were previously analyzed as part of EIR SCH # 89010154.

## D. PROJECT OBJECTIVES

Project objectives specifically related to the Otay Ranch GDP/SRP Amendments are summarized below.

- Implement the Goals, Objectives and Policies embedded in the Otay Ranch GDP/SRP, the Otay Ranch Phase 1 and Phase 2 RMP, the Otay Ranch Facility Implementation Plan, the Otay Ranch Village Phasing Plan and the Otay Ranch Service/Revenue Plan
- Maintain and enhance the Otay Ranch GDP/SRP land use and site planning vision, goals and policies for the Village 14 and Planning Areas 16/19 community to serve as a transitional area between the more urban Otay Ranch villages and the Eastern Territories of Chula Vista south of the Project Area and the more rural areas of Jamul north of the Project Area.
- Enhance the aesthetic, physical and open space environment by preserving unique landforms and biological resources through thoughtful design, preservation and enhancement of wildlife corridors and by minimizing impacts to sensitive habitat areas;
- Minimize the width of Proctor Valley Road and provide a series of roundabouts to promote community character, encourage slower speeds and avoid creating a barrier that bisects the community.
- Implement the vision of the Otay Ranch GDP/SRP by creating a centrally located Village Core with sufficient intensity at the heart of Village 14 that provides a sense of place for residents and establishes the activity and social center of the village and includes an elementary school site, parks and public assembly areas, a fire station and mixed-use site, with residential densities generally decreasing away from the Village Core.
- Create a recreational and wellness focus for the Proposed Project by including a neighborhood park system comprised of public neighborhood parks, private swim clubs and parks and trails that provides a variety of passive and active recreational opportunities within walking distance of planned neighborhoods.
- Implement the vision of the Otay Ranch GDP/SRP for Planning Areas 16/19 by creating a buffer adjacent to the existing community of Jamul and create a rural estate area composed exclusively of low-density and large estate and ranchette residential lots. Include Limited Development Areas within private lots to protect steep slopes and/or natural resources, as planned for in the Otay Ranch GDP/SRP.
- Provide increased housing diversity within Otay Ranch by balancing higher densities associated with Otay Ranch's predominantly high density, multi-family development on the 9,500 acre Otay Valley Parcel located in the City of Chula Vista with lower density, predominantly single-family homes in Proctor Valley Village 14 and estate and ranchette large lot home sites within Planning Areas 16/19, to ensure a balance of housing opportunities for a variety of age groups, family sizes and income ranges, consistent with the Otay Ranch GDP/SRP;
- Ensure public facilities are provided in a timely manner and financed by the residents and occupants, to avoid adverse fiscal consequences to other neighboring Otay Ranch villages;

- Provide an adequate level of private development to ensure the public facilities and services required to serve the community needs and requirements are economically feasible;
- Create a safe and efficient internal circulation system that promotes walking, biking, community cohesiveness and accommodates potential transit services within the Village 14 Core Area;
- Incorporate current conservation technologies and strategies to meet local, state and federal greenhouse gas emissions reduction goals.
- Maintain an Old California – Agrarian theme by utilizing traditional design and architectural elements to complement the low intensity character of the region.

# II. GENERAL PLAN AMENDMENT COMPONENTS

## A. AMENDMENTS ASSOCIATED WITH PRIOR ACTION BY THE CITY OF CHULA VISTA

Proposed amendments which would align the County Otay Ranch GDP/SRP with the Chula Vista Otay Ranch General Development Plan are identified below[13].

**1. Inverted "L" Parcel:** The following is a Strike-out/Underline version of proposed Otay Ranch GDP/SRP amendments regarding the master planning of Village 14, (Otay Ranch GDP/SRP Page 113):

> Each village must be master-planned as a unit, except the Inverted "L," the Birch Family Estate Parcel, the areas of Villages One and Two west of Paseo Ranchero and the Freeway Commercial area of the Eastern Urban Center Planning Area 12, which may have their own SPA Plan approved prior to development of the particular area.

**2. Residential and Habitat Noise Mitigation:** The following is a Strike-out/Underline version of the proposed amendment regarding noise mitigation and habitat preservation (Otay Ranch GDP/SRP Page 362):

> Performance Standard:
> - Residential development within the impact area shall not be allowed unless the site specific noise study shows that the exterior noise level can be mitigated to 65 CNEL or below and that the interior noise level can be mitigated to 45 CNEL or below.
> - Impacts to Least Bell's Vireo habitat shall be mitigated to achieve a level of 60 dBA $L_{eq}$ or below.
> - Noise levels within gnatcatcher habitat shall, to the extent feasible, achieve 65 dBA. However, for the purpose of achieving the gnatcatcher preservation standard of 52%, those gnatcatchers impacted by the 65 dBA or greater shall not be counted as preserved.

**3. Resource Protection, Conservation and Management:** A Strike-out/Underline version of the proposed amendment regarding habitat protection (Otay Ranch GDP/SRP Page 363) follows:

> Policy: Include within the habitat preserve occupied breeding and foraging habitat and sufficient potential habitat to maintain and enhance a viable meta-population for the northern harrier, California horned lark, loggerhead shrike and burrowing owl.

**4. Solar Energy:** A Strike-out/Underline version of the proposed amendment regarding solar power (Otay Ranch GDP/SRP Page 393) follows:

> Building Design and Use:
> - Use of solar energy systems, as practical.

[13] Amendments Associated with Prior Actions by the City of Chula Vista are also included as part of the Village 13 Resort project currently being processed within the County of San Diego.

## B. AMENDMENTS ASSOCIATED WITH THE PROPOSED SPECIFIC PLAN

The Proposed Project includes a County General Plan Amendment to amend the County General Plan Mobility and Land Use Elements to implement the proposed Proctor Valley Road classification and complete mapping corrections as described more fully below.

### 1. COUNTY GENERAL PLAN MOBILITY ELEMENT AMENDMENTS

**a) Proctor Valley Road Classification**

The County General Plan Mobility Element classifies Proctor Valley Road as a two-lane (2.2E) Light Collector from the City of Chula Vista/County municipal boundary to SR-94. The Proposed Project retains the Mobility Element's two-lane designation for Proctor Valley Road but proposes to modify the Mobility Element Classification from 2.2.E Light Collector (no median 2 lanes undivided) to 2.2A Light Collector (raised median 2-lane divided) between the City of Chula Vista/County municipal boundaries to Street "Y" as shown on the Village 14 Tentative Map. The Proposed Project also proposes to modify the classification of the northern segment of Proctor Valley Road from Street "AA" to Melody Drive from a 2.2E Light Collector to a 2.2F Light Collector.

The existing alignment of Proctor Valley Road within Proctor Valley Village 14 and to the north through Planning Area 16 is consistent with the alignment set forth in the Mobility Element and will generally be retained by the Proposed Project; however, approximately 1,650 feet (0.3 miles) of the road between the South Proctor Valley Village and Central Proctor Valley Village will be realigned to the east to provide a 100' buffer from the vernal pools located on the City of San Diego "cornerstone" properties.

**b) Table M-4 – Road Segments Where Adding Travel Lanes is Not Justified**

The Proposed Project also includes an amendment to the County General Plan Mobility Element, Table M-4, Road Segments Where Adding Travel Lanes is Not Justified (Page 4-36), including an amendment to Appendix I – Rationale for Accepting Roadways with level of service E/F.

Table M-4 would be amended to include the following segment of Proctor Valley Road:

**Table M-4 - Road Segments Where Adding Travel Lanes is Not Justified**

| ROAD | CLASSIFICATION | FROM | TO |
|---|---|---|---|
| Proctor Valley Road | 2.2A Light Collector w/Raised Median | County of San Diego/City of Chula Vista Boundary | Street "Y" as shown on Village 14 Tentative Map |

Appendix I would be amended to include the following segment of Proctor Valley Road:

**Appendix I – Rationale for Accepting Roadways with level of Service E/F**

| ROADWAY / SEGMENT LIMITS | PROPOSED CLASSIFICATION / FORECAST | ALT. CLASSIFICATION LOS D OR BETTER | RATIONALE FOR PROPOSED CLASSIFICATION AND LOS E/F |
|---|---|---|---|
| Proctor Valley Road<br>(City of Chula Vista Boundary to Project Driveway #4) | 2.2A 2-Lane Collector | 4-Lane Major Road | **Marginal Deficiency. A 2-Lane classification is recommended as the deficiency is marginal.**<br>LOS failing only in short segment<br>Address traffic congestion through operational improvements such as roundabouts.<br>**Community Consensus. A 2-Lane classification is recommended to achieve community consensus.**<br>Consistent with the Jamul Dulzura Community Planning Group preference. The County General Plan and Jamul Dulzura Subregional Plan reduced the classification from a 4-Lane Major Road to a 2-Lane Collector due to community character and preferences.<br>Consistent with Otay Ranch GDP/SRP Village 14 village character policy to "minimize the width of Proctor Valley Road."<br>**Minimize Environmental Impacts. A 2-Lane classification is recommended due to environmental constraints.**<br>Located in an area with vernal pools adjacent to the City of San Diego MSCP cornerstone lands.<br>Located in an area with grading of slopes |

| ROADWAY / SEGMENT LIMITS | PROPOSED CLASSIFICATION / FORECAST | ALT. CLASSIFICATION LOS D OR BETTER | RATIONALE FOR PROPOSED CLASSIFICATION AND LOS E/F |
|---|---|---|---|
| | | | Located in an area within biologically sensitive vegetation and wetland resources.<br>Located in an area with wildlife crossings. |

**Analysis:** Proctor Valley Road has been narrowed as part of the Proposed Project consistent with the Criteria for Accepting a Road Classification with Level of Service E / F; primarily "Marginal Deficiency" and "Environmental Constraints" rationale.

This proposed change results in a marginal deficiency in level of service within short segments and the forecasted traffic volumes in the County roadway segment are only slightly higher than the LOS D threshold. Additionally, there are minimal interruptions to traffic flows along Proctor Valley Road (i.e., minimal cross streets) between the City of Chula Vista Boundary and Project Driveway #4 and the distance between Northwood Drive and Project's Driveway #1 is greater than 1 mile. The Highway Capacity Software (HCS) 2000, a more detailed arterial analysis, was employed to further assess future operating conditions and roadway performance of arterial intersections to accommodate peak hour traffic.

The HCS arterial analysis methodology shows that the average travel speed along these four segments would be consistent with LOS D conditions when constructed to its ultimate classification as a 2.2A facility. Construction of the segments to a 2.2A classification is expected to function very efficiently since there are minimal to no interruptions to traffic flows along Proctor Valley Road. Traffic control along Proctor Valley Road includes five roundabouts, which are expected to carry up to 25,000 cars per day, far exceeding the 17,900 ADT on Proctor Valley Road. In addition, a 10' Community Pathway is planned along the full length of Proctor Valley Road, providing greatly improved safety and comfort for pedestrians. An 8' bike lane is provided through Village 14.

This proposal is consistent with Jamul Dulzura Community Planning Group's community consensus to downgrade the road the 2011 General Plan from a 4-lane major to a 2-lane minor. The Otay Ranch GDP/SRP Policy discussed above related to minimizing the width of Proctor Valley Road is consistent with the Jamul Dulzura Community Planning Group's community consensus.

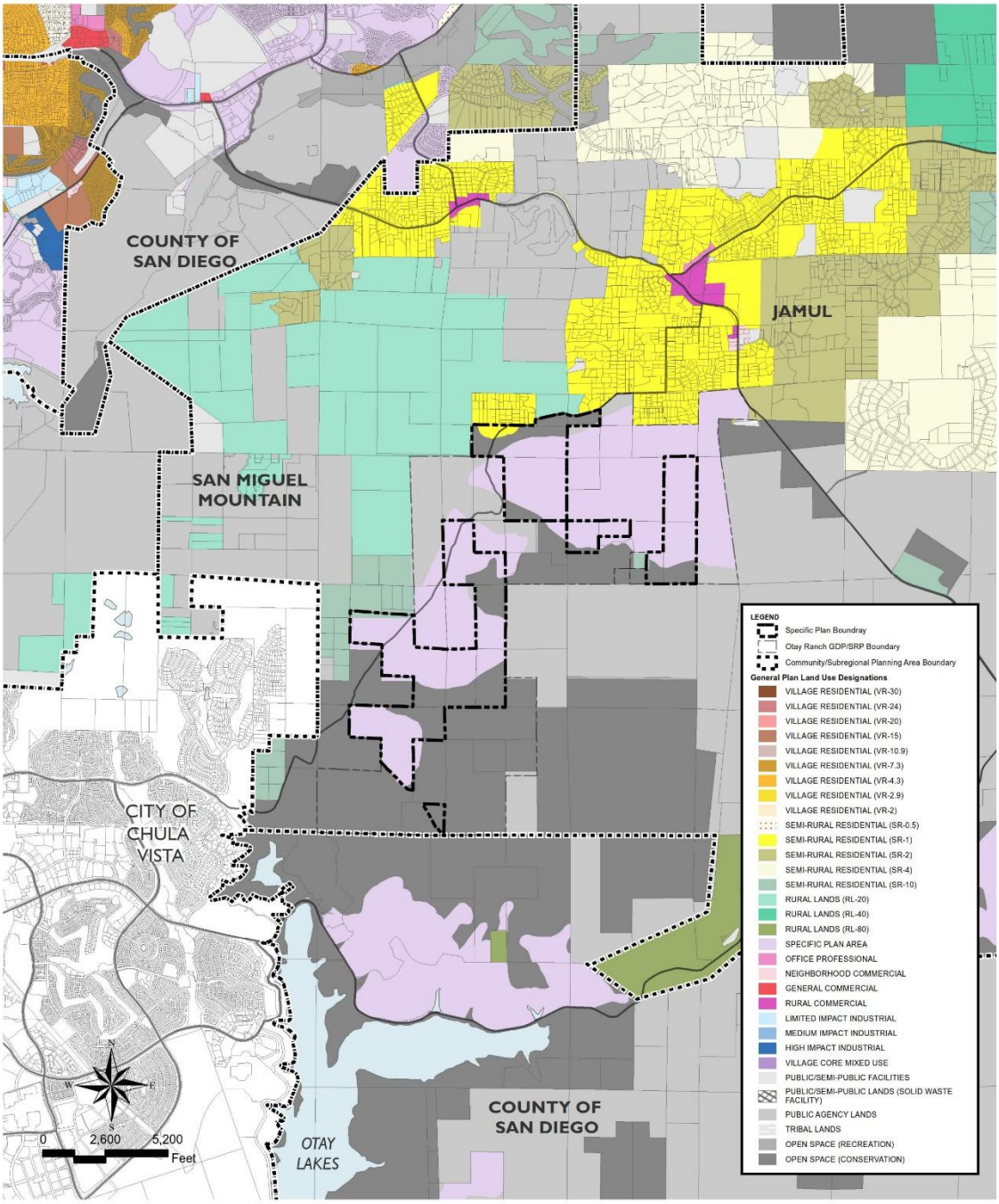
Proctor Valley Road has also been narrowed to minimize grading impacts on sensitive environmental resources including vernal pools within the City of San Diego MSCP Cornerstone lands and wetland impacts adjacent to the right of way.

## 2. COUNTY GENERAL PLAN LAND USE AND ZONING

### a) County General Plan Land Use Designation

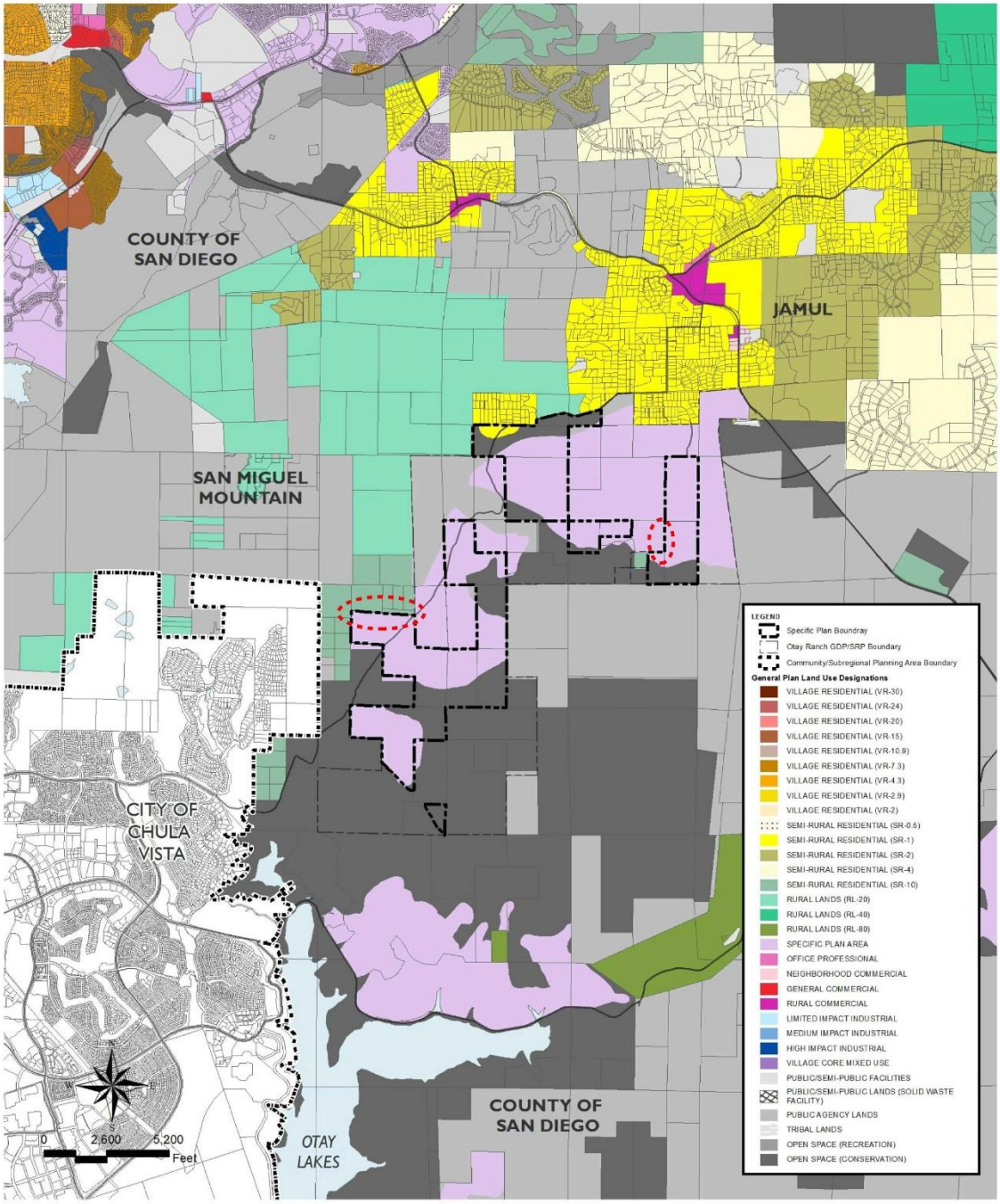
The Proposed Project includes a rezone and General Plan Amendment to the County General Plan Land Use Map, (Jamul/Dulzura Land Use Map, Figure LU-A-8) to correct minor County GIS mapping inconsistencies to the boundaries of the "Specific Plan Area" within the Applicant's ownership which should exactly match the Otay

Ranch GDP/SRP development boundary. The Existing County General Plan Land Use Designations Map is depicted in Exhibit 5 and the Proposed County General Plan Land Use Designations Map is depicted in Exhibit 6.




Source: SanGIS (Parcels, General Plan Existing, Municipal Boundaries, Roads)

## Exhibit 5 – Existing County General Plan Land Use Designations



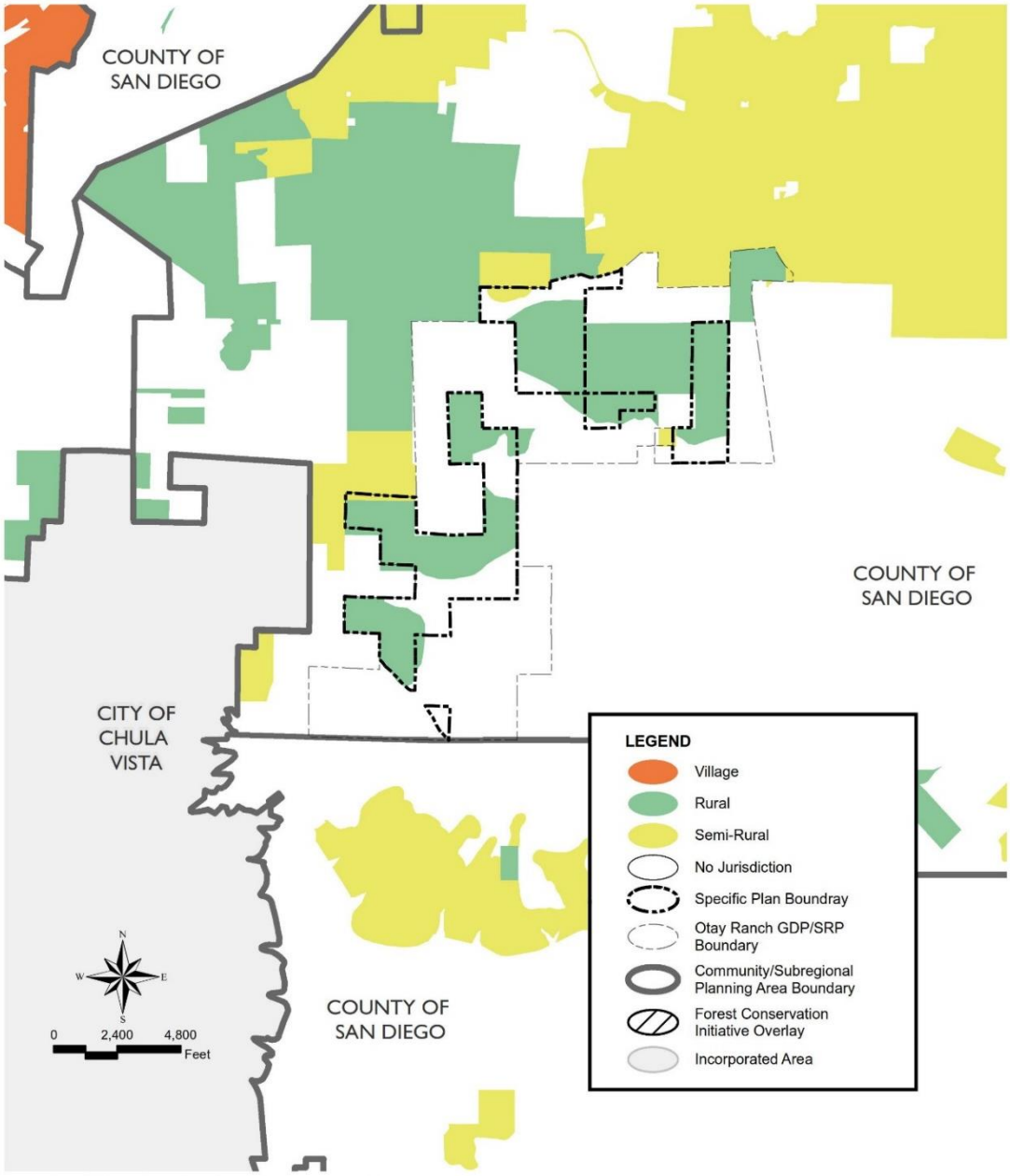

Source: SanGIS (Parcels, General Plan Existing. Municipal Boundaries, Roads)

Areas with Mapping Corrections

## Exhibit 6 – Proposed County General Plan Land Use Designations

**b) County General Plan Regional Category Designation**

The Proposed Project includes a rezone and General Plan Amendment to the County General Plan Regional Category Designation Map (County General Plan, Figure LU-1) to correct minor County GIS mapping inconsistencies to the "Rural" boundaries within the Applicant's ownership which should exactly match the Otay Ranch GDP/SRP development boundary. The Existing General Plan Regional Category Designation Map is depicted in Exhibit 7 and the Proposed General Plan Regional Category Designation Map is depicted in Exhibit 8.




Source: SanGIS (Parcels, Regional Categories. Municipal Boundaries, Roads)

**Exhibit 7 – Existing County General Plan Regional Category Designations**

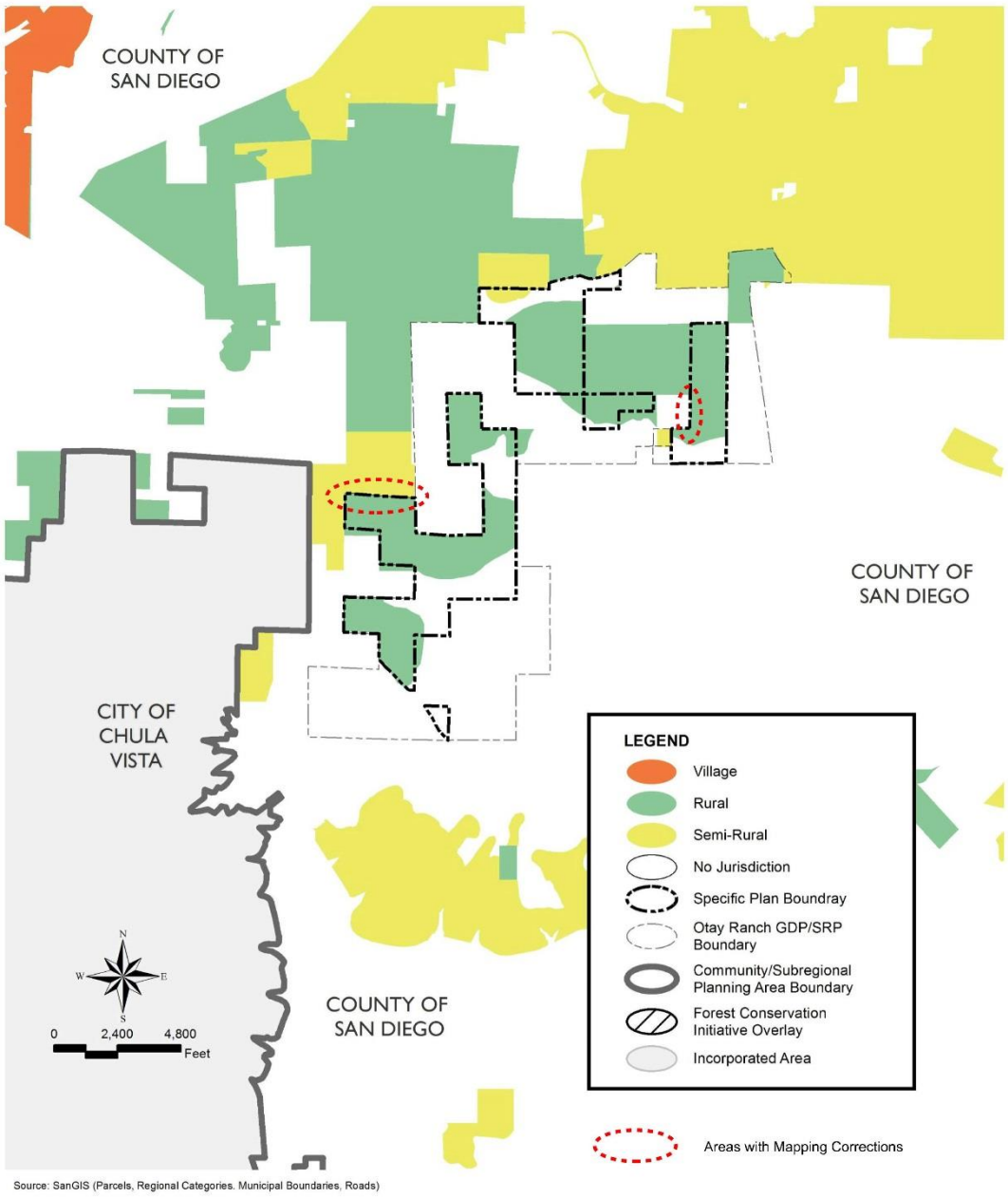



**Exhibit 8 – Proposed General Plan Regional Category Designations**

**c) Zoning Map**

The existing Zoning within the Project Area is a combination of S80 (Open Space), ~~in areas proposed as open space in the Otay Ranch GDP/SRP and~~ S88 (Specific Plan Area), ~~and~~ RR (Rural Residential) and A72 (General Agriculture) ~~in areas proposed for development in the Otay Ranch GDP/SRP~~. The Proposed Project includes a rezone and General Plan Amendment to ~~address~~ correct minor County GIS mapping inconsistencies to current S88 zoning boundaries within the Applicant's ownership, which should exactly match the Otay Ranch GDP/SRP development boundaries.

The Existing County Zoning Map is depicted in Exhibit 9 and the Proposed County Zoning Map is depicted in Exhibit 10.

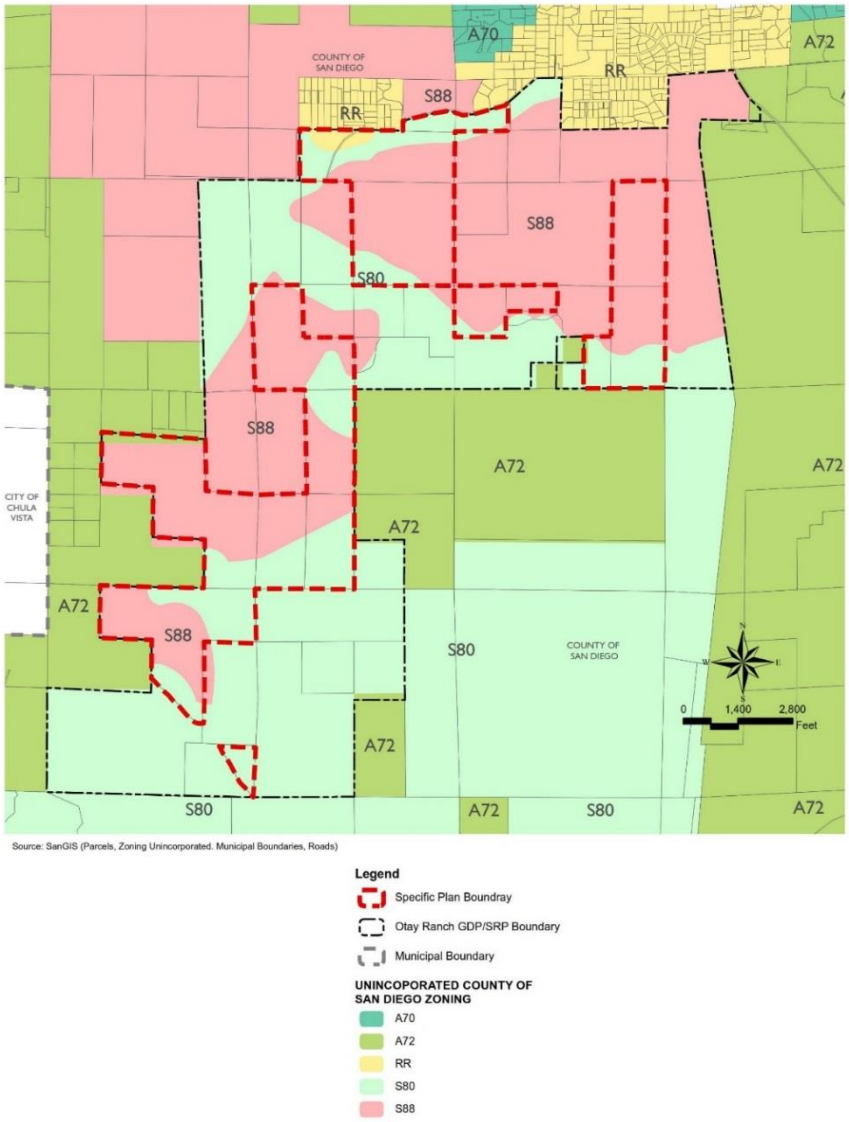
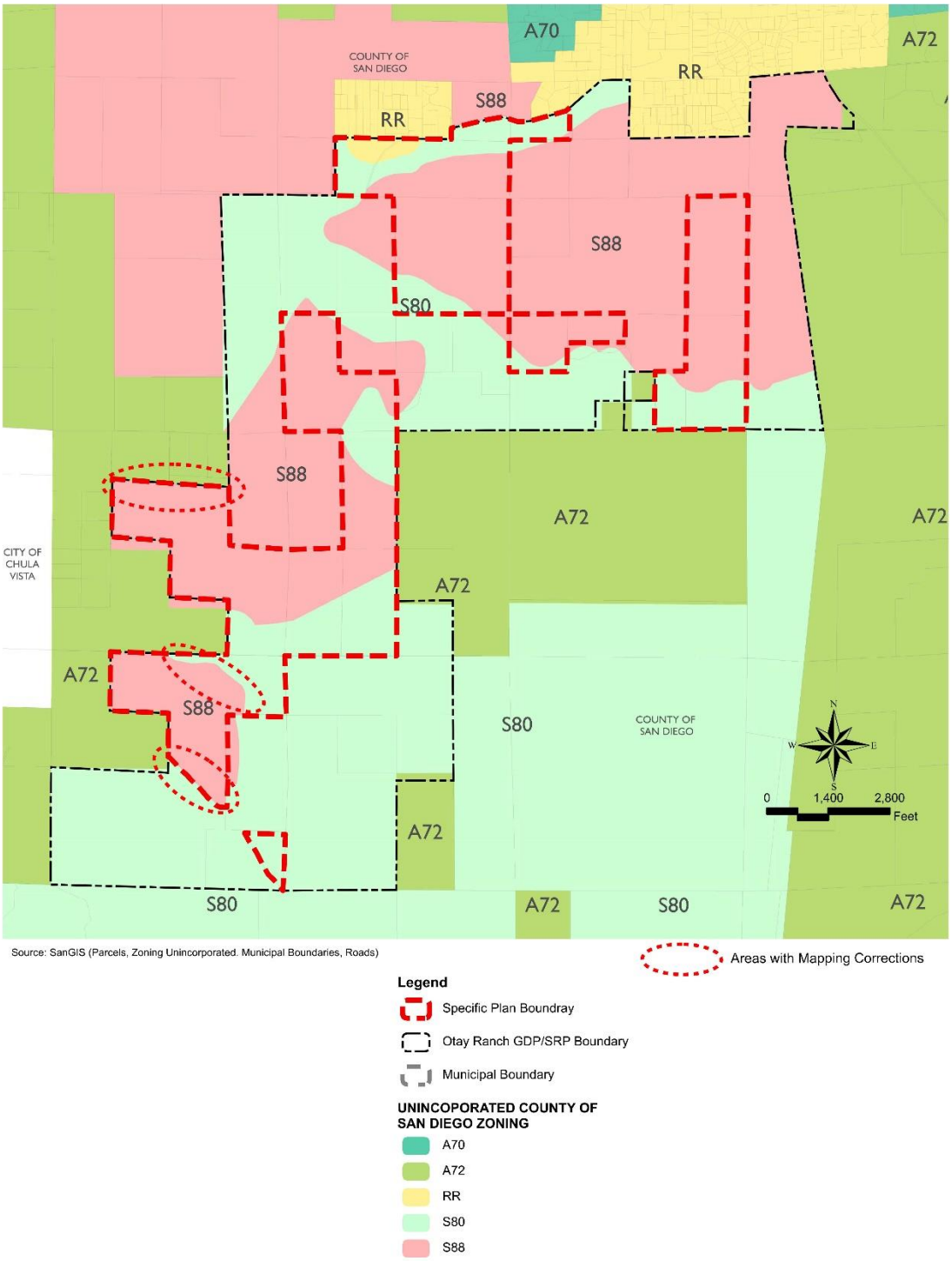



**Exhibit 9 – Existing County Zoning Map**




## Exhibit 10 – Proposed County Zoning Map

## 3. OTAY RANCH GDP/SRP AMENDMENTS

### a) Otay Ranch GDP/SRP Ranch-Wide

The Proposed Project seeks to amend the Otay Ranch GDP/SRP to reflect the Village 14 and Planning Areas 16/19 Specific Plan land uses, densities and circulation, as summarized in Section I. B. of this report (Proposed Plan). Amendments to the Otay Ranch GDP/SRP necessary to implement the Village 14 and Planning Areas 16/19 Specific Plan are described below.

**Otay Ranch Open Space System:** The Proposed Project currently does not propose an RMP boundary adjustment. There are, however, several areas (approximately 73.4 acres of Conserved Open Space) within the Project Area with the potential to be converted to RMP Preserve in the future

**Otay Ranch Circulation Element Roads:** The Proposed Project includes an amendment to the Otay Ranch Circulation Element Roads exhibit (Otay Ranch GDP/SRP Exhibit 28, Page 93). The exhibit would be amended to reflect two revisions to Proctor Valley Road alignment. First, the segment of Proctor Valley Road in the southern portion of Village 14 would be realigned eastward to avoid vernal pools located within the City of San Diego's "Cornerstone" preserve lands. Second, the Proctor Valley Road Otay Ranch GDP/SRP alignment would be amended to conform to the existing Proctor Valley Road right of way, rather than pioneering an entirely new roadway through the RMP Preserve area in Planning Area 16. The northerly segment of Proctor Valley Road through Planning Area 16, within the Applicant's ownership, would be eliminated as part of the Proposed Project. Exhibits 11 and 12 depict the existing and proposed maps, respectively.

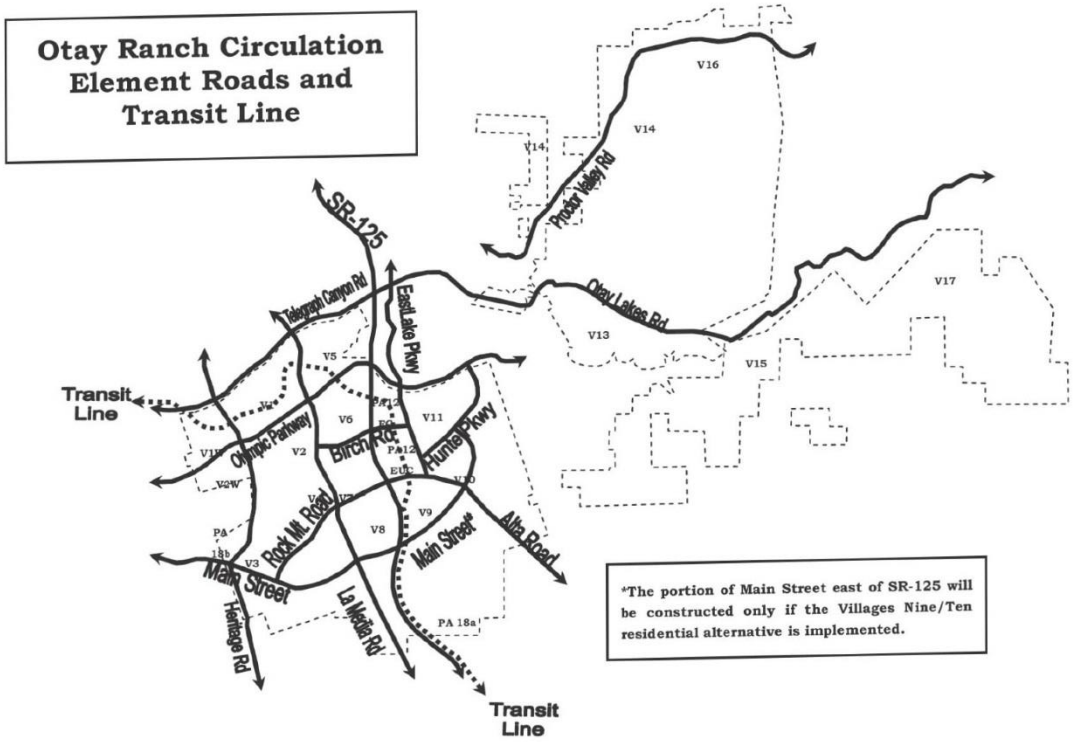



**Exhibit 11 – Existing Circulation Element Roads and Light Rail Transit Alignment Map**

Not to scale (Otay Ranch GDP/SRP Exhibit 28)

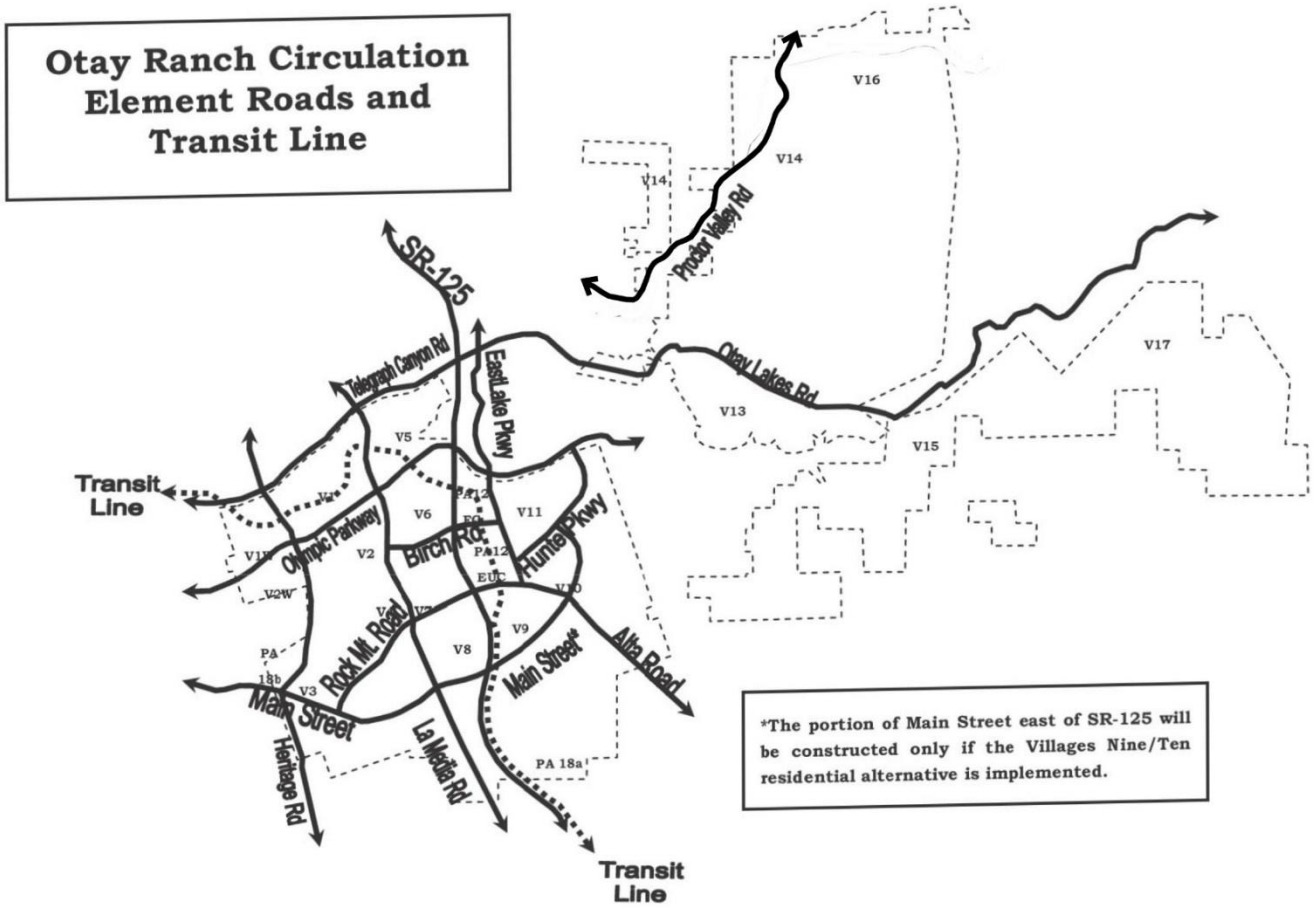



**Exhibit 12 – Proposed Circulation Element Roads and Light Rail Transit Alignment Map**

Not to scale (Otay Ranch GDP/SRP Exhibit 28)

**Circulation Element Arterial and Major Roads:** The Proposed Project includes an Otay Ranch GDP/SRP amendment to the classification of Proctor Valley Road from Agua Vista Drive/Northwoods Drive to Melody Road. 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," the Proposed Project seeks approval to change the Proctor Valley Road classification from a 4 Lane Major to a 2 Lane Light Collector.

The Proposed Project would implement Proctor Valley Road as a 2 lane Scenic Roadway, consistent with the Otay Ranch GDP/SRP. Five roundabouts identify the entrance into each residential area within Village 14, while providing traffic calming at key internal intersections along Proctor Valley Road by slowing traffic to 25 mph through the roundabouts. The Proposed Project proposes to implement the 2-Lane Light Collector designation within the City of Chula Vista portion (south) consistent with City of Chula Vista design standards for a Class II Collector. The portion of Proctor Valley Road within the County of San Diego would be implemented consistent with County Street Design Standards 2.2A, 2.2E and 2.2F. Strike-out/Underline version of the proposed amendment to the Circulation Element Roads Table (Otay Ranch GDP/SRP Page 219-220) follows:

***Circulation Element Arterials and Major Roads***

These roads typically provide for completion of the regional system. In this role, they are designed to operate at maximum efficiency, and provide for automobile and buss access to regional destinations, including freeways. They cross each other at intervals of three quarters of a mile or greater. Entry onto these roads, except at the EUC and Freeway Commercial, is restricted to Village Entry Streets. The following streets/roads reflect ultimate widths, but widths may be reduced at the SPA level based on the SPA traffic analysis and in accordance with the phasing plan:
(Excerpt)

| Road Name | From | To | Classification |
|---|---|---|---|
| Proctor Valley Road | ~~SA 1150.~~1Agua Vista Drive /Northwoods Drive | Melody Road | ~~4 Lane Major~~ 2-Lane Light Collector |

**Landform Alteration/Aesthetics (FEIR Section 4.9.3.2; cf. Section 3.2.3):** This proposed amendment seeks to modify the Otay Ranch GDP/SRP absolute prohibition against slope ratios exceeding 2:1 to incorporate the provisions of the County Grading Ordinance. The amendment is proposed because the Proposed Project reflects a comprehensive context sensitive grading and landscape design which address issues of aesthetics and visual quality at greater detail than could have reasonably been provided at the Otay Ranch GDP/SRP and PEIR level of information and analysis, especially regarding building locations, heights, colors and materials; landscape design and composition; and building pad elevations, contours, slopes and open space areas. A Strike-out/Underline version of the proposed amendment regarding Landform Alteration/Aesthetics (Otay Ranch GDP/SRP, Page 416, item 1) follows:

1. The Subregional Plan contains specific landform alteration standards to protect sensitive landforms. The applicant shall implement, at a minimum, the following measures:

- Roadways shall be designed to follow the natural contours of hillsides and minimize visibility of road cuts and manufactured slopes.
- Excessive use of manufactured slopes in the Otay River Valley, Jamul and San Ysidro Mountains, and the area around Otay Lakes shall not be permitted.
- Natural buffering shall be provided between development and significant landforms, including the Jamul and San Ysidro Mountains.
- Variable slope ratios not exceeding 2:1 shall be utilized when developing grading plans unless: a report is received from a soil engineer certifying that he or she has investigated the property and that in his or her opinion the proposed steeper slope will be stable and will not endanger any public or private property or result in the deposition of debris on any public way or interfere with any existing drainage course.
- Eighty-three percent of the steep slopes (greater than 25%) shall be preserved.

**Cultural Resources (FEIR Section 4.9.5.4; cf. Section 3.4.3):** In 2001, the County of San Diego adopted an amendment to the Otay Ranch GDP/SRP which provided that cultural resource surveys would be performed on a project basis. That amendment neglected to amend FEIR Section 4.9.5.4; cf. Section 3.4.3 which was incorporated into the Otay Ranch GDP/SRP (Page 420). This proposed amendment rectifies that oversight. A Strike-out/Underline version of the proposed amendment regarding the Cultural Resources (Otay Ranch GDP/SRP, Page 420, second to last paragraph) follows:

**1. Prehistoric Resources.** A programmatic mitigation plan for prehistoric resources shall be prepared to include the following as described in more detail in the RMP.

Stage 1 – In conjunction with ~~the~~ a ~~first~~ Specific Plan application ~~within each parcel (Otay Valley, Proctor Valley and San Ysidro Mountains)~~, a comprehensive cultural resources study to assess cultural resources throughout ~~that parcel~~ the project shall be performed. This report shall be a means of gaining comparative information to develop a specific program for mitigation and resource management. This would include a report to be prepared by a qualified consultant to be reviewed and approved by the appropriate jurisdiction on both the survey and testing programs.

**b) Proctor Valley Parcel**

**Proctor Valley Parcel Description**: The Strike-out/Underline version of the proposed amendments regarding the Proctor Valley Parcel Description (Otay Ranch GDP/SRP Page 77) is provided below:[14]

Note: The amended Proctor Valley Parcel description includes amendments associated with areas of Village 14 and Planning Areas 16/19 within the Project Applicant's ownership. Areas within Village 14 and Planning Areas 16/19 outside of the Project Applicant's ownership remain consistent with the County of San Diego General Plan (2011), Otay Ranch GDP/SRP (1993) and Chula Vista General Plan (2005) land uses. Pending amendments within Village 13 are not included in the Proctor Valley Parcel description. See Otay Ranch GDP/SRP, Page 77 for a complete Proctor Valley Parcel description."

b. Proctor Valley Parcel

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. Its southern edge is the Lower Otay Lake. At build-out, this parcel provides a maximum of ~~4,561~~ 4,189 dwelling units and will serve approximately ~~11,965~~ 12,625 residents.

The major components of the land use plan for the Proctor Valley Parcel include:

□ A specialty village in lower and central Proctor Valley containing ~~a golf course and~~ medium, low medium and low density residential uses. The village also includes a mixed use area, which contains ~~an MH~~ a mixed use commercial/retail area, a MH multi-family neighborhood, an elementary school site, a fire station and neighborhood parks. The village serves as a transitional area between urban densities to the west and Jamul to the northeast.

□ A majority of acreage (70%) is proposed as open space.

**Proctor Valley Parcel Land Use Summary Table:** The Project seeks to amend the Village 14 land plan which requires modification of the Proctor Valley Parcel Land Use Summary table (Otay Ranch GDP/SRP Exhibit 21, Otay Ranch GDP/SRP Page 78), as depicted in the "Existing" and" "Proposed" Tables 3 and 4 below.

[14] In addition to areas designed "Open Space," portions of the Proctor Valley Parcel have been acquired by the State of California for MSCP conservation purposes but retain the Otay SRP/GDP land uses designations.

## Table 3 – Proctor Valley Parcel Land Use Table (Existing)

| PROCTOR VALLEY PARCEL | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Village | SF Units | MF Units | Total Units | Res. Ac. | Park Ac.* | CPF Ac. | Sch. Ac | C'ml. Ac. | Open Sp. | Art. Ac. | Other | Total Ac. | Approx. Pop* |
| Village 13 | 658 | 1,408 | 2,066 | 375.1 | 0.0* | 7.3 | 0.0 | 0.0 | 139.7 | 12.2 | 249.1 | 783.4 | 5,269 |
| Village 14 | 1,563 | 150 | 1,713 | 773.8 | 10.0 | 7.5 | 10.0 | 2.9 | 0.8 | 23.7 | 0.0 | 828.7 | 5,384 |
| Plng. Area 16 | 390 | 0 | 390 | 716.9 | 2.5 | 1.7 | 0.0 | 0.0 | 370.0 | 25.4 | 0.0 | 1,116.5 | 1,248 |
| Plng. Area 19 | 20 | 0 | 20 | 20.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 20.0 | 64 |
| Other: | | | | | | | | | | | | | |
| Open Sp. | 0 | 0 | 0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 5,146.4 | 0.0 | 0.0 | 5,146.4 | 0 |
| Total | 2,631 | 1,558 | 4,189 | 1,885.8 | 12.5 | 16.5 | 10.0 | 2.9 | 5,656.9 | 61.3 | 249.1 | 7,895.0 | 11,965 |
| Existing Proctor Valley Parcel Land Use Table (Otay Ranch GDP/SRP Exhibit 21) | | | | | | | | | | | | | |

[Note: Existing Proctor Valley Land Use Table is consistent with Village 13 Otay Ranch GDP/SRP amendment adopted by County on 7/18/2001. Table does not reflect pending Village 13 amendments]

## Table 4 – Proctor Valley Parcel Land Use Table (Proposed)

**PROCTOR VALLEY PARCEL**

| Village | SF Units | MF Units | Total Units | Res. Ac.[1] | Park Ac. | CPF Ac. | Sch. Ac | C'ml. Ac.[3] | Open Sp. | Art. Ac. | Other | Total Ac. | Approx. Pop[4] |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Village 13 | ~~1,881~~ 658 | ~~57~~ 1,408 | ~~1,938~~ 2,066 | ~~539.2~~ 375.1 | ~~28.6~~ 0.0 | ~~2.1~~ 7.3 | ~~10.0~~ 0.0 | ~~17.4~~ 0.0 | ~~1,232.6~~ 139.7 | ~~39.1~~ 12.2 | 249.1 | ~~1,869~~ 783.4 | ~~6,957~~ 5,269 |
| Village 14 | 1,563 | 150 | 1,713 | ~~597.0~~ 607.1 | 13.8 | 7.5 | 9.7 | ~~1.7~~2.7 | ~~1,305.7~~ 1,294.6 | 23.7 | | 1,959.2 | 6,167 |
| Plng. Area 16 & 19 | 410 | | 410 | 738.8 | 1.4 | | | | 811.0 | 1.0 | | 1,552.1 | 1,189 |
| ~~[5]Add'l RMP Preserve~~ ~~!~~Balance within Proctor Valley Parcel | | | | | | | | | 3,565.7 | | | 3,565.7 | 0 |
| Total | 2,631 | 1,558 | 4,189 | ~~1,714.8~~ 1,721.0 | 15.2 | 14.8 | ~~9.8~~ 9.7 | ~~250.8~~ 2.7 | ~~5,818.3~~ 5,811.0[7] | ~~36.8~~ 36.9 | 249.1 | 7,860.4[6] | 12,625 |

[1] Internal open space, biofiltration basins and private recreation areas included in residential acreage.
[2] Village 13 parkland included in residential acreage.
[3] Village 14 includes 1.7 acres of mixed-use development which includes up to 10,000 SF of commercial uses.
[4] Population generation rates for Village 13 are consistent with existing GDP/SRP (3.2 person /SF household and 2.55 persons per MF household). Village 14 population generation is 3.6 persons/household per Specific Plan.
[5]: ~~Additional RMP Preserve Calculation~~RMP Preserve areas not allocated to a village or planning area within the Proctor Valley Parcel.~~:~~

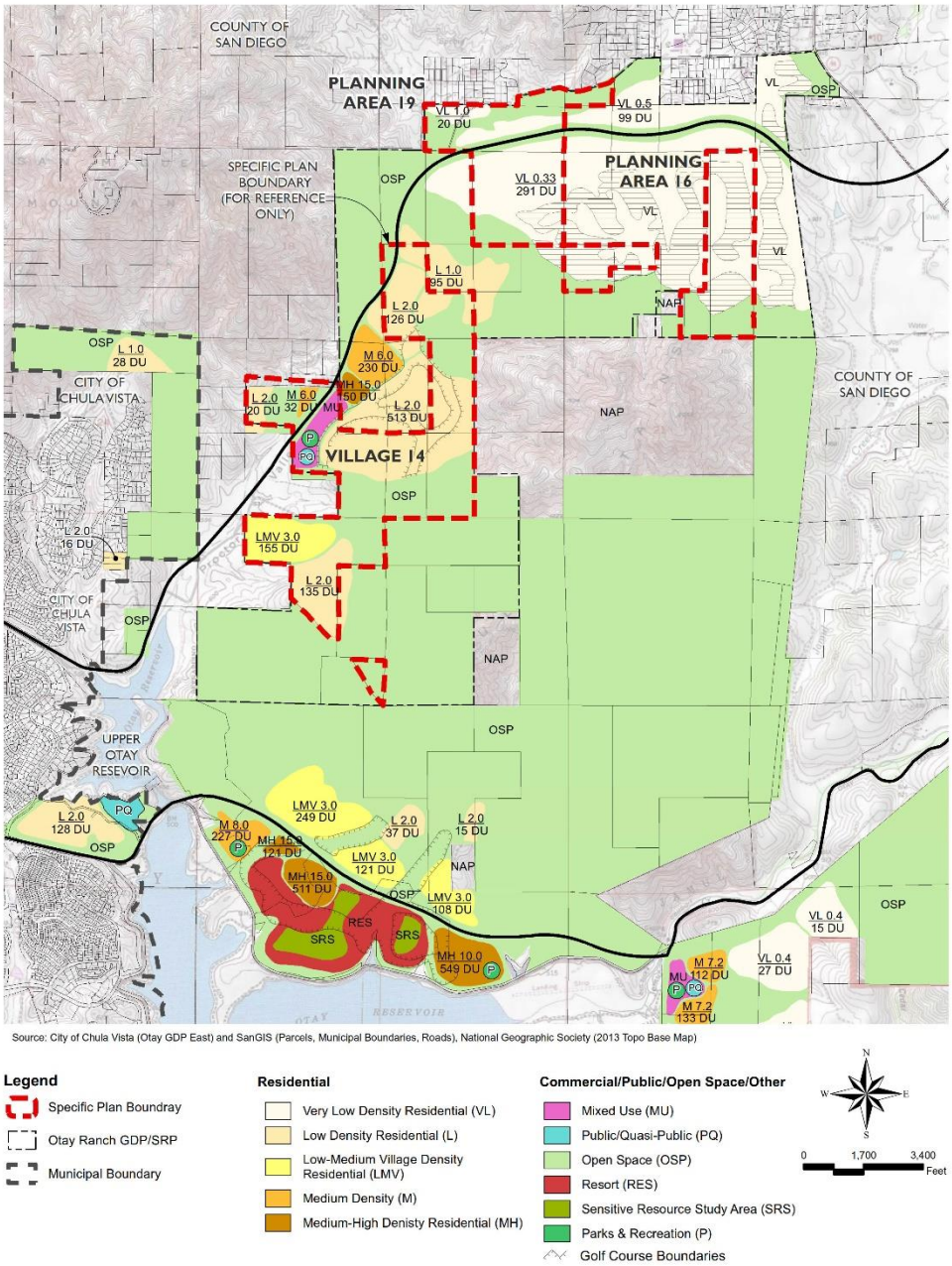
| ~~Area~~ | ~~Total Ac~~ | ~~Village 14 PA 16 and 19 Ac~~ | ~~Balance RMP Preserve Ac~~ |
|---|---|---|---|
| ~~PA 16 and 19~~ | ~~1,552.1~~ | ~~1,552.1~~ | ~~-~~ |
| ~~V 14~~ | ~~1,959.2~~ | ~~1,959.2~~ | ~~-~~ |
| ~~V 13~~ | ~~1,996.4~~ | ~~783.4~~ | ~~1,213.0~~ |
| ~~Other OS~~ | ~~2,352.7~~ | ~~-~~ | ~~2,352.7~~ |
| ~~Total~~ | ~~7,860.4~~ | ~~4,294.7~~ | ~~3,565.7~~ |

[6] Total Proctor Valley Parcel acreage reduced based more detailed area calculations completed at SPA/TM level of engineering and design.
[7] Total Open Space acreage reduced based upon more detailed area calculations and conversion of a portion of the Inverted L property to Preserve per the City of Chula Vista General Plan.

Proposed Proctor Valley Parcel Land Use Table (Otay Ranch GDP/SRP Exhibit 21)

[Note: The Proposed Proctor Valley Parcel Table only reflects proposed revisions to Village 14 and Planning Area 16/19 per the Proposed Project and reflects the Village 13 Otay Ranch GDP/SRP amendment adopted by the County on 7/18/2001. However, the Table does not reflect the pending Village 13 amendments. Land Uses within the City of Chula Vista are consistent with the Chula Vista General Plan and Otay Ranch GDP.]

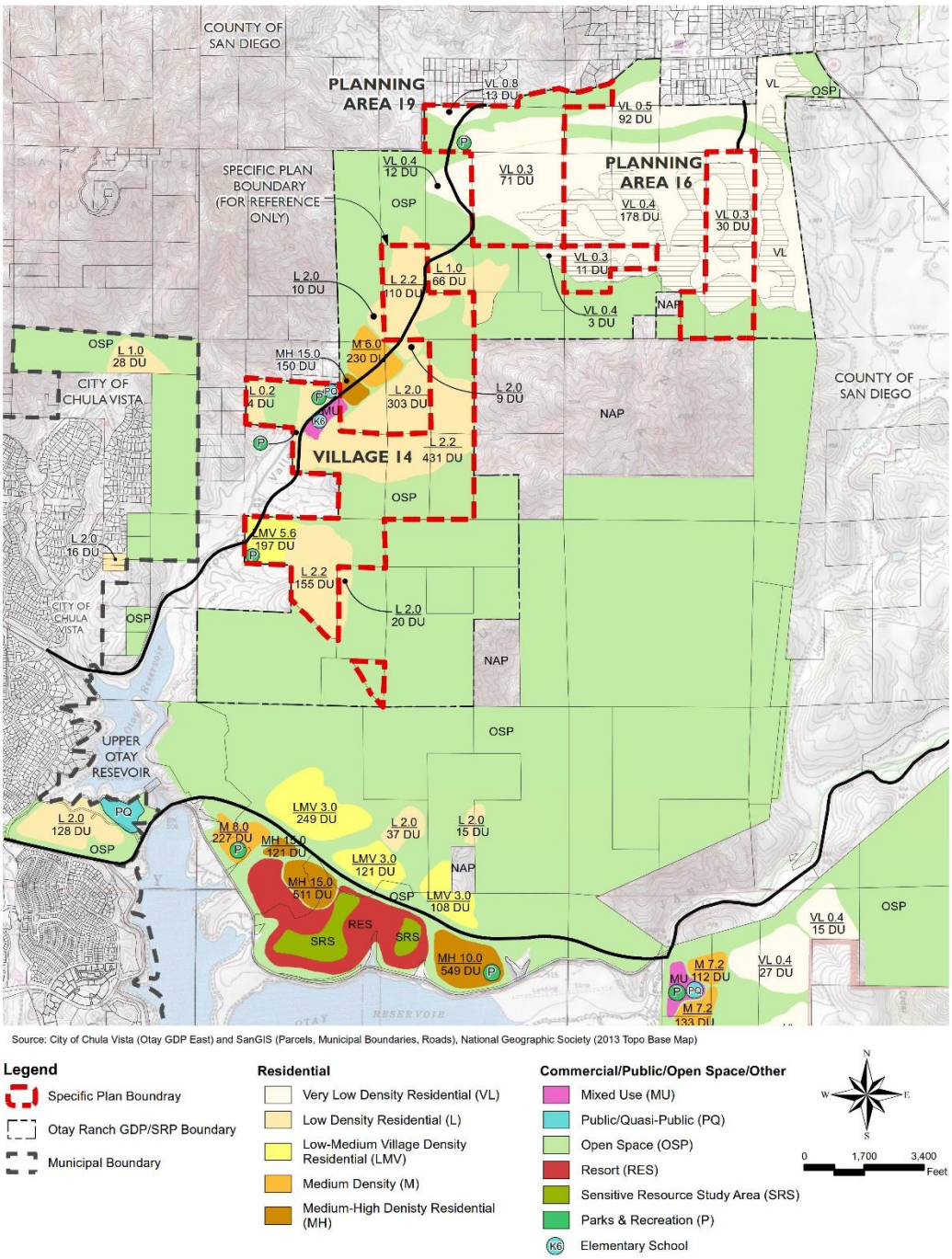
**Otay Ranch GDP/SRP Land Use Plan (Proctor Valley Parcel)**: The Proposed Project includes an amendment to the Village 14 and Planning Areas 16 & 19 land use plans which requires modification of the Otay Ranch GDP/SRP Land Use Map (Proctor Valley Parcel Otay Ranch GDP/SRP Exhibit 22, Otay Ranch GDP/SRP, Page 79). Exhibits 13 and 14 depict the existing and proposed land use maps, respectively.




Note: Land uses within the City of Chula Vista are consistent with the Chula Vista General Plan Land Use Diagram (December 13, 2005).

## Exhibit 13 – Existing Otay Ranch GDP/SRP Land Use Map (Proctor Valley Parcel)

(Otay Ranch GDP/SRP Exhibit 22)




Note: Land uses within the City of Chula Vista are consistent with the Chula Vista General Plan Land Use Diagram (December 13, 2005).

## Exhibit 14 – Proposed Otay Ranch GDP/SRP Land Use Map (Proctor Valley Parcel)

(Otay Ranch GDP/SRP Exhibit 22)

**Proctor Valley Parcel Park and Trail Map**: On January 12, 2005, the San Diego County Board of Supervisors unanimously approved the County Trails Program and the Community Trails Master Plan (CTMP), including the Jamul-Dulzura Community Trail and Pathway Plan, as depicted in Exhibit 15. The Otay Ranch GDP/SRP adopted in 1993 included planned "Regional Riding and/or Hiking Trails" as depicted in Exhibit 16, Existing Proctor Valley Parcel Park and Trail Map. In addition to the trails identified on the Otay Ranch GDP/SRP Proctor Valley Parcel Parks and Trails Map, the CTMP includes planned trails within the Project Area and surrounding areas. All planned trails within the Project Area were evaluated based on the County-wide "Design and Construction Guidelines" contained in the CTMP, connectivity and the environmental setting. The results of the trail evaluation are presented in Table 5, Proctor Valley Parcel Trails Evaluation. The Proposed Proctor Valley Parcel Park and Trail Map is depicted as Exhibit 17.

**Table 5 – Proctor Valley Parcel Trails Evaluation**

| TRAIL | ANALYSIS |
|---|---|
| Proctor Valley Road Community Pathway (Otay Ranch GDP/SRP Trail/CTMP #52) | 10' wide DG trail located adjacent to Proctor Valley Road from Chula Vista to Jamul. Implemented in the Proposed Project. |
| Big Olaf of Jamul Trail (CTMP #59) | Located within the Rancho Jamul Ecological Reserve and MSCP County Subarea Plan Preserve. Provides passive connectivity to Village 14. |
| Mt. Miguel Loop Trail (CTMP #53) | Connects to Proctor Valley Road Staging Area. Very steep grades exceeding 60%, does not meet CTMP trail design and construction guidelines. Not implemented in the Proposed Project. |
| Reservoir Trail (CTMP #49) | Connects to Proctor Valley Road Staging Area. Very steep grades up to 52%, does not meet CTMP trail design and construction guidelines. Not implemented in the Proposed Project. |
| Proctor Valley Trail (CTMP #70) | Connects to Proctor Valley Road Staging Area. Very steep grades up to 32%, does not meet CTMP trail design and construction guidelines and is located within the Rancho Jamul Ecological Reserve. North/south trail access is provided along the Proctor Valley Road Community Pathway described above. Not implemented in the Proposed Project |
| Otay Ranch Trail (CTMP #71) | Connects to south Proctor Valley Road. Very steep grades up to 34%, does not meet CTMP trail design and construction guidelines. |
| Otay Lakes Trail (CTMP #96) | Connects to south Proctor Valley Road. The grade at current connection point is too steep. Trail may be implemented if relocated south to existing staging area. |
| Trail A (Otay Ranch GDP/SRP) | Same as Proctor Valley Road Community Pathway – see above. Implemented in the Proposed Project |

| TRAIL | ANALYSIS |
|---|---|
| Trail B (Otay Ranch GDP/SRP) | Connects to Proctor Valley Road between south and central Proctor Valley area. Easement for potential trail access provided in the Proposed Project at OS-19 |
| Trail C (Otay Ranch GDP/SRP) | Connects north of Upper Otay Reservoir. Steep. Proposed Project provides easement for potential access to trail @ P-1 Park. |
| Trail D (Otay Ranch GDP/SRP) | Connects to north Proctor Valley Road. Located within the Rancho Jamul Ecological Reserve, currently posted "No Trespassing," eastern trail segment very steep toward Jamul Mtn., not within existing disturbed dirt trail. Not implemented in the Proposed Project. |
| Trail E (Otay Ranch GDP/SRP) | See Big Olaf Trail of Jamul above. Proposed Project provides easement for potential access to trail @ Whispering Meadow. |
| Trail F (Otay Ranch GDP/SRP) | Connects to Otay Ranch GDP/SRP Trails C or D. Steep grades, no access without Trails C and D. Not implemented in Proposed Project. |

**Otay Regional Trail Alignment Study ("Trail 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 of a new trail system in Otay Ranch and surrounding lands, including the Project Area. The goal of the planning effort is to create a coordinated and sustainable trail system that provides quality recreational trail connections to the RMP Preserve and other public lands, while balancing the need to protect sensitive environmental resources.

The Trail Study area contains eight ecological preserves that have been set aside for conservation and protection of natural resources: Otay Ranch Preserve, San Diego National Wildlife Refuge, Otay Mountain Wilderness, Rancho Jamul Ecological Reserve, Otay Mountain Ecological Reserve, Hollenback Canyon Wildlife Area, City of San Diego Cornerstone Lands and San Miguel Habitat Management Area.

These lands contain diverse habitats that are home to many sensitive plant and animal species that are considered regionally important. The Trail Study will consider these and other sensitive resources when designing trail alignments. The Trail Study will support the design of a sustainable trail system that balances natural resource protection and conservation with public access and recreation.

**Analysis:** The Proposed Project includes a proposal to realign Proctor Valley Road. In conjunction with the Proctor Valley Road realignment, the Proposed Project would implement the Proctor Valley Community Pathway along this roadway. The Proposed "Proctor Valley Parcel Park and Trail Map" is provided as Exhibit 16. The Specific Plan and Tentative Map include the location of staging areas, a trail head and potential easements for future trail connections within the Project Area. 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.

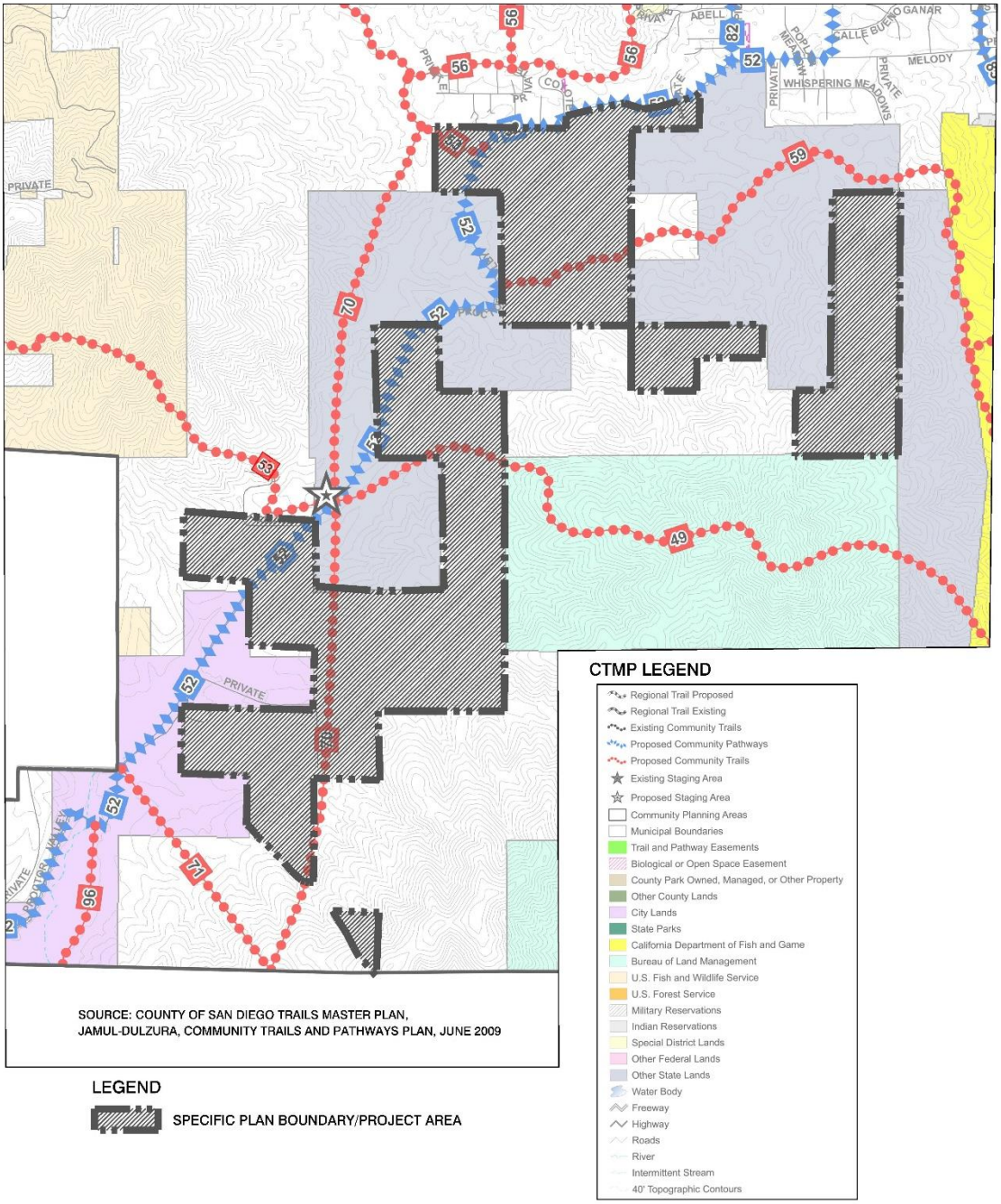



**Exhibit 15 – Existing Jamul-Dulzura Community Trail and Pathway Plan**

Not to scale (excerpt)

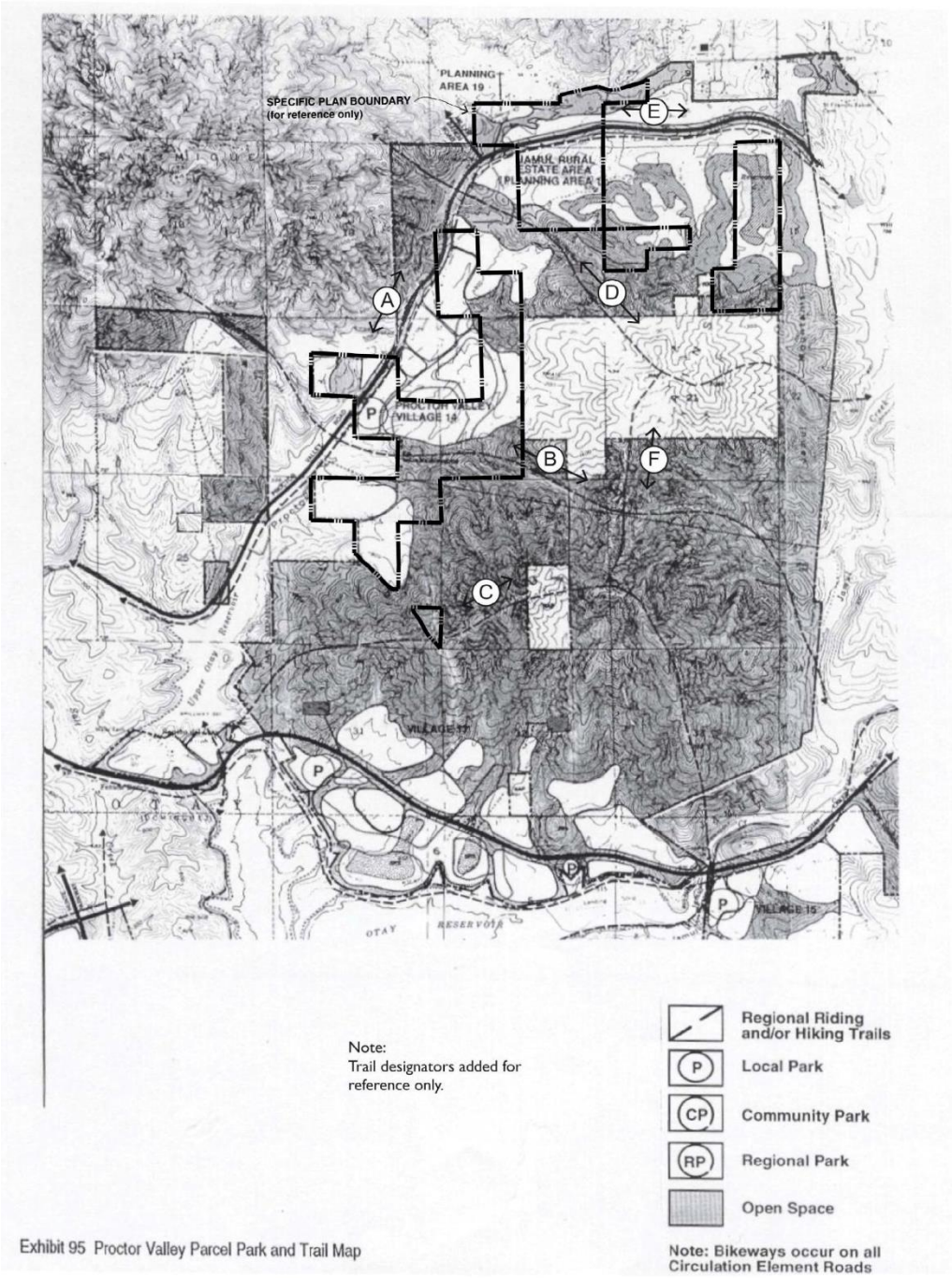



Exhibit 95 Proctor Valley Parcel Park and Trail Map

Note: Land uses within the City of Chula Vista are consistent with the Chula Vista General Plan Land Use Diagram (December 13, 2005)

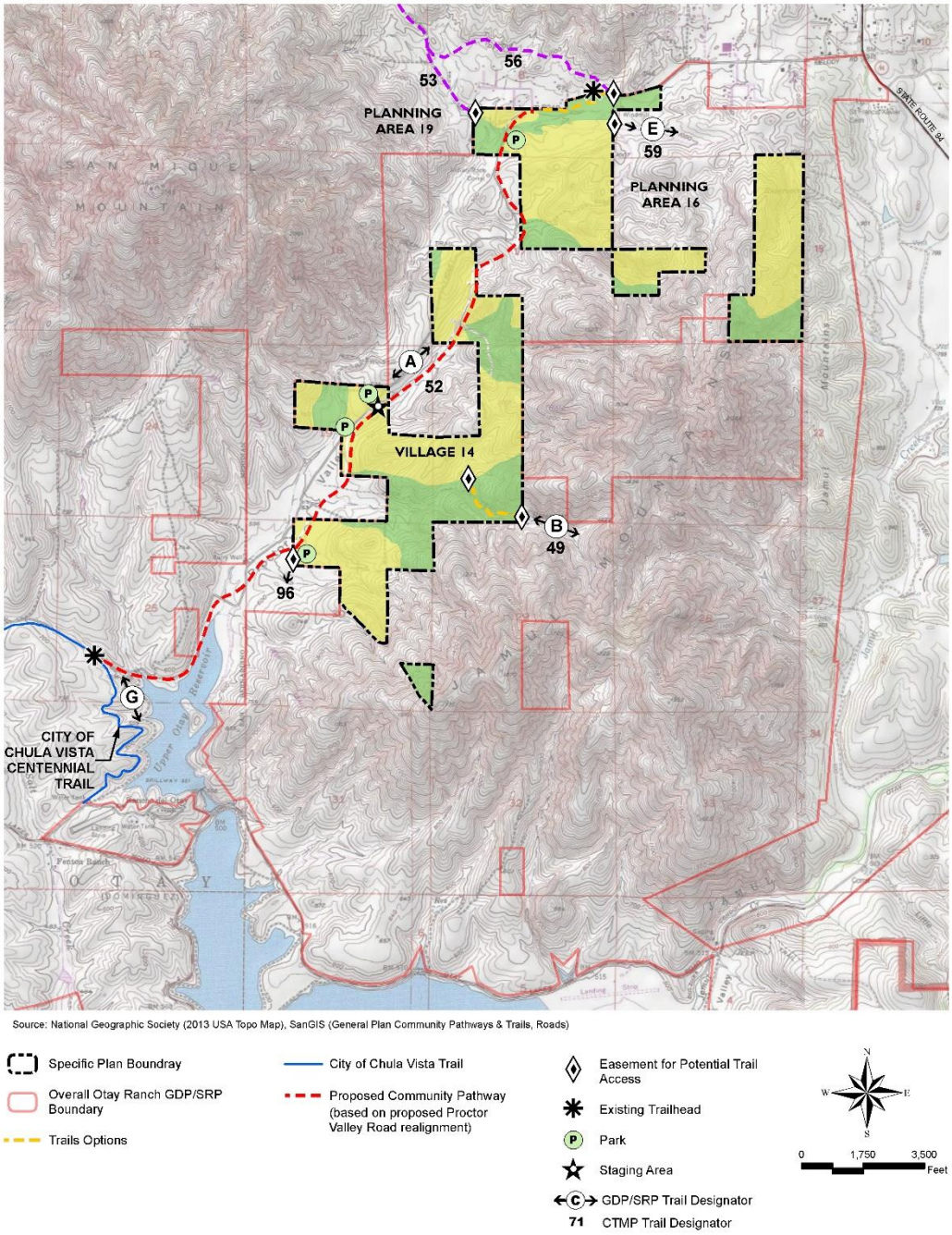
**Exhibit 16a – Existing Otay Ranch GDP/SRP Proctor Valley Parcel Park and Trail Map**

Not to scale (Otay Ranch GDP/SRP Exhibit 95)

The Proposed Project includes an amendment to the Proctor Valley Parcel Park and Trail Map (Otay Ranch GDP/SRP Exhibit 95, Page 258) for Village 14 and Planning Areas 16/19 only. Proposed revisions are depicted on Exhibit 17 and include:

- Revise the alignment of the Proctor Valley Community Pathway;
- Add existing and planned trail staging areas;
- Add Preserve Trail options;
- Add Otay Ranch GDP/SRP and County Trail Master Plan trail references;
- Clarify/add the locations of public parks in Village 14 and Planning Area 16

The County's Otay Regional Trail Alignment Study will determine the feasibility and alignment of other conceptual proposed trails within and surrounding the Proposed Project.




Note: Exhibit 17 only pertains to Village 14 and Planning Areas 16/19 Otay Ranch GDP/SRP Amendments and does not address any pending Village 13 Otay Ranch GDP/SRP Amendments.

## Exhibit 17 – Proposed Otay Ranch GDP/SRP Proctor Valley Parcel Park and Trail Map

Not to scale (Otay Ranch GDP/SRP Exhibit 95)

**c) Proctor Valley (Village 14)**

**Proctor Valley Village Setting and Description:** The Proposed Project includes amendments to the Otay Ranch GDP/SRP description of Proctor Valley Village 14 to update language related to project statistics, ownership, parks and the recreational theme. A Strike-out/Underline version of the proposed amendments to Proctor Valley (Village 14) description (Otay Ranch GDP/SRP, Pages 189-194) follows:

***14. Proctor Valley Village (Village 14)***

***a. Proctor Valley Village Setting***

This approximately ~~829~~ 1,959-acre[15] specialty village is nestled in the south sloping valley which encompasses Proctor Valley Road and ~~leads~~ transitions from the urban edge of Chula Vista ~~in~~to the country town of Jamul. It is bounded to the east and west by steep slopes and significant landforms, specifically San Miguel Mountain to the northwest and Jamul Mountain to the east.

***b. Proctor Valley Village Description***

Proctor Valley is a "Specialty Village" (See Part II, Chapter 1, Section C), which ~~also~~ serves as a Transitional Village between the more urban uses to the west to the more rural areas of Jamul. Specialty Villages possess many of the characteristics of Urban Villages but achieve the desired identity through means more appropriate for their unique topography and location. The village has a low intensity character, with an emphasis on low density single family residential and local-serving commercial and public uses, and public and community purpose facilities, and higher density residential uses in the village core. Because it is relatively isolated, the village functions as a self-contained service area.

It is intended that the village focus on some type of recreational theme. ~~This village may be established with a golf club at its core, using a low profile and casual style of architecture on a prominent site near the village core. The golf club could set the overall theme for the village which could include the club and associated recreational facilities such as tennis and swimming. The Golf Club should be surrounded by higher density housing~~ Village 14 implements an active lifestyle and wellness recreation theme, through the provision of an extensive system of public and private recreation facilities and a pedestrian network that links residential neighborhood to the Village Core via the Community Pathway along Proctor Valley Road and a park to park loop connecting public parks within Village 14. A strong architectural theme for the village will be established within the Village Core and continue through public and private park and recreation facilities, community and neighborhood monumentation and residential areas.

~~Alternatively, the Proctor Valley Village may be established as an equestrian oriented community, with equestrian facilities as its core, utilize low profile architecture. The equestrian uses would establish a theme for the entire village.~~

The Proctor Valley village core will have commercial and recreation activities designed to serve the entire Proctor Valley area, thereby reducing out-of-valley trips. The village will have the custom look that generally originates from pockets of

[15] Preserve acreage previously shown in existing Proctor Valley Parcel Land Use Table only; however now shown on proposed Village 14 Land Use Table, resulting in increased overall Village 14 acreage.

residential ~~wrapped by a golf course and~~ surrounded by natural/landscaped open space. Residential areas on the periphery of the village will relate to the topographic conditions and will general by lower density.

The Proctor Valley Village contains:

- □ A maximum of 1,563 single family residential units
- □ A maximum of 150 multi-family residential units
- □ Build-out population of approximately ~~5,384~~ 6,16710F[16]
- □ A Village Core containing:
  - Mixed use area
  - Multi-family residential uses
  - Neighborhood park
  - An elementary school site
  - ~~Golf or Recreation center~~
  - A Potential Transit stop
  - ~~Affordable Housing~~
- □ A Fire Station

**Proctor Valley Village 14 Land Use Summary Table:** The Proposed Project includes amendments to the Otay Ranch GDP/SRP necessary to implement proposed land uses. Table 5 depicts the existing and Table 6 depicts the proposed Village 14 Land Use Table (Otay Ranch GDP/SRP Exhibit 67, Page 191) follows:

[16] Village 14's Specific Plan-level population generation rate is 3.6 persons per household.

## Table 5 – Village 14 (Proctor Valley) Land Use Table (Existing)

### VILLAGE 14 (EXISTING)

| Use | SF Units | MF Units | Total Units | Res. Ac. | Dens. | Park Ac* | CPF Ac. | School Ac. | Other Ac. | Open Sp.** | Art. Ac. | Total Ac. | Approx. Pop. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| L | 190 | | 190 | 190 | 1.0 | | | | | | | 190.0 | 608 |
| L | 959 | | 956 | 478.3 | 2.0 | | | | | | | 478.3 | 3,059 |
| M | 262 | | 262 | 43.7 | 6.0 | | | | | | | 43.7 | 838 |
| MH | | 150 | 150 | 10.0 | 15.0 | | | | | | | 10.0 | 383 |
| MU | | | | | | 10.0 | 7.5 | 10.0 | 2.9 | 0.8 | | 31.2 | |
| LMV | 155 | | 155 | 51.8 | 3.0 | | | | | | | 51.8 | 496 |
| OTHER | | | | | | | | | | | 23.7 | 23.7 | |
| **Total** | **1,563** | **150** | **1,713** | **773.8** | **2.2** | **10.0** | **7.5** | **10.0** | **2.9** | **0.8** | **23.7** | **828.7** | **5,384** |

* Part of park acreage requirements have been allocated to community parks. Actual park size to be determined by Parks Master Plan at the SPA level

** Open space totals also included in Proctor Valley Parcel summary.

(Existing) Village 14 (Proctor Valley) Land Use Table (Otay Ranch GDP/SRP Exhibit 67)

## Table 6 – Village 14 (Proctor Valley) Land Use Table (Proposed)

### VILLAGE 14 (PROPOSED)

| Use | SF Units | MF Units | Total Units | Res. Ac.[1] | Dens. | Park Ac.[2] | CPF Ac. | School Ac.[3] | Com'l Ac | Open Sp.[4] | Art. Ac. | Total Ac. | Approx Pop. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Village 14 – Applicant Ownership** | | | | | | | | | | | | | |
| L | 4 | | 4 | 18.9 | 0.2 | | | | | | | 18.9 | 14 |
| L | 696 | | 696 | 293.5 | 2.2 | | | | | 24.0 | | 317.5 | 2,506 |
| M | | | | | | | | | | | | | |
| MH | | | | | | | | | | | | | |
| MU[5] | | | | | | 13.8 | 4.5 | | 1.7 | | | 20.1 | |
| LMV | 197 | | 197 | 31.8 | 5.6 | | | | | 3.7 | 12.7 | 48.2 | 709 |
| OTHER | | | | | | | 2.3 | 9.7 | | 36.9 | | 48.9 | |
| Preserve[5] | | | | | | | | | | 270.2 | | 270.2 | |
| **Subtotal** | **897** | | **897** | **344.~~1~~ 2** | **2.6** | **13.8** | **6.8** | **9.7** | **1.7** | **334.8** | **12.7** | **723.7** | **3,229** |
| **Village 14 – Remainder** | | | | | | | | | | | | | |
| L | 94 | | 94 | 94.1 | 1.0 | | | | | | | 94.1 | 338 |
| L | 342 | | ~~109.3~~ 119.4 | ~~2.0~~ 2.9 | 2.9 | | | | | | | ~~109.3~~ 119.4 | 1,231 |
| M | 230 | | 230 | 39.5 | ~~6.0~~ 5.8 | | | | | | | 39.5 | 828 |
| MH | | 150 | 150 | 10.0 | 15.0 | | | | | | | 10.0 | 540 |
| MU | | | | | | | | | 1.0 | | | | |
| LMV | | | | | | | | | | | | | |
| Other | | | | | | | 0.7 | | | | 11.0 | 11.7 | |
| Preserve[5] | | | | | | | | | | ~~971.0~~ 959.9 | | ~~971.9~~ 959.9 | |
| **Subtotal** | **666** | **150** | **816** | **~~252.9~~ 263.0** | **3.2** | | **0.7** | | | **~~971.0~~ 959.0** | **11.0** | **1,235.5** | **2,938** |
| **TOTAL** | **1,563** | **150** | **1,713** | **~~597.0~~ 607.1** | **2.8** | **13.8** | **7.5** | **9.7** | **~~1.7~~ 2.7** | **~~1,305.7~~ 1,294.6** | **23.7** | **1,959.2** | **6,167** |

[1] Internal open space and private recreation areas included in residential acreage.

[2] Actual park size in "Remainder" area to be determined by Park Master Plan at SPA level.

[3] Pursuant to Otay Ranch GDP/SRP Part II Chapter 1, Section E 2, an additional 97 units will be added to the 897 units in Applicants ownership if the school site is not implemented, for a total of 994 units.

[4] Open Space acreage includes biofiltration basins and 36.9 acres of "Conserved Open Space," which are included in residential density calculations.

[5] Preserve acreage reflects RMP Preserve acreage previously only shown on Proctor Valley Parcel Land Use Table, which increases overall Village 14 acreage reflected above.

General Note:

- Acreages are rounded to the nearest tenth of an acre.

(Proposed) Village 14 (Proctor Valley) Land Use Table (Otay Ranch GDP/SRP Exhibit 67)

**Parks** and **Open Space Policies:** A Strike-out/Underline version of the proposed amendment regarding the Park and Open Space Policies (Otay Ranch GDP/SRP, Pages 192 - 193) follows:

**Parks and Open Space Policies:**
Application of the 3 acres per 1,000 residents standard would result in the development of ~~16.1~~ 18.5 acres of local parks in the ~~Proctor Valley~~ Village 14.

**Applicant Ownership:**
Application of the 3 acres per 1,000 residents standard to Applicant Ownership would result in the development of 9.7 acres of local parks. To satisfy this requirement, ~~10.8~~ 23.3 acres of neighborhood parks ~~town square~~ and private parks are planned within the Applicants ownership in ~~Proctor Valley~~ Village 14.

~~The following policies shall guide the design of parks and open spaces in the Proctor Valley Village:~~

- ~~The golf course will be sensitively located to preserve as many natural features as possible and provide for wildlife movement where appropriate. Higher intensity residential uses should be clustered around the golf course.~~

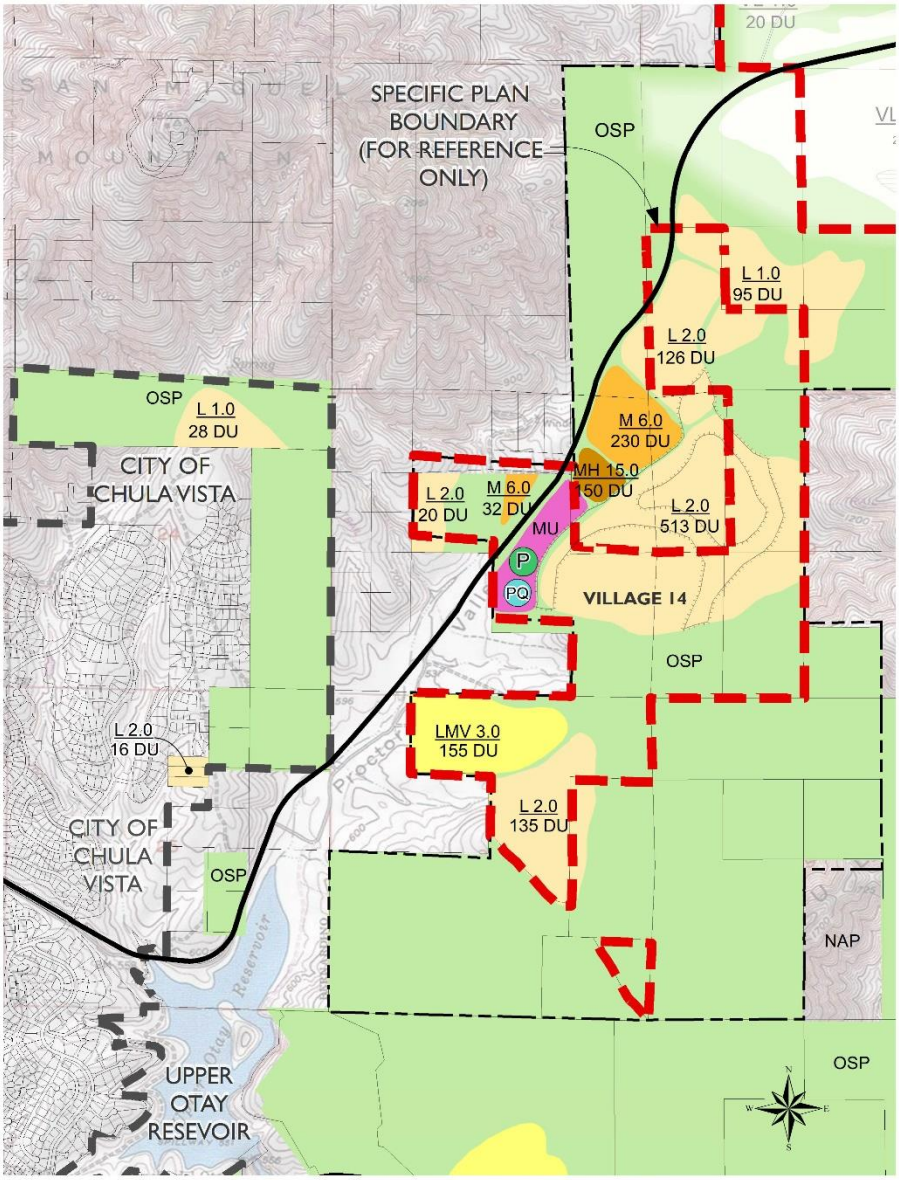
- ~~The GDP/GDP/SRP Land Use Map depicts the general location and approximate acreage of the golf course. Final environmental studies and site studies and the SPA level may suggest variation in routing, location and precise acreage. These modifications are permissible, as long as the character of the adjacent development does not change significantly.~~

The following policies shall guide the design of parks and open spaces in the ~~Proctor Valley~~ Applicant's Ownership in Village 14:

- The active lifestyle and wellness ~~If the village has an equestrian~~ recreation focused theme of the village, ~~indicate~~ shall be implemented at the SPA level, through the location of a comprehensive ~~equestrian~~ path system which links the various parts of the Village to nearby open space/recreational opportunities, consistent with the RMP.
- Conservation and wildlife corridors shall be incorporated into the design and may also serve to separate the village development areas from surrounding areas. The design and location of these wildlife corridors should be consistent with the Wildlife Corridor Study and the RMP. Wildlife corridors may be added or widened, as a result of the study, reducing development acreage (see Section E, Implementation, for Density Transfer provisions).
- ~~The golf course will be sensitively located to preserve as many natural features as possible and provide for wildlife movement where appropriate. Higher intensity residential uses should be clustered around the golf course.~~
- ~~The GDP/GDP/SRP Land Use Map depicts the general location and approximate acreage of the golf course. Final environmental studies and site studies at the SPA level may suggest variation in routing, location and precise acreage. These modifications are permissible, as long as the character of adjacent development does not change significantly.~~
- Building and landscape materials used in this area should reflect the natural environment and be complimentary to the existing natural setting.

**Remainder**:
Application of the 3 acres per 1,000 residents to the Remainder portion of Village 14 would result in the development of 8.8 acres of local parks. The size, location and design of local parks to be determined in conjunction with the Specific Plan for the Village 14 Remainder areas.

**Proctor Valley Village Land Use Map (Otay Ranch GDP/SRP):** The Proposed Project includes amendments to the Proctor Valley Village Land Use Map (Otay Ranch GDP/SRP Exhibit 68, Page 195) to reflect the Proposed Project. Exhibit 18 and 19 depict the current and proposed maps, respectively.

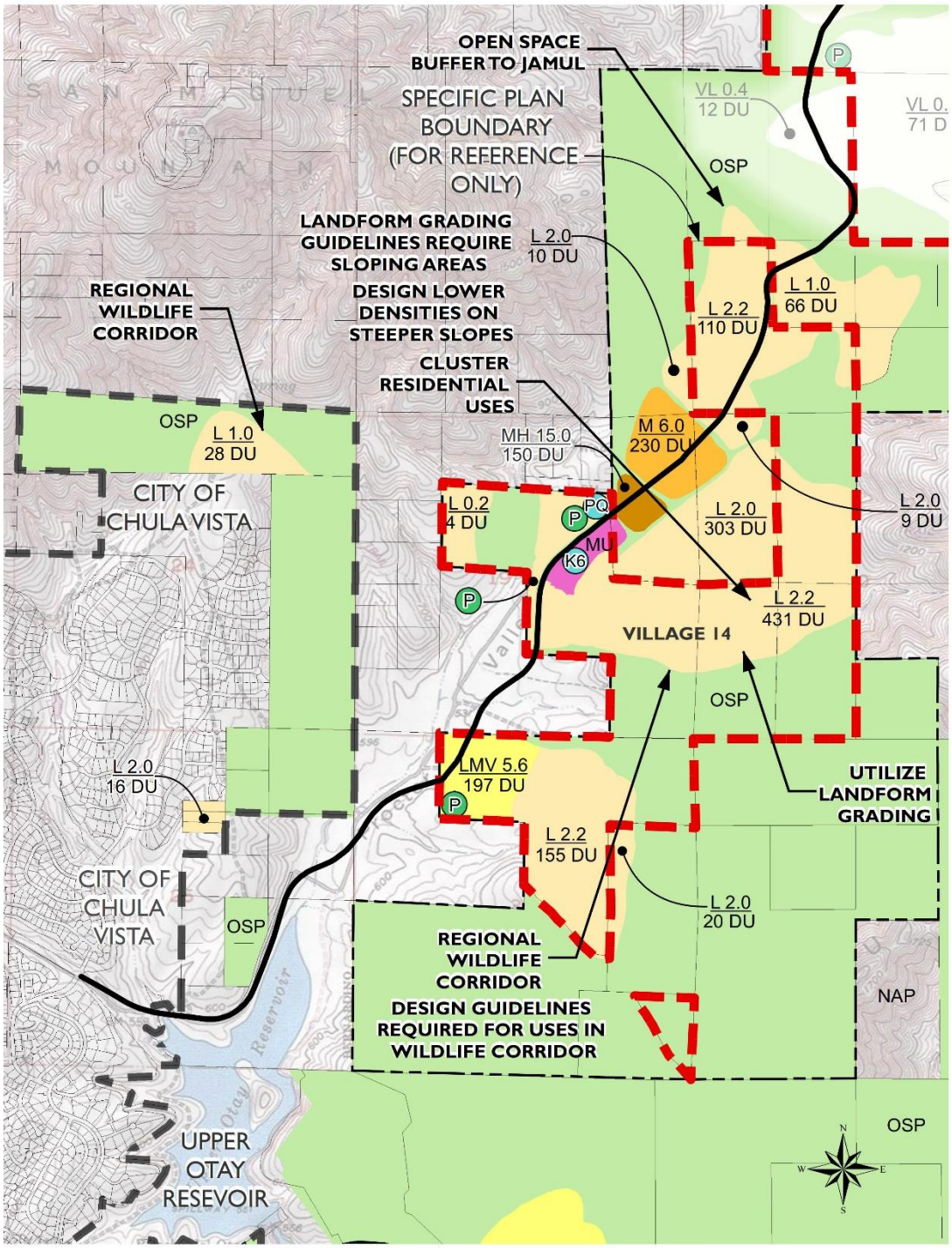



Source: City of Chula Vista (Otay GDP East) and SanGIS (Parcels, Municipal Boundaries, Roads), National Geographic Society (2013 Topo Base Map)

Note: Land uses within the City of Chula Vista are consistent with the Chula Vista General Plan Land Use Diagram (December 13, 2005).

## Exhibit 18 – Existing Otay Ranch GDP/SRP Village 14 Land Use Map

Not to scale (Otay Ranch GDP/SRP Exhibit 68)




Source: City of Chula Vista (Otay GDP East) and SanGIS (Parcels, Municipal Boundaries, Roads), National Geographic Society (2013 Topo Base Map)

Note: Land uses within the City of Chula Vista are consistent with the Chula Vista General Plan Land Use Diagram (December 13, 2005).

## Exhibit 19 – Proposed Otay Ranch GDP/SRP Village 14 Land Use Map

Not to scale

**d) Jamul Rural Estate Area (Planning Areas 16 & 19)**

**Jamul Rural Estate Area Setting:** The Proposed Project includes amendments to the Jamul Rural Estate Area Setting (Otay Ranch GDP/SRP, Page 201) to clarify project acreage and population information.

**16. Jamul Rural Estate Area (Planning Areas 16 & 19)**

***a. Jamul Rural Estate Area Setting***

The Jamul Rural Estate Area is comprised of approximately ~~1,117~~ 1,552[17] acres, excluding the vast open space preserve to its south. The Rural Estate Area is located immediately south of the community of Jamul and includes a portion of Jamul. It is just to the northeast of ~~the Proctor Valley~~ Village 14. The area contains broad flat areas, as well as ridges and valleys which climb to the south as part of Callahan Mountain.

**NOTE**: This 20-acre area adjacent to the existing development within the community of Jamul, north of Proctor Valley Road, is designated Planning Area 19. This planning area is discussed in conjunction with Planning Area 16, within this section because of its immediate proximity to Planning Area 16, Planning Area 19 will not require the preparation of a SPA Plan and the area is planned for one-acre minimum lot sizes. Graphically, Planning Area 19 is depicted in combination with Planning Area 16 on Exhibit 68.

**Relationship to Other Villages**: This area will rely on the ~~Proctor Valley~~ Village 14 for some commercial activities. However, this area relates most strongly to the existing country town of Jamul.

***b. Jamul Rural Estate Area Description***

The Jamul Rural Estate Area is a rural, low density residential community. Permitted development will be in the least sensitive locations. Plan refinements will occur after additional topographic and environmental work is completed at the SPA level. Home sites will be designed with consideration of environmental and visual factors. Because of the relatively few number of dwelling units, it is not anticipated that a village core is needed in this planning area. A complementary pattern of two and three-acre average size lots are planned. The Two-acre average lot (with a two-acre minimum) will be located in the least sensitive areas where the terrain is gentle and closest to existing one-acre lots. The three-acre average lots (with a two-acre minimum) will be located where the terrain is undulating. The Jamul Rural Estate Area is comprised of ~~809~~ 811 acres of land designated open space preserve, of which approximately ~~496~~ 520 acres are designated "Limited Development Area."

The Jamul Rural Estate Area contains:

- 410 single family residential units
- Build-out population of approximately ~~1,312~~ 1,189

[17] RMP Preserve acreage previously shown in existing Proctor Valley Parcel Land Use Table only; however now shown on proposed Planning Areas 16/19 Land Use Table, resulting in increased acreage within the planning areas.

**Planning Area 16 & Planning Area 19 Land Use:** The Proposed Project includes amendments to the Planning Area 16 and Planning Area 19 Land Uses Tables and accompanying text. Tables 7 and 8 depict the existing and proposed Planning Area 16 and 19 Land Use Tables (Otay Ranch GDP/SRP Exhibits 71 and 72, Pages 202 and 203 respectively) to clarify acreage and unit allocations and population information.

**Table 7 – Planning Area 16 and 19 (Jamul Rural Estate Area) Land Use Tables (Existing)**

**PLANNING AREA 16 (EXISTING)**

| Use | SF Units | MF Units | Total Units | Res. Ac. | Dens. | Park Ac*+ | CPF Ac. | School Ac. | Other Ac. | Open Sp.** | Art. Ac. | Total Ac. | Approx. Pop. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| VL | 99 | | 99 | 169.5 | 0.5 | | | | | 29.2 | | 198.7 | 317 |
| VL | 291 | | 291 | 547.4 | 0.3 | | | | | 340.8 | | 888.2 | 931 |
| Other | | | | | | 2.5 | 1.7 | | | | 25.4 | 29.6 | |
| **TOTAL** | **390** | | **390** | **716.9** | **0.5** | **2.5** | **1.7** | **0** | **0** | **370** | **25.4** | **1,116.5** | **1,248** |

*Part of park acreage requirements have been allocated to community parks. Actual park size to be determined by Parks Master Plan at the SPA level
**Restricted development area used in density calculations but restricted as open space. Open space totals included in the Proctor Valley Parcel summary.
+ The location of required park and community purpose facility land will be subject to review at the SPA level.

(Existing) Planning Area 16 (Jamul Rural Estate Area) Land Use Table (Otay Ranch GDP/SRP Exhibit 71)

**PLANNING AREA 19 (EXISTING)**

| Use | SF Units | MF Units | Total Units | Res. Ac. | Dens. | Park Ac* | CPF Ac. | School Ac. | Other Ac. | Open Sp. | Art. Ac. | Total Ac. | Approx. Pop. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| VL | 20 | 0 | 20 | 20 | 1.0 | | | | | | | 20 | 64 |
| **TOTAL** | **20** | **0** | **20** | **20** | **1.0** | **0** | **0** | **0** | **0** | **0** | **0** | **20** | **64** |

* The location of required park and community purpose facility land will be subject to review at the SPA level.

(Existing) Planning Area 19 (Jamul Rural Estate Area) Land Use Table (Otay Ranch GDP/SRP Exhibit 72)

**Table 8 – Planning Area 16 & 19 (Jamul Rural Estate Area) Land Use Table (Proposed)**

| COMBINED PLANNING AREAS 16/19 (PROPOSED) | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Use | SF Units | MF Units | Total Units | Res. Ac | Dens. [1] | Park Ac | CPF Ac | School Ac | Other Ac. | Open Sp.[2] | Art. Ac.[3] | Total Ac. | Approx Pop. |
| **Planning Areas 16/19 – Applicant Ownership** | | | | | | | | | | | | | |
| VL | 13 | | 13 | 14.3 | 1.0. | | | | | | 0.8 | 15.1 | 38 |
| VL | 112 | | 112 | 255.0 | 0.3 | 1.4 | | | | 95.2 | | 351.6 | 325 |
| Other[+] | | | | | | | | | | 36.5 | 0.2 | 36.6 | |
| Preserve[4] | | | | | | | | | | 156.5 | | 156.5 | |
| **Subtotal** | **125** | | **125** | **269.3** | **0.5** | **1.4** | | | | **288.2** | **~~0.8~~ 1.0** | **559.8** | **363** |
| **Planning Areas 16/19 – Remainder** | | | | | | | | | | | | | |
| VL | | | | 0.0 | 1.0 | | | | | | | | |
| VL | 92 | | 92 | 138.8 | 0.5 | | | | | 28.6 | | 167.4 | 267 |
| VL | 193 | | 193 | 330.7 | 0.4 | | | | | 213.6 | | 544.3 | 560 |
| Preserve[4] | | | | | | | | | | 280.6 | | 280.6 | |
| **Subtotal** | **285** | | **285** | **469.5** | **0.5** | **0.0** | | | | **522.8** | | **992.3** | **827** |
| **TOTAL** | **410** | **0** | **410** | **738.8** | **0.5** | **1.4** | | | | **811.0** | **~~0.9~~ 1.0** | **1,552.1** | **~~1,190~~ 1,189** |

[1] Limited development area included in residential density calculation but restricted with a conservation easement.

[2] Open Space within Applicant Ownership includes 127.1 acres of Limited Development Area (LDA). (95.3 acres of LDA in residential private lots and 36.5 acres of Conserved Open Space = 127.1 acres)
Remainder area includes ~~373.4~~393.4 acres of LDA

[3] Applicant Preserve acreage includes portion of Proctor Valley Road (planned facility) within the RMP Preserve.

[4] Preserve acreage reflects RMP Preserve acreage previously only shown on Proctor Valley Parcel Land Use Table, which increases overall Planning Areas 16/19 acreage reflected above.

**General Notes:**

- Population is calculated at 2.9 persons per household for Planning Areas 16/19 vs. 3.2 persons per household in the Existing Otay Ranch GDP/SRP.
- Acreages are rounded to the nearest tenth of an acre

(Proposed) Planning Areas 16 & 19 Land Use Table (Otay Ranch GDP/SRP Exhibit 72)

**Parks and** Open **Space Policies:** The Proposed Project includes amendments to the Park and Open Space Policies (Otay Ranch GDP/SRP Page 203). A Strike-out/Underline version of the proposed amendment follows:

**Parks and Open Space Policies:**
Application of the 3 acres per 1,000 residents standard would result in the development of 3.~~7~~6 acres of local parks in the Jamul Rural Estate Area.

**Applicant Ownership:**
Application of the 3 acres per 1,000 residents standard to the Applicant's Ownership would result in the development of 1.1 acres of local parks in the Planning Area 16 and 19. The obligation will be satisfied through the provision of a 1.4 acre neighborhood park within Planning Area 16.

**Remainder:**

Application of the 3 acres per 1,000 residents standard to the Remainder Areas would result in the development of 2.5 acres of local parks in Planning Areas 16/19. ~~To satisfy this requirement, 2.5 acres of neighborhood parks/town square are planned.~~ The obligation could be satisfied through the actual provision of a park within Planning Area 16 and 19 ~~the rural estate~~ or the payment of park land dedication fees. ~~The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.~~

**Planning Areas 16 & 19 Land Use Map:** The Proposed Project includes amendments to the Jamul Rural Estate Area Land Use Map (Planning Areas 16 & 19) (Otay Ranch GDP/SRP Exhibit 73, Page 205) to allocate dwelling units within the Specific Plan and off-site development areas and to realign Proctor Valley Road through Planning Areas 16/19. Exhibits 20 and 21 depict the existing and proposed Jamul Rural Estate Area Land Use Maps, respectively.

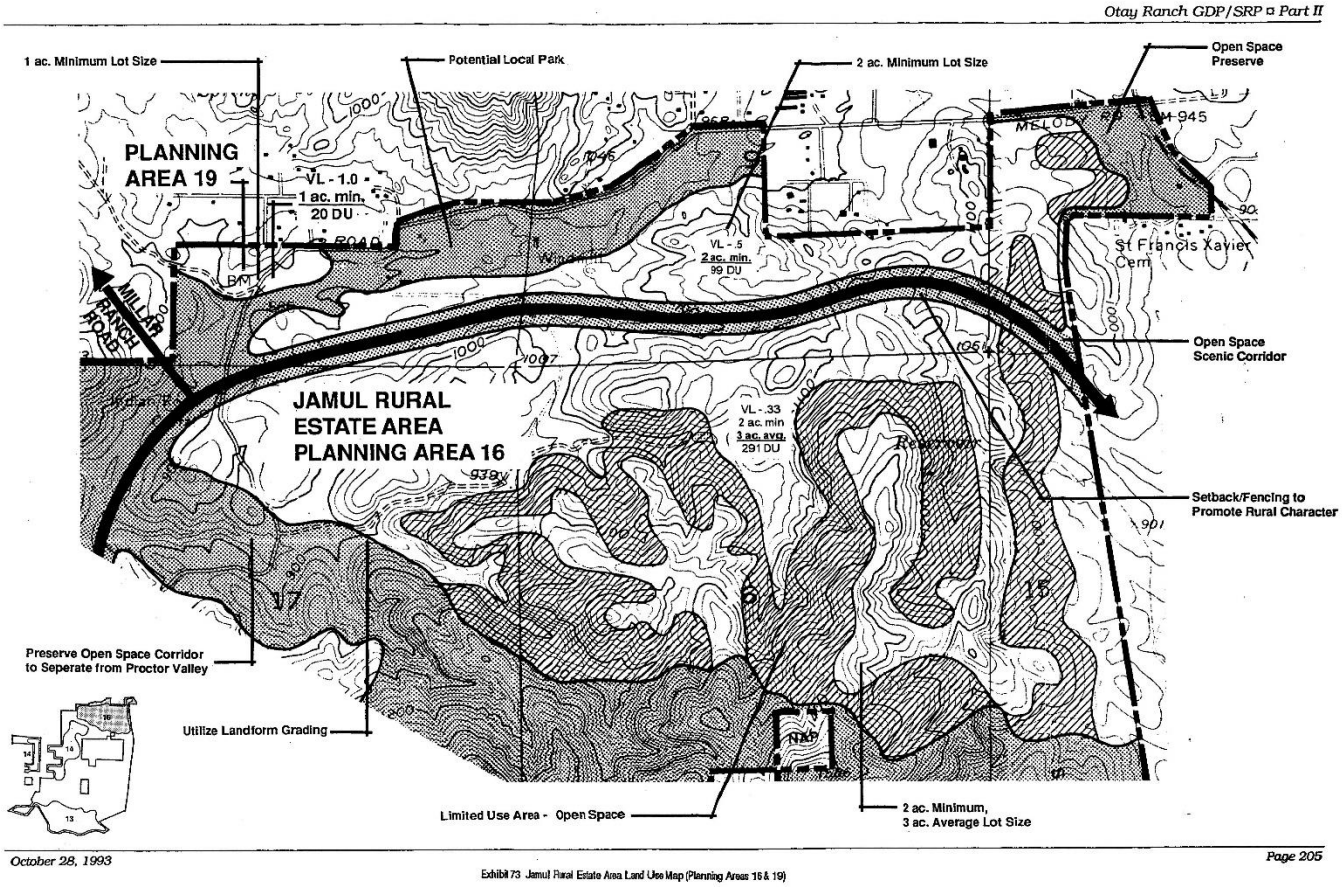
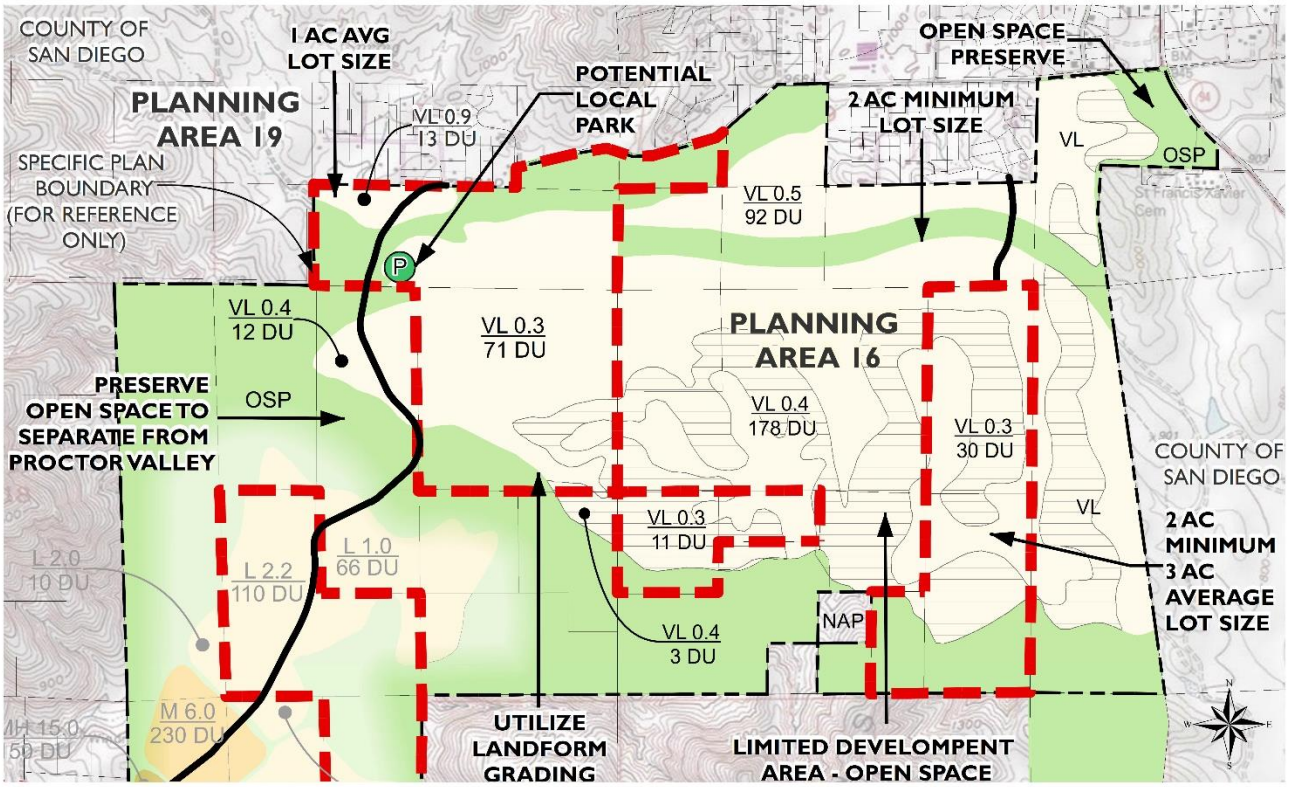



**Exhibit 20 – Existing Otay Ranch GDP/SRP Jamul Rural Estates Land Use Map (Planning Areas 16 & 19)**

Not to scale (Otay Ranch GDP/SRP Exhibit 73)




Source: City of Chula Vista (Otay GDP East) and SanGIS (Parcels, Municipal Boundaries, Roads), National Geographic Society (2013 Topo Base Map)

**Exhibit 21 – Proposed Otay Ranch GDP/SRP Planning Areas 16/19 Land Use Map**

Not to scale (Otay Ranch GDP/SRP Exhibit 73)

### 4. OTAY RANCH RESOURCE MANAGEMENT PLAN

The Phase I RMP was adopted by the County of San Diego and the City of Chula Vista in October 1993, concurrent with adoption of the Otay Ranch GDP/SRP. On March 6, 1996, the County adopted the Otay Ranch RMP Preserve Owner/Manager (POM) JEPA between the County of San Diego and City of Chula Vista, the Preserve Financing Plan and the Open Space Conveyance Plan for SPA One. The City of Chula Vista adopted the Phase 2 RMP on June 4, 1996 in conjunction with adoption of the first SPA/Specific Plan, which included the Otay Ranch wide studies and SPA-specific listed above on Page 16.

The County of San Diego is preparing an updated Phase 2 RMP which will reflect the Proposed Project. The updated Phase 2 RMP is anticipated to be approved prior to consideration of the Proposed Project.

The Proposed Project currently does not propose any Preserve boundary adjustments to the MSCP, RMP or Otay Ranch GDP/SRP maps. However, there are several areas (approximately 73.4 acres of Conserved Open Space) within the Proposed Project, that will have conservation easements recorded over the land.

# III. PLAN CONSISTENCY ANALYSIS

California Government Code Section 65454 requires Specific Plans to be consistent with the General Plan. This section evaluates the consistency of the Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan with the goals, objectives and policies contained in the San Diego County General Plan, the Jamul/Dulzura Subregional Plan and the Otay Ranch General Development Plan/Otay Subregional Plan (Otay Ranch GDP/SRP), also known as the County's Otay Subregional Plan, Volume 2, that relate to development of the Proposed Project.

## A. SAN DIEGO COUNTY GENERAL PLAN CONSISTENCY ANALYSIS

Pertinent elements, goals and policies of the County of San Diego General Plan followed by an evaluation of how the proposed Specific Plan amendments conform to the General Plan is provided below.

This GPAR Consistency Analysis focuses on proposed amendments to relevant General Plan policies (textual or mapping). Thus, by definition, the Proposed Project is inconsistent with the General Plan, prior to the revisions outlined above in Section II. However, upon adoption of the Proposed General Plan Amendments, the Proposed Project becomes consistent. General Plan provisions for which amendments are not sought are addressed in the Village 14 and Planning Areas 16/19 Specific Plan. The following terms will be utilized in the analysis:

1. Village 14 and Planning Areas 16/19 Specific Plan (Specific Plan)
2. Village 14 Design Plan (Village Design Plan)
3. Planning Areas 16/19 Design Guidelines (Design Guidelines)
4. Village 14 and Planning Areas 16/19 Specific Plan Boundary (Project Area)
5. Otay General Development Plan/Subregional Plan (Otay Ranch GDP/SRP)
6. Jamul/Dulzura Subregional Plan (JDSP)
7. MSCP County Subarea Plan, South County Segment (MSCP County Subarea Plan)
8. Otay Ranch Resource Management Plan (RMP)

For purposes of the County General Plan Consistency Analysis, it is important to understand the context of the Otay Ranch GDP/SRP adopted in 2003 in relation to the County General Plan and Jamul/Dulzura Subregional Plan, both adopted in 2011.

- Per the County General Plan: "As integral components of the County of San Diego General Plan, Community Plans have the same weight of law and authority in guiding their physical development."
- Per the Jamul/Dulzura Subregional Plan: "On October 28, 1993, the Board of Supervisors adopted the Otay Ranch privately initiated Plan Amendment, GPA 92-04. The Otay Ranch project covers approximately 23,000 acres and is located within the Jamul/Dulzura Subregional Area and in the Otay Subregional Area. Due to the size and complexity of the project, the policies governing the development of the Otay Ranch areas within the Jamul/Dulzura planning boundaries have been placed in Volume 2 of the Otay Subregional Plan Text. GPA 92-04 also amended the boundaries between the Jamul/Dulzura and Otay subregions by transferring approximately 1,180 acres from the Otay subregion to the southwestern area of the Jamul/Dulzura Planning Area, and by transferring approximately 4,000 acres in the Proctor Valley area from the Otay Subregion to the Jamul/Dulzura Subregion.
- Per the Jamul/Dulzura Subregional Plan Specific Planning Area Otay Ranch:

"POLICY 15 The development policies for the Otay Ranch project are contained in Volume 2 of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the Jamul/Dulzura Plan Text apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies contained in Volume 2 of the Otay Subregional Plan Text shall take precedence."

Therefore, the guiding and overriding land use document for Otay Ranch that is embedded within the County's General Plan is the Otay Ranch GDP/SRP and the consistency analysis below takes this into consideration.

| APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES | CONSISTENCY ANALYSIS |
|---|---|
| **LAND USE ELEMENT** | |
| **GOAL LU-1** | |
| **Primacy of the Land Use Element.** A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories | |
| **LU-1.1 Assigning Land Use Designations.** Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map. | ***Consistent***. The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. The Proposed Project's Regional Categories are Rural and Semi-Rural. In the General Plan, Table LU-1 (Page 3-11) (Land Use Designations and Compatible Regional Categories) indicates Specific Plan Area compatibility with all Regional Categories. The General Plan states that Regional Categories allow many different land use types to be planned in a more unified, regional manner. As a result, they do not regulate allowed uses or intensities of individual development proposals. Where the Regional Categories represent a broad framework for the form and organization of development, the Land Use Designations are property-specific and identify the type and intensity of land uses that are allowed. Land use designations on the Land Use Map is Specific Plan Area which is compatible with the Rural and Semi-Rural Regional Categories. The Otay Ranch GDP/SRP approved a variety of density and land uses as outlined in Tables 5 and 7, including Low, Medium, Medium High, Mixed Use, Low-Medium Village, School and Parks in Village 14 and Very-Low density estates and ranchettes in Planning Areas 16/19. |

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| **LU-1.2 Leapfrog Development.** Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. | ***Consistent.*** The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. Consistency was established by incorporating the Otay Ranch GDP/SRP into the County General Plan document. The Otay Ranch GDP/SRP "Land Use Plan provides for a balance of residential, employment and open space/recreation land uses sensitive to environmental condition, regional influences and adjacent communities." (Otay Ranch GDP/SRP, Page 66). The Proposed Project is identified as Village 14 and Planning Areas 16/19 in the Otay Ranch GDP/SRP and includes areas suitable for development and a large portion of the 11,375-acre area designated as the Otay Ranch RMP Preserve. Since the Otay Ranch GDP/SRP was adopted in 1993, ownership within the Otay Ranch has been fragmented; however, the Land Use Plan has remained intact. The Proposed Project is within the Otay Water District service boundaries and has been planned for sewer service per the Otay Ranch GDP/SRP Facilities Implementation Plan. The Proposed Project does not propose any changes to the existing General Plan land use designation or regional category. |
| **LU-1.3 Development Patterns.** Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands. | ***Consistent***. Village 14 is defined as a Specialty Village in the Otay Ranch GDP/SRP and serves as a Transitional Village between the more intense uses within Chula Vista (i.e. the Rolling Hills Ranch gross density is 2.0 dwelling units per acre) to the south and the rural communities within Planning Areas 16, 19 and Jamul to the north. The Specific Plan establishes a land use pattern that includes a centrally located Village Core comprised of an elementary school site[18], the Village Green (neighborhood park) and the Mixed-Use Village Square (up to 10,000 sq. ft. of commercial/retail). The Village Core also includes a public safety site planned to accommodate a fire station and Sheriff's storefront facility.<br><br>The Community Pathway located along Proctor Valley Road connects the surrounding single-family homes to the Village 14 Core. An internal park-to-park loop connects residential neighborhoods to the public and private parks within the Village. A 5-foot DG walkway along the Public and Private Rural Residential Roads within Planning Area 16 provides a pedestrian network through single family neighborhoods. |

[18] The Proposed Project identifies a site for a potential elementary school within the Village 14 core area. The Chula Vista Elementary School District will determine whether it is necessary to construct an elementary school on the Village 14 elementary school site.

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| | Consistent with the Otay Ranch RMP and MSCP County Subarea Plan, the Proposed Project also includes 426.7 acres designated RMP Preserve on-site, which will be conveyed to the POM and become part the 11,375-acre Otay Ranch RMP Preserve system. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve Land to the POM, consistent with the Preserve Conveyance Obligation.<br><br>Planning Areas 16/19 are designated "Rural" and "Semi-Rural," respectively, preserving the rural character of the surrounding areas by providing estates and ranchette home sites. |
| **LU-1.5 Relationship of County Land Use Designations with Adjoining Jurisdictions.** Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions, as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities. | ***Consistent***. The County of San Diego and City of Chula Vista jointly processed and approved the Otay Ranch GDP/SRP in 1993. The Proposed Project is consistent with the adopted Otay Ranch GDP/SRP Land Use Plan. The Applicant is coordinating with the City of Chula Vista regarding the reclassification of Proctor Valley Road (approximately. 1,200 linear feet) from a 4-Lane Major Road to a Class II Collector within the City of Chula Vista's municipal boundaries.<br><br>The County of San Diego and City of Chula Vista have entered into a Sewage Transportation Agreement that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Proposed Project, to be conveyed through the Salt Creek Interceptor. Under this agreement, the Proposed Project will be required to annex into the San Diego County Sanitation District and sewer flows from the Proposed Project will be conveyed to the San Diego Metro System via the Salt Creek Interceptor. |
| **LU-1.7 Maximum Residential Densities.** Determine the maximum number of dwelling units permitted within the boundaries of any subdivision or single lot based on the applicable land use designation(s). When the total number of dwelling units is less than one, this shall be interpreted as permitting one dwelling unit. When more than one dwelling unit is permitted, fractional dwelling units are rounded down to the nearest whole number of dwelling units. | ***Consistent***. The General Plan "Specific Plan Area" Land Use Designation refers to the applicable Specific Plan for density information. The Specific Plan establishes the maximum permitted number of dwelling units within the Proposed Project (See Table, 1, Village 14 and Planning Areas 16/19 Land Use Summary Table) and is also consistent with the Otay Ranch GDP/SRP land uses. |

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| **LU-1.8 Density Allocation on Project Sites.** Permit changes in density within a project site with parcels that have more than one land use designation to provide flexibility in project design only when approved by Major Use Permit or Specific Plan. The policy does not allow a project to receive more units than is established by the Land Use Maps nor to supersede Housing Element requirements related to achieving the County's Regional Housing Needs Allocation. | ***Consistent***. The Specific Plan, Chapter V. Implementation, includes provisions for shifting units from one planning area to another so long at the total authorized number of dwelling units is not exceeded. |
| **LU-1.9 Achievement of Planned Densities.** Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible. | ***Consistent***. The Proposed Project has achieved the planned densities shown on the Land Use Map, as well as the densities established in the Otay Ranch GDP/SRP. |
| **GOAL LU-2** | |
| **Maintenance of the County's Rural Character.** Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character | |
| **LU-2.1 Community Plans.** Maintain updated Community Plans, as part of the General Plan, to guide development and to reflect the character and vision for each individual unincorporated community, consistent with the General Plan. | ***Consistent***. The Proposed Project is within the boundaries of the Jamul/Dulzura Subregional Plan (JDSP) and the Otay Ranch GDP/SRP. The JDSP was adopted August 3, 2011 and last amended December 14, 2016. The Proposed Project includes a rezone and amendments to the JDSP land use plan to correct County GIS mapping inconsistencies within the boundaries of the Rural Land Use Designation, which should exactly match the Otay Ranch GDP/SRP development boundaries. The Proposed Project does not include any other amendments to the JDSP aside from these mapping corrections.<br><br>The vision for development within the Project Area is established in the Otay Ranch GDP/SRP. Village 14 is described a "Specialty Village" that also serves as a Transitional Village on the edge of South County's urban development within the City of Chula Vista.<br><br>The Otay Ranch GDP/SRP describes Planning Areas 16/19 as a rural, low density residential community. The Proposed Project implements this vision by planning large lot estate and ranchette lot development adjacent to the rural community of Jamul. |

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| | The Proposed Project includes Otay Ranch GDP/SRP amendments to reduce the width of Proctor Valley Road and realign it through Proctor Valley to minimize impacts to sensitive resources and maintain the rural character of the road. The Proposed Project also proposes to eliminate a portion of Proctor Valley Road within its ownership in Planning Area 16. Additional amendments generally clarify land use information within the Proposed Project. |
| **LU-2.2 Relationship of the Community Plans to the General Plan.** Community Plans are part of the General Plan. These plans focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller geographic region and provide a forum for resolving local conflicts. As legally required by State law, Community Plans must be internally consistent with the General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan. | ***Consistent***. The Proposed Project is within the boundaries of the JDSP and Otay Ranch GDP/SRP. The JDSP identifies the Otay Ranch project as a "Specific Planning Area" within it's boundary. Due to its size and complexity, 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. Therefore, it is not necessary to amend the JDSP to implement the Proposed Project.<br><br>The Proposed Project includes amendments to the Otay Ranch GDP/SRP to realign and reclassify Proctor Valley Road and update the Village 14 and Planning Areas 16/19 descriptions, land use summary tables and land use maps, consistent with the Specific Plan.<br><br>With these amendments, the JDSP and Otay Ranch GDP/SRP will be internally consistent with the General Plan. |
| **LU-2.3 Development Densities and Lot Sizes.** Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community. | ***Consistent***. The rural community of Jamul is proximate to the Proposed Project. Consistent with the General Plan Regional Land Use Category, the JDSP and the Otay Ranch GDP/SRP, Village 14 is a lower density community comprised primarily of single family residential land uses that provide a transition between the rural development patterns to the north and east in Planning Areas 16/19 and Jamul and the edge of South County's urban development within the City of Chula Vista to the south and west.<br><br>***Consistent*** with the General Plan Regional Land Use Category, the JDSP and the Otay Ranch GDP/SRP Planning Areas 16/19 include large lot estate and ranchette lots in a rural setting. Proposed one and two-acre minimum and two and three-acre average lots are compatible with the existing rural residential character of Jamul. |

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| **LU-2.4 Relationship of Land Uses to Community Character.** Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles. | ***Consistent***. The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. Consistency was established by incorporating the Otay Ranch GDP/SRP into the County General Plan document. The Specific Plan includes a variety of residential and non-residential land uses arranged to meet the County General Plan Guiding Principles, which generally provide for the development of land uses, investment in infrastructure and public services, and conservation of natural resources that enable the County's residents and businesses to enjoy a more sustainable environment, economy, well-being and health. The Proposed Project includes the development of a variety of single family lots, with an active lifestyle and wellness focus centered on an extensive connected series of public and private parks and trails network, with recreation facilities located within walking distance of all neighborhoods. The Proposed Project infrastructure includes the extension of Proctor Valley Road through the Proposed Project, connecting to existing improvement within the City of Chula Vista and the community of Jamul. Proctor Valley Road improvements include a series of five roundabouts, which serve as traffic calming measures by slowing traffic to 25 MPH through the roundabouts.<br><br>In addition, the Proposed Project includes the preservation of 426.7 acres of natural resources on-site, which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve system. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation. The topography and natural beauty of the Proposed Project Area combined with the scenic roadway traversing the valley provide an ideal setting for the architectural forms, materials and architectural styles found in the historic towns of Old California. The Old California design theme will be implemented throughout the Village Core and residential neighborhoods to create a cohesive community character and theme, consistent with the Proposed Project rural setting.<br><br>The land uses are consistent with the Regional Category and Specific Plan Area Land Use designations in the General Plan. Village 14 includes a village core containing village-serving land uses and lower density single family residential land uses, providing a Transitional Village between the urban limits of Chula Vista and the planned residential rural land uses in Planning Areas 16/19 and the existing rural community of Jamul.<br><br>See Jamul/Dulzura Subregional Plan and Otay Ranch GDP/SRP Consistency Analysis below. |

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| **LU-2-5 Greenbelts to Define Communities.** Identify and maintain greenbelts between communities to reinforce the identity of individual communities. | ***Consistent***. The Proposed Project perimeter is comprised of landscaped slopes creating a greenbelt edge surrounding the residential neighborhoods. In addition, the Project Area is located within the Otay Ranch, which includes an 11,375-acre RMP Preserve system. |
| **LU-2.6 Development near Neighboring Jurisdictions.** Require that new development in the proximity of neighboring jurisdictions retain the character of the unincorporated community and use buffers or other techniques where development in the neighboring jurisdiction is incompatible. | ***Consistent***. The Otay Ranch GDP/SRP describes Village 14 as a Specialty Village that also serves as a Transitional Village on the edge of South County's urban development within the City of Chula Vista.<br><br>The Otay Ranch GDP/SRP describes Planning Areas 16/19 as a rural, low density residential community. The Proposed Project implements this vision by planning large lot estate and ranchette lot development adjacent to the rural community of Jamul. |
| **LU-2.7 Commercial Viability.** Ensure that new commercial centers maintain or enhance the viability of existing commercial areas. | ***Consistent***. The Proposed Project includes a Mixed-Use Site with up to 10,000 sq. ft. of retail/commercial uses focused on meeting the needs of local residents. The closest existing commercial centers are located approximately three and five miles north/west of the Proposed Project within the Jamul Village and approximately five miles south of the Proposed Project within the City of Chula Vista (Rolling Hills Ranch and EastLake communities). |
| **LU-2.8 Mitigation of Development Impacts.** Require measure that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety. | ***Consistent***. The Proposed Project includes measures to minimize significant impacts related to noise, vibration, dust, odor and aesthetics. These include M-N-1 through M-N-10, M-AQ-3, M-AQ-8, M-AE-1 and M-AE-2 and are described in detail in EIR Sections 2.1, Aesthetics Resources, Section 2.3, Air Quality and Section 2.8, Noise. |
| **LU-2.9 Maintaining Rural Character.** Consider level of service criteria, in accordance with Policy M-2.1, to determine whether adding lanes to a Mobility Element road would adversely impact the rural character of a community or cause significant environmental impacts. In those instances, consider options to mitigate LOS where appropriate. | ***Consistent***. See Policy M-2.1. Proctor Valley Road is a Mobility Element roadway where adding lanes would adversely impact the rural character of the community and cause significant environmental impacts. Options to mitigate include the implementation of five roundabouts to limit the delays along the roadway and keep traffic constantly flowing, utilizing D.G. trails through natural areas instead of hardscaped pedestrian facilities such as sidewalks, and minimizing median widths where possible to limit the footprint of the roadway. The Proposed Project includes an amendment to the County General Plan Mobility Element, Table M-4, Roadway Segments Where Adding Travel Lanes is Not Justified, as well as Appendix I – Rationale for Accepting Roadways with Level of Service E/F. |
| **GOAL LU-3** | |
| **Diversity of Residential Neighborhoods.** A land use plan that accommodates a range of building and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options. | |

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| **Policies** | |
| **LU-3.1 Diversity of Residential Designations and Building Types.** Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles. | ***Consistent***. The Proposed Project includes 11 single family lot sizes within 16 neighborhoods, which are anticipated to accommodate approximately 26 varied single-family floorplans. Lot sizes range from 4,250 sq. ft. to over 4-acres. The Proposed Project also includes a site planned for detached courtyard homes which may include four unique floorplans.<br><br>The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles. |
| **LU-3.2 Mix of Housing Units in Large Projects.** Require new large residential developments (generally greater than 200 dwelling units) to integrate a range of housing types and lot and building sizes. | ***Consistent***. The Proposed Project includes 11 lot sizes, are anticipated to accommodate approximately 26 varied single-family plans. Lot sizes range from 4,250 sq. ft. to over 4 acres. The Proposed Project also includes a site planned for detached courtyard homes which may include four unique floorplans. |
| **LU-3.3 Complete Neighborhoods.** Require new development sufficiently large to establish a complete neighborhood (typically more than 1,000 dwelling units) to include a neighborhood center within easy walking distance of surrounding residences. | ***Consistent***. The Proposed Project includes a Village Core located in the geographic center of the Village 14, within easy walking distance (1/2 to 1 mile) of most residents. The Village Core includes an elementary school site, the Village Green (neighborhood park) and the Mixed-Use Village Square (up to 10,000 sq. ft. of commercial/retail). The Village Core also includes a public safety site planned to accommodate a fire station and Sheriff's storefront facility. The Proposed Project's pedestrian network is comprised of the Community Pathway located along Proctor Valley Road, an internal park-to-park look that provides pedestrian connectivity between the residential neighborhoods and park facilities, and a D.G. walkway along the Public and Private Residential Rural Roads within Planning Areas 16/19. |
| **GOAL LU-5** | |
| **Climate Change and Land Use.** A land use plan and associated development techniques and patterns that reduce emissions of local greenhouse gases in accordance with state initiatives, while promoting public health.<br><br>*[Note: The Proposed Project is part of the Otay Ranch GDP/SRP and, as such, is part of the General Plan's existing land use framework. The Proposed Project would not result in residential densities or non-residential intensities that exceed the framework set forth in the Otay Ranch GDP/SRP for the subject portions of Village 14 and Planning Areas 16/19. The Otay Ranch GDP/SRP was developed to provide a master framework for the Otay Ranch planned community and captures the environmentally beneficial results of a systematic and comprehensive site design and planning effort for Otay Ranch.]* | |

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| **Policies** | |
| **LU-5.1 Reduction of Vehicle Trips within Communities.** Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate. | ***Consistent***. The Proposed Project has a mix of land uses including a centrally-located elementary school site, locally sited neighborhood parks, a public safety site and a Mixed-Use retail/commercial area. These land uses are supported by an extensive network of bike lanes, the Community Pathway and the internal park-to-park loop that connect these land uses and promote a wide range of alternative travel modes to reduce vehicular trips and reduce emissions. Potential transit stops are identified in the Specific Plan within the Village 14 core, adjacent to the Mixed-Use Site and the P-2 park. The 5-foot wide DG walkway is planned along the Public and Private Rural Residential Roads within Planning Area 16, providing a pedestrian network within the single-family neighborhoods. |
| **LU-5.2 Sustainable Planning and Design.** Incorporate into new development sustainable planning and design. | ***Consistent***. The Proposed Project has a mix of land uses including a centrally-located elementary school site, conveniently locally sited neighborhood and private parks, a public safety site, and a Mixed-Use retail/commercial area. These land uses are supported by an extensive network of bike lanes throughout the Project Area, the Community Pathway and the internal park-to-park loop (CTMP specialty trail) within Village 14 that connect these land uses and provide a variety of alternative travel modes to reduce vehicular trips and emissions. In addition, a 5-foot wide DG walkway is planning along the Public and Private Rural Residential Roads within Planning Area 16, providing a pedestrian network through the single-family neighborhoods. Residential streets are designed to provide a pleasant pedestrian experience by separating walkways from the street with a canopy tree-line landscaped parkway. The Specific Plan identifies the locates for potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-2 Park.<br><br>The comprehensive park and recreation system places parks within walking distance of all residential neighborhoods. The pedestrian experience is enhanced through the landscaped parkways planned along residential streets, separating pedestrians from vehicles.<br><br>The Energy Conservation Plan provides that the Proposed Project would incorporate solar panels and other features on all single-family residences to achieve Net Zero Energy. All single-family homes constructed as part of the Proposed Project would be designed with pre-plumbing for solar water heaters and solar and/or wind renewable energy systems. In addition, all buildings would be designed, at a minimum, to meet the California 2016 Title 24 Building Energy Efficiency Standards, or more likely the Title 24 code in effect at the time of building permit issuance. |

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| | Water conservation is maximized through the implementation of strategies and measures in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. Greywater systems (pursuant to CA Health and Safety Code Section 17922.12) and Rain Water Harvesting systems may also be utilized within the Proposed Project, if approved by the City of San Diego.<br><br>The Proposed Project incorporates Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units. In addition, 10 level 2 EV charging stations are to be installed within the Mixed-Use Site and public parks. All EV charging stations are subject to review and approval by the County.<br><br>The Proposed Project includes parkways landscaped with canopy trees adjacent to all streets to minimize heat gain and reduce the urban heat island effect. In addition, Site-specific Site plans within the Village Core will ensure sufficient landscaping in and around large parking lot areas to reduce heat gain.<br><br>Private swim clubs will be designed to include photovoltaic systems. |
| **LU-5.3 Rural Land Preservation.** Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations. | ***Consistent***. The General Plan Regional Designation for the Project Area is "Semi-Rural and "Rural." Consistent with this designation, the largest on-site component of the Proposed Project is the designation of 426.7 acres of RMP Preserve which will be conveyed to the POM as part of the Otay Ranch RMP Preserve and managed pursuant to the Otay Ranch Resource Management Plan. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve Land to the POM, consistent with the Preserve Conveyance Obligation. In addition, the Specific Plan is a subset of the Otay Ranch GDP/SRP and over 70% of the Proctor Valley Parcel is designated open space. |
| **LU-5.5 Projects that Impede Non-Motorized Travel**. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented. | ***Consistent***. Street sections within Village 14 include landscaped parkways separating sidewalks from travel lanes to increase pedestrian safety. Public and private streets within Planning Areas 16/19 take on a more rural character with narrowed paving, less landscaping and incorporates DG pathways. |

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| | The Proposed Project provides a multi-use Community Pathway and bike lanes along Proctor Valley Road. Within Village 14, an internal park-to-park loop (CTMP Specialty Trail) connects single family neighborhoods to public and private parks and the Village Core along the Community Pathway. ~~A 5-foot wide DG walkway is planned within Planning Area 16, providing a pedestrian network within the single-family neighborhoods.~~ In addition, easements for potential access to off-site regional trails are identified in the Specific Plan at five locations throughout the Project Area. Bike lanes planned along Proctor Valley Road completing the link between the City of Chula Vista to community of Jamul. A 5-foot DG walkway is planned along the Public and Private Rural Residential Roads within Planning Area 16, providing a pedestrian network through the single-family neighborhoods.<br><br>The Specific Plan identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-2 Park. |
| **GOAL LU-6** | |
| **Development—Environmental Balance.** A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities. | |
| **Policies** | |
| **LU-6.1 Environmental Sustainability.** Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment. | ***Consistent***. The MSCP County Subarea Plan Implementing Agreement identifies mitigation for the Otay Ranch to be the 11,375 Otay Ranch RMP Preserve. These habitat preservation plans preserve the most sensitive natural resources within the Project Area. The Specific Plan implements the Otay Ranch RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The Proposed Project will convey 1.188 acres of Otay Ranch RMP Preserve for every acre of development plan subject to the Preserve Conveyance Obligation. Due to ownership fragmentation, part of the Preserve Conveyance Obligation will be on site within the Applicant's ownership and part will be acquired RMP Preserve land. The largest on-site component of open space within the Project Area is the designation of 426.7 of RMP Preserve land that will be conveyed to the Otay Ranch RMP Preserve, consistent with the MSCP County Subarea Plan. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation. The on-site and off-site RMP Preserve lands will be conveyed to the POM for perpetual protection and management pursuant to the Otay Ranch RMP. |

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| | Open space corridors extend through the central and northern portions of the County and Chula Vista MSCP Preserve, and the City of San Diego "Cornerstone properties." These open space corridors contain natural habitats, including vernal pools and coastal sage scrub. |
| **LU-6.3 Conservation-Oriented Project Design.** Support conservation-oriented project design. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character. | ***Consistent***. The Proposed Project is designated a Specific Plan Area in the County General Plan. A Specific Plan has been prepared for the Proposed Project and consistent with the Otay Ranch RMP Preserve design. The land use plan contained within the Specific Plan was developed to achieve a conservation-oriented project, including the designation of 426.7 acres of RMP Preserve on-site, which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve system, a component of the MSCP County Subarea Plan. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation.<br><br>The Specific Plan is consistent with the development footprint established in the RMP and MSCP County Subarea Plan. These habitat conservation plans preserve the most sensitive resources, while designating areas suitable for development. The Proposed Project includes an amendment to the Otay Ranch GDP/SRP which reduces the width and modifies the alignment of Proctor Valley Road to avoid impacts to sensitive resources and minimizes grading impacts through RMP Preserve areas.<br><br>Within Planning Area 16, Limited Development Areas are identified, consistent with the Otay Ranch GDP/SRP, providing undisturbed areas within private lots that will remain in their natural condition. Implementation of LDAs enhances the rural character of Planning Area 16, while providing an additional buffer between the home sites and the RMP Preserve. |

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| **LU-6.4 Sustainable Subdivision Design.** Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities. | ***Consistent***. The Specific Plan land use plan was developed to achieve a conservation-oriented project, including designation of 426.7 acres of RMP Preserve on site, which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve. In addition, the Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation. The Proposed Project has a mix of land uses including a centrally-located elementary school site, conveniently located neighborhood and private parks, a public safety site, and a mixed-use retail/commercial area within Village 14. These land uses are supported by an extensive network of bike lanes, the Community Pathway and the internal park-to-park loop that connect these land uses, and potential future transit stops and provide a wide range of alternative travel modes to reduce vehicular trips and reduce emissions. The comprehensive park and recreation system places parks within walking distance of all residential neighborhoods.<br><br>The Proposed Project implements sustainability features including utilizing DG on the Community Pathway, pervious paving on the park-to-park loop system, DG walkways along the Public and Private Rural Residential Roads and walkway, and pervious paving surfaces on residential driveways.<br><br>The Energy Conservation Plan provides that the Proposed Project would incorporate solar panels and other features on all single-family residences to achieve Net Zero Energy. All single-family homes constructed as part of the Proposed Project would be designed with pre-plumbing for solar water heaters and solar and/or wind renewable energy systems. In addition, all buildings would be designed, at a minimum, to meet the California 2016 Title 24 Building Energy Efficiency Standards, or more likely the Title 24 code in effect at the time of building permit issuance. Private swim clubs will be designed to include photovoltaic systems.<br><br>The Proposed Project includes Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units. In addition, a total of 10 Level 2 EV charging stations are to be installed within the parking lots in the Mixed-Use Site and public parks. All EV charging stations are subject to review and approval by the County.<br><br>The Fire Protection Plan (FPP) establishes a 100' Fuel Modification Zone (FMZ) around the perimeter of the project, which coincides with the required 100' Preserve Edge in some areas. Per the Otay Ranch RMP, the 100' FMZ is also proposed within portions of the 100' Preserve Edge, which provides a buffer between development and the RMP Preserve. |

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| | The FMZ must be planted per the Approved Plant List included in the FPP. The 100' FMZ is comprised of two 50' zones. Zone 1 is 50' measured from the property line outward and must be permanently irrigated. Zone 2, closest to the RMP Preserve, will not be permanently irrigated.<br><br>Water conservation is maximized through the implementation of strategies and measures in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. Graywater systems (pursuant to CA Health and Safety Code Section 17922.12) and Rain Water Harvesting systems may also be utilized within the Proposed Project, if approved by the City of San Diego.<br><br>The Proposed Project also includes a plant palette (Approved Plant List) which is water-efficient to minimize irrigation needs along landscaped parkways and manufactured slopes.<br><br>The Proposed Project has been designed to incorporate passive solar design and building orientation principles to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer, to the extent practicable or where feasible.<br><br>The Parks, Recreation, Open Space, Preserve and Trails Plan includes 24.8 acres of public and private parks and recreation facilities, including four public 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 single family neighborhoods. The Proposed Project includes a pedestrian network comprised of the Community Pathway along Proctor Valley Road that extends for approximately 4.5 miles between the existing EastLake Woods Community, through the Proposed Project to Jamul. The 3.0-mile internal park-to-park loop network connects all the public and private parks to the residential neighborhoods within Village 14. A 5-foot wide DG walkway is planned within Planning Area 16, providing a pedestrian network within the single-family neighborhoods. |

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| **LU-6.5 Sustainable Stormwater Management.** Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook. | ***Consistent***. The storm water facilities have been designed in accordance with the County's BMP/LID requirements for permanent site design, stormwater treatment, design of landscaped areas as bio-filters and hydromodification management. Drainage from paved areas, including streets, sidewalks, driveways and parking areas, is directed into biofiltration basins to remove trash, debris and pollutants prior to discharging into the downstream natural conveyance channels. |
| **LU-6.6 Integration of Natural Features into Project Design.** Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources. | ***Consistent***. The Specific Plan land use plan was developed to achieve a conservation-oriented project. The Proposed Project includes the designation of 426.7 acres of RMP Preserve, which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation.<br><br>The Proposed Project enhances the scenic quality of Proctor Valley Road by implementing a narrowed (two-lane) roadway through the Proposed Project. The southern road segment has been realigned to avoid impacts to sensitive resources (vernal pools). In addition, the two-lane modified Light Collector continues in the northern most segment within the existing alignment of Proctor Valley Road, eliminating the need to pioneer a new 4-Lane Major Road through the RMP Preserve to SR-94 as approved in the Otay Ranch GDP/SRP. The Proposed Project also proposes the elimination of a portion of Proctor Valley Road within the Applicant's ownership in Planning Area 16. |
| **LU-6.7 Open Space Network.** Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities. | ***Consistent***. The Specific Plan implements the Otay Ranch Phase 1 RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The largest on-site component of open space in the Proposed Project is designation of 426.7 acres of RMP Preserve land, which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve system. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve Land to the POM, consistent with the Preserve Conveyance Obligation. The POM will be responsible for maintenance and management of all conveyed RMP Preserve land, with funding assured through the establishment of a CFD or similar assessment mechanism.<br><br>The Otay Ranch RMP Preserve lands to be conveyed to the POM are consistent with the MSCP County Subarea Plan, the Otay Ranch GDP/SRP and RMP. |

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| | Open space corridors extend through and to the north of the Project Area to establish valuable habitat connections between the MSCP County Subarea Plan Preserve, the Chula Vista MSCP Subarea Plan Preserve and the City of San Diego "Cornerstone properties." These open space corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub.<br><br>A connection to the Otay Valley Regional Park is provided through the planned Community Pathway located along the full length of Proctor Valley Road connecting to the City of Chula Vista and Jamul. |
| **LU-6.8 Oversight of Open Space.** Require that open space associated with future development that is intended to be preserved in perpetuity either be:<br><br>1. Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or<br><br>2. Transferred into public ownership of an agency that manages preserved open space.<br><br>The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County. | ***Consistent***. The Proposed Project implements the adopted Otay Ranch Phase 1 RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The largest on-site component of open space in the Proposed Project includes the designation of 426.7 acres of RMP Preserve land which will conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve. In addition, the Proposed Project will convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation.<br><br>Within the Planning Areas 16/19 portion of the Proposed Project, Limited Development Areas and Limited Building Zones are within private lots, owned and maintained by the private property owner and/or HOA. These areas are subject to restrictive easements that limit the use of the land.<br><br>In 1996, the County adopted the Otay Ranch Preserve Owner/Manager JEPA between the City of Chula Vista and County of San Diego, the Preserve Conveyance Plan and the Preserve Finance Plan which established a conveyance plan requiring that for every developable acre, 1.188 acres of RMP Preserve land must be conveyed to the Otay Ranch POM, concurrent with final map approval. As such, RMP Preserve land is dedicated into public ownership (POM) at no cost.<br><br>The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. POM activities have been fully funded within the City of Chula Vista by a Community Facilities District (CFD 97-2), the only fully-funded and managed regional preserve within the MSCP system. A similar CFD funding mechanism will be formed by the County for the Proposed Project. |

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| **LU-6.9 Development Conformance with Topography.** Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable. | ***Consistent***. Topography in the lower portions of the site is characterized by relatively level to gently sloping terraces incised by modern drainages. The upper portions of the site are characterized by moderately steep hillsides and ridges that have been dissected by several tributary drainages. Current grading plans generally conform to the existing topography and maintain natural drainages as storm water conveyances. The post-grade site relief is consistent with current topography and manufactures slopes maintain the predominately moderately sloping terrain. In addition, the proposed streets typically follow the natural landforms and graded slopes are organically shaped and blended into the existing topography at toe of slope and development boundaries. In the steeper portions of the site located in the northerly and easterly edges of propped development, grading is limited to minor portions of the overall lot and "daylight" into natural terrain, maintaining the dominant physical characteristics of the areas. |
| **LU-6.10 Protection from Hazards.** Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards. | ***Consistent***. A Phase 1 Environmental Site Assessment was prepared for the Proposed Project which did not identify natural hazards risks within the Project Area. A Geotechnical Review of the Preliminary Tentative Map and Grading Plan identifies potential natural and man-made hazards related to site development, assesses the relative risk of such hazards and provides mitigation recommendations, as necessary. Based on the conclusions presented in the Geotechnical Review of the Preliminary Tentative Map and Grading Plan, no hazards have been identified at the Project Area whose risk cannot be mitigated to less than significant. The development is located and designed to protect property and residents from the risks of natural and man-made hazards. |
| **GOAL LU-9** | |
| **Distinct Villages and Community Cores.** Well-defined, well-planned, and well –developed community cores, such as Villages and Town Centers, that contribute to a community's identity and character | |
| **Policies** | |
| **LU-9.1 Village and Community Core Planning.** Encourage the delineation of and development of more detailed direction for the character, design, uses, densities, and amenities of Village area, Town Centers, and other community cores in Community Plans to assist in the future planning of residencies, infrastructure, businesses, and civic uses | **Consistent**. The Proposed Project includes a Village Core located in the geographic center of Village 14, within easy walking distance of most residences. The Village Core includes an elementary school site, the Village Green (neighborhood park) and the mixed-use Village Square containing up to 10,000 sq. ft. of commercial/retail. The Village Core also includes a public safety site planned to accommodate a fire station and Sheriff's storefront facility. |

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| | The Village Core is composed of land uses that form the social, civic and recreational focus of Village 14. The Village 14 Design Plan (Specific Plan, Appendix 5), establishes an "Old California" theme for Village 14 through site and land uses, character, pedestrian orientation, grading and landscape design, park design and entryway and identity design. The Design Plan also presents the architectural theme for Village 14 implemented through a variety of architectural styles influenced by the Old California theme. Per the Design Plan, the Village Core will contain a higher level of architectural and landscape design than the residential neighborhoods within the village. The Village Core will create a sense of place and a highly identifiable character through design of monumentation, streetscape landscaping, roundabout design, consistent with the Old California architectural style with a strong emphasis on Spanish architecture. The use of rustic, lodge pole fencing, decorative light fixtures and informal landscape concepts will reinforce the rural character of the Village Core. The Village 14 Design Plan provides additional details. |
| **LU-9.2 Density Relationship to Environmental Setting.** Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.] | ***Consistent***. The Proposed Project is described as a Specialty Village (Village 14) in the Otay Ranch GDP/SRP that also serves as a Transitional Village between the more intense development patterns within the City of Chula Vista and the one-acre estate and over two-acre ranchette lotting within Planning Areas 16/19 (Rural Estate Areas) and the rural community of Jamul. The more intense land uses are planned within the Village Core located along Proctor Valley Road. Residential lot sizes increase as development moves away from the Village Core. Traditional single-family lots within Village 14 are between 4,250 and 8,000 sq. ft., with the largest lots (up to 4 acre lots) located along the perimeter and within Planning Areas 16 and 19. The steeper portions of the site are in the north and east (Planning Areas 16 and 19) where lower density development is proposed. Steep slopes are also within RMP Preserve areas. |

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| **LU-9.3 Village and Community Core Guidelines and Regulations.** Support the development and implementation of design guidelines, Village-specific regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Ensure that new development be compatible with the overall scale and character of established neighborhoods. | ***Consistent***. The Specific Plan includes Development Regulations which establish Zoning Districts within the Project Area. The Development Regulations govern density, zoning, permitted uses, setbacks, signage and parking. The Village 14 Design Plan guides development of residential, mixed use, road, parking and lighting. The Planning Areas 16 and 19 Design Guidelines guide development of the estate and ranchette lots. The "D" Designator is a zoning tool in the County that will be applied to the Proposed Project to ensure that the design of the proposed land uses are consistent with the Village 14 Design Plan and Planning Areas 16 and 19 Design Guidelines. Development patterns planned within Village 14 are similar to and compatible with development within the existing neighborhoods of EastLake, Rolling Hills Ranch and Otay Ranch within the City of Chula Vista as it relates to density, amenities, site conditions, roadway network, schools, etc. Development patterns within Planning Areas 16 and 19 are consistent with the rural character of Jamul as it relates to lots size, roadway standards, character, etc. |
| **LU-9.5 Villages Uses.** Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types. | ***Consistent***. The Village 14 Core is comprised of an elementary school site, Village Green (public park) and Mixed-Use village square with up to 10,000 sq. ft. of commercial/retail uses. Residential neighborhoods are defined by entries and monumentation, establishing a distinct neighborhood identity. The Proposed Project includes 11 lot sizes from courtyard homes to large lot estates and ranchettes, providing a wide variety of housing types. This mix of land uses provides residents with places to live, work and shop. |
| **GOAL LU-10** | |
| **Function of Semi-Rural and Rural Lands.** Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities. | |

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| **Policies** | |
| **LU-10.1 Residential Connectivity.** Require residential development in Semi-Rural areas to be integrated with existing neighborhoods by providing connected and continuous street, pathway/trail, and recreational open space networks. | ***Consistent***. The Otay Ranch GDP/SRP was jointly planned by the City of Chula Vista and the County to integrate project design and compatibility with adjacent existing and planned communities. The development pattern within Village 14 is consistent and compatible with existing single-family neighborhoods to the west, including the Rolling Hills Ranch and EastLake Woods neighborhoods within the City of Chula Vista. These communities are integrated along the circulation system through the City of Chula Vista which provides primary access to the Proposed Project via Proctor Valley Road. Development within adjacent City of Chula Vista neighborhoods includes the preservation of large, connected Preserve areas as prescribed in the City of Chula MSCP Subarea Plan, providing connectivity with the RMP Preserve areas surrounding and within the Proposed Project. The regional trail network connects the surrounding areas along the Proctor Valley Road Community Pathway, as well as along existing and planned trails traversing Preserve areas.<br><br>Development patterns within Planning Areas 16 and 19 are consistent with the rural community character within Jamul, where Rural and Semi-Rural development patterns extend into existing neighborhoods. Proctor Valley Road provides the primary connection for vehicular, bicycle and pedestrian access. Large natural open space areas and a rural trail network connect Planning Areas 16 and 19 to the adjacent Jamul community. A public neighborhood park is planned within Planning Area 16 to serve the rural community. |
| **LU-10.2 Development—Environmental Resource Relationship.** Require development in Semi- Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas. | ***Consistent***. The largest on-site component of open space in the Proposed Project is the designation of 426.7 acres of RMP Preserve land which will be part of the Otay Ranch RMP Preserve system. The Proposed Project will also convey approximately 350.1 acres of off-site Preserve land to the POM, consistent with the Preserve Conveyance Obligation. The Otay Ranch RMP Preserve lands to be conveyed are consistent with the MSCP County Subarea Plan South County Segment.<br><br>Open space corridors extend through and to the north of the Proposed Project to establish valuable habitat connections between the MSCP County Subarea Plan Preserve, the City of Chula Vista MSCP Subarea Plan Preserve and the City of San Diego "Cornerstone properties." These open space corridors contain natural habitats, including vernal pools and coastal sage scrub. |
| **GOAL LU-12** | |
| **Infrastructure and Services Supporting Development.** Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development. | |

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| **Policies** | |
| **LU-12.1 Concurrency of Infrastructure and Services with Development.** Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing. | ***Consistent***. The Proposed Project includes the Public Facilities Finance Plan which identifies public facilities and services thresholds and triggers for provision of those facilities and services. Each phase of development is independently analyzed such that any area may be developed and have services and facilities constructed without relying upon another phase. Project-wide thresholds apply to larger facilities such as the public safety site, elementary school site and public parks. |
| **LU-12.2 Maintenance of Adequate Services.** Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better. | ***Consistent***. The Proposed Project includes the Public Facilities Finance Plan which identifies public facilities and services thresholds and triggers for provision of those facilities and services. Consistent with the County General Plan Mobility Element, Proctor Valley Road is planned as a Two-Lane Light Collector (2.2E) through the Project Area. However, the Proposed Project proposes to implement Proctor Valley Road as a 2.2A, 2.2E and 2.2F Light Collector throughout different sections of the Project Area. The Proposed Project includes an Otay Ranch GDP/SRP amendment to reclassify Proctor Valley Road from a 4-Lane Major Road to a 2-Lane Light Collector through the Project Area.<br><br>The Proposed Project includes an amendment to the County General Plan Mobility Element, Table M-4, Road Segments Where Adding Travel Lanes is Not Justified, as well as Appendix I – Rationale for Accepting Roadways with Level of Service E/F. Proctor Valley Road is projected to operate at LOS E under Year 2025 Cumulative conditions between the City of Chula Vista municipal boundary and Project Driveway #4.<br><br>The Highway Capacity Software (HCS) 2000 arterial analysis shows that the average travel speed would be consistent with LOS D conditions when constructed to the ultimate classification as a 2.2A facility.<br><br>Due to the minimal interruptions along Proctor Valley Road, and with more than one mile between Northwood Drive (within the City of Chula Vista) and the entrance to South Village 14 (project driveway #1), the HCS arterial analysis determined that the average travel speed would be LOS D when constructed to its ultimate 2.2A classification. |

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| | In addition, traffic control along Proctor Valley Road would include five roundabouts with implementation of the Proposed Project which enhance traffic flow. Based on national-level research, it has been well documented that 2 lanes of travel with a roundabout has a capacity of up to 25,000 ADTs, which exceeds projected 15,900 ADTs for Proctor Valley Road. Based on the supplemental analysis in the Traffic Impact Analysis (EIR Appendix 4.1.9), the cumulative impact at the three segments of Proctor Valley Road, between the City of Chula Vista boundary and Project Driveway #3, is expected to be reduced to less than significant with construction of the segments to a 2.2A facility. However, based on the results of the volume to capacity analysis, this impact is conservatively considered significant and unavoidable. |
| **LU-12.3 Infrastructure and Services Compatibility.** Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate. | ***Consistent***. Project related public facilities and services have been planned to minimize impacts to sensitive resources to the greatest extent practicable, including implementation of the following measures:<br>• The Proposed Project will reduce the classification of Proctor Valley Road from a 4-Lane Major Road to a Two-Lane Collector in the Otay Ranch GDP/SRP.<br>• The Proposed Project will realign Proctor Valley Road from its current Otay Ranch GDP/SRP alignment which routes the roadway through Planning Area 16 to connect with SR-94, to the current County Mobility Element alignment which avoids sensitive natural resources within the RMP Preserve.<br>• Sidewalks have minimized in natural areas and D.G. pathways and walkways are provided for pedestrian travel.<br>• Public infrastructure, including dry utilities, drainage, sewer, potable water facilities and construction of culverts to accommodate runoff from the Project Area will be co-located within the roadway right-of-way to avoid additional impacts.<br>• The "Final Salt Creek Basin Gravity Sewer Analysis" prepared by Dexter Wilson Engineering, Inc. dated November 8, 1994, included sewer service for the County's unincorporated Villages and Planning Areas, including the Proposed Project in the analysis.<br>• Proctor Valley Road has been designed to accommodate drainage from the roadway.<br>• The OWD water reservoir is an allowed facility in the RMP Preserve, however this facility has been located within the development footprint, outside of the RMP Preserve. |

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| | • The public safety site is anticipated to accommodate both a fire station and Sheriff's storefront facility. In addition to the on-site fire station, fire and medical emergencies are likely to include mutual aid response from neighboring communities (Jamul and Chula Vista), as needed and available. Further wildfire emergencies would include mutual aid from regional fire agencies and beyond, including the full weight response of CAL FIRE. |
| **LU-12.4 Planning for Compatibility.** Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved. | ***Consistent***. Public facilities and services are planned outside the RMP Preserve, with the exception of, sewer pump stations, portions of Proctor Valley Road, internal access roads and drainage facilities which are within the RMP Preserve and are sited consistent with RMP siting criteria.<br><br>To minimize impacts related to the construction of public infrastructure, the project includes an amendment to the Otay Ranch GDP/SRP to implement a realignment of northern Proctor Valley Road and to reclassify Proctor Valley Road from a 4 Lane Major Road to a 2-Lane Light Collector and to delete the portion from Planning Area 16 to SR-94 within the Applicant's ownership. However, the Proctor Valley Road classification and alignment are consistent with the County General Plan Mobility Element. By implementing the narrowed Proctor Valley Road street section and implementing the realignment, impacts to both the MSCP County Subarea Plan and City of San Diego MSCP Cornerstone lands are minimized. |
| **GOAL LU-13** | |
| **Adequate Water Quality, Supply, and Protection.** A balanced and regionally integrated water management approach to ensure the long-term viability of San Diego County's water quality and supply. | |
| **Policies** | |
| **LU-13.1 Adequacy of Water Supply.** Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand. | ***Consistent***. The Otay Water District prepared a Water Supply and Assessment Verification (WSAV) Report that was adopted by their Board of Director's on January 3, 2018, which states the district anticipates sufficient water supply in normal, single dry and multiple dry years to serve the project.<br><br>Water conservation is maximized through implementation of strategies and measures identified in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. |

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| | The Proposed Project also includes a plant palette which is water-efficient to minimize irrigation needs along landscaped parkways and manufactured slopes. |
| **LU-13.2 Commitment of Water Supply.** Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval. | ***Consistent***. The Otay Water District prepared a WSAV Report which states the district anticipates sufficient water supply in normal, single dry and multiple dry years to serve the Proposed Project. |
| **GOAL LU-14** | |
| **Adequate Wastewater Facilities.** Adequate wastewater disposal that addresses potential hazards to human health and the environment. | |
| **Policies** | |
| **LU-14.2 Wastewater Disposal.** Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands. | ***Consistent***. 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 and has been planned to accommodate flows from Otay Ranch Village 14 and Planning Areas 16 and 19 since 1994. The County of San Diego and City of Chula Vista have entered into a Sewage Transportation Agreement that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Proposed Project, to be conveyed through the Salt Creek Interceptor. Under this agreement, the Proposed Project will be required to 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. |
| **MOBILITY ELEMENT** | |
| **GOAL M-2** | |
| **Responding to Physical Constraints and Preservation Goals.** A road network that provides adequate capacity to reasonably accommodate both planned land uses and regional traffic patterns, while supporting other General Plan goals such as providing environmental protections and enhancing community character. | |
| **Policies** | |
| **M-2.1 Level of Service Criteria.** Require development projects to provide associated road improvements necessary to achieve a level of service of "D" or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in the accompanying text box (Criteria for Accepting a Road Classification with Level of Service E/F). When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road | ***Consistent***. The Proposed Project includes construction of Proctor Valley Road, a County Mobility Element Road.<br><br>The Proposed Project includes an amendment to the County General Plan Mobility Element, Table M-4, Road Segments Where Adding Travel Lanes is Not Justified, as well as Appendix I – Rationale for Accepting Roadways with Level of Services E/F. Proctor Valley Road is projected to operate at LOS E under Year 2025 Cumulative conditions between the City of Chula Vista municipal boundary and Project Driveway #4.<br><br>The Highway Capacity Software (HCS) 2000 arterial analysis was run for Proctor Valley Road and shows that the average travel speed would be consistent with LOS D conditions when constructed to its ultimate classification as |

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| improvement program, consistent with the Mobility Element road network. | a 2.2A facility. This analysis is relevant because it demonstrates that the roadway will operate at an acceptable level of service during worst case or peak times. This is a more detailed analysis than a roadway segment analysis; therefore, it provides a better indication of true roadway operations.<br><br>In addition, traffic control along Proctor Valley Road would include five roundabouts which will provide traffic calming. See Analysis of Criteria for Accepting a Roadway Classification with Level of Service E/F provided above in Section II.B.1.b.<br><br>The Proposed Project applicant will pay the appropriate Transportation Impact Fee (TIF). |
| **M-2.2 Access to Mobility Element Designated Roads**. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations. | ***Consistent***. The Proposed Project includes eight community access points along Proctor Valley Road. Five entries are controlled by roundabouts, which are traffic calming elements. The separation between the nearest off-site intersection and the project entries meets the County road standards for the build out classification of Proctor Valley Road while also providing the necessary fire access. |
| **M-2.3 Environmentally Sensitive Road Design.** Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce road kill and to direct animals to under crossings. | ***Consistent***. The Proposed Project includes an amendment to the Otay Ranch GDP/SRP, to implement a realignment of Proctor Valley Road to minimize impacts to significant biological resources (vernal pools). The Proposed Project also includes a GPA to the Otay Ranch GDP/SRP to reclassify Proctor Valley Road from a 4-Lane Major Road to 2-Lane Light Collector to minimize impacts to both the MSCP County Subarea Plan South County Segment and City of San Diego MSCP Cornerstone lands.<br><br>The Proposed Project circulation network has been designed to minimize grading impacts through the project and when crossing environmentally sensitive areas. Wildlife culverts [crossings] are provided in two locations to facilitate movement or animal species present or expected to occur within the Project Area. The Proposed Project circulation network has also been designed in accordance with the County's General Plan guiding principles calling for consolidated development footprints and protection of natural resources. Where Proposed Project roads cross wildlife corridors, the roads have been designed to follow the natural contour of the landscape to minimize the grading impacts of the road as it crosses the corridor. |
| **M-2.4 Roadway Noise Buffers.** Incorporate buffers or other noise reduction measures consistent with standards established in the Noise Element into the siting and design of roads located next to sensitive noise-receptors to minimize adverse impacts from traffic noise. Consider reduction measures such as alternative road design, reduced | ***Consistent***. The nearest existing noise sensitive land uses (NSLUs) to the Project Area are single-family residences in the Bella Lago community, located approximately 3,100 feet to the west, and single-family residences near the southwest boundary of Jamul, located approximately 3,700 feet to the north. Intervening terrain or structures would reduce noise levels" at the nearest existing NSLUs. There are existing single-family homes approximately 140 feet |

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| speeds, alternative paving, and setbacks or buffers, prior to berms and walls. | from the proposed Proctor Valley Road (northern segment) improvements and associated construction. The EIR includes Mitigation Measures M.N-4 through M.N-9 which would reduce potential noise impacts to less than significant.<br><br>Where future noise sensitive receptors (residential and school land uses) are planned, landscaped buffers and noise walls adjacent to Proctor Valley Road are planned per the Acoustical Analysis Report prepared for the Proposed Project. Proctor Valley Road has also been designed to a lower design speed (30 mph vs. 40 mph) to further reduce noise levels. Five roundabouts are planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include connectivity between the bike lanes and community sidewalks.<br><br>The maximum speed limit within residential neighborhoods is anticipated to be 25 mph. Lastly, the Proposed Project includes noise reducing sound walls internal to the Project, where necessary to reduce road noise on adjacent homes. |
| **M-2.5 Minimize Excess Water Runoff.** Require road improvements to be designed and constructed to accommodate stormwater in a manner that minimizes demands upon engineered stormwater systems and to maximize the use of natural detention and infiltration techniques to mitigate environmental impacts. | ***Consistent***. The Project's storm water facilities have been designed in accordance with the County's Standard Urban Stormwater Mitigation Plan, Hydromodification Plan, and Low Impact Development Design Guidelines. Drainage from paved areas, including streets, sidewalks, driveways, and parking areas, is directed into biofiltration basins to remove trash, debris, and pollutants and will provide flow control (HMP) detention. The areas within landscaped parkways and parks will provide some natural infiltration as part of the improvements. Run-off will then flow into biofiltration basins for further treatment and natural infiltration. |
| **GOAL M-3** | |
| **Transportation Facility Development.** New or expanded transportation facilities that are phased with and equitably funded by the development that necessitates their construction. | |
| **Policies** | |
| **M-3.1 Public Road Rights-of-Way**. Require development to dedicate right-of-way for public roads and other transportation routes identified in the Mobility Element roadway network (see Mobility Element Network Appendix), Community Plans, or Road Master Plans. Require the provision of sufficient right-of-way width, as specified in the County Public Road Standards and Community Trails Master Plan, to adequately accommodate all users, including transit riders, pedestrians, bicyclists, and equestrians. | ***Consistent***. The Proposed Project includes adequate public right-of-way to accommodate travel lanes, emergency parking areas/bike lanes, and pedestrian access in accordance with the County's Mobility Element standards.<br><br>The internal public roadways are designed with appropriate right of ways to include non-motorized multi-use trails, including a Community Pathway located along Proctor Valley Road as designated in the County Community Trail Master Plan, Jamul/Dulzura Community Trails and Pathways Plan and Otay Valley Regional Park Trails plan. In addition, the Proposed Project includes an internal park-to-park loop system that connects single family neighborhoods to the park system and the Village Core. A 5-foot wide DG walkway is planned along the Public and Private Rural Residential Roads throughout the Planning Area 16 single family neighborhoods. The Specific Plan |

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| | identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-2 Park. |
| **M-3.2 Traffic Impact Mitigation.** Require development to contribute its fair share toward financing transportation facilities, including mitigating the associated direct and cumulative traffic impacts caused by their project on both the local and regional road networks. Transportation facilities include road networks and related transit, pedestrian and bicycle facilities, and equestrian. | ***Consistent***. Mitigation for Proposed Project-generated traffic impacts includes the construction of Proctor Valley Road as a 2-Lane Light Collector from the existing western limits through the Proposed Project to the north. Proctor Valley Road includes a Community Pathway, as well as bike lanes/emergency lanes along the entire four-mile segment through the Project Area.<br><br>The Project Applicant will also be required to pay the appropriate Transportation Impact Fee.<br><br>Proctor Valley Road will accommodate the planned build-out traffic volumes. |
| **M-3.3 Multiple Ingress and Egress.** Require development to provide multiple ingress/egress routes in conformance with State law and local regulations. | ***Consistent***. The Proposed Project complies with the County's Subdivision Ordinance, the County Fire Code, and state regulations governing ingress, egress, and circulation. The Proposed Project includes eight fully improved access points along Proctor Road, which serves a backbone roadway connecting all the neighborhoods. There are secondary access points within each neighborhood, via an extensive internal circulation with loop streets and multiple ingress and egress points. The County Fire Marshal and the Fire Authority Having Jurisdiction have reviewed the Circulation Plan, including the proposed street sections and fire access. |
| **GOAL M-4** | |
| **Safe and Compatible Roads.** Roads designed to be safe for all users and compatible with their context. | |
| **Policies** | |
| **M-4.1 Walkable Village Roads.** Encourage multi-modal roads in Villages and compact residential areas with pedestrian-oriented development patterns that enhance pedestrian safety and walkability, along with other non-motorized modes of travel, such as designing narrower but slower speed roads that increase pedestrian safety. | ***Consistent***. The Specific Plan incorporates multiple pedestrian routes, including sidewalks, walking paths, and trails providing connections between neighborhoods and the Village Core and public and private parks, as well as easements for potential trail access, trail heads, a trail staging area, open space, and other recreational opportunities. Internal streets and landscaped parkways are designed to enhance pedestrian safety while providing alternative modes of transportation, including bicycling and walking and providing a pedestrian park to park loop system. Curb adjacent landscaped parkways buffer pedestrian from parking and the travel way, creating an enhanced pedestrian experience. Design speeds have been reduced to 30 mph on the Proctor Valley Road central and north segments and 25 mph on internal streets to increase pedestrian safety. Traffic calming measures including roundabouts and intersection neckdowns are integrated in the Proposed Project to further enhance the pedestrian experience. Five roundabouts planned at key intersections with Proctor Valley Road and neighborhood entries slow |

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| | traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks.<br><br>In addition, consistent with the County General Plan, Mobility Element, Proctor Valley Road is proposed to be constructed as a 2-Lane Light Collector to slow traffic and increase pedestrian safety. |
| **M-4.3 Rural Roads Compatible with Rural Character.** Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character. [See applicable community plan for possible relevant policies.] | ***Consistent***. The Village Design Plan and Design Guidelines establish an overall character for the community. The road network is designed to comply with the County's Mobility Element Map. Street sections include either designated bike lanes or "sharrows" to accommodate bicyclists. The internal streets include landscaped parkways to separate sidewalks from the streets to create a more semi-rural feel to the neighborhoods. A 10-foot wide DG Community Pathway along Proctor Valley Road connects neighborhoods to the Village Core and a 6-foot wide pervious pavement internal park to park loop network. Additionally, 5-foot wide DG walkways are planned along the Public and Private Rural Residential Roads within Planning Area 16. Five roundabouts are planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. The Specific Plan identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-2 Park. |
| **M-4.4 Accommodate Emergency Vehicles.** Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents. | ***Consistent***. The roadways have been designed to provide adequate lane width for fire apparatus and emergency vehicles, while minimizing paved width to increase pedestrian and vehicle safety. The Proposed Project provides additional median breaks along Proctor Valley Road to accommodate emergency access. |
| **M-4.5 Context Sensitive Road Design.** Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors. | ***Consistent***. The circulation network has been designed to minimize grading impacts when crossing environmentally sensitive areas. Wildlife crossings are provided in two locations to facilitate movement of animal species present or expected to occur within the Project Area. Where the roads cross wildlife corridors, the roads have been designed to follow the natural contour of the landscape to minimize the grading impacts of the road as it crosses the corridor.<br><br>The circulation network has been designed in accordance with the County General Plan guiding principles calling for consolidated development footprints and protection of natural resources. |
| **M-4.6 Interjurisdictional Coordination.** Coordinate with adjacent jurisdictions so that roads within Spheres of Influence (SOIs) or that cross jurisdictional boundaries are designed to provide a consistent cross-section and capacity. To the extent practical, | ***Consistent***. The Proposed Project includes Proctor Valley Road, a roadway connection with the neighboring City of Chula Vista and the community of Jamul. Proctor Valley Road is planned as a Class II Collector within the City of Chula Vista transitioning to 2-Lane Light Collector within the County from the existing improvements to the west, |

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| coordinate with adjacent jurisdictions to construct road improvements concurrently or sequentially to optimize and maintain road capacity. | through the center of the Project Area and north to the community of Jamul. Proctor Valley Road is also a City of Chula Vista Circulation Element Road and a planned facility in the City of Chula Vista MSCP Subarea Plan.<br><br>Proctor Valley Road is also an allowable facility in the City of San Diego MSCP Subarea Plan. Proctor Valley Road segments within the City of Chula Vista and City of San Diego are subject to Improvement Plans/Site Development Permits respectively. |
| **M-8.5 Improved Transit Facilities.** Require development projects, when appropriate, to improve existing nearby transit and/or park and ride facilities, including the provision of bicycle and pedestrian facilities, provisions for bus transit in coordination with NCTD and MTS as appropriate including, but not limited to, shelters, benches, boarding pads, and/or trash cans, and to provide safe, convenient, and attractive pedestrian connections. | ***Consistent***. The San Diego Association of Governments (SANDAG) is responsible for regional transportation and transit planning. The SANDAG Board of Directors adopted the 2050 Regional Transportation Plan (RTP) for the San Diego region in 2011. Potential future transit stops are identified in the Specific Plan within the Village Core, adjacent to the Mixed-Use Site and P-2 Public Park. |
| **M-10.1 Parking Capacity**. Require new development to: | |
| • Provide sufficient parking capacity for motor vehicles consistent with the project's location, use, and intensity | ***Consistent***. The Proposed Project is predominantly comprised of single family residential neighborhoods where parking needs will be accommodated within on-site private garages, driveways and on-street parking. The parking areas within the Village Core, including the Mixed-Use Village Square will be subject to future Site-specific Site Plans which include meeting the County's parking standards for these uses. All public parks within the Proposed Project include on-site parking areas. |
| • Provide parking facilities for motorcycles and bicycles | ***Consistent***. Parking facilities for motorcycles and bicycles will be provided at the Mixed Use, school and public park sites consistent with the County's parking standards. Private parks and swim clubs will accommodate both motorcycle and bicycle parking on-site. |
| • Provide staging areas for regional and community trails | ***Consistent***. The Specific Plan identifies a Trail Staging Area in the P-2 Park located within the Village 14 Core. In addition, the Specific Plan identifies the location of easements for potential trail access at five locations within the Proposed Project. |
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| **MU-10.6. On-Street Parking.** Minimize on-street vehicular parking outside Villages and Rural Villages where on-street parking is not needed, to reduce the width of paved shoulders and provide an opportunity for | ***Consistent***. On-street parking is minimized within the Proposed Project. On-street parking is prohibited along Proctor Valley Road. Bike lanes are planned within the Proctor Valley Road right-of-way through the Project Area. On-street parking is provided along all residential streets ~~in~~. |

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| bicycle lanes to retain rural character in low-intensity areas. Where on-street parking occurs outside Villages and Rural Villages, require the design to be consistent with the rural character. | No on-street parking is provided in Planning Areas 16 and 19, consistent with the more rural Jamul community character and fire access safety. |
| **M-10.7 Parking Area Design for Stormwater Runoff.** Require that parking areas be designed to reduce pollutant discharge and stormwater runoff through site design techniques such as permeable paving, landscaped infiltration areas, and unpaved but reinforced overflow parking areas that increase infiltration. Require parking areas located within or adjacent to preserve areas to also include native landscaping and shielded lighting. | ***Consistent***. Parking lot areas for the Mixed-Use Site will be subject to future Site-specific Site Plans which will include storm water runoff requirements. The CEQA Drainage Study and Priority Development Project Storm Water Quality Management Plan anticipates development of parking lots and identified and sized biofiltration basins to accommodate flows from parking lots. |
| **GOAL M-11** | |
| Bicycle and Pedestrian Facilities. Bicycle and pedestrian networks and facilities that provide safe, efficient, and attractive mobility options as well as recreational opportunities for County residents. | |
| **Policies** | |
| **M-11.1 Bicycle Facility Design**. Support regional and community-scaled planning of pedestrian and bicycle networks. | ***Consistent***. Proctor Valley Road has been designed to include bike lanes and a 10' Community Pathway which is designated on the Jamul-Dulzura Community Trails and Pathways Plan, the Otay Valley Regional Park Trails Plan and the City of Chula Vista Greenbelt Master Plan.<br><br>Internal to the project, a 3.0-mile park-to-park loop network connects to the Community Pathway along Proctor Valley Road providing a link for bicyclists and pedestrians from residential areas to the three neighborhood parks, private pocket parks, private swim club facilities and the Village Core, which includes the Mixed-Use Village Square, elementary school site and a Village Green (neighborhood park). A 5-foot wide DG walkway along Public and Private Rural Residential Roads provides a pedestrian network within Planning Area 16. Internal streets have been designed at lower design speeds and are planned to have a posted speed limit of 25 mph. Stamped "sharrows" may be utilized where bicyclists share the travel ways with autos. |
| **M-11.2 Bicycle and Pedestrian Facilities in Development.** Require development and Town Center plans in Villages and Rural Villages to incorporate site design and on-site amenities for alternate modes of transportation, such as comprehensive bicycle and pedestrian networks and facilities, including both on-street facilities as well as off-street bikeways, to safely serve the full range of intended users, along with areas for transit facilities, where appropriate | ***Consistent with General Plan Amendment***. Proctor Valley Road has been designed to include bike lanes and a 10' Community Pathway as identified in the Otay Ranch GDP/SRP, the Jamul-Dulzura Community Trails and Pathway Plan, the Otay Valley Regional Park Trails Plan and the Chula Vista Greenbelt Master Plan.<br><br>Internal to the Proposed Project, a park to park loop network of sidewalks connects to the Community Pathway providing bicyclists and pedestrians access to the four neighborhood parks, private pocket parks, private swim club facilities and the Village Core, which includes the Mixed-Use Village |

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| and coordinated with the transit service provider. | Square, elementary school site and a Village Green (neighborhood park P-2). A 5-foot wide DG walkway along both sides of the Public and Private Rural Residential Roads provides a pedestrian network within Planning Area 16.<br><br>Design speeds have been reduced to increase pedestrian safety and traffic calming measures including roundabouts and intersection neckdowns are integrated into the Proposed Project to further enhance the pedestrian experience.<br><br>Five roundabouts planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. Bike circulation is provided off-street through the roundabout. Walkability and pedestrian safety to and around the elementary school site will be enhanced through implementation of traffic calming measures including roundabouts and intersection neckdowns. A "Safe routes to school" program may include implementation of additional features such as setback limit lines, non-slip sidewalks, pedestrian ramps, ADA compliant sidewalks and flashing yellow beacons/school warning signs. In addition, a Walking School Bus program may be established, in cooperation with the elementary school. The Specific Plan identifies the location of potential future transit stops within the Village Core, adjacent to the Mixed-Use Site and the P-2 Park. |
| **M-11.3 Bicycle Facilities on Roads Designated in the Mobility Element.** Maximize the provision of bicycle facilities on County Mobility Element roads in Semi-Rural and Rural Lands to provide a safe and continuous bicycle network in rural areas that can be used for recreation or transportation purposes, while retaining rural character. | ***Consistent***. Bike lanes are planned on Proctor Valley Road, a County Mobility Element roadway. Further, a 10' Community Pathway is also designed on the east side of the road as depicted on the Jamul-Dulzura Community Trails and Pathways Plan, the Otay Valley Regional Park Trails Plan and the Chula Vista Greenbelt Plan to provide a safe and continuous bicycle network between the City of Chula Vista and the eastern regions within south San Diego County. The multi-use Community Pathway is separated from the travel lanes by a landscaped parkway through the Village 14 Development Area and continuous post and rail/rope fencing between the Community Pathway and travel lanes through open space areas to provide a safe and continuous bicycle network between the City of Chula Vista and the community of Jamul. |
| **M-11.8 Coordination with the County Trails Program.** Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan's proposed trails and pathways. | ***Consistent***. The Proposed Project includes a pedestrian network which includes multi-modal pathways, designed to connect to existing community and regional trails, per the Otay Valley Regional Park Trails Plan, and County's Community Trails Master Plan, Jamul-Dulzura Community Trails and Pathways Plan, the Otay Regional Trail Alignment Study and the Chula Vista Greenbelt Master Plan. |
| **GOAL M-12** | |
| County Trails Program. A safe, scenic, interconnected, and enjoyable non-motorized multi-use trail system developed, managed, and maintained according to the County Trails Program, Regional Trails Plan, and the | |

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| Community Trails Master Plan. | |
| **Policies** | |
| **M-12.1 County Trails System.** Implement a County Trails Program by developing the designated trail and pathway alignments and implementing goals and policies identified in the Community Trails Master Plan. | ***Consistent***. The Proposed Project includes a pedestrian network, including multi-modal pathways, designed to connect to existing community and regional trails, per the Otay Valley Regional Park Trails Plan, and County's Community Trails Master Plan, Jamul-Dulzura Community Trails and Pathways Plan and the Chula Vista Greenbelt Master Plan. In addition, the Specific Plan includes a trail staging area within the Village 14 core (P-2 Park) and easements for potential trail access in five locations throughout the Project Area.<br><br>In addition to dedicating the Proctor Valley Road Community Pathway, the Proposed Project includes two internal pedestrian circulation options: the Preserve Trails Option (Planning Areas 16/19 and Village 14); and the Perimeter Trial Option (Village 14). See Specific Plan, Chapter VIII. Internal Circulation Options for additional details. |
| **M-12.2 Trail variety.** Provide and expand the variety of trail experiences that provide recreational opportunities to all residents of the unincorporated County, including urban/suburban, rural, wilderness, multi-use, staging areas, and support facilities. | ***Consistent***. The Proposed Project includes a pedestrian trail system comprised of a variety of trail experiences, including: the Community Pathway (Community Trails Master Plan (CTMP) Trail 52), a 10-foot wide D.G. Trail along Proctor Valley Road; a trail staging area within the P-2 Park; easements for potential trail access to CTMP Trails per the Otay Regional Trail Alignment Study; an internal park-to-park loop connecting the single family neighborhoods to the public and private park system in Village 14; and an informal D.G. walkway along the Public and Private Rural Residential Roads within Planning Areas 16/19. |
| **M-12.3 Trail Planning.** Encourage trial planning, acquisition, development, and management with other public agencies that have ownership or jurisdiction within or adjacent to the County. | ***Consistent***. The Otay Ranch RMP Preserve is jointly managed by the County of San Diego and City of Chula Vista in their capacity as Preserve Owner/Manager (POM). The County, in conjunction with local jurisdictions and agencies, is preparing the "Otay Regional Trail Alignment Study," which will identify sustainable and feasible trail alignments within and adjacent to the Proposed Project. The Proposed Project includes the Community Pathway (CTMP Trail 52) a 10-foot wide D.G. Pathway along Proctor Valley Road. The Specific Plan includes a trail staging area within the P-2 Park; and easements for potential trail access to CTMP Trails per the Otay Regional Trail Alignment Study. |
| **M-12.4 Land Dedication for Trails.** Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan. | ***Consistent***. The Proposed Project will dedicate a 10' Community Pathway, consistent with the County's Community Trail Master Plan, Jamul-Dulzura Community Trails and Pathways Plan and the Otay Valley Regional Park Trails Plan. This pathway is designed on the east side of Proctor Valley Road. The County, in conjunction with local jurisdictions and agencies, is preparing the "Otay Regional Trail Alignment Study," which will identify sustainable and |

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| | feasible trail alignments within and adjacent to the Proposed Project. The Proposed Project includes the Community Pathway (CTMP Trail 52), a 10-foot wide D.G. Pathway along Proctor Valley Road. The Specific Plan includes a trail staging area within the P-2 Park; and easements for potential trail access to CTMP Trails per the Otay Regional Trail Alignment Study. |
| **M-12.5 Future Trails.** Explore opportunities to designate or construct future trails on County-owned lands, lands within the Multiple Species Conservation Program (MSCP), or other lands already under public ownership or proposed for public acquisition. | ***Consistent***. The Proposed Project includes the designation of over 426.7 acres of RMP Preserve land which are connected to much larger network of open space and RMP Preserve land. The POM, in consultation with appropriate wildlife agencies and property owners, is responsible for controlling access to these trails as well as developing an overall trails plan for trails within the Otay Ranch RMP Preserve. Proposed trails within the Project Area and adjacent areas are depicted in Exhibit 4, Village 14 and Planning Areas 16 and 19 Specific Plan Site Utilization Plan and Exhibit 17, Proposed Proctor Valley Parcel Park and Trail Map. The County has initiated the Otay Regional Trail Alignment Study, which will determine the feasibility and alignment of trails within and surrounding the Proposed Project. In addition to dedicating the Proctor Valley Road Community Pathway, the Specific Plan also includes easements for potential access to trails within the Proposed Project, subject to the Otay Regional Trail Alignment Study. |
| **M-12.9 Environmental and Agricultural Resources.** Site and design specific trail segments to minimize impacts to sensitive environmental resources, ecological system and wildlife linkages and corridors, and agricultural lands. Within the MSCP preserves, conform siting and use of trails to County MSCP Plans and MSCP resource management plans. | ***Consistent with General Plan Amendment***. The County of San Diego, in cooperation with the POM and wildlife agencies, is currently preparing an updated Community Trails Master Plan which will determine the feasibility of trails within the RMP Preserve. The County has initiated the Otay Regional Trail Alignment Study, which will determine the feasibility and alignment of trails within and surrounding the Proposed Project. |
| **M-12.10 Recreational and Educational Resources.** Design trail routes that meet a public need and highlight the County's biological, recreational and educational resources, including natural, scenic, cultural, and historic resources. | ***Consistent with General Plan Amendment***. The County of San Diego, in cooperation with the POM and wildlife agencies, is currently preparing an updated Community Trails Master Plan which will determine the feasibility of trails within the RMP Preserve. The County has initiated the Otay Regional Trail Alignment Study, which will determine the feasibility and alignment of trails within and surrounding the Proposed Project |

| APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES | CONSISTENCY ANALYSIS |
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| **CONSERVATION AND OPEN SPACE ELEMENT** | |
| **GOAL COS-1** | |
| **Inter-Connected Preserve System.** A regionally managed, inter-connected preserve system that embodies the regional biological diversity of San Diego County. | |
| **Policies** | |
| **COS-1.1 Coordinated Preserve System.** Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges. | ***Consistent***. The Proposed Project implements the Otay Ranch Phase 1 RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The largest on-site component of open space in the Proposed Project is the designation of 426.7 acres of RMP Preserve land which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve system. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation. RMP Preserve lands are consistent with the County MSCP Subarea Plan. The Proposed Project may be required to meet additional mitigation requirements. See EIR section 4.1.4. – Biological Resources, for additional details.<br><br>Two open space corridors extend through the Project Area to establish a valuable habitat connection between the MSCP County Subarea Plan Preserve, the City of Chula Vista MSCP Subarea Plan Preserve and the City of San Diego "Cornerstone properties." These open space corridors contain natural habitats, including vernal pools and coastal sage scrub. |
| **COS-1.2 Minimize Impacts.** Prohibit private development within established preserves. Minimize impacts within established preserves when the construction of public infrastructure is unavoidable. | ***Consistent with General Plan Amendment***. The Proposed Project development footprint is consistent with the Otay Ranch GDP/SRP, RMP and County MSCP Subarea Plan. To minimize impacts related to the construction of public infrastructure, the Proposed Project includes an amendment to the Otay Ranch GDP/SRP to eliminate the portion of Proctor Valley Road within Planning Area 16 (within the Applicant's ownership and to reclassify Proctor Valley Road from a 4-Lane Major Road to a 2-Lane Light Collector. By narrowing the Proctor Valley Road ROW, impacts to both the MSCP County Subarea Plan and City of San Diego MSCP Cornerstone lands are minimized. Approximately 1,650 feet of Proctor Valley Road between the South and Central Proctor Valley Village areas will be realigned to the east to provide a 100' buffer from the vernal pools located within City of San Diego "cornerstone" properties.<br><br>In addition to the LDAs within Planning Area 16, Limited Building Zones (LBZ) are established on the private lots which preclude structures where the required fuel management zones are not achievable. This provides an additional buffer between development and the RMP Preserve. |

| APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES | CONSISTENCY ANALYSIS |
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| **COS-1.3 Management.** Monitor, manage, and maintain the regional preserve system facilitating the survival of native species and the preservation of healthy populations of rare, threatened, or endangered species. | ***Consistent***. The RMP Preserve is jointly managed by the County of San Diego and City of Chula Vista, in their capacity as the Otay Ranch RMP Preserve Owner/Manager (POM). The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. A similar CFD funding mechanism will be formed by the County for the Proposed Project. Consistent with the RMP, the Proposed Project will convey RMP Preserve land at a ratio of 1.188 acres of RMP Preserve land for one acre of development area. The Preserve Conveyance Obligation will be met in conjunction with the approval of each final map within the Proposed Project.<br><br>To date, all Otay Ranch development has occurred within the City of Chula Vista. POM activities have been fully funded by a Community Facilities District (CFD No. 97-2) formed within the City of Chula Vista, the only such fully-funded and managed regional preserve within the MSCP Preserve system. A similar CFD funding mechanism will be formed by the County for the Proposed Project. Consistent with the RMP, the Proposed Project will convey RMP Preserve land to the POM at a ratio of 1.188 acres of RMP Preserve land for one acre of development area, less common use areas. The Preserve Conveyance Obligation will be met in conjunction with the approval of each final map within the Proposed Project. |
| **COS-1.4 Collaboration with Other Jurisdictions.** Collaborate with other jurisdictions and trustee agencies to achieve well-defined common resource preservation and management goals. | ***Consistent***. Otay Ranch, including the Otay Ranch RMP Preserve, was jointly planned by the County of San Diego and City of Chula Vista. The Otay Ranch RMP Preserve was designed to preserve the most sensitive habitat and species and create a regional reserve system connected by wildlife corridors. The Otay Ranch Resource Management Plan preservation standards meet or exceed most of the MSCP County Subarea Plan preservation standards. The Otay Ranch RMP Preserve is jointly managed by the County of San Diego and City of Chula Vista, in their capacity as the POM. The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. The City of San Diego Site Development Permit process facilitates coordination and collaboration of planned MSCP facilities.<br><br>Both the City of Chula Vista and City of San Diego will process site development permits for planned MSCP facilities, including Proctor Valley Road. |
| **COS-1.6 Assemblage of Preserve Systems.** Support the proactive assemblage of biological preserve systems to protect biological resources and to facilitate development through mitigation banking opportunities. | ***Consistent***. The Otay Ranch Phase 2 Resource Management Plan requires that 1.188 acres of land must be conveyed to the Otay Ranch POM for every developable acre concurrent with final map approval. As such, development of Otay Ranch within the County of San Diego and City of Chula Vista, including the Proposed Project, ensures dedication of the Otay Ranch RMP Preserve system into public ownership at no cost to the public. |

| APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES | CONSISTENCY ANALYSIS |
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| **COS-1.7 Preserve System Funding.** Provide adequate funding for assemblage, management, maintenance, and monitoring through coordination with other jurisdictions and agencies. | ***Consistent***. The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. To date, all Otay Ranch development has occurred within the City of Chula Vista. POM activities have been fully funded by a Community Facilities District (CFD 97-2) formed by the City of Chula Vista, the only such fully-funded and managed regional preserve within the MSCP system. A similar CFD funding mechanism will be formed by the County for the Proposed Project. Through the Preserve Conveyance process outlined in the Phase 2 RMP, development of Otay Ranch ensures dedication of land within the Otay Ranch RMP Preserve system into public ownership at no cost. |
| **COS-1.9 Invasive Species.** Require new development adjacent to biological preserves to use non-invasive plants in landscaping. Encourage the removal of invasive plants within preserves. | ***Consistent***. Consistent with RMP requirements, the Preserve Edge Plan evaluates the design, function and intent for the 100' Preserve Edge, the outer-most 100' of development adjacent to the RMP Preserve. The Preserve Edge Plan also provides an Approved Plant List that limits the types of plants permitted adjacent to the RMP Preserve to drought-tolerant, locally sourced native plants. |
| **GOAL COS-2** | |
| **Sustainability of the Natural Environment.** Sustainable ecosystems with long-term viability to maintain natural processes, sensitive lands, and sensitive as well as common species, coupled with sustainable growth and development. | |
| **Policies** | |
| **COS-2.1 Protection, Restoration and Enhancement.** Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate. | *Consistent*. The Project Area is within the MSCP County Subarea Plan and is consistent with the limits of development in the MSCP County Subarea Plan and Otay Ranch GDP/SRP. The Proposed Project includes the designation of 426.7 acres of RMP Preserve land on-site which will be conveyed to the POM and become part of the Otay Ranch 11,375-acre RMP Preserve. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation. Consistent with the Otay Ranch RMP Preserve lands are conveyed to the POM for permanent protection and management in conjunction with the approval of each final maps within Otay Ranch. The Proposed Project may be required to meet additional mitigation requirements. See EIR section 4.1.4. – Biological Resources, for additional details. |

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| **COS-2.2 Habitat Protection through Site Design.** Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design. | ***Consistent***. The MSCP County Subarea Plan Implementing Agreement identifies mitigation for Otay Ranch to be the 11,375 Otay Ranch RMP Preserve. These habitat preservation plans preserve the most sensitive natural resources within the Project Area. The Specific Plan implements the Otay Ranch RMP, which designates 11,375 acres of RMP Preserve land within Otay Ranch. The Village 14 development footprint has been designed to avoid impacts to coastal sage scrub, San Diego fairy shrimp and vernal pools and coastal sage scrub. Planning Area 16 has been designed to incorporate Limited Development Areas (LDAs) which will include conservation easements within private lots. In addition, two open space corridors extend through the Project Area to establish habitat connections between the MSCP County Subarea Plan Preserve, the Chula Vista MSCP Subarea Plan Preserve and the City of San Diego "Cornerstone properties." |
| **GOAL COS-3** | |
| **Protection and Enhancement of Wetlands.** Wetlands that are restored and enhanced and protected from adverse impacts. | |
| **Policies** | |
| **COS-3.1 Wetland Protection.** Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement. | ***Consistent***. The Proposed Project development footprint preserves the most sensitive wetlands onsite (the R-5 vernal pool complex) and provides a minimum 100' buffer. Further, by implementing modifications to the alignment and narrowing Proctor Valley Road, impacts to City of San Diego "Cornerstone" properties and wetlands are avoided and mitigation for residual impacts is provided. |
| **COS-3.2 Minimize Impacts of Development.** Require development projects to: | |
| • Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and | ***Consistent***. The Proposed Project EIR includes mitigation for impacts on jurisdictional wetlands and water of the United States, as outlined in the Biological Technical Report. |
| • Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species. | ***Consistent***. The Proposed Project avoids impacts to vernal pools, including any impacts associated with discharges, dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing. The Preserve Edge Plan establishes a plant palette for the 100' Preserve Edge which restricts the types of plants permitted adjacent to the RMP Preserve to drought-tolerant, locally sourced native plants. |
| **GOAL COS-4** | |
| **Water Management.** A balanced and regionally integrated water management approach to achieve the long-term viability of the County's water quality and supply. | |

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| **Policies** | |
| **COS-4.1 Water Conservation.** Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources. | ***Consistent***. Water conservation is maximized through implementation of strategies identified in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans include residential graywater and collection of rain water techniques. The Proposed Project requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. |
| **COS-4.2 Drought-Efficient Landscaping.** Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping. | ***Consistent***. Water conservation is maximized through the preparation of a Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Proposed Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. |
| **COS-4.3 Stormwater Filtration.** Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems. | ***Consistent***. Stormwater filtration and/or infiltration facilities are not proposed within the Proposed Project due to low infiltration capacity of the surrounding ground. Biofiltration basins are proposed for pollutant treatment of storm water and will be equipped with impervious liner. There are no septic sewer systems anticipated within the Proposed Project. |
| **GOAL COS-5** | |
| **Protection and Maintenance of Water Resources.** Protection and maintenance of local reservoirs, watersheds, aquifer-recharge areas, and natural drainage systems to maintain high-quality water resources. | |
| **Policies** | |
| **COS-5.2 Impervious Surfaces.** Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation. | ***Consistent***. Site design, drainage and biofiltration basin source control measures are proposed for the Proposed Project to aid in the reduction of pollutants and storm water runoff and intensity/volume. In addition, the park-to-park loop includes pervious pavement along the pedestrian facility. The public rural streets within Planning Area 16 includes a pedestrian walkway comprised of D.G. surface improvements. Residential driveways will also be pervious payment, where appropriate. |

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| **COS-5.3 Downslope Protection.** Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources. | ***Consistent***. The Proposed Project retains natural drainages in areas which are not impacted by development to the maximum extent practical to protect downslope areas.<br><br>Drainage and urban runoff from the developed portions of the Proposed Project will drain to discharge locations via an internal storm drain system and will outlet to biofiltration basins which will address water quality and hydromodification prior to discharging into the downstream existing natural drainages. |
| **COS-5.5 Impacts of Development to Water Quality.** Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources. | ***Consistent***. First flush and dry weather runoff from developed areas will be diverted to biofiltration basins prior to discharge into the downstream existing natural drainages. Runoff conveyed in the storm drain systems will be treated in compliance with RWQCB regulations and federal criteria prior to discharging to natural watercourses, including implementation of post-construction best management practices. |
| **GOAL COS-7** | |
| **Protection and Preservation of Archaeological Resources.** Protection and preservation of the County's important archeological resources for their cultural importance to local communities, as well as their research and educational potential. | |
| **Policies** | |
| **COS-7.1 Archaeological Protection.** Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources. | ***Consistent***. A project-specific Cultural Resources Report included a survey and evaluation program which concluded that no significant archaeological resources lie entirely within the project area. The report identified 42 sites, one historic structure, and 11 isolates were subject to evaluation excavations and no significant archaeological deposits were identified within the 3,128-acre survey area. One site (CA-SDI-12397) is partially in the Project Area but is located primarily within State-owned lands. Due to access restrictions associated with its location, this site has not been directly evaluated. Nevertheless, the site is presumed to be eligible for listing in the CRHR and local register. If the site cannot be avoided, mitigation measures, including data recovery, will be implemented to reduce impacts to that resource to a less than significant level. |
| **COS-7.2 Open Space Easements.** Require development to avoid archeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources. | ***Consistent***. As described above under Policy COS-7.1, one archeological resource site (CA-SDI-12397) is partially in the Project Area. If the site cannot be avoided, mitigation measures, including data recovery, will be implemented to reduce impacts to that resource to a less than significant level. |

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| **COS-7.3 Archaeological Collections.** Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner | ***Consistent***. The project-specific Cultural Resources Report includes mitigation requiring the presence of a certified archaeologist during grading activity to ensure any important archaeological resources discovered are not lost or destroyed. Any such artifacts are required to be curated. |
| **COS-7.4 Consultation with Affected Communities.** Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources. | ***Consistent***. California Assembly Bill (AB52), which took effect July 1, 2015, establishes a consultation process between California Native American Tribes and lead agencies to address tribal concerns regarding project impacts to "tribal cultural resources" (TCR) and mitigation for such impacts. The Local and Tribal Intergovernmental Consultation process, embodied in Senate Bill (SB) 18, was signed into law in September of 2004 and took effect on March 1, 2005. SB 18 establishes responsibilities for local governments to contact, provide notice to, refer plans to, and consult with California Native American Tribes.<br><br>The NAHC did not identify any resources in their Sacred Lands File and specifically recommended contacting the Campo Band of Diegueño Indians and provided a list of other tribal contacts which should be contacted regarding the Proposed Project. Letters were sent to each of the contacts on May 16, 2016. To date, only the Jamul Indian Village has responded. In a letter dated December 12, 2016, the Tribe requested that it be informed of any resources discovered, and requested copies of reports, records searches, site records, and SLF search results. The Tribe also requested to participate in formal government-to-government consultation for the Project.<br><br>On January 31, 2017, Dudek provided the Tribe with an update regarding the Proposed Project EIR and that surveys and evaluations were being prepared. This was followed up by an on-site visit on September 12, 2017. This consultation meeting was attended by the County, the Applicant, Dudek and representatives of three Kumeyaay tribes: Santa Ysabel, Campo and Jamul.<br><br>In addition to the contacts made by Dudek, the County is conducting formal consultation with Native American representatives in the area. Tribal correspondence document can be found in Appendix D of the Cultural Resources Report. |

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| **COS-7.5 Treatment of Human Remains.** Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations. | ***Consistent***. No human remains were found as part of the Archaeological research and site evaluations; however, the study includes a mitigation measure should human remains be discovered during construction of the project. If any human remains are discovered, the property owner or his/her representative shall contact the County Coroner and the PDS staff archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the property owner or his/her representative to determine proper treatment and disposition of the remains. |
| **GOAL COS-9** | |
| **Educational and Scientific Uses.** Paleontological resources and unique geologic features conserved for educational and/or scientific purposes. | |
| **Policies** | |
| **COS-9.1 Preservation.** Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes. | ***Consistent***. The Paleontological Study includes mitigation measures requiring the presence of a certified paleontologist during grading activity to ensure any important paleontological resources discovered are not lost or destroyed. |
| **COS-9.2 Impacts of Development.** Require development to minimize impacts to unique geological features from human related destruction, damage, or loss. | ***Consistent***. The project-specific Cultural Resources Report did not identify any unique geologic features on site. |
| **GOAL COS-11** | |
| **Preservation of Scenic Resources.** Preservation of scenic resources, including vistas of important natural and unique features, where visual impacts of development are minimized. | |
| Policies | |
| **COS-11.1 Protection of Scenic Resources.** Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes. | ***Consistent***. Scenic values extend through Proctor Valley. Views of the Arroyo, San Miguel and Jamul Mountains, as well as Upper Otay Reservoir support the classification of Proctor Valley Road as County-designated Scenic Highway. To protect this scenic resource, the project includes design criteria regulating landscaping, building heights, and setbacks of buildings. Further, the alignment of Proctor Valley Road seeks to preserve significant outcroppings and landforms and preserve views to the Upper Otay Reservoir. |

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| | Five roundabouts are located at key neighborhood entries along Proctor Valley Road and create vista points through aesthetically pleasing designs that include specimen trees and low walls comprised of natural materials and colors, lighting and community signage. Due to surrounding hills and landforms, Proctor Valley is generally not visible from adjacent areas. However, primary views are generally from existing development within the City of Chula Vista. |
| **COS-11.2 Scenic Resource Connections.** Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails. | ***Consistent with General Plan Amendment***. Proctor Valley Road is County-designated Scenic Roadway. Minor modifications are proposed to minimize impacts (realignment) to adjacent sensitive resources through Proctor Valley. A 10' Community Pathway is proposed along Proctor Valley Road, which connects with the regional trail system within the City of Chula Vista and Jamul to the north. |
| **COS-11.3 Development Siting and Design.** Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:<br>• Creative site planning<br>• Integration of natural features into the project<br>• Appropriate scale, materials, and design to complement the surrounding natural landscape<br>• Minimal disturbance of topography<br>• Clustering of development so as to preserve a balance of open space vistas, natural features, and community character.<br>• Creation of contiguous open space networks | ***Consistent***. The Proposed Project includes design criteria regulating landscaping, building heights, and setbacks of buildings. The Development Regulations and Zoning requires Parcel-specific Site Plan review prior to building permit issuance. The Village 14 Design Plan establishes guidelines to create a cohesive vision for Village 14. Site planning within the Village Core District is comprised preparation of Site-specific Site Plans which will establish the development program, facilities, site design, parking, architecture and landscaping for land uses within the Village Core District that require preparation of a Site Plan (the Mixed-Use Site).<br><br>The Planning Areas 16 and 19 Design Guidelines establish guidelines for the architectural design of homes and ancillary structures, fencing, landscaping and grading.<br><br>Proctor Valley Road is proposed to be generally maintained in its current alignment through the center of Proctor Valley. A minor realignment is proposed in the southern segment to minimize impacts to vernal pools. The northern segment of Proctor Valley Road will be realigned in the Otay Ranch GDP/SRP to generally conform to the County General Plan alignment, which will avoid impacts to areas designated RMP Preserve in the Proposed Project. Development adjacent to the road, on the east and north sides, is buffered by landscaped slopes. Where the project is adjacent to undeveloped open space areas, views to the San Miguel and Jamul Mountains are provided.<br><br>The Village Core is centrally located within the natural valley floor. The largest lots are planned along the perimeter of the Project Area, adjacent to RMP Preserve areas.<br><br>Since the Otay Ranch GDP/SRP was adopted in 1993, ownership within the Otay Ranch has been fragmented; however, the Land Use Plan has remained intact. |

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| **COS-11.7 Underground Utilities.** Require new development to place utilities underground and encourage "undergrounding" in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies. | ***Consistent***. Utilities are planned to be undergrounded within the Proposed Project to maintain view-sheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies. Existing power line traversing the Project Area will remain in place. |
| **GOAL COS-12** | |
| **Preservation of Ridgelines and Hillsides.** Ridgelines and steep hillsides that are preserved for their character and scenic value. | |
| **Policies** | |
| **COS-12.1 Hillside and Ridgeline Development Density.** Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas. | ***Consistent***. Topography on site ranges from gently sloping terraces to moderately steep existing natural slopes approaching 1:1 (horizontal to vertical) slope inclinations. The steeper portions of the Project Area are in the north and east where development is restricted to ridgetops. These steeper portions (Planning Areas 16 and 19) are proposed at lower density one-acre estate and over two-acre ranchette lots, consistent with rural and semi-rural designations. Many steep slopes remain in the RMP Preserve. |
| **COS-12.2 Development Location on Ridges.** Require development to preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky. | ***Consistent***. The Proposed Project is consistent with areas designated for both development and preservation in the Otay Ranch GDP/SRP and RMP. Steep slope resources are preserved consistent with the RMP standard to preserve 83% of steep slopes Otay Ranch-wide. |
| **GOAL COS-13** | |
| **Dark Skies.** Preserved dark skies that contribute to rural character and are necessary for the local observatories. | |
| **Policies** | |
| **COS-13.1 Restrict Light and Glare.** Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution. | ***Consistent***. The Village Design Plan and Design Guidelines require that lighting be shielded downward such that no light is transmitted across a property line and utilize low watt bulbs or LED lighting. The Preserve Edge Plan further restricts lighting adjacent to the Preserve to reduce indirect lighting impacts and comply with the County of San Diego Code of Regulatory Ordinances, Section 51.201-51.209, Light Pollution Code. |
| **GOAL COS-14** | |
| **Sustainable Land Development.** Land use development techniques and patterns that reduce emissions of criteria pollutants and GHGs through minimized transportation and energy demands, while protecting public health and contributing to a more sustainable environment. [See also Goal LU-6] | |

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| *[Note: The Proposed Project is part of the Otay Ranch GDP/SRP and, as such, is part of the General Plan's existing land use framework. The Proposed Project would not result in residential densities or non-residential intensities that exceed the framework set forth in the Otay Ranch GDP/SRP for the subject portions of Village 14 and Planning Areas 16/19. Further, the Proposed Project includes a balanced mix of residential and resident-serving uses, all while benefiting from the overarching community structure established by the Otay Ranch GDP/SRP for the Otay Ranch planned community.]* | |
| **Policies** | |
| **COS-14.1 Land Use Development Form.** Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character. | ***Consistent***. The Proposed Project locates school and park uses in proximity to residential areas to encourage pedestrian and bicycle travel as an alternative to the automobile. Bike lanes and the Community Pathway as well as the internal park to park loop system and DG walkway within Planning Areas 16 provide alternative travel modes to reduce emissions. |
| **COS-14.2 Villages and Rural Villages.** Incorporate a mixture of uses within Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions. | ***Consistent***. The Proposed Project has a mix of land uses including a centrally-located Village Core comprised of an elementary school site, Village Green (neighborhood park). Village Square Mixed-Use Site and a public safety site. Pocket pedestrian parks are distributed through residential neighborhoods to provide convenient access to active and passive recreation facilities. Bike lanes, the Community Pathway and the internal park-to-park loop network connect these uses and provide alternative travel modes to reduce emissions. In addition, 5-foot wide DG walkways are provided along the Public and Private Rural Residential Roads within Planning Area 16. The Specific Plan identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-2 Park. |
| **COS-14.3 Sustainable Development.** Require design of residential subdivisions and nonresidential development through "green" and sustainable land development practices to conserve energy, water, open space, and natural resources. | ***Consistent***. The Specific Plan includes both an Energy Conservation Plan (see Appendix 3) and a Water Conservation Plan (see Appendix 6). The Energy Conservation Plan identifies the suite of regulatory standards and project design features that reduce the energy demands of, and corresponding emissions from, the following Project-related sources: (a) energy (i.e., the built environment); (b) mobile (i.e., light-duty cars and trucks); (c) water and wastewater; (d) solid waste; and, (e) construction.<br><br>The Proposed Project include Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units. In addition, a total of 10 Level 2 EV charging stations are to be installed with the parking lots in the Mixed-Use Site and public parks. All EV charging stations are subject to review and approval by the County.<br><br>See Specific Plan, Chapter VI. H. Wireless Facility Implementation, regarding the siting of wireless facilities within the Proposed Project. |

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| | The Water Conservation Plan, among other things, separately requires a complementary reduction in outdoor water usage through compliance with the Model Landscape Ordinance. The Water Conservation Plan also includes Grey Water and Rain Water Harvesting measures.<br><br>The Proposed Project designated approximately 426.7 acres of RMP Preserve onsite, which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation.<br><br>Together, and when combined with other land use design elements of the Specific Plan, both the Energy Conservation Plan and Water Conservation Plan ensure that the Project Proposed will result in sustainable development. |
| **COS-14.5 Building Siting and Orientation in Subdivisions.** Require that buildings be located and oriented in new subdivisions and multi-structure non-residential projects to maximize passive solar heating during cool seasons, minimize heat gains during hot periods, enhance natural ventilation, and promote the effective use of daylight. | ***Consistent***. As provided in the Energy Conservation Plan (see Specific Plan, Appendix 3), the Proposed Project has been designed to incorporate passive solar design and building orientation principles to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer, to the extent practicable or where feasible. |
| **COS-14.7 Alternative Energy Sources for Development Projects.** Encourage development projects that use energy recovery, photovoltaic, and wind energy. | ***Consistent***. As provided in the Energy Conservation Plan (see Specific Plan, Appendix 3), the Proposed Project will incorporate solar panels on single family residences to offset 100% of the electrical energy usage of those residences (EIR PDF-AQ/GHG-2). Additionally, at a minimum, the Proposed Project's non-residential land uses shall achieve a 10% greater building energy efficiency than required by ~~in accordance with~~ the California Energy Commission's 2016 Title 24 standards ~~or the standards in effect at the time of building permit issuance~~ (EIR PDF-AQ/GHG-3). All swimming pool design plans also shall demonstrate that pools located at the Proposed Project's private recreation centers are designed and shall be constructed to use solar water heating or other technology with an equivalent level of energy efficiency (EIR PDF-AQ/GHG-5). |
| **COS-14.9 Significant Producers of Air Pollutants.** Require projects that generate potentially significant levels of air pollutants and/or GHGs such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design. | ***Consistent***. Please see discussion of COS-14.7 above for a discussion of the Proposed Project's renewable energy commitments. Additionally, the Energy Conservation Plan (see Specific Plan, Appendix 3) sets forth relevant regulatory standards and project design features that equate to best available control technologies and practices for purposes of reducing the emissions of GHGs and air pollutants. Section 2.3, Air Quality, and Section 2.7, Greenhouse Gas Emissions, of the Proposed Project's EIR also set~~s~~ forth numerous project design features and mitigation measures that are consistent with industry-accepted best practices for the control of air pollutants and GHG emissions. Examples i~~I~~nclude, but are not limited to,~~ing~~ ~~utilizing~~ the use of Tier 4 |

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| | construction equipment (M-AQ-1, M-AQ-4);~~,~~ the use of electrical powered equipment (M-AQ-6); ~~and project design features including~~ Zero Net Energy residences (PDF-AQ/GHG-2);~~,~~ e~~E~~nergy i~~I~~mprovement s~~S~~tandards for non-residential buildings (PDF-AQ/GHG-3);~~,~~ Energy Star a~~A~~ppliances (PDF-AQ/GHG-4);~~,~~ s~~S~~olar h~~H~~ot w~~W~~ater heating for swimming pools at the private recreation centers (PDF-AQ/GHG-5);~~,~~ electric vehicle ~~EV~~ c~~C~~harging s~~S~~tations (PDF-AQ/GHG-10); and, a comprehensive TDM Program (PDF-TR-1). |
| **COS-14.10 Low-Emission Construction Vehicles and Equipment.** Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions. | ***Consistent***. The Specific Plan's Energy Conservation Plan (see Appendix 3) identifies, as relevant project design features, the use of alternative fuels and electric and hybrid equipment during the Proposed Project's construction phase where feasible. Additionally, Section 2.3, Air Quality, of the Project's EIR sets forth numerous mitigation measures to minimize the emissions of air pollutants and GHGs associated with construction equipment. For example, the Proposed Project is required to utilize Tier 4~~3~~ or better diesel engines in the construction fleet (M-AQ-1 and M-AQ-4); on-site electrical hook-ups are to be provided to reduce the need for electric generators and fuel-powered equipment (M-AQ-6); and, all construction equipment shall be outfitted with best available control technology devices certified by the California Air Resources Board (M-AQ-7). |
| **COS-14.11 Native Vegetation.** Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control. | ***Consistent***. The Fire Protection Plan establishes a 100' Fuel Modification Zone around the perimeter of the Proposed Project. The Approved Plant List, FPP, Appendix H, for this FMZ includes drought tolerant, locally sourced native vegetation. |
| **COS-14.12 Heat Island Effect.** Require that development be located and designed to minimize the "heat island" effect as appropriate to the location and density of development, incorporating such elements as cool roofs, cool pavements, and strategically placed shade trees. | ***Consistent***. The Proposed Project includes street-adjacent parkways landscaped with canopy trees adjacent to all streets to minimize heat gain and reduce the urban heat island effect. In addition, Site-specific Site Plans for the Mixed-Use Site will ensure sufficient landscaping in and around large parking lot areas to reduce heat gain. |
| **GOAL COS-15** | |
| **Sustainable Architecture and Buildings.** Building design and construction techniques that reduce emissions of criteria pollutants and GHGs, while protecting public health and contributing to a more sustainable environment. | |
| **Policies** | |
| **COS-15.1 Design and Construction of New Buildings.** Require that new buildings be designed and constructed in accordance with "green building" programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants. | ***Consistent***. The Specific Plan's Energy Conservation Plan (see Appendix 3) identifies the regulatory standards that will govern development of the Project's built environment, including the California Building Code's Title 24 Building Energy Efficiency Standards and California Green Building Standards. The Proposed Project also would exceed existing code requirements through the installation of energy-efficient residential appliances, exterior electric outlets, and on-site renewable energy that offsets 100% of the electrical energy usage of single-family residences. Please see PDF-AQ/GHG-1 through PDF-AQ/GHG-10, and PDF-UT-1 |

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| | through PDF-UT-5 in the EIR for examples of various "beyond code" design and construction elements of the Proposed Project. |
| **COS-15.4 Title 24 Energy Standards.** Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards. | ***Consistent***. Please see discussion of COS-15.1 above. As discussed therein, the Specific Plan's Energy Conservation Plan (see Appendix 3) includes project design features that exceed the requirements of Title 24. |
| **COS-15.6 Design and Construction Methods.** Require development design and construction methods to minimize impacts to air quality. | ***Consistent***. The Specific Plan's Energy Conservation Plan (see Appendix 3) and Section 2.3, Air Quality, of the EIR identify the regulatory standards and project design features that will minimize the Proposed Project's impacts to air quality. Additionally, Section 2.3, Air Quality, of the EIR identifies numerous mitigation measures applicable to the Project's construction and operational phases that reduce the Project's impacts to air quality to the extent feasible. |
| **GOAL COS-17** | |
| **Sustainable Solid Waste Management.** Perform solid waste management in a manner that protects natural resources from pollutants while providing sufficient, long term capacity through vigorous reduction, reuse, recycling, and composting programs. | |
| **Policies** | |
| **COS-17.1 Reduction of Solid Waste Materials.** Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with State law. | ***Consistent***. The Proposed Project will comply with the County's Solid Waste Recycling Ordinance. Accordingly, refuse collection service to the Project's residential and non-residential uses will include separate collection of recyclable and non-recyclable solid waste, and green waste. |
| **COS-17.2 Construction and Demolition Waste.** Require recycling, reduction and reuse of construction and demolition debris. | ***Consistent***. Other than one existing metal structure, no demolition is planned as part of the Proposed Project as no other structures currently exist within the Project Area. The Proposed Project will comply with the County's Construction and Demolition Waste Recycling Ordinance ensuring that excess/waste construction materials are recycled in accordance with the County's minimum diversion requirements as contained in their ordinance. |
| **COS-17.6 Recycling Containers.** Require that all new land development projects include space for recycling containers. | ***Consistent***. The Proposed Project will include space within garages or in side-yard setbacks for recycling containers. |
| **GOAL COS-19** | |
| **Sustainable Water Supply.** Conservation of limited water supply supporting all uses including urban, rural, commercial, industrial, and agricultural uses. | |

| APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES | CONSISTENCY ANALYSIS |
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| **Policies** | |
| **COS-19.1 Sustainable Development Practices.** Require land development, building design, landscaping, and operational practices that minimize water consumption. | ***Consistent***. The Specific Plan's Water Conservation Plan (see Appendix 6) requires a reduction in outdoor water usage through compliance with the County's Water Conservation in Landscaping Ordinance No. 10032 and the Water Efficient Landscape Design Manual. In addition, compliance with the California Green Building Code will further reduce indoor water usage. The Project also includes a drought-tolerant and water-efficient plant palette to minimize irrigation needs along landscaped parkways and manufactured slopes. (Please also see the related discussion in the Specific Plan's Energy Conservation Plan (see Appendix 3).) The HOA will be responsible for implementation of required water conservation measures in common landscaped areas, include private parks and swim clubs. |
| **COS-19.2 Recycled Water in New Development.** Require the use of recycled water in development wherever feasible. Restrict the use of recycled water when it increases salt loading in reservoirs. A permit is required from the County Department of Environmental Health for the use of recycled water.16 | ***Consistent***. The Project Area is situated above Upper Otay Reservoir and therefore, is not proposing to use recycled water. The City of San Diego has not allowed the use of recycled water on properties that are tributary to its drinking water storage reservoirs. |
| **GOAL COS-20** | |
| **Governance and Administration.** Reduction of local GHG emissions contributing to climate change that meet or exceed requirements of the Global Warming Solutions Act of 2006. (As adopted in 2011.)<br><br>Reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions contributing to climate change that meet or exceed requirements of the Global Warming Solutions Act of 2006, as amended by Senate Bill 32 (as amended, Pavley. California Global Warming Solutions Act of 2006: emissions limit). (As amended in 2018.)<br><br>***Consistent***. The Proposed Project would reduce GHG emissions contributing to global climate change, thereby helping the County help the state meet the statewide reduction targets established by AB 32 and SB 32, neither of which apply directly to the Proposed Project. Consistent with recommendations in the 2017 Scoping Plan, which is the blueprint for how the state will meet its SB 32 targets, the Proposed Project has committed to offset all of its GHG emissions to achieve and maintain carbon neutrality (i.e. net zero emissions) for the 30-year life of the Proposed Project through: (i) implementation of a suite of on-site reduction strategies, which will reduce the Proposed Project's $CO_2e$ emissions by approximately 27%, and (ii) the purchase of off-site carbon offsets, which will reduce to zero the Proposed Project's remaining $CO_2e$ emissions. (The 27% emissions reduction attributable to on-site strategies reflects implementation of PDF-AQ/GHG-1 through PDF-AQ/GHG-5 and PDF-TR-1, as well as landscaping/vegetation plans. This emissions reduction estimate does not reflect implementation of PDF-AQ/GHG-6 through PDF-AQ/GHG-10, which conservatively serves to underestimate emissions reductions that will follow from the Proposed Project's on-site emission reduction strategies.)<br><br>Section 8.4.5, *Thematic Response - Use of Carbon Offsets*, of the Proposed Project's Final EIR, includes additional information regarding the County's interpretation of this General Plan Goal and its applicability to the Proposed Project. As provided therein, the County did not intend for and does not interpret this Goal as requiring that projects achieve all identified GHG reductions locally, i.e., within the boundaries of the County of San Diego. To the contrary, the Goal imposes no restriction on the use of all available measures to reduce GHG emissions. | |

| APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES | CONSISTENCY ANALYSIS |
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| Because of the scientific basis for global climate change, which recognizes that a metric ton of carbon dioxide equivalents is not directly linked to localized effects, the County – like many other agencies with expertise in the field – has determined that the reduction of GHG emissions in off-site locations (including those outside the County boundary) serves to effectively reduce, minimize and avoid the effects of global climate change. Indeed, the County has permitted land use development projects to offset their GHG emissions by purchasing out-of-County offsets since 2013. Under CEQA, the County has a duty to impose all feasible mitigation measures to address a significant impact. Requiring project applicants with projects that have a cumulatively considerable contribution to climate change, even after implementing all feasible on-site mitigation, to purchase offsets from within and outside the County to reduce such impacts is consistent with and implements this CEQA requirement.<br><br>The County's use of offsets as a recognized GHG reduction tool is consistent with numerous State laws and policies that also recognize carbon offsets as a GHG reduction tool, including (i) CEQA Guidelines Section 15126.4(c); (ii) the California Air Resources Board's 2017 Scoping Plan, including Appendix B thereto; (iii) the California Air Resources Board's approval of AB 900 projects, which are designated "environmental leadership development projects" following a determination that such projects achieve a no net increase level in GHG emissions and meet other requirements; and, (iv) AB 32 and SB 32, as codified in the California Health & Safety Code, which authorize the use of market-based compliance mechanisms, such as offset transactions.<br><br>The County's interpretation of this Goal as not limiting the use of all available GHG reduction tools allows the County to meet its GHG reduction objectives while also satisfying those policies in the General Plan which require the County to plan for the anticipated housing demand within its jurisdictional boundaries. It is well recognized that the San Diego region is experiencing a housing crisis and a shortage of attainable, workforce housing. The Proposed Project furthers implementation of the Otay Ranch GDP/SRP, providing a needed mix of housing product types to serve the County's residents. In this regard, the Proposed Project provides residential housing opportunities that have been planned for and expected since approval of the Otay Ranch GDP/SRP in 1993 – to halt delivery of those units would conflict with the County's planning framework for the creation of the requisite housing opportunities.[19] | |
| **Policies** | |
| **COS-20.1 Climate Change Action Plan.** Prepare, maintain, and implement a climate change action plan with a baseline inventory of GHG emissions from all sources; GHG emissions reduction targets and deadlines, and enforceable GHG emissions reduction measures. (As adopted in 2011.) | ***Not Applicable***. This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Proposed Project. The County's Climate Action Plan, adopted in February 2018, currently is the subject of pending judicial proceedings.<br><br>As provided in Section 8.4.6, Thematic Response – CAP Consistency, of the Proposed Project's Final EIR, CEQA Guidelines Section 15064.4 does not require a lead agency to have an adopted climate action plan in order to evaluate and determine the impacts of a proposed project under CEQA. |

[19] For purposes of the 2010 to 2020 planning period, the California Department of Housing and Community Development (HCD) advised SANDAG that the land use jurisdictions within its region needed to provide 161,980 housing units across a mix of income categories. (See https://www.sandag.org/uploads/projectid/projectid_189_13279.pdf.) Of this total, and as discussed in the Housing Element of the County's General Plan, 22,412 housing units were assigned to the County's unincorporated areas. During the hearing on the County's Climate Action Plan in February 2018, Board Chair Gaspar underscored the County's obligation to meet its regional housing need allocation and noted that – eight years into the 2010 to 2020 planning period – the County had only issued building permits for 4,644 of its required 22,412 units.

In July 2018, HCD provided SANDAG with its regional housing needs for the 2020 to 2029 planning period, which has increased from 161,980 housing units to 171,685 housing units, again across a mix of include categories. (See https://www.sandag.org/uploads/projected/projectid_189_24169.pdf). SANDAG has not yet allocated that total for the 2020 to 2029 planning period to the individual land use jurisdictions in the region; however, the increase in the total unit count is highly concerning due to the region's inability to meet the existing (let alone projected) demand for housing during the 2020 to 2029 planning period.

| APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES | CONSISTENCY ANALYSIS |
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| Prepare, maintain, and implement a Climate Action Plan for the reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions consistent with the California Environmental Quality Act (CEQA) Guidelines Section 15183.5. (As amended in 2018.) | |
| **COS-20.2 GHG Monitoring and Implementation.** Establish and maintain a program to monitor GHG emissions attributable to development, transportation, infrastructure, and municipal operations and periodically review the effectiveness of and revise existing programs as necessary to achieve GHG emission reduction objectives. | ***Not Applicable***. This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Proposed Project. That being said, it is noted that Proposed Project-related construction and operational emissions were estimated and disclosed in EIR Section 2.7, Greenhouse Gas Emissions, in furtherance of the County's CEQA compliance obligations. |
| **COS-20.3 Regional Collaboration.** Coordinate air quality planning efforts with federal and State agencies, SANDAG, and other jurisdictions. | ***Not Applicable***. This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Proposed Project. That being said, it is noted that the Proposed Project is part of the Otay Ranch GDP/SRP and, as such, has long been the subject of regional collaboration between the County of San Diego, City of Chula Vista and SANDAG. For example, as discussed in Table 2.7-12, San Diego Forward: The Regional Plan Consistency Analysis, of the Proposed Project's Final EIR, the Otay Ranch GDP/SRP planning area has benefited from extensive inter-agency coordination in the area of transit development. The collaboration has resulted in the identification of no less than five transit stops within the planning area as part of the South Bay Bus Rapid Transit (BRT) system, and the development of conceptual plans for a "mobility hub" at the Otay Ranch Station. |
| **COS-20.4 Public Education.** Continue to provide materials and programs that educate and provide technical assistance to the public, development professionals, schools, and other parties regarding the importance and approaches for sustainable development and reduction of GHG emissions. | ***Not Applicable***. This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Proposed Project. That being said, it is noted that the Proposed Project would provide educational materials to its residents. For example, PDF-AQ/GHG-7 in the Final EIR requires the distribution of information on energy efficiency, energy efficient lighting and lighting control systems, energy management, and existing energy incentive programs to new homebuyers prior to the issuance of Certificates of Occupancy for new homes. Further, under PDF-TR-1, the Proposed Project's Transportation Demand Management (TDM) Program would benefit from the designation of a coordinator responsible for marketing the Program to the Project's residents. |

| APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES | CONSISTENCY ANALYSIS |
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| **GOAL COS-21** | |
| **Park and Recreational Facilities.** Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately ten acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County. | |
| **Policies** | |
| **COS-21.1 Diversity of Users and Services.** Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests. | ***Consistent***. The Specific Plan Parks, Recreation, Open Space, Preserve and Trails Master Plan includes 24.8 acres of public and private park land, including four public parks, ranging in size from 1.4 acres to 7.2 acres. Private park facilities include three swim clubs and pocket parks located within residential neighborhoods. The public and private park system provides a variety of recreational experiences, including active sport courts (soccer, basketball, pickleball), parkour stations, open turf areas, community gathering space, picnic and BBQ facilities, tot lots, dog parks, a yoga pavilion, swim clubs with dining areas, outdoor game areas. In addition, the Proposed Project provides the 4.5-mile Community Pathway along Proctor Valley Road and a 3-mile internal park to park loop network which connects all the public and private parks. In addition, a D.G. walkway is planned along the Public and Private Rural Residential Roads within Planning Areas 16/19, providing a pedestrian network through the single-family neighborhoods. |
| **COS-21.2 Location of Parks.** Locate new local parks and recreation facilities near other community-oriented public facilities such as schools, libraries, and recreation centers where feasible, so that they may function as the "heart" of the community. | ***Consistent***. The Village Core is centrally located in the "heart" of the Proposed Project. The Village Core includes the Village Green public park. This recreation facility is adjacent to the planned elementary school site and public safety site. Additional public parks are planned within South and Central Proctor Valley as well as Planning Area 16. In addition, private recreational facilities and pocket parks are planned to provide parks and recreation facilities within walking distances of all residences in Village 14. |
| **COS-21.5 Connections to Trails and Networks.** Connect public parks to trails and pathways and other pedestrian or bicycle networks where feasible to provide linkages and connectivity between recreational uses. | ***Consistent***. The Proposed Project provides a 4.5-mile Community Pathway along Proctor Valley Road and a 3.0-mile internal park to park loop. Village 14 provides park facilities within ½ mile of all residential neighborhoods. The park to park loop provides a connection between the parks and the Community Pathway. The 5-foot wide DG walkway along the Public and Private Rural Residential Roads within Planning Area 16 provides a pedestrian network within the single-family neighborhoods. A 1.4-acre public neighborhood park is also planned in Planning Area 16 to serve the rural community. In addition, bike lanes are provided on Proctor Valley Road to provide a west to east connection. |

## GENERAL PLAN CONSISTENCY ANALYSIS – HOUSING ELEMENT

| APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES | CONSISTENCY ANALYSIS |
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| **GOAL H-1** | |
| **Housing Development and Variety.** A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics. | |
| **Policies** | |
| **H-1.6 Land for All Housing Types Provided in Villages.** Provide opportunities for small-lot single-family, duplex, triplex, and other multi-family building types in Villages. | ***Consistent***. The Specific Plan includes a mix of lot sizes, including 11 single family lot sizes, and detached courtyard homes within Village 14. Planning Areas 16 and 19 include one-acre estate and two-acre ranchette lots. See H-1.7 for additional details. |
| **H-1.7 Mix of Residential Development Types in Villages.** Support the design of large-scale residential developments (generally greater than 200 dwelling units) in Villages that include a range of housing types, lot sizes, and building sites | ***Consistent***. As a Specific Plan Area, the Proposed Project includes 11 single family lots sizes, which are anticipated to accommodate approximately of 26 varied single-family plans. Lot sizes range from 4,250 sq. ft. to over 4 acres within Village 14. Village 14 also includes a site planned for detached courtyard homes, which may include four unique floorplans. Planning Areas 16 and 19 include one and two-acre minimum estate and two and three- acre average ranchette lots.<br><br>In addition to the diversity of single family homes, the Mixed-Use site is planned to accommodate up to 10,000 sq. ft. of retail/commercial uses providing a unique building type and style.<br><br>The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles. |
| **H-1.8 Variety of Lot Sizes in Large-Scale Residential Developments.** Promote large-scale residential development in Semi-Rural that include a range of lot sizes to improve housing choice. | ***Consistent***. Refer to H-1.7 for additional details. The variety of lot sizes and single-family product choice provides a wide range of choices for potential homebuyers. Gated communities within Village 14 create a unique setting for single family neighborhoods. The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles. |

## GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT

| APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES | CONSISTENCY ANALYSIS |
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| **GOAL S-3** | |
| **Minimized Fire Hazards.** Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards. | |

| **GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT** | |
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| **APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES** | **CONSISTENCY ANALYSIS** |
| **Policies** | |
| **S-3.1 Defensible Development.** Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires. | ***Consistent***. The Proposed Project has been designed to comply with the County's Fire Code, the County Subdivision Ordinance, and the County's Wildland Fire & Fire Protection Guidelines. Buildings will include automatic fire sprinklers systems and comply with the California Building Code, Chapter 7A. Buildings will be limited to 2-stories, with exceptions for towers and architectural elements. Buildings along the perimeter of the Proposed Project will be protected by a minimum of 100 feet of defensible space (100' Fuel Modification Zone) and fire-rated perimeter walls. In addition to the 100' Fuel Modification Zone, a wet zone between structures and rear property lines is required. Fuel Modifications Zones within Planning Areas 16 and 19 will be specifically sited based on building location. The Proposed Project also includes an onsite fire station and sheriff's substation, as well as an off-site Otay Water District 980 Zone water reservoir. |
| **S-3.2 Development in Hillsides and Canyons.** Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires. | ***Consistent***. The Fire Protection Plan includes mapping fire environment risk analysis, including fire behavior modeling to assist in estimating the necessary defensible space, including areas where the terrain or topography affect a structure's susceptibility to wildfire. Flame lengths were modeled under worst case conditions at 31 feet. Buildings along the perimeter will be protected by a minimum of 100 feet of defensible space. This 100' fuel modification zone will be planned and managed to reduce fire intensity, slow fire spread, and minimize the spread of flames into/from the Project Area. The plant palette has been reviewed and approved by a wildfire specialist. The Fire Protection Plan includes restrictions on plant height and spacing in the fuel medication zone to further minimize the spread of flames. In Planning Area 16, a Limited Building Zone (LBZ) has been established for each lot that borders open space/conservation areas to limit where buildings may be constructed on the larger lots by excluding their positioning within 100 feet of open space areas. |

| **GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT** | |
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| **APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES** | **CONSISTENCY ANALYSIS** |
| **S-3.3 Minimize Flammable Vegetation.** Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development. | ***Consistent***. The Proposed Project has been designed to achieve a careful balance between protecting wildlife corridors and linkages and minimizing the potential for wildland fires to penetrate the developed areas. Development is concentrated in two major areas with no significant sources of flammable vegetation internal to these development areas. The HOA-maintained landscaping complies with the approved plant list for urban-wildland areas and the CC&Rs will require private yard landscape to comply with this plant list as well. Within Planning Area 16, a temporary FMZ has established 100' from the graded pad area. The FMZ will be further refined at the building permit, when the house is sited on the lot. In addition, the LBZ established on lots bordering open space/conservation areas requires that buildings must be 100' from open space areas. The 100' Preserve Edge requirements will be enforced and managed via the CC&Rs. |
| **S-3.4 Service Availability.** Plan for development where fire and emergency services are available or planned. | ***Consistent***. The Proposed Project includes a public safety site which is anticipated to house a future onsite fire station and sheriff's ~~station~~ storefront facility. The Fire Protection Plan calls for a temporary onsite fire station to serve the projects' initial phases prior to construction of a permanent fire station within the Village Core. Under both the temporary station and permanent station, the General Plan response time threshold of 5-minutes is met. |
| **S-3.5 Access Roads.** Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently. | ***Consistent***. A Wildland Fire Evacuation Plan (EIR Appendix 3.1.1-3) was prepared for the Proposed Project. The Proposed Project includes eight fully improved access points along Proctor Road, a backbone roadway connecting neighborhoods connecting the Project's neighborhoods. There are secondary access points within each neighborhood, via an extensive internal circulation with loop streets and multiple ingress and egress points. Proctor Valley Road completes the regional connection between the City of Chula Vista and the community of Jamul. The roadways have been designed to ensure adequate travel width for fire apparatus and emergency vehicles. Residential Collector Streets without driveways or homes fronting provide wider travel lanes to accommodate evacuation routes. The Public and Private Rural Residential Roads in Planning Areas 16/19 provide access and a secondary travel route. |

| **GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT** | |
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| **APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES** | **CONSISTENCY ANALYSIS** |
| **S-3.6 Fire Protection Measures.** Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire. | ***Consistent***. The Proposed Project has been designed to comply with the County's Fire Code, the County Subdivision Ordinance, and the County's Wildland Fire & Fire Protection Guidelines. Buildings will include automatic fire sprinkler systems and comply with California Building Code, Chapter 7A. Buildings will be limited to 2-stories, with exceptions for towers and architectural elements. Buildings along the perimeter of the Project Area will be protected by a minimum of 100 feet of defensible space. This 100-foot fuel modification zone will be landscaped to protect against the spread of flames into the project. The plant palette has been reviewed and approved by a wildfire specialist. The Proposed Project also includes an onsite fire station and Sheriff's storefront facility, as well as an Otay Water District 980 Zone water reservoir. The roadways have been designed to ensure adequate travel width for fire apparatus and emergency vehicles. Backbone spine roads without driveways or homes fronting on these roads are widened roads to accommodate evacuation routes. Access to off-site properties adjacent to Proctor Valley Road is provided via driveway access directly from Proctor Valley Road. See Wildland Fire Evacuation Plan (EIR Appendix 3.1.1-3).<br><br>Within Planning Area 16, a temporary FMZ has established 100' from the graded pad area. The FMZ will be further refined at the building permit level, when the homes are sited on individual lots. In addition, the LBZ established on lots bordering open space/conservation areas requires that buildings must be 100' from open space areas. The 100' Preserve Edge requirements will be enforced and managed via the CC&Rs. |
| **S-3.7 Fire Resistant Construction.** Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas. | ***Consistent***. Buildings will be designed with automatic fire sprinklers and will comply with California Building Code, Chapter 7A, as well as the County Fire Code. |
| **GOAL S-6** | |
| **Adequate Fire and Medical Services.** Adequate levels of fire and emergency medical services (EMS) in the unincorporated County. | |

| **GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT** | |
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| **APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES** | **CONSISTENCY ANALYSIS** |
| **Policies** | |
| **S-6.1 Water Supply.** Ensure that water supply systems for development are adequate to combat structural and wildland fires. | ***Consistent***. The Specific Plan includes the Overview of Water Service facility plan, which addresses fire flow requirements necessary to serve the Proposed Project, as discussed further in the FPP. The phasing and financing of water facilities are addressed in the PFFP.<br><br>The Otay Water District approved an SB610/SB221 water supply assessment/water verification report on January 3, 2018 for the Proposed Project. This report, prepared by the Otay Water District, ensures that the Specific Plan's water demand, in conjunction with other existing and future development, can be met by available and reliable water supplies through Otay Water District, the San Diego County Water Authority, and Metropolitan Water District. |
| **S-6.3 Funding Fire Protection Services.** Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project. | ***Consistent***. The Proposed Project includes a public safety site which is anticipated to house a future onsite fire station. The Applicant will be required to pay the County Fire Mitigation Fee and enter into a project-specific Fire Services Agreement, which will determine the Proposed Project's fair share of fire station construction and maintenance and operations costs necessary to serve the Proposed Project. |
| **S-6.4 Fire Protection Services for Development.** Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station). | ***Consistent***. The Fire Protection Plan calls for a temporary onsite fire station to serve the projects initial phases prior to construction of a permanent fire station within the Village Core. Under both the temporary station and permanent station, the General Plan response time threshold of 5-minutes is met. Although out of the direct protection area, the neighboring fire agency, City of Chula Vista Fire Department, has 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. |
| **S-6.5 Concurrency of Fire Protection Services.** Ensure that fire protection staffing, facilities and equipment required to serve development are operating prior to, or in conjunction with, the development. Allow incremental growth to occur until a new facility can be supported by development | ***Consistent***. The Project Applicant will enter into a Fire Services Agreement prior to Project approval. This agreement will address development phasing as well as fire protection services and facilities phasing and financing in conformance with this<br><br>Policy. |
| **GOAL S-7** | |
| **Reduced Seismic Hazards.** Minimized personal injury and property damage resulting from seismic hazards. | |

| **GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT** | |
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| **APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES** | **CONSISTENCY ANALYSIS** |
| **S-7.1 Development Location.** Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided. | ***Consistent***. The Silver Strand section of the Newport-Ingelwood-Rose Canyon Fault Zone located approximately 15 miles to the west is the closest known active fault to the Project Area. The La Nacion Fault, a potentially active fault, is located approximately 6 miles west of the Project Area. |
| **S-7.2 Engineering Measures to Reduce Risk.** Require all development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards. | ***Consistent***. No unusual climatic, geologic, or seismic conditions on or near the Project Area exist to warrant building code, engineering standards, or construction methods in excess of California Building Code requirements, County building codes and land use regulations, and other formally established and conventional engineering and design standards and practices. |
| **GOAL S-10** | |
| **Floodway and Floodplain Capacity**. Floodways and floodplains that have acceptable capacity to accommodate flood events. | |
| **S-10.4 Stormwater Management.** Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities. | ***Consistent***. The Stormwater Management Plan for Village 14 and Planning Areas 16 and 19 was prepared to address LID, hydromodification management and other measure to minimize stormwater impacts on drainage and flood control facilities. Storm water facilities have been designed in accordance with the County's BMP requirements for permanent site design, stormwater treatment, and hydromodification management. Drainage from paved areas, including streets, sidewalks, driveways, and parking areas, is directed into biofiltration basins to remove trash, debris, and pollutants prior to discharging into the downstream natural conveyance channels. |

| **GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT** | |
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| **APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES** | **CONSISTENCY ANALYSIS** |
| **S-10.5 Development Site Improvements.** Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities. | ***Consistent***. The Priority Development Project Stormwater Management Plan for the Proctor Valley (Village 14) and Planning Areas 16 and 19 identifies necessary facilities required both on and off-site to drain the Proposed Project and avoid impacts due to storm water runoff. This site will include 13 regional-type biofiltration basins at the downstream portions of the developed areas and along Proctor Valley Road, which will act to address both pollution control and flow control measures. Three biofiltration areas are proposed along Proctor Valley Road South and 10 biofiltration areas would be located within the developed portions of Village 14 and Planning Areas 16 and 19 (Appendix 2.1.13). The BMPs were selected based on their effectiveness for pollutant removal and ability to also be utilized for flow control. As a pretreatment measure, proprietary flow-through treatment control BMPs are proposed immediately upstream of the two larger biofiltration facilities. |
| **S-10.6 Stormwater Hydrology.** Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology. | ***Consistent***. The CEQA Drainage Study has been prepared in accordance with the County of San Diego Hydrology and Hydraulic Design Manuals to minimize adverse impacts on the surrounding area. The Proposed Project currently and ultimately drains into the Upper Otay Reservoir. Natural runoff from most areas north of the Proposed Project will be separated from the developed site runoff via separate storm drain systems. Thus, runoff from natural (undeveloped) areas would continue to drain directly to Proctor Valley and the Upper Otay Reservoir, and not comingle with runoff from the development until downstream of the proposed biofiltration basins (after low flows from the development have been treated). The onsite storm drains which conveys developed flows will be routed through a biofiltration basin prior to discharging into Proctor Valley and Jamul Creek. Increased peak flows to Proctor Valley and both the upper and lower Otay Reservoirs due to the development will be accepted by the City of San Diego on the condition that the quality of runoff is acceptable, and the Source Protection Guidelines for New Development are used to address water quality matters. |
| **GOAL S-12** | |
| **Adequate Law Enforcement Facilities.** Timely development of law enforcement facilities in locations that serve the unincorporated areas of the County. | |

| **GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT** | |
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| **APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES** | **CONSISTENCY ANALYSIS** |
| **Policies** | |
| **S-12.1 New Law Enforcement Facilities.** Coordinate new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County. | ***Consistent***. The Proposed Project includes an onsite public safety site which is anticipated to house a future Sheriff's storefront facility. |
| **GOAL S-13** | |
| **Safe Communities.** Law enforcement facilities and services that help maintain safe communities. | |
| **Policies** | |
| **S-13.1 Sheriff Facility Locations.** Locate Sheriff facilities to best serve existing and planned development and the corresponding demand for services. | ***Consistent***. The Proposed Project includes a public safety site which is anticipated to house a Sheriff's storefront facility. (See S-12.1 above) |
| **S-13.2 Sheriff Facilities in Non-Residential Areas.** Locate future Sheriff facilities in commercial, industrial, or mixed-use areas; they may also be located within residential areas when other sites are unavailable or unsuitable based on circulation, geography, proximity to demand, and other factors that impact the practical provision of services. | ***Consistent***. The Proposed Project includes a public safety site which is anticipated to house a Sheriff storefront facility. As an alternative, the Sheriff's facility may be located in the commercial/retail Mixed Use Site. |
| **GOAL S-14** | |
| **Crime Prevention.** Crime prevention through building and site design. | |
| **Policies** | |
| **S-14.1 Vehicular Access to Development.** Require development to provide vehicular connections that reduce response times and facilitate access for law enforcement personnel, whenever feasible. | ***Consistent***. The internal streets within the Proposed Project have been designed to connect to and through the neighborhoods rather than end in cul-de-sacs. The Proposed Project is bisected by a Circulation Element public road (Proctor Valley Road) that connects the four major development phases. Finally, the Proposed Project includes eight fully improved community access points along Proctor Valley Road. Public parks and other facilities are situated along Proctor Valley Road for easy access and visibility. |
| **S-14.2 Development Safety Techniques.** Require development within Village areas to utilize planning and design techniques, as appropriate, that deter crime. | |
| Examples of design features include the following: | |
| • Avoiding landscaping that might create blind spots or hiding places | |

| GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT | |
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| **APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES** | **CONSISTENCY ANALYSIS** |
| • Centrally locating open green spaces and recreational uses so that they are visible from nearby homes and streets<br>• Designing streets to discourage cut-through or high-speed traffic<br>• Installing paving treatments, plantings, and architectural design features, such as columned gateways, to guide visitors to desired entrances and away from private areas<br>• Installing walkways in locations safe for pedestrians<br>• Designing lots, streets, and homes to encourage interaction between neighbors<br>• Including mixed land uses that increase activities on the street | ***Consistent***. The street network has been designed in accordance with County Public Road Standards which incorporate public safety and includes separate bicycle and pedestrian access design considerations. Neighborhoods are designed to promote connectivity and interaction with other neighborhoods. Public and private park and recreation facilities are located central to neighborhoods to enhance visibility and deter crime. Monument/signage will mark primary community entries, backbone circulation system, and neighborhood entrances. Landscaping and street lighting will be designed to enhance pedestrian safety and deter crime. The Proposed Project includes eight gated access points and accommodates a Sheriff's storefront facility within the public safety site or Mixed-Use Site. The Village Design Plan includes building siting guidelines and CPTED design guidelines intended to deter crime. The Proposed Project will have an HOA, which generally implements a positive approach to facilitate neighbor communication and cooperation regarding community safety. |
| • Siting and designing buildings oriented for occupants to view streets and public spaces | |

| APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES | CONSISTENCY ANALYSIS |
|---|---|
| **NOISE ELEMENT** | |
| **GOAL N-1** | |
| **Land Use Compatibility.** A noise environment throughout the unincorporated County that is compatible with the land uses. | |
| **Policies** | |
| **N-1.1 Noise Compatibility Guidelines.** Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses. | ***Consistent***. The Proposed Project's Noise Analysis uses the Noise Compatibility Guidelines and Noise Standards to determine the acceptability of exterior and interior noise levels for the proposed land uses. |
| **N-1.2 Noise Management Strategies.** Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary:<br>• Avoid placement of noise sensitive uses within noisy areas<br>• Increase setbacks between noise generators and noise sensitive uses | |

| APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES | CONSISTENCY ANALYSIS |
|---|---|
| • Orient buildings such that the noise sensitive portions of a project are shielded from noise sources<br>• Use sound-attenuating architectural design and building features<br>• Employ technologies when appropriate that reduce noise generation (i.e. alternative pavement materials on roadways) | ***Consistent***. The Proposed Project layout and design considered the relationships between proposed residential, mixed use, public, and institutional land uses to avoid noise incompatibilities. Homes along Proctor Valley Road and the backbone roads are setback to shield homes from roadway/traffic noise. Where single-family residences are exposed to noise levels in excess of 60 dBA CNEL a minimum 6-foot-high solid noise barrier will be constructed along the exposures. See the Acoustical Analysis Report, EIR Appendix 4.1.8, for noise barrier locations and heights. |
| **N-1.3 Sound Walls.** Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall. | ***Consistent***. Aesthetically pleasing noise walls and landscaping will be used interior to the Proposed Project along Proctor Valley Road to provide additional shielding of homes from road/vehicle noise, consistent with the Acoustical Analysis Report. The noise barriers may be constructed as a wall, berm or a combination of both. They may consist of masonry material, 0.625-inch thick Plexiglas, or 0.25-inch thick plate glass, or a combination of these materials. See Acoustical Analysis Report, EIR Appendix 4.1.8 for noise barrier locations and heights |
| **GOAL N-2** | |
| **Protection of Noise Sensitive Uses.** A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels. | |
| **Policies** | |
| **N-2.1 Development Impacts to Noise Sensitive Land Uses.** Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2. | ***Consistent***. The EIR includes a mitigation measure (M-N-1) requiring the preparation of an acoustical study prior to issuance of a building permit when a building or land use would be subject to exterior noise levels in excess of 60 dBA. In order to more accurately determine noise levels, this acoustical study will be conducted after floor plans have been designed and buildings plotted based on horizontal and vertical setbacks from the noise generator. The EIR also includes noise mitigation measures for sensitive land uses to reduce noise impacts from other noise sources, including outdoor equipment, traffic, etc. |

| APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES | CONSISTENCY ANALYSIS |
|---|---|
| **N-2.2 Balconies and Patios.** Assure that in developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use developments exceed 65 CNEL, a solid noise barrier is incorporated into the building design of the balconies and patios while still maintaining the openness of the patio or balcony. | ***Consistent***. The EIR includes a mitigation measure requiring the preparation of an acoustical study prior to issuance of a building permit when a building or land use would be subject to exterior noise levels in excess of those contained in the County Noise Ordinance. In order to more accurately determine noise levels, this acoustical study will be conducted after floor plans have been designed and buildings plotted based on horizontal and vertical setbacks from the noise generator. |
| **GOAL N-3** | |
| **Groundborne Vibration.** An environment that minimizes exposure of sensitive land uses to the harmful effects of excessive groundborne vibration. | |
| **Policies** | |
| **N-3.1 Groundborne Vibration.** Use the Federal Transit Administration and Federal Railroad Administration guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from trains, construction equipment, and other sources. | ***Consistent***. The EIR includes noise mitigation measures for ground-borne vibration from construction equipment such that a vibration monitoring plan shall be required prior to beginning construction within 200 feet of an existing or future occupied residence. The roundabouts along Proctor Valley Road are designed for W-40 truck movement, accommodating trucks with a trailer of 35' or shorter. Minimizing large truck circulation has the potential to result in reduced groundborne vibration. All blasting and crushing construction operations are subject to strict implementation of applicable County ordinances. |
| **GOAL N-4** | |
| **Transportation-Related Noise Generators.** A noise environment that reduces noise generated from traffic, railroads, and airports to the extent feasible. | |
| **Policies** | |
| **N-4.2 Traffic Calming.** Include traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise in development that may impact noise sensitive land uses. | ***Consistent***. The proposed roadway network has been designed in accordance with the County Public Road and Private Street Standards. Design speeds within Proctor Valley central and north have been reduced to 30 mph. Five roundabouts are planned at key intersections from Proctor Valley Road and neighborhood entry features will slow traffic to 25 mph. In addition, intersection neckdowns at key internal intersections and reduced design speeds on internal streets reduce traffic noise throughout the Proposed Project. |

| APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES | CONSISTENCY ANALYSIS |
|---|---|
| **N-4.5 Roadway Location.** Locate new or expanded roads designated in the Mobility Element in areas where the impact to noise sensitive land uses would be minimized. | ***Consistent with General Plan Amendment***. The Proposed Project proposes extending Proctor Valley Road as a fully improved roadway through the Proposed Project. However, Proctor Valley Road is planned as a narrowed 2-Lane Light Collector. The narrowed alignment will largely follow the existing unimproved alignment, thereby minimizing the potential to create new noise impacts. The southern segment of Proctor Valley Road has been shifted 100'+/- to the southeast to avoid impacts on sensitive vernal pool habitat. |
| **N-4.6 Road Improvement Projects.** For County road improvement projects, evaluate the proposed project against ambient noise levels to determine whether the project would increase ambient noise levels by more than three decibels. If so, apply the limits in the noise standards listed in Table N-2 for noise sensitive land uses that may be affected by the increased noise levels. For federally-funded roadway construction projects, use the limits in the applicable Federal Highway Administration Standards. | ***Consistent***. The Proposed Project includes offsite improvements to Proctor Valley Road. The Acoustical Analysis Report prepared for the project evaluated the proposed project against ambient noise levels. The Acoustical Analysis Report concluded that the Proposed Project would exceed 3dB above ambient (i.e. existing) noise levels for noise sensitive land uses located within the County. Therefore, the noise standards listed in Table N-2 were applied and the Acoustical Analysis Report found that the existing plus Proposed Project noise level would be approximately 52 dBA CNEL, which would not exceed the County noise standard (60 dBA) for these single-family residential land uses. Under the Year 2030, estimated noise level would be 62 dBA CNEL, which would exceed the County standard. However, it should be noted that the standard would be exceeded under the Year 2030 with or without development of the Proposed Project. The Acoustical Analysis Report appropriately analyzed the Proposed Project in accordance with Policy N-4.6, and therefore is consistent with this policy. |
| **N-4.9 Airport Compatibility.** Assure the noise compatibility of any development projects that may be affected by noise from public or private airports and helipads during project review by coordinating, as appropriate, with appropriate agencies such as the San Diego County Regional Airport Authority (SDCRAA) and the Federal Aviation Administration (FAA). | ***Consistent***. The Acoustical Analysis Report concluded that the Proposed Project will not experience significant impacts from airport noise. The nearest private airstrip is the John Nichol's Field Airport, located at 13531 Otay Lakes Road, Jamul, California. The airport is located approximately 3 miles to the southeast of the project site and separated from the project site by numerous hills and ridgelines. Because of the distance, intervening topography, and the facility size, the project would not expose people living or residing in the project area to excessive noise levels from private airstrips or associated activities. |

| APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES | CONSISTENCY ANALYSIS |
|---|---|
| **GOAL N-5** | |
| **Non-Transportation-Related Noise Sources.** A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods. | |
| **Policies** | |
| **N-5.1 Truck Access.** Design development so that automobile and truck access to industrial and commercial properties abutting residential properties is located at the maximum practical distance from residential zones. | ***Consistent***. Best design considerations will be implemented in the preparation of Site-Specific Site Plans for commercial uses within the Village Square to shield adjacent land uses (residential, school, etc.) from noise generated by parking lots and deliveries. |
| **GOAL N-6** | |
| **Temporary and/or Nuisance Noise.** Minimal effects of intermittent, short-term, or other nuisance noise sources to noise sensitive land uses. | |
| **Policies** | |
| **N-6.3 High-Noise Equipment.** Require development to limit the frequency of use of motorized landscaping equipment, parking lot sweepers, and other high-noise equipment if their activity will result in noise that affects residential zones. | ***Consistent***. Onsite uses, including landscape maintenance and other noise generating uses, will be governed by the CC&Rs to control noise, hours of operations and impacts on residential uses and sensitive receptors consistent with the County Noise Ordinance. |
| **N-6.4 Hours of Construction.** Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses. | ***Consistent***. Construction activities will comply with the County's standard hours of construction. The CC&Rs will restrict and control homeowner landscape and construction activities after the homes are occupied. |

## B. JAMUL/DULZURA SUBREGIONAL PLAN – SAN DIEGO COUNTY GENERAL PLAN CONSISTENCY ANALYSIS

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 covers an area of approximately 168 square miles in southeastern San Diego County. The JDSP implements the principles of the County General Plan Land Use Element. This Plan 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 it's boundary. Because of the Project's size and complexities, 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. Therefore, the guiding, and overriding, land use document for Otay Ranch that is embedded within the County's General Plan is the Otay Ranch GDP/SRP and the consistency analysis below takes this into consideration.

This Consistency Analysis focuses on relevant goals and policies within the JDSP and determines if the Proposed Project is consistent. The following terms will be utilized in the analysis:

1. Village 14 and Planning Areas 16 and 19 (Proposed Project)
2. Village 14 and Planning Areas 16 and 19 Specific Plan (Specific Plan)
3. Village 14 Design Plan (Village Design Plan)
4. Planning Areas 16 and 19 Design Guidelines (Design Guidelines)
5. Village 14 and Planning Areas 16 and 19 Specific Plan Boundary (Project Area)
6. Otay Ranch General Development Plan/Subregional Plan (Otay Ranch GDP/SRP)
7. Jamul/Dulzura Subregional Plan (JDSP)
8. MSCP County Subarea Plan, South County Segment (MSCP County Subarea Plan)
9. Otay Ranch Resource Management Plan (RMP)

## JAMUL/DULZURA SUBREGIONAL PLAN

| APPLICABLE GOALS AND POLICIES | CONSISTENCY ANALYSIS |
|---|---|
| **LAND USE** | |
| **Goal 1** Development of the land in such a manner as to retain the rural densities and land uses of the community | |
| **Goal 2** Agricultural land uses, which are compatible with limited water resources and established residential development | |
| **Policy 1** The treatment of wastewater for all commercial or residential uses shall be limited to on-site sewage disposal systems. | ***Not Applicable***. The Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use polices, Section III. B. See Otay Ranch GDP/SRP, Part II, Chapter F, Page 194 "The provision of sewer service is not precluded in Village 14." The Proposed Project has been planned to be served by the Salt Creek Interceptor within the City of Chula Vista since 1994. The County of San Diego and City of Chula Vista have entered into a Sewage Transportation Agreement which allows flows exclusively from the Otay Ranch in the County of San Diego. |
| **Policy 2** Semi-rural residential lots shall meet the following criteria: | The Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use polices, Section III. B. |
| a) All lots should have imported water and be able to provide for on-site sewage disposal. | All lots are within the Otay Water District boundaries for water service. See Policy 1 regarding sewer. |
| b) All future subdivisions of 20 or more lots should provide a minimum of 5% of the land in open space in addition to deeded lots. | ***Consistent***. The Otay Ranch RMP Preserve exceeds this 5% requirement. |
| c) Road and street improvements should conform to the goals and policies as set forth under the Mobility Element of the County General Plan and the Mobility chapter of this document. | ***Consistent***. See Mobility Element County General Plan Consistency Analysis above. |
| d) New development should provide for equestrian trails as designated on the County Trails Master Plan. | ***Consistent***. See County Policy M-11.8 |
| e) All future developments should meet County standards for lot design and street patterns. | Consistent. See Specific Plan for standards and waivers as required per County standards. |
| f) All utilities should be underground unless unfeasible. | ***Consistent***. Utilities are underground. |
| g) Clustering is permitted under the following circumstances:<br>1) Within the County Water Authority boundary when groundwater is not used. | ***Not Applicable***. Due to size and complexities, the Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use polices, Section III. B. |

## JAMUL/DULZURA SUBREGIONAL PLAN

| APPLICABLE GOALS AND POLICIES | CONSISTENCY ANALYSIS |
|---|---|
| 2) Land not included within the clustered lots is reserved for permanent open space and an open space easement or fee title is granted to the County or a resource protection conservancy over such land.<br>3) On-site sewage disposal systems must be approved by the Health Department for immediate and long term usage.<br>4) The proposed development will have no adverse effect on the groundwater environment than would an equivalent non-clustered development as would otherwise be permitted in the subject land use category.<br>5) The proposed clustered development, including the open space areas, does not exceed overall density permitted without clustering by the County General Plan land use designation.<br>6) Proposed clustering development is compatible with the established community character.<br>7) The minimum lot size for clustering is one net acre for land designations SR-1, SR-2 and SR-4; and two net acres for land use designation SR-10. | |
| **RURAL RESIDENTIAL** | |
| **Policy 3** There should be no more than one dwelling per ten acres outside the County Water Authority boundary and Rural Villages. | ***Not Applicable***. Due to size and complexities, the Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use polices, Section III. B. |
| **Policy 4** The clustering of dwelling units is compatible in the rural areas under the following circumstances. | ***Not Applicable***. Due to size and complexities, the Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use polices, Section III. B. |
| a) The minimum lot size for clustering is four net acres for land use designations RL-20, RL-40, RL-80, RL-160.<br>b) Land not included within the clustered lots is reserved for permanent open space, and an open space easement or fee title is granted to the County or a resource protection conservancy over such land. | |

## JAMUL/DULZURA SUBREGIONAL PLAN

| APPLICABLE GOALS AND POLICIES | CONSISTENCY ANALYSIS |
|---|---|
| c) On-site sewage disposal systems must be approved by the Health Department for immediate and long-term usage.<br>d) The proposed development will have a no more adverse effect on the groundwater environment than would an equivalent non-clustered development as would otherwise be permitted in the subject land use category.<br>e) The proposed clustered development, including the open space areas, does not exceed the overall density permitted without clustering by the County General Plan land use designation.<br>f) Proposed clustered development is compatible with the established community character. | |
| **Policy 5** Residential development outside the County Water Authority boundary should be limited to densities consistent with the County Groundwater Ordinance. The clustering of dwelling units is acceptable in areas that use groundwater, as long as they meet the provisions of the County Groundwater Ordinance. | ***Not Applicable***. The Proposed Project is within the County Water Authority Boundary. |
| **COMMERCIAL** | |
| **Policy 6** The major business center for the Subregion should be limited to one centralized area as generally defined by Highway 94 and Jefferson. Other commercial areas should be neighborhood type. | ***Consistent***. The Proposed Project has 10,000 square feet of neighborhood serving commercial and is consistent with the Otay Ranch GDP/SRP land use policies. |
| **Policy 7** Commercial development should retain the rural character of the Subregion and meet the following criteria:<br>**a)** Structures limited to two stories in height<br>**b)** Permanent exterior signs should be limited in size to 32 square feet and should have only indirect lighting. No sign shall have blinking lights.<br>**c)** Non-permanent signage, such as inflatable advertisement, shall be limited to 90 days per year. | ***Consistent***. Structures are limited to two story heights, except for architectural features. See Specific Plan, Village Design Plan and Design Regulations regarding site plan review, signage, parking lighting etc. |

## JAMUL/DULZURA SUBREGIONAL PLAN

| APPLICABLE GOALS AND POLICIES | CONSISTENCY ANALYSIS |
|---|---|
| **d)** Site Plan review should be done by the County, whenever possible, in order to guarantee the rural character of the community is met and to minimize conflicts between the commercial and adjoining noncommercial development in terms of traffic, parking, lighting, landscaping, and service delivery. | |
| Policy 8 Commercial development should be discouraged outside the designated Village Boundary areas and should only be approved in the rural areas under the following conditions:<br>**a)** The circulation and access needs can be met adequately.<br>**b)** Neighborhood commercial development will not cause adverse impact on neighborhood properties.<br>**c)** Site Plan review and appropriate landscaping be required. | The Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use polices, Section III. B. |
| **AGRICULTURE** | |
| **Policy 9** Agricultural activities are essential in maintaining the existing rural life of the community. Therefore, the community encourages all types of agricultural activities, large or small, which provide a local or regional source of food/fiber/or livestock and when water and land resources are available. | ***Not applicable in Village 14.***<br>***Consistent in Planning Areas 16 and 19.*** See Specific Plan, Village Design Plan and Design Regulations regarding animal and agricultural use. |
| **Policy 10** Strongly support a study of the long-range availability of groundwater for agricultural uses. | ***Not applicable***. |
| **Policy 11** Keeping animals and other agricultural land uses on residential parcels of one acre or larger is desirable. As land holdings increase in size, the number of animals permitted should be increased. Land use regulations permissive enough to allow such agricultural uses are appropriate throughout the community. | ***Not applicable in Village 14.***<br>Consistent in Planning Areas 16 and 19. See Specific Plan, Village Design Plan and Design Regulations regarding animal and agricultural use. |
| Policy 12 Encourage agricultural preserves and land conservation contracts in the Jamul/Dulzura Subregion unless the land is unsuitable for any type of agricultural use. | ***Not applicable*** |

## JAMUL/DULZURA SUBREGIONAL PLAN

| APPLICABLE GOALS AND POLICIES | CONSISTENCY ANALYSIS |
|---|---|
| **Policy 13** Encourage the cooperation of federal and State agencies, along with the local government, to promote agricultural development through the use of soil and water conservation projects. | ***Not applicable*** |
| **Policy 14** Agricultural businesses, such as wineries, custom butchering, smokehouses, and fruit and vegetable packing, are appropriate in areas designated Semi-Rural 4 or lower densities, when compatible with existing development. | ***Not applicable*** |
| **SPECIFIC PLANNING AREA – OTAY RANCH** | |
| **Policy 15** The development policies for the Otay Ranch project are contained in Volume 2 or the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the Jamul/Dulzura Plan Text apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies contained in Volume 2 of the Otay Subregional Plan Text shall take precedence. | ***Consistent***. See Otay Ranch GDP/SRP Consistency Analysis above. |
| **MOBILITY** | |
| **Goal 1** Develop a transportation system that provides for safe, efficient travel throughout this rural community and preserve the beauty, quality, and rural character of the Jamul/Dulzura Subregional Planning area. | |
| **Policy 1** Road design within the community shall be compatible with topography and landscape and minimize grading. All road improvements shall be designed to maximize environmental and aesthetic considerations. | ***Consistent***. See consistency analysis for County General Plan Policies M-2.3, M-4.3, M-4.5 |
| **Policy 2** County policies that provide for replacement of all healthy, mature trees lost during highway maintenance or improvement projects shall be strictly enforced. | ***Consistent***. The Proposed Project shall replace all healthy, mature trees lost during highway maintenance or improvement projects. |
| **Policy 3** All subdivisions, residential and commercial, shall incorporate asphaltic berms, in lieu of concrete curbs and gutters, unless concrete curbs and gutters and required because of the grade of the road, and graded walkways instead of concrete sidewalks. | ***Consistent***. Most of the internal roads are private. The grade on the public roads require concrete curbs and gutters. |

## JAMUL/DULZURA SUBREGIONAL PLAN

| APPLICABLE GOALS AND POLICIES | CONSISTENCY ANALYSIS |
|---|---|
| **Policy 4** Locate major roads, to be constructed in the future, so as to by-pass rather than divide residential neighborhoods. | ***Consistent***. See consistency analysis for Otay Ranch GDP/SRP Policy "Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community." |
| **Policy 5** In order to keep the rural character of the community, it is important to retain the dark skies. Therefore, street lighting should be of the type to reflect downward only. Such lighting, when required, should be located at street intersections, ends of cul-de-sacs, and other locations as necessary for safety only. | ***Consistent***. The Proposed Project will comply with the San Diego County Code of Regulatory Ordinances, Sections 51.210 – 51.209, Light Pollution Code. |
| **Policy 6** Require all new development to plan for secondary emergency access routes as adjacent parcels may develop in the future. | ***Consistent***. The Proposed Project provides secondary emergency access routes. See Fire Protection Plan and County General Plan Policy M-3.3. |
| **Policy 7** Encourage the establishment of secondary/emergency exit routes to existing development. | ***Consistent***. The Proposed Project provides secondary emergency access routes. See Fire Protection Plan and County General Plan Policy M-3.3. |
| **Goal 2** Automobile and non-motorized modes of travel are accommodated within the planning area. | |
| **Policy 8** Support the construction of a local road network, which is designed to service the existing land use pattern and the future community development. | ***Consistent***. See County General Plan Policy M-3-1, |
| **Policy 9** Funding priority shall be given to maintaining the existing road system in good condition. The construction of new or the upgrading of existing roads, as shown on the Mobility Element, shall not be accomplished until their need has been demonstrated to the Jamul/Dulzura Community Planning Group. This shall be done by an annual evaluation of the Department of Public Work's multi-year Capital Improvements Program for this Planning Area. | ***Consistent***. See County General Plan Policies LU 12.3 and M-3.2. |
| **Policy 10** The development of public transportation to the Jamul/Dulzura area from El Cajon, Rancho San Diego, and San Diego is recognized as desirable. A study in the feasibility of extending the life line bus service in the community should be encouraged. | ***Consistent***. See County General Plan Policy M-8.5 |

## JAMUL/DULZURA SUBREGIONAL PLAN

| APPLICABLE GOALS AND POLICIES | CONSISTENCY ANALYSIS |
|---|---|
| **Policy 11** Residential development shall be designed with equestrian trails and foot paths as an integral part of the project. In addition, permission should be granted for short-term use of portions of Mobility Element road easements for equestrian trails until such time as full road improvements are necessary. | ***Consistent***. See County General Plan Policies M-4.1, M-4.3 |
| **Policy 12** Support the design and construction of safe, attractive pedestrian, bicycle, and equestrian crossings at logical points of major thoroughfares. In particular, the junctions of Highway 94 and Jefferson and Skyline Truck Trail and Lyons Valley should have crossings. | ***Not applicable*** |
| **Goal 3** A local road system that is safe and efficient. | |
| **Policy 13** Include fire safe road standards as criteria for County evaluation of proposed road and subdivisions. | ***Consistent***. See County General Plan Policies M-3.3, M-4.4 |
| **Policy 14** Road built to the County rural public road standards should be accepted into the County's maintained road system, when applicable. | ***Consistent***. Public roads will be accepted into the County's maintained road system. |
| **Policy 15** Encourage the elimination of safety hazards caused by direct access of traffic onto major arterial or collector streets. In particular, new commercial development shall have limited access on such roads. Consideration should be given to a method of limited access along State Highway 94 in the Steel Canyon area as traffic increases and congestion occurs. | ***Consistent***. See County General Plan Policies M-2.2, M-4.3 |
| **RECREATION** | |
| **Goal 4** Support the establishment of improved recreational facilities in the Jamul/Dulzura Planning Area that will meet the distinctive needs of the community and enrich the lives of the residents. | |
| **Policy 1** The early identification and acquisition of local recreation sites in order to reduce costs is encouraged | ***Not applicable***. No acquisition necessary as parks are provided as development exactions. |

## JAMUL/DULZURA SUBREGIONAL PLAN

| APPLICABLE GOALS AND POLICIES | CONSISTENCY ANALYSIS |
|---|---|
| **Policy 2** Park development should be in the form of active recreation (i.e., multi-purpose play fields, community center, horse staging areas). The development of passive recreation (i.e., picnic grounds, open space) should be highly restricted. It is the strong belief of the citizens that the community's ultimate density provides for adequate open space by the individual landowners. | ***Consistent***. See Specific Plan – Parks and Recreation Master Plan Chapter III.F. See also County General Plan Policies COS-21.1, 21.2 |
| **Policy 3 –** The highest priority for recreation is the development of a community activity center near the Jamul town center to serve as a social focal point. Any proposal for such a center should include facilities for the keeping of historical artifacts and photographs and a listing of historic structures and their location. | ***Not applicable***. The Proposed Project does not propose a Jamul town center. |
| **Policy 4** The possibilities of developing State and federal land, as well as County or local district land, should be investigated in order to limit park costs. It would be considered ideal for local parks to located adjacent to other public facilities, such as schools, fire stations, State parks, or County road stations, to allow for common sharing of facilities as well as common policing. | ***Consistent***. The Proposed Project will locate parks within the Project's ownership. Parks are located adjacent to other public facilities. |
| **Policy 5** The establishment of an appropriate entity to provide for park and recreation facilities, services, maintenance, and operation as well as other need public facilities for the community is considered important for the general goals of the Plan to be met. | ***Consistent***. The public parks and recreation facilities will be maintained and operated by an appropriate entity. See Specific Plan, Public Facilities Financing Plan. |
| **Policy 6** Utilization of all potential sources of funding and aid that will improve the availability of youth recreational facilities and educational activities of all age groups should be encouraged. | ***Consistent***. All potential funding sources will be encouraged. |
| **Policy 7** Strick controls for prohibiting off-road vehicle use in other than specifically designated areas is highly desirable. | ***Consistent***. The Proposed Project will prohibit off-road vehicle use. Common areas within the Proposed Project will be maintained by a Homeowner's Association with CC&Rs. The Otay Ranch Preserve will be maintained by the Preserve Owner Manager (POM). |
| **Policy 8** Private enterprise should be encouraged to provide additional recreational facilities for the community. Examples of such facilities are tennis and handball courts, swimming pools, picnic areas, etc. | ***Consistent***. Private recreational facilities are provided in the Proposed Project, including swim clubs, private parks and recreational areas. See Specific Plan Parks and Recreation Master Plan Chapter III.F. |

## JAMUL/DULZURA SUBREGIONAL PLAN

| APPLICABLE GOALS AND POLICIES | CONSISTENCY ANALYSIS |
|---|---|
| **CONSERVATION** | |
| **Goal 5** Environmental resources in the Jamul/Dulzura area that are carefully managed to maintain them for future needs. | |
| **Policy 1** Require the preservation of diverse, viable natural habitats, and aesthetic resources, such as scenic rock outcroppings, ridge tops, and mountain peaks. | ***Consistent***. See County General Plan, Conservation Element, Policies COS-1.1 to 1.9 and COS-2.1 and 2.2 consistency analysis. |
| **Policy 2 –** Protect sensitive biological, archaeological, aesthetic, mineral, and water resources within Resource Conservation Areas (RCAs) identified in the Plan**.** | ***Not applicable***. The Proposed Project is not in an RCA. |
| **Policy 3 –** Strict controls over land uses in areas not served by imported water should be supported in order to ensure the long-term availability of groundwater resources**.** | ***Not applicable***. The Proposed Project is served by imported water from Otay Water District. |
| **Policy 4 –** A large scale groundwater study in the Jamul/Dulzura Subregional Plan Area to clearly evaluate the capabilities of the local groundwater supply should be prepared at the earliest possible date. | ***Not applicable***. The Proposed Project is served by the imported water from the Otay Water District. |
| **Policy 5 –** Historical buildings should be identified. | ***Not applicable***. The Proposed Project has no historical buildings. |
| **Policy 6** Standards should be developed for control over light pollution to preserve the dark sky characteristics of the Jamul/Dulzura Subregion. | ***Consistent***. The Proposed Project will comply with the San Diego County Code of Regulatory Ordinances, Sections 51.210 – 51.209, Light Pollution Code. |
| **Policy 7** Discourage development in areas with geologic hazards, such as landslide prone soils and seismic risks. | ***Consistent***. See County General Plan Policies LU-6.10, S-7.10 |
| **SCENIC HIGHWAYS** | |
| **Goal 6** The designation of a scenic highway system that provides attractive and scenic travel routes within the Jamul/Dulzura Subregional area. | |
| **Policy 1** The scenic highway corridors in the Jamul/Dulzura Subregional Area designated in the County General Plan Conservation and Open Space Element include: | ***Consistent***. Proctor Valley Road is a scenic highway as specified in the Jamul/Dulzura Subregional Plan, the County General Plan and the Otay Ranch GDP/SRP. |

### JAMUL/DULZURA SUBREGIONAL PLAN

| APPLICABLE GOALS AND POLICIES | CONSISTENCY ANALYSIS |
|---|---|
| State Route 94, Lyons Valley Road, Skyline Truck Trail, Proctor Valley Road, Honey Springs, and Otay Lakes. In addition to these scenic highway corridors, Lawson Valley Road is a scenic corridor that is also important to the community | |
| **Policy 2** The route identified above, and those identified in the Conservation and Open Space Element, should be protected by the application of a "S" Scenic designator. | ***Consistent***. Proctor Valley Road will be protected by the application of a "S" Scenic designator. |

## C. OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

The County of San Diego General Plan includes the Otay Ranch GDP/SRP, as a local community plan element. The Otay Ranch GDP/SRP Volume 2 contains goals, objectives and policies to guide development of Otay Ranch. Many policies apply generally to development of all of Otay Ranch; while some are specific to individual villages. The goals, objectives and policies contained in the Otay Ranch GDP/SRP that relate specifically to development of the Proctor Valley Village, Village 14 and the Jamul Rural Estate Area (Planning Areas 16 & 19) are listed and analyzed below. The Consistency Analysis evaluates the extent to which the proposed Specific Plan and related General Plan amendments and other discretionary actions conform to the Otay Ranch GDP/SRP policies specific to the Proctor Valley Village and Planning Areas 16 & 19. The following terms will be utilized in the Otay Ranch GDP/SRP Consistency Analysis:

1. Village 14 and Planning Areas 16 and 19 (Proposed Project)
2. Village 14 and Planning Areas 16 and 19 Specific Plan (Specific Plan)
3. Village 14 Village Design Plan (Village Design Plan)
4. Planning Areas 16 and 19 Design Guidelines (Design Guidelines)
5. Otay Ranch General Development Plan/Subregional Plan, Volume 2 (Otay Ranch GDP/SRP)
6. MSCP County Subarea Plan, South County Segment (MSCP County Subarea Plan)
7. Otay Ranch Resource Management Plan (RMP)
8. Rancho Jamul Ecological Reserve[20]

[20] The Rancho Jamul Ecological Reserve is a component of the County MSCP multi-habitat preserve system in southwestern San Diego and is the State of California's contribution to the County MSCP.

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
|---|---|
| **VILLAGE 14** | |
| **VILLAGE CHARACTER POLICIES** | |
| The village character should be guided by the following qualities and characteristics unique to this village.<br>• Topography<br>• Location between two mountains<br>• Transition to Jamul<br>• Views to San Miguel and Jamul Mountains, and distant views to Mexico<br>• Recreational Theme<br>• Resources<br>• Synergism with Jamul Planning Area. | ***Consistent***. The Proposed Project character is guided by the location of the development area between two mountains that form a broad isolated valley. The topography provides an opportunity to place the highest density residential and the activity center of the Proposed Project within the valley. This creates a walkable Village Core at the heart of the village. Density and intensity of uses decrease away from the Village Core, with the largest single family lots planned at the perimeter, adjacent to the RMP Preserve. The neighborhoods are designed to take maximum advantage of views to the San Miguel and Jamul mountains through lot orientation and grade separation between lots. The Specific Plan establishes an active lifestyle and wellness recreation theme implemented through an extensive system of public parks, private swim clubs and private pocket parks distributed throughout residential neighborhoods. All residents have access to a recreation facility within ½ mile of their homes. In addition, a park to park loop network connects residential neighborhoods to public and private parks.<br><br>The Proposed Project includes approximately 426.7 acres of open space on-site which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve system. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation.<br><br>Synergy with the Jamul Planning Area is accomplished through the provision of public facilities and services within the Village 14 village core. Village 14 remains a Transitional Village between the more intense development to the south within the City of Chula Vista and the rural town of Jamul to the north. |
| The designation of this village as low intensity is intended to establish the character for the valley, and is not intended to prohibit the use of areas of higher density associated with the village core. | ***Consistent***. The Proposed Project focuses the higher density and intensity land uses within the valley and the lower intensity, large-lot single family uses at the perimeter. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
|---|---|
| Medium and Low-Medium density residential uses should be located in areas in the immediate vicinity of the village core. Densities of remaining residential areas (comprising the bulk of total residential acreage) should decrease as these areas radiate from along Proctor Valley Road toward the Salt Creek and Jamul areas. In hillside areas, development should be clustered to provide lower densities on steeper slopes. | **Consistent**. The Proposed Project locates both medium and low medium density residential uses within the Village Core and in neighborhoods surrounding the Village Core. Residential densities decrease as development moves away from the Village Core, with the largest lots planned at the perimeter. |
| The unique characteristics of Proctor Valley, in particular the isolated wide valley, presents an opportunity for specialized recreational land uses. | ***Consistent***. The Proposed Project establishes an active lifestyle and wellness recreation theme, through the provision of an extensive system of public parks, private swim clubs within the Village Core and pocket parks distributed throughout the residential neighborhoods. An internal pedestrian network includes a 3.0-mile park to park loop system, connecting the public and private parks and a Community Pathway is along the 4.5-mile length of Proctor Valley Road, which connects the communities of Chula Vista and Jamul. |
| Final development areas shall be adjusted to accommodate the width of regional wildlife corridors. Affected dwelling units can be transferred to less environmentally sensitive areas during SPA level planning. | ***Consistent***. The development areas were adjusted prior to Otay Ranch GDP/SRP approval to accommodate the increased width of the regional wildlife corridor. Because the Applicant does not own certain portions of Village 14, the Proposed Project does not propose density adjustments to the development area. |
| The most northern residential area should provide a transition to the more rural areas to the northeast, incorporating the larger lots next to the open space corridors. | ***Consistent***. Larger single-family lots are planned within the northern portion of Village 14 adjacent to open space areas. |
| Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community. | ***Consistent with the Otay Ranch GDP/SRP Amendment***. The Proposed Project includes an Otay Ranch GDP/SRP amendment to reclassify Proctor Valley Road from a 4-Lane Major Road to a 2-Lane Light Collector from the existing improved limits to the west, through the Project Area to the north. Reduced speeds are anticipated through the Village Core to increase pedestrian safety and avoid conflicts with activities within the Village Core. Five roundabouts are planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
|---|---|
| | Narrowing Proctor Valley Road and eliminating the Otay Ranch GDP/SRP alignment through Planning Areas 16/19, enhances RMP Preserve design, reduces edge effects and increases preservation of sensitive habitats. |
| All buildings should be low profile and predominantly horizontal in nature. | ***Consistent***. Residential development will include one and two-story structures. The Village Design Plan and Development Regulations provide guidelines for building height, scale, bulk and landscape elements. |
| Utilize building colors which harmonize with the natural surroundings. | ***Consistent***. The Village Design Plan includes guidelines that require building materials and colors that harmonize with the surrounding natural open space areas. |
| **VILLAGE CORE POLICIES** | |
| Create a village core with sufficient intensity to provide facilities needed to establish a community focus: a viable commercial center, elementary school, multi-family residential uses, parks and a focal point for public assembly. | ***Consistent***. The Proposed Project includes a synergistic mix of land uses within the Village Core. The Village Core is in the heart of the Project Area and includes:<br>• An elementary school site<br>• Village Green (Public Park P-2)<br>• Mixed Use Village Square containing up to 10,000 sq. ft. of commercial/retail uses<br>• Public Safety Site planned to accommodate a fire station and law storefront |
| The village core will include a variety of housing types. Residential uses up to medium density (6-11 du/acre) are appropriate close to the village core. Affordable housing may be accommodated through limited high intensity housing in the village core. Affordable housing will be provided in accordance with the provisions of the Otay Ranch GDP/SRP Housing Chapter (Part II, Chapter 3). | ***Consistent***. The Village Core includes a higher density residential uses within Village 14 outside the Proposed Project ownership boundaries.<br>The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles. |
| **PARKS AND OPEN SPACE POLICIES** | |
| Conservation and wildlife corridors shall be incorporated into the design and may also serve to separate the village development areas from surrounding areas. The design and location of these wildlife corridors should be consistent with the Wildlife Corridor Study and the RMP. Wildlife corridors may be added or widened, as a result of the study, reducing development acreage (see Section E, Implementation for Density Transfer provisions). | ***Consistent***. Two open space corridors extend through the Proposed Project to establish a habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, and the City of San Diego "Cornerstone properties." These open space corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
|---|---|
| Building and landscape materials used in this area should reflect the natural environment and be complimentary to the existing natural setting. | ***Consistent***. The Village Design Plan includes guidelines that require building colors and materials that harmonize with the surrounding natural open space areas. In addition, the Village Design Plan and the Preserve Edge Plan establish a landscape palette compatible and complementary to the existing surrounding natural setting. |
| In keeping with the low intensity character and isolated setting, development should reflect the natural landforms, with natural contour grading techniques employed including:<br>• Recontouring and slope variation.<br>• Smooth transitions at tops of slopes, rather than harsh geometric slope banks and pads.<br>• Rounded, finished contours. | ***Consistent***. The Village 14 Design Plan and Planning Areas 16 and 19 Design Guidelines establish grading guidelines which include landform grading techniques to reflect the natural landform and minimize grading impacts. |
| **OTHER PROCTOR VALLEY POLICIES** | |
| Village Fourteen shall not be approved until a publicly or privately-initiated General Plan Amendment (GPA) has been processed for the adjacent properties which identifies the ultimate land uses; the needed services, facilities and roads, a drainage plan for reservoir protection; and how sensitive resources will be preserved. As an alternative to an approved GPA for the adjacent properties, the Village Fourteen analysis shall include the long term land uses, residential densities, and facility/service requirements for those adjacent properties that relate to the Village Fourteen Proctor Valley Specific Planning Area. | ***Consistent.*** The County of San Diego prepared a comprehensive General Plan Update (General Plan 2020) which included Proctor Valley Village 14, Planning Areas 16 and 19 and adjacent properties. The County Board of Supervisors approved General Plan 2020 in August 2011. |
| Important view corridors to natural landforms should be identified at the SPA level and be addressed in the final project design. | ***Consistent***. The Proposed Project maximizes view opportunities from single family neighborhoods and public parks to adjacent natural landforms. Scenic values extend through Proctor Valley. View of the Arroyo, San Miguel and Jamul Mountains are preserved. The Project Area contains undulating open space areas along Proctor Valley Road which will be preserved. Proctor Valley Road is designated a scenic roadway. The Proctor Valley Road alignment seeks to preserve significant rock outcroppings and landforms and preserve views to Upper Otay Reservoir. |
| Site layout should create or enhance views from homesite. | ***Consistent***. Homes are oriented to promote views of the surrounding mountains and are limited to two stories. The terraced nature of the development will promote views across Proctor Valley to adjacent open space areas. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
|---|---|
| Grading (large cut/fill slopes in particular) should be minimized. | ***Consistent***. The Village Design Plan and Design Guidelines contain landform grading guidelines which must be implemented within the Proposed Project. |
| Landform grading guidelines shall be developed as part of the overall Ranch Design Plan and further refined in the Village Design Plan at the SPA level. | ***Consistent***. The approved Otay Ranch Overall Design Plan, Village 14 Design Plan and Planning Areas 16/19 Design Guidelines include grading guidelines including contour grading and manufactured slope to natural slope transition techniques. |
| Residential and recreational building should be designed to harmonize with the existing topography. Hillside sites should be designed to take advantage of the opportunities to create outdoor decks, terraces and viewing areas. | ***Consistent***. The Village Design Plan and Design guidelines include both residential and non-residential development and siting planning guidelines to take advantage of views into and across the RMP Preserve areas. In addition, the Fire Protection Plan provides guidance regarding allowable uses at the perimeter of development within the Project Area. |
| Split level pads should be utilized wherever feasible, to help minimize manufactures slopes. | ***Consistent***. Grading split lots in this terrain will be difficult and more expensive. Cut lots are not anticipated to exist after remedial grading due to the geologic units present on site which are predominantly comprised of hard rock, oversize rock, and expansive clays. Over-excavation and replacement with compacted fills soils is recommended for lots that expose these materials at or near design grade. This over-excavation will necessitate that the lot split slope be removed and replaced with a drained stabilization fill. To accomplish this substantially more grading will be required for each lot. In hard rock regimes, secondary blasting and/or use of large excavators equipped with rock breakers/hoe rams will be necessary to facilitate construction of the stabilization fills. In addition, each lot split slope will have a subterranean drain system requiring additional long-term maintenance for future homeowners. Failure to maintain these drainage systems can lead to post-grade seepage, slope instability and structural distress to the residence and associated improvements. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
|---|---|
| | Construction of homes across a lot split presents significant challenges from a geotechnical and structural engineering perspective, particularly as it relates to differential settlement/movement and drainage. From geotechnical perspective, it is recommended that structures uniformly bear on the same material across entire structural footprint to help minimize distress related to differential settlement/movement. This may require additional grading/over-excavation and replacement with compacted fill where deepened foundation elements are planned. Residential structures are typically built across a lot split utilize a restrained wall to accommodate the elevation difference. These walls require 'select' free draining soils for backfill which are not widely available onsite. Import of soils for select structural backfill should be anticipated. Waterproofing and drainage will be required for these walls presenting additional long-term homeowner maintenance. Another issue is the presence of expansive clays onsite. Fills comprised of expansive soils are typically mitigated by utilizing post-tensioned foundation systems. These foundation systems are not feasible or their efficacy drastically diminished when used in a split lot configuration. This may necessitate removal and replacement of expansive soils or use of deep foundation systems which are typically cost prohibitive. |
| The provision of sewer service is not precluded in Village Fourteen | ***Consistent***. Sewer service to the Proposed Project will provided through the San Diego County Sanitation District via the Salt Creek Interceptor (City of Chula Vista). The County of San Diego and City of Chula Vista entered into a Sewage Transportation Agreement that allows exclusive flows from the Otay Ranch, including the Proposed Project, to be conveyed through the Salt Creek Interceptor. The Salt Creek Interceptor has enough capacity to accommodate flows from the Proposed Project. |
| **PLANNING AREAS 16 and 19 POLICIES** | |
| **VILLAGE CHARACTER POLICIES** | |
| Define general building sites at the SPA level | ***Consistent***. The Proposed Project establishes building sites, outside areas designated "Limited Development Areas." The layout of the building structures on the building pads on the large estate and ranchette lots in Planning Areas 16 and 19 cannot be determined at this time. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
|---|---|
| Limited Development Areas may be included within private lots with no development allowed. Roads and utilities are anticipated to cross or lie within these areas | ***Consistent***. The Proposed Project includes approximately 127.1 acres of Limited Development Areas (LDA) within private lots; however, development is limited to areas outside of the LDAs. Approximately 95.3 acres of LDA are included within private residential lots but subject to conservation easements, approximately 12.7 acres are impacted with roads and utilities and 31.9 acres are HOA maintained Conserved Open Space. |
| Adjust development areas based on wildlife corridors. | ***Consistent***. The Otay Ranch GDP/SRP approved in 1993 was consistent with the Baldwin Wildlife Corridor Study (1992) prepared by Ogden, therefore the 1993 Otay Ranch GDP/SRP reflects the widened wildlife corridors. The Proposed Project is consistent with wildlife corridors in the Otay Ranch GDP/SRP. |
| Prepare architectural guidelines for homes, ancillary structures, fencing, landscaping and grading at the SPA level. | ***Consistent***. The Planning Areas 16 and 19 Design Guidelines include architectural design guidelines for homes and ancillary structures, fencing, landscaping and grading. |
| **PARKS AND OPEN SPACE POLICIES** | |
| Application of the 3 acres per 1,000 residents standard would result in the development of 3.7 acres of local parks in the Jamul Rural Estate Area. To satisfy this requirement, 2.5 acres of neighborhood parks/town square are planned. This obligation could be satisfied through the actual provision of a park within the rural estate area or the payment of park land dedication fees. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC. | ***Consistent***. These areas may satisfy park obligations through the payment of fees, development of parks or a combination of both. |
| The following policies will guide the design of parks and open spaces in the Jamul Rural Estate Area: | |
| Privately owned lots shall not extend into the management preserve identified in the RMP. | ***Consistent***. Private lots do not extend into the RMP Preserve areas identified in the RMP. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
|---|---|
| Provide for wildlife corridors consistent with the conclusions contained in the Wildlife Corridor Study. | ***Consistent***. The Proposed Project is consistent with the Phase 2 RMP Wildlife Corridor Study (Appendix 3). The Proposed Project preserves the 1,300-foot-wide R-1 regional wildlife corridor per the Wildlife Corridor Study. |
| Provide setbacks and landscaping along Proctor Valley Road consistent with the area theme. | ***Consistent with Otay Ranch GDP/SRP Amendment***. Proctor Valley Road (off-site north segment) has been realigned through Planning Areas 16 and 19 to minimize impacts to sensitive environmental resources. Grading impacts have been reduced to create a more rural character for this segment between Village 14 and the community of Jamul. The 10' Community Pathway continues through Planning Areas 16 and 19 connecting to Jamul. |
| Provide for equestrian, bike and pedestrian connections into the adjacent open space areas. | ***Consistent***. The Proposed Project includes a 4.5 miles of multi-purpose trails designated the Community Pathway along Proctor Valley Road, which includes both bike and pedestrian components. The County, in conjunction with local jurisdictions and agencies is preparing the "Otay Regional Trail Alignment Study," which will identify sustainable and feasible trail alignments within and adjacent to the Proposed Project. The Proposed Project also includes easements for potential future connections to nature trails within the RMP Preserve at five potential locations, subject to the Otay Regional Trail Alignment Study.<br><br>A 5-foot wide DG walkway is planned adjacent to the Public and Private Rural Residential Roads within Planning Area 16, providing a pedestrian network through the single family residential neighborhoods. |
| Maintenance of open space areas which are not included in the Resource Management Preserve shall be assured through a homeowner's association or similar funding mechanism and addressed at the SPA level | ***Consistent***. The Proposed Project anticipates the formation of a Community Facility District or other similar financing mechanism by the County to provide funding for the perpetual maintenance and management of Otay Ranch RMP Preserve lands. In addition, a Master Homeowners Association will be established to maintain certain open space areas within Planning Areas 16 and 19 and to enforce the CC&Rs. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
|---|---|
| **OTHER JAMUL RURAL ESTATE POLICIES** | |
| Landform grading guidelines shall be developed as part of the Design Plan with the SPA. These shall address individual lot, road and other grading, and shall minimize grading in conjunction with lot development. | ***Consistent***. The Planning Areas 16 and 19 Design Guidelines address grading within private lots and roads to minimize grading wherever feasible. |
| Encourage the use of split pads to minimize grading, where feasible. | ***Consistent***. Grading split lots in this terrain will be difficult and more expensive. Cut lots are not anticipated to exist after remedial grading due to the geologic units present on site which are predominantly comprised of hard rock, oversize rock, and expansive clays. Over-excavation and replacement with compacted fills soils is recommended for lots that expose these materials at or near design grade. This over-excavation will necessitate that the lot split slope be removed and replaced with a drained stabilization fill. To accomplish this substantially more grading will be required for each lot. In hard rock regimes, secondary blasting and/or use of large excavators equipped with rock breakers/hoe rams will be necessary to facilitate construction of the stabilization fills. In addition, each lot split slope will have a subterranean drain system requiring additional long-term maintenance for future homeowners. Failure to maintain these drainage systems can lead to post-grade seepage, slope instability and structural distress to the residence and associated improvements. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
|---|---|
| | Construction of homes across a lot split presents significant challenges from a geotechnical and structural engineering perspective, particularly as it relates to differential settlement/movement and drainage. From geotechnical perspective, it is recommended that structures uniformly bear on the same material across entire structural footprint to help minimize distress related to differential settlement/movement. This may require additional grading/over-excavation and replacement with compacted fill where deepened foundation elements are planned. Residential structures are typically built across a lot split utilize a restrained wall to accommodate the elevation difference. These walls require 'select' free draining soils for backfill which are not widely available onsite. Import of soils for select structural backfill should be anticipated. Waterproofing and drainage will be required for these walls presenting additional long-term homeowner maintenance. Another issue is the presence of expansive clays onsite. Fills comprised of expansive soils are typically mitigated by utilizing post-tensioned foundation systems. These foundation systems are not feasible or their efficacy drastically diminished when used in a split lot configuration. This may necessitate removal and replacement of expansive soils or use of deep foundation systems which are typically cost prohibitive. |
| Utilize rural road standards to minimize impacts from grading and to reinforce the proposed character of the area. | ***Consistent with Otay Ranch GDP/SRP Amendment***. The off-site north Proctor Valley Road segment grading impacts and ROW have been reduced to reinforce the rural character of the area and minimize grading impacts on adjacent sensitive resources. This roadway segment eliminates median and parkway improvements and narrows the paved travel lanes. The Community Pathway is retained along one side of the roadway. The public roads are designed to public and private road standards.<br><br>See Specific Plan Chapter VIII. Internal Circulation Options for information regarding the Proctor Valley Road North option (Street Section 10a. 10b and 10c). |
| The provision of sewer service is not precluded in Planning Areas 16 and 19. | ***Consistent***. A sewer line is planned within Proctor Valley Road to the southern limit Planning Areas 16 development. An additional private gravity sewer system is planned within Planning Areas 16/19 to serve the development area. The County's sewer capacity in the Salt Creek Interceptor is limited to Otay Ranch. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
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| **OTAY RANCH GDP/SRP -- LAND USE GOALS** | |
| Develop comprehensive, well integrated and balanced land uses, which are compatible with the surroundings. | ***Consistent***. The Specific Plan land use pattern integrates the land uses within the natural setting of Proctor Valley. The land uses include: a mix of single-family residential neighborhoods, an elementary school site, a public safety site, planned to accommodate a fire station and Sheriff's storefront facility, parks and recreation facilities and open space. Larger estate and ranchette lots are planned within Village 14 and Planning Areas 16/19. Limited Development Areas within Planning Area 16 provide transition areas between the building pad and surround natural open space areas.<br><br>The streets and buildings will be integrated into the natural topography on the hillsides. Neighborhood-serving land uses are located within Village 14 within walking distance of most residential neighborhoods. Landscaping will reference the historic agricultural setting with groves of trees and will sensitively transition between development areas and the natural RMP Preserve areas.<br><br>Two open space corridors extend through the Project Area to establish a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, and the City of San Diego "Cornerstone properties." This open space Preserve corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub. |
| Environmentally sensitive development should preserve and protect significant resources and large open space areas. | ***Consistent***. As established in the Otay Ranch Phase 2 RMP, 1.188 acres of RMP Preserve land, less common use land, must be conveyed to the RMP Preserve Owner Manager for every acre of development, in conjunction with final map approval. The Specific Plan includes the designation of 426.7 of RMP Preserve land on-site. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation.<br><br>Two open space corridors extend through the Project Area to establish a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, and the City of San Diego "Cornerstone properties." These open space corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
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| Reduce reliance on the automobile and promote alternative modes of transportation. | ***Consistent***. This policy is more applicable to the more intense development areas with the Otay Valley Parcel of Otay Ranch. The Otay Ranch GDP/SRP established Village 14 as a Specialty Village that also serves as a Transitional Village between the more intensive development with Chula Vista and the rural community of Jamul. To the greatest extent feasible and considering its isolated location, the Specific Plan endeavors to accommodate the alternative mobility program described in the Otay Ranch GDP/SRP.<br><br>The land use plan includes a centrally located Village Core comprised of an elementary school site, Village Green (public park) and Mixed-Use Village Square with up to 10,000 sq. ft. of commercial/retail uses. The Village Core also includes a public safety site. The Village Core is in the heart of Village 14, in proximity to residential uses to encourage pedestrian and bicycle travel as an alternative to the automobile. The Proposed Project provides for bicycle and pedestrian circulation. Pedestrian pathways and sidewalks are provided along all streets. The Specific Plan identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and P-2 Park. |
| Promote village land uses, which offer a sense of place to residents and promotes social interaction. | ***Consistent***. The Village Core is comprised of an elementary school site, Village Green (public park P-1), and a Mixed-Use Village Square containing up to 10,000 sq. ft. of commercial retail uses. The Village Core also includes a public safety site. Village Core land uses are linked with the surrounding single family residential neighborhoods through pedestrian network comprised of the Community Pathway and park-to-park loop. Village Core land uses provide opportunities for active and passive recreation and serve as gathering spots for residents and visitors. |
| Diversify the economic base within Otay Ranch. | ***Consistent***. The foundation for a diverse economic base within Otay Ranch lies within the Otay Ranch GDP/SRP which identified Planning Area 12 and the EUC (within the City of Chula Vista) as the urban heart of Otay Ranch, Industrial Planning Areas as the Ranch's job generators, a University Area, Urban Villages (Villages 1 through 11), Rural Estate Areas (Planning Areas 16 and 17) and Specialty Villages. Village 14 is planned as a Specialty Village, as defined by the Otay Ranch GDP/SRP. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
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| | The Village 14 active lifestyle and wellness theme is implemented through the provision of land uses and facilities that promote physical, contemplative and social activities. The Specific Plan creates a mixed-use village containing neighborhoods within a variety of housing types and sizes including lots that accommodate executive-level homes. Higher priced larger lot homes were deemed necessary to achieve South County's economic development strategies to attract value enhanced manufacturing and research opportunities.<br><br>The acquisition of Village 15 by conservation entities for conservation purposes large lot development areas effectively eliminated 516 higher-end single family detached homes, making the Proposed Project an even more important component of the region's economic strategy. The proposed Specific Plan is consistent with the policy by creating a range of single family neighborhoods to meet this need. |
| Promote synergistic uses between the villages and town centers of the Otay Ranch to provide a balance of activities, services, and facilities. | ***Consistent***. The Proposed Project implements this goal by providing a unique combination of land uses, a mix of single-family neighborhoods and a Mixed-Use Site, an elementary school site, a public safety site planned to accommodate a fire station and Sheriff's storefront facility, and park and recreation facilities. |
| **OTAY RANCH GDP/SRP -- MOBILITY GOALS** | |
| Provide a safe and efficient transportation system within Otay Ranch with convenient linkages to regional transportation elements abutting the Otay Ranch. | ***Consistent***. This policy is more applicable to the more intense development areas within the Otay Valley Parcel of Otay Ranch. The Otay Ranch GDP/SRP established Village 14 as a Specialty Village, that also serves as a Transitional Village between the more intensive development within the City of Chula Vista and the rural community of Jamul. To the greatest extent feasible and considering the isolated location, the Specific Plan endeavors to accommodate the alternative mobility program described in the Otay Ranch GDP/SRP.<br><br>The Proposed Project implements this goal through an internal, local, and regional circulation network. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
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| | The internal circulation concept provides adequate vehicular access, provides alternate routes to disperse traffic within the residential neighborhoods and provides connections to existing circulation roads to the west and northeast of the Proposed Project. Proctor Valley Road is proposed for a maximum travel speed of 30 miles per hour. Five roundabouts are planned at key intersections with Proctor Valley Road and neighborhood access points slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. This reduced speed will contribute to traffic calming and allow bicycles to travel on streets without designated travel lanes.<br><br>The Specific Plan identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-2 Park.<br><br>Primary local access to the Proposed Project is provided from the west by Proctor Valley Road, which also serves as a continuous through the village to the north to the community Jamul.<br><br>Regional access 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. SR-54, located approximately six miles to the northwest, connects to SR-125 and I-805 and provides regional east/west access. I-905, located approximately seven miles to the south, provides additional east/west access and connects to SR-125 and I-805. SR-94, located approximately three miles to the northeast, passes through Jamul and provides additional east/west access. |
| Achieve a balanced transportation system which emphasizes alternatives to automobile use and is responsive to the needs of residents. | ***Consistent***. The circulation plan incorporates vehicular and non-vehicular modes of transportation. These facilities are designed to create an integrated system of roadways, bike lanes, trails, and pedestrian pathways. Roads are arranged into a hierarchy, organized by function, to facilitate access within and around the Proposed Project. Road classifications are based on the General Plan classifications and have been refined to reflect the specific opportunities and constraints within the Proposed Project. An effort has been made, where feasible, to reduce street paving to slow the flow of traffic and create a pleasant walking environment.<br><br>Roundabouts and intersection neckdowns are planned to slow traffic and enhance bicycle and pedestrian access. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
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| | The Specific Plan identifies the locations for potential future transit stop within the Village 14 Core area, adjacent to the Mixed-Use Site and the P-2 Park. |
| Village entry streets should incorporate medians and be landscaped to reinforce village character and identity/ | ***Consistent***. The Proposed Project includes eight community access points along Proctor Valley Road, with five roundabouts planned at key intersections. Enhanced landscaping and signage within the roundabout creates a gateway into the residential neighborhoods and reinforces the Old California theme for the community. In addition, landscaped parkways along these roadways carry the landscape theme into the residential neighborhoods, which are further reflected in the gated entry elements. See Village 14 Design Plan for additional details. |
| **OTAY RANCH GDP/SRP -- HOUSING GOALS** | |
| Create a balanced community exemplified by the provision of a diverse range of housing styles, tenancy types, and prices. | ***Consistent***. The Proposed Project implements the goal of providing diverse housing types by providing 11 single family lots sizes, which are anticipated to accommodate approximately 26 varied single-family floorplans. Lot sizes range from 4,250 to 1 and 2-acre estate and ranchette lots. The Proposed Project also includes a residential site planned to accommodate detached courtyard homes, which may include four unique floorplans.<br><br>The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles. |
| The provision of sufficient housing opportunities for persons of all economic, ethnic, religious, and age groups, as well as those with special needs such as the handicapped, elderly, single-parent families and the homeless. | ***Consistent***. 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. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
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| | The Proposed Project is consistent with the manner in which the County Housing Element addresses reservations by income level. Pursuant to the implementation measures set forth in the Otay Ranch GDP/SRP, "after 1996, the reservations by income level shall be consistent with the policies and programs contained in the Housing Elements of the appropriate land use jurisdiction."<br><br>See also the GPAR discussion of the types of residential uses (Section C.1) and the Project Description in the EIR. |
| **OTAY RANCH GDP/SRP -- PARKS, RECREATION, OPEN SPACE GOALS** | |
| Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural, and aesthetic needs of project residents of all ages and physical abilities. | ***Consistent***. The Proposed Project implements this goal through the Specific Plan Parks, Recreation, Open Space, Preserve and Trails Master Plan which 24.8 acres of public and private parks, including four public parks, ranging in size from 1.4 acres to 7.2 acres. Private park facilities include three swim clubs and pocket parks distributed through single family neighborhoods. The public and private park system provides a variety of recreational experiences. In addition, the Proposed Project provides a pedestrian network which connects the Proposed Project to regional trails – the Community Pathway along Proctor Valley Road, the internal park to park loop system and the 5-foot wide DG walkway along the Public and Private Rural Residential Roads within Planning Area 16. Further, the Proposed Project will satisfy the Preserve Conveyance Obligation that 1.188 acres of RMP Preserve land be conveyed per one acre of developable land, less common use areas. A multi-use pathway and pedestrian system is incorporated as mobility and recreation components of the Proposed Project. |
| **OTAY RANCH GDP/SRP -- CAPITAL FACILITY GOALS** | |
| Overall Goal<br><br>Assure the efficient and timely provision of public services and facilities of developable areas of Otay Ranch concurrent with need. | ***Consistent***. A Public Facility Financing Plan (PFFP) and Fiscal Impact Analysis (FIA) have been prepared in conjunction with the Proposed Project in compliance with the Otay Ranch GDP/SRP goal to assure the efficient and timely provision of services and facilities concurrent with need. The PFFP provides descriptions of public infrastructure, thresholds, financing mechanisms, phasing, and construction responsibilities for each facility. The Fiscal Impact Analysis concludes that the Proposed Project generates an annual surplus revenue of $814,115 to the County at build-out. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
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| Drainage Facilities<br><br>Provide protection to the Otay Ranch project area and surrounding communities from fire, flooding, and geologic hazards.<br><br>Ensure that water quality within the Otay Ranch project area is not compromised.<br><br>Ensure that the City of San Diego's water rights within the Otay River Watershed shall not diminish. | ***Consistent***. The Specific Plan implements the drainage and runoff goals with the provision of a storm drain system which filters urban runoff from the developed areas before mixing it with natural runoff from the undeveloped portion. Thus, runoff will meet water quality requirements before draining to Upper Otay Reservoir. Drainage and urban runoff from the developed portion of the Proposed Project will drain to discharge locations via an internal storm drain system. First flush and dry weather runoff from developed areas will be diverted to biofiltration basins prior to discharge into Upper Otay Reservoir.<br><br>In addition, a CEQA Drainage Study and a Priority Development Project Storm Water Quality Management Plan have been prepared for the Proposed Project to protect the water quality in Upper Otay Reservoir. The phasing and financing of the drainage facilities are addressed in the PFFP. |
| Sewerage Facilities<br><br>Provide a healthful and sanitary sewerage collection and disposal system for the residents of Otay Ranch and the region, including a system designed and constructed to accommodate the use of reclaimed water. | ***Consistent***. The Proposed Project includes the Overview of Sewer Service facility plan. This report analyzes<br><br>Sewer service will be provided through the San Diego County Sanitation District via the Salt Creek Interceptor (City of Chula Vista). The County of San Diego and City of Chula Vista entered into a Sewage Transportation Agreement that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Proposed Project, to be conveyed through the Salt Creek Interceptor. The Salt Creek Interceptor has enough capacity to accommodate flows from the Proposed Project.<br><br>The phasing and financing of wastewater facilities are addressed in the PFFP.<br><br>The Proposed Project does not propose utilizing recycled water for irrigation due to the proximity of the Proposed Project to Upper Otay Reservoir, which is a drinking water reservoir owned and operated by the City of San Diego. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
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| Integrated Solid Waste Management Facilities<br><br>Provide solid waste facilities and services which emphasize recycling of reusable materials and disposal of remaining solid waste so that the potential adverse impacts to public health are minimized. | ***Consistent***. The Proposed Project implements this goal with a waste management system providing for curbside recycling and landfill capacity. Curbside pickup and recycling will be accomplished through contracting with a local service provider. The recyclables will be collected curb-side and disposed at the Otay Landfill. To promote recycling, it is anticipated that a waste service provider will offer different monthly trash service rates depending on the size of each trash container. |
| Urban Runoff Facilities<br><br>Ensure that water quality within the Otay Ranch Project Area is not compromised. | ***Consistent***. The Proposed Project will be required to comply with the California Regional Water Quality Control Board San Diego Region Tentative Order R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100. All urban runoff will be diverted through state of the art biofiltration basins to clean urban storm flows prior to release to any natural water course. The flows will also be routed through biofiltration basins to assure that post development flows match predevelopment flows as required by the Water Quality Ordinance in effect at the time of project approval. |
| Ensure that the City of San Diego's water rights within the Otay River watershed shall not diminish. | ***Consistent***. The City of San Diego Source Water Protection Guidelines for New Development were published in January of 2004. The document set Best Management Practice Standards for new development within any of the watersheds tributary to City of San Diego Reservoirs. Village 14 is tributary to the Upper and Lower Otay Reservoirs and is therefore required to comply with the City Source Water Protection Guidelines.<br><br>In the years after the 2004 City of San Diego Ordinance the California Regional Water Quality Control Board have required the urban runoff from all projects be treated to a greater threshold than those contemplated in the City Source Water Protection requirements. the Proposed Project will be designed in compliance with both the City of San Diego Source Water Protection Guidelines and the California Regional Water Quality Control Board San Diego Region Tentative Order R9-2013-0001as amended by R9-2015-0001 and R9-2015-0100. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
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| | All urban runoff will be diverted through biofiltration basins to clean urban storm flows prior to release to any natural water course. These basins will also serve as flow control hydromodification basins to assure that post development (o.10Q2 to Q10) flows match pre-development flows as required by the Water Quality Ordinance in effect at the time of project approval. |
| Water Facilities<br><br>Ensure an adequate supply of water for build-out of the entire Otay Ranch project area; design the Otay Ranch project area to maximize water conservation. | ***Consistent***. The Proposed Project includes the Overview of Water Service Facility Plan. The phasing and financing of water facilities are addressed in the PFFP.<br><br>The Otay Water District approved an SB610/SB221 water supply assessment/water verification report on January 3, 2018 for the Proposed Project. This report, prepared by the Otay Water District, ensures that the Specific Plan's water demand, in conjunction with other existing and future development, can be met by available and reliable water supplies through Otay Water District, the San Diego County Water Authority, and Metropolitan Water District.<br><br>The Proposed Project proposes to receive water service by expanding the existing 980 and 1296 Zones within the Central Service Area of the Otay Water District. There are several major 980 and 1296 Zone water system improvements within the Proposed Project that are identified in the Otay Water District's Capital Improvement Program.<br><br>Water conservation is maximized through implementation of the strategies in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.<br><br>The street parkways, parks, and open spaces implemented by the Specific Plan will utilize water conservation landscape practices. Additionally, all non-residential developments will provide water-efficient landscaping and water-efficient irrigation.<br><br>The Specific Plan, therefore, conforms to the water goals and policies of the Public Facilities Element. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
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| Water Reclamation Facilities<br><br>Design a sewerage system which will produce reclaimed water. Ensure a water distribution system will be designed and constructed to use reclaimed water. Construction of a "dual system" of water supply will be required for all development where reclaimed water is used. | Proctor Valley Village 14 does not propose the use of recycled water to reduce potable water usage due to its proximity to Upper Otay Reservoir. |
| Arts and Cultural Facilities<br><br>Plan sites for facilities dedicated to the enhancement of the arts at the community level that can contain indoor and outdoor facilities capable of supporting community theater, training and exhibit of art and sculpture, musical training and concerts, film and cultural festivals, public meetings, and other community events. | ***Consistent***. The Otay Ranch Facility Implementation Plan anticipated a multi-use cultural complex in the Eastern Urban Center of Otay Ranch. In addition, public art artistic public improvements will be visible in the design of the Proposed Project such as landscaping, gateways, signage, street lights, paving materials, fencing, street and park furnishings, and other key focal points. Public gathering and plaza space is planned within the public parks, providing opportunities for musical and other community events. These design issues are addressed in the Village Design Plan. |
| Childcare Facilities<br><br>Provide adequate child care facilities and services to serve the Otay Ranch project area. | ***Consistent***. The Specific Plan Development Regulations provide opportunities to locate and phase childcare facilities to meet the needs of the community. Childcare facilities may be located within private homes, commercial centers, offices, and/or adjacent to public schools when appropriate.<br><br>Home-based child care includes small family day care homes that serve 6 children and large family day care homes that serve 7-12 children. Consistent with County zoning and the Development Regulations, small family day care homes could potentially be located within all residential zones.<br><br>Facility-based childcare may be non-profit or commercial facilities located in non-residential land use areas of the Proposed Project. The State of California has adopted regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements, and the physical environment for child day care and day care centers. Child care facilities within the Proposed Project will comply with state and local regulations. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
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| Health and Medical Facilities<br><br>Ensure provision of and access to facilities which meet the health care needs of Otay Ranch residents. | ***Consistent***. Based on existing and projected services provided in southern San Diego County, no additional acute hospital facility is needed to serve the Proposed Project. Both Scripps Memorial Hospital and Sharp Chula Vista Medical Center have the capacity to meet the medical needs of the Project's residents. The area may also be served by Paradise Valley Hospital and private facilities. In the area of mental health, recent 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 compensates for increased service demand resulting from the Specific Plan population.<br><br>Build-out of the Proposed Project generates an incremental demand for additional nursing home beds. This demand could be met in existing nursing facilities within southern San Diego County. Build-out of the Proposed Project also generates the need for medical practitioners (doctors, dentists, chiropractors, and allied health professionals). Space for purchase or lease, which is accessible to the public and suitable for siting medical practitioner services, will be available within the commercial (for-profit) and Community Purpose Facility (CPF, non-profit) areas of the Eastern Urban Center, other areas of the Otay Valley Parcel in the City of Chula Vista and in the adjacent community of EastLake. In addition, these uses are permitted within the Proposed Project's Mixed-Use Site. |
| Community and Regional Purpose Facilities<br><br>Designate areas within the Otay Ranch project area for religious, ancillary private, educational, day care, benevolent, fraternal, health, social and senior services, charitable, youth recreation facilities, and other county regional services. | ***Consistent***. The Otay Ranch GDP/SRP identified the Eastern Urban Center as the location for regional services. The Proposed Project reserves approximately 12.0 acres of civic uses including a public safety site and an elementary school site. In addition, the Specific Plan includes three public parks located on approximately 15.2 acres and an additional 9.5 acres of private park and recreation facilities. The land uses identified above provide opportunities for community and social service facilities. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
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| Social and Senior Facilities<br><br>Ensure that Otay Ranch project area residents have adequate access to sources of governmental and private social and senior services programs. | ***Consistent***. 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 over 100,000 persons each month.<br><br>There are numerous non-profit health and social service organizations located in the southern San Diego County area. The City of Chula Vista provides an adult literacy program, a Youth Action Program, and the Police Activities League program. The County Area Agency on Aging provides social and nutrition programs, legal services, ombudsman programs, and services to prevent or postpone institutionalization. The City of Chula Vista provides senior services and the Park and Recreation Department coordinates activities and programs at the Norman Park Senior Center. |
| Animal Control Facilities<br><br>Ensure that the community of Otay Ranch is served by an effective animal control program that provides for the care and protection of the domestic animal population, safety of people from domestic animals, and the education of the public regarding responsible animal ownership. | ***Consistent***. Animal control services and facilities for the Proposed Project are provided by the County animal health and regulatory services. Build-out of the Proposed Project generates a demand for additional facilities; however, no specific facilities are required for the development of the Proposed Project. The payment of property taxes, which contribute to the County General Fund that are allocated to the County Capital Improvement Program, assure the provision of required future facilities.<br><br>The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Proposed Project will generate surplus tax revenues to the County of San Diego; therefore, more tax revenues than is necessary to serve demand will be generated by the project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by this project. Additionally, the Otay Ranch GDP/SRP obligates the Proposed Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
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| Civic Facilities<br><br>Assure the efficient and timely provision of public services and facilities to developable areas of the Otay Ranch project area concurrent with need, while preserving environmental resources of the site and ensuring compatibility with the existing character of surrounding communities, integrate different types of public facilities where such facilities are compatible and complementary. | ***Consistent***. The Otay Ranch Facility Implementation Plan states that 420 square feet of civic administrative facility per 1,000 residents should be used to determine the project's demand for civic facilities. Based on an estimated population of approximately 3,941 residents, approximately 1,635 gross square feet floor area of civic facilities is required.<br><br>The Otay Ranch GDP/SRP locates a Civic facility in the Eastern Urban Center, which serves as the Civic presence in Otay Ranch. Additionally, the fiscal analysis concluded that the project will result in a net fiscal annual surplus at build-out. These revenues could be budgeted to fund additional facilities within the County of San Diego to meet the incremental increase in demand generated by this project. The Otay Ranch GDP/SRP also obligates the Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established. |
| Correctional and Justice Facilities<br><br>Prevent injury, loss of life, and damage to property resulting from crime occurrence through the provision of justice facilities. | ***Consistent***. The South Bay Regional Center provides Municipal and Superior Court services for the South Bay Judicial District. Office space for the District Attorney, Public Defender, Law Library, Revenue and Recovery, Probation, and the Marshal also are provided at or near the South Bay Regional Center. The increased population of the Proposed Project may contribute to the need for additional correctional facilities.<br><br>The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Proposed Project will generate surplus tax revenues to the County of San Diego, that is, more tax revenues than is necessary to serve demand generated by the project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by this project. Additionally, the Otay Ranch GDP/SRP obligates the Proposed Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
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| Fire Protection and Emergency Services Facilities<br><br>Provide protection to the Otay Ranch project area and surrounding communities from the loss of life and property due to fires and medical emergencies. | ***Consistent***. The Proposed Project reserves a 2.3-acre public safety site to ensure that adequate fire and emergency medical services are available to serve the Proposed Project. The PFFP and the Fire Protection Plan (FPP) identify the equipment needs, financing, and implementation necessary for site development, including the proposed fire station. To prevent loss of life and property due to fires, the Fire Protection Plan and Preserve Edge Plan address fuel modification and brush management on and surrounding the Proposed Project. The PFFP and FPP also include alternative service options to comply with County response time thresholds. The County Fire Mitigation Fee Ordinance, as implemented by Cal Fire, is also addressed into the PFFP/FIA and FPP. |
| Law Enforcement Facilities<br><br>Protection of life and property and prevention of crime occurrence. | ***Consistent***. The County currently provides law enforcement services to the Proposed Project. Build out of the Proposed Project will increase the demand for law enforcement services from the Proposed Project.<br><br>The Sherriff's Department has stated that a 500-square foot Sheriff storefront facility in the approximately 2.3-acre Public Safety site where the fire station will be located could satisfy their needs. CPTED Development guidelines also have been included in the Village Design Plan to ensure that homes, recreational, and business facilities are designed in such a way to deter crime. |
| Library Facilities<br><br>Sufficient libraries to meet the information and education needs of Otay Ranch residents. | ***Consistent***. The PFFP analyzes the demand for library facilities generated by the Project. The Otay Ranch GDP/SRP plans for the location of a 36,758-sq. ft. main library in the Eastern Urban Center (EUC). The demand for library facilities generated by the build-out of the Proposed Project will ultimately be satisfied by this main Otay Ranch library, along with existing libraries within the vicinity of the Proposed Project. Future trends in the delivery of library services include the County's 24/7 "Library To Go Program" and e-library programs. |

## OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

| APPLICABLE GOAL, OBJECTIVE OR POLICY | CONSISTENCY ANALYSIS |
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| | The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Proposed Project will generate surplus tax revenues to the County of San Diego; therefore, more tax revenues than is necessary to serve demand will be generated by the project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by this project. The Otay Ranch GDP/SRP obligates the Proposed Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established. |
| School Facilities<br><br>Provide high quality, K-12 educational facilities for Otay Ranch residents by coordinated planning of school facilities with the appropriate school district.<br><br>Coordinate the planning of adult educational facilities with the appropriate district. | ***Consistent***. The Otay Ranch Facility Implementation Plan acknowledged that the Proposed Project is within the boundaries of four school districts and requires that school district boundary adjustments be processed concurrent with the Specific Plan. This is accomplished through a "transfer of uninhabited territory" process. The Plan further recommends that Village 14 be served by the Chula Vista Elementary School District (K-6) and the Sweetwater Union High School District (7-12). Therefore, after the "transfer of uninhabited territory" process, Village 14 will be wholly within the boundaries of the Chula Vista Elementary School District and Sweetwater Union High School District. Students generated from Planning Areas 16/19 would be served by the Jamul-Dulzura Union School District (K-8) and the Grossmont Union School District (9-12).<br><br>The 1,119 (planned homes generate the need to accommodate approximately 460 elementary (K-6) students (409 students from Village 14 and 51 from Planning Areas 16/19). The Proposed Project reserves an approximately 9.7-acre elementary school site sized to serve approximately 750 students. In addition, the approximately 136 middle school (7-8) students (121 students from Village 14 and 15 from Planning Areas 16/19) and 256 high school (9-12) students (228 students from Village 14 and 18 from Planning Areas 16/19) are generated within the Proposed Project.<br><br>The Proposed Project will satisfy the statutory requirement to mitigate this impact through the payment of school fees pursuant to state statutes, or by entering into a school mitigation agreement(s). |

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| | The demand for adult school facilities will be satisfied within existing facilities in the Sweetwater Union High School District, until a new facility could be constructed in the Otay Ranch Eastern Urban Center in the City of Chula Vista, on a site reserved pursuant to the Otay Ranch GDP/SRP. |
| **OTAY RANCH GDP/SRP -- AIR QUALITY GOALS** | |
| Minimize the adverse impacts of development on air quality. | ***Consistent***. The Proposed Project implements this goal through the application of the Air Quality Impact Report, including PDF-AQ-1 and PDF-AQ-2 and mitigation measures M-AQ-1 through M-AQ-8 for the reduction of construction-related emissions from the Proposed Project's on- and off-road equipment fleet, and PDF-AQ/GHG-1 through PDF-AQ/GHG-10, PDF-TR-1 and mitigation measures M-AQ-9 and M-AQ-10 for the reduction of operation-related emissions from the Proposed Project's area, energy and mobile sources. In addition, the Proposed Project includes a Greenhouse Gas Emissions Technical Report, which addresses greenhouse gas emissions in conformance with AB 32 and SB 32 and seeks to reduce emissions and energy use through design methods to reduce vehicle trips, maintain or improve traffic flow, and reduce vehicle miles traveled. |
| Create a safe and efficient multi-modal transportation network which minimizes the number and length of single passenger vehicle trips. | ***Consistent***. The Otay Ranch GDP/SRP designates Village 14 as a Transitional Village with only limited multi-modal opportunities. However, the Proposed Project facilitates pedestrian and bicycle travel. The circulation system is designed with pedestrian-friendly sidewalks and includes pedestrian enhancements, such as shaded pathways, lighting, benches and other amenities.<br><br>Bicycles are accommodated on pathways and streets. Bicycle racks will be provided at strategic locations, such as Mixed-Use commercial areas and parks.<br><br>The San Diego Association of Governments (SANDAG) is responsible for regional transportation and transit planning. The SANDAG Board of Directors adopted the 2050 Regional Transportation Plan (RTP) for the San Diego region in 2011. The Specific Plan identifies the locations for potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-2 Park. |

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| Land development patterns which minimize the adverse impacts of development on air quality. | ***Consistent***. The Proposed Project implements this goal by creating a land use pattern that encourages walkability. This is accomplished through the creation of the Village Core which encompasses major community activity centers including an elementary school site, a Village Green (Public Park) and Mixed-Use Village Square comprised of up to 10,000 sq. ft. of commercial/ retail uses. The Village Core also includes a public safety site, planned to accommodate a fire station and Sheriff's storefront and potential future transit stops adjacent to the Mix-Use Site and P-2 Park. Additionally, the land pattern includes streets with sidewalks separate from adjacent streets by landscaped parkways. Implementation of safe routes to school and a Walking School Bus Program[21] will encourage students to walk to school, minimizing adverse impacts on air quality while improving overall health and wellbeing through an active lifestyle. These components contribute to meeting the goals of an active pedestrian-oriented community. |
| **OTAY RANCH GDP/SRP -- NOISE GOALS** | |
| Promote a quiet community where residents live without noise which is detrimental to health and enjoyment of property. | ***Consistent***. An Acoustical Analysis Report has been prepared as part of the EIR. Consistent with the noise analysis, the EIR includes feasible mitigation measures incorporated into the design to minimize the noise impacts associated with the Proposed Project. The design is consistent with the County exterior and interior CNEL noise levels. For further responsive information, please refer to the Acoustical Analysis Report. |
| Ensure residents are not adversely affected by noise. | ***Consistent***. An Acoustical Analysis Report has been prepared as part of the EIR and feasible mitigation measures will be incorporated into the Proposed Project design to ensure that residents are not adversely affected by noise. |

[21] See http://www.walkingschoolbus.org/ for additional information.

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| **OTAY RANCH GDP/SRP -- PUBLIC SAFETY GOALS** | |
| Consistent. Promote public safety and provide public protection from fire, flooding, seismic disturbances, geologic phenomena, and man-made hazards in order to:<br>• Preserve life, health, and property;<br>• Continue government functions and public order;<br>• Maintain municipal services; and<br>• Rapidly resolve emergencies and return the community normalcy and public tranquility. | ***Consistent***. The Proposed Project reserves a 2.3-acre public safety site which is planned to have a fire station and Sheriff's storefront facility. The Proposed Project further implements this goal by participating in emergency disaster plans and programs, establishing safe and effective evacuation routes, and facilitating post-disaster relief and recovery programs. In addition, a Wildland Fire Evacuation Plan has been prepared for the Proposed Project that provide the evacuation approach for the Proposed Project. |
| **OTAY RANCH GDP/SRP -- GROWTH MANAGEMENT GOALS** | |
| Develop Otay Ranch villages to balance regional and local public needs, respond to market forces, and assure the efficient and timely provision of public services and facilities concurrent with need. | ***Consistent***. A PFFP/FIA has been prepared in conjunction with the Specific Plan. The PFFP assures the efficient and timely provision of services and facilities concurrent with need, and provides descriptions of public infrastructure, thresholds, financing mechanisms, phasing, and responsibilities for each facility. |
| **OTAY RANCH GDP/SRP -- RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT GOALS** | |
| Resource Preserve<br>Establishment of an open space system that will become a permanent preserve dedicated to the protection and enhancement of the biological, paleontological, cultural resources (archaeological and historical resources), flood plain, and scenic resources of Otay Ranch, the maintenance of long-term biological diversity, and the assurance of the survival and recovery of native species and habitats within the preserve and to serve as the functional equivalent of the County of San Diego Resources Protection Ordinance (RPO). | ***Consistent***. As described in the Otay Ranch Phase 2 RMP, 1.188 acres of RMP Preserve land will be conveyed to the POM for every acre of development in conjunction with each final map. Development within Otay Ranch will ensure the conveyance of RMP Preserve lands that surround the Proposed Project.<br>Two open space corridors extend through the Proposed Project to establish a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, and the City of San Diego "Cornerstone properties." These open space Preserve corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub. |
| Mineral Resources<br>Encourage the completion of the extraction of mineral resources before conflicts with planned development could occur. | ***Consistent***. A Mineral Resources Reports was prepared for the Proposed Project which concluded that there are no known mineral resources located within the Proposed Project. In addition, based on site visits, there are no past or present mining extraction activities within the Proposed Project. As a result, there are no conflicts between mineral extraction activities and planned development. There may be the opportunity to reuse some material excavated during grading activities as road base or as surface materials on the multi-use pathways. |

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| Soils<br><br>Minimize soil loss due to development. | ***Consistent***. Based on the Geotechnical Review of the Preliminary Tentative Map and Grading Plan, the onsite soils consist of alluvium, colluvium, soil, and artificial fill. During grading and construction of the Proposed Project, soil erosion may occur on the Proposed Project; however, best management practices will be implemented to ensure that erosion and the loss of topsoil are minimized. |
| Steep Slopes<br><br>Reduce impacts to environmentally sensitive and potential geologically hazardous areas associated with steep slopes. | ***Consistent***. The Proposed Project conforms with this goal by minimizing impacts to steep slopes in conformance with the Otay Ranch-wide requirement to preserve 83% of existing steep slopes with gradients of 25% or greater. |
| Floodways<br><br>Preserve floodways and undisturbed flood plain fringe areas. | ***Consistent***. There are no mapped floodplains or floodways within the Proposed Project. In addition, the Proposed Project requires construction of adequate drainage facilities to minimize the exposure of people and property to flooding. |
| Visual Resources<br><br>Prevent degradation of the visual resources. | ***Consistent***. Proctor Valley Road is designated a scenic corridor in the Otay Ranch GDP/SRP. The Proposed Project is consistent with this goal by enhancing the scenic values through Proctor Valley by undergrounding utilities and a comprehensive landscape, lighting and signage program, as described in the Village 14 Design Plan and Planning Areas 16/19 Design Guidelines. Further, the Proposed Project is consistent with this goal by implementing a terraced development plan, which preserves the expansive views across Proctor Valley to the San Miguel and Jamul mountains and Upper Otay Reservoir. The undulating open space areas along Proctor Valley Road will be preserved. The alignment of Proctor Valley Road seeks to preserve significant rock outcroppings and landforms. |
| Energy Conservation<br><br>Establish Otay Ranch as a "showcase" for the efficient utilization of energy resources and the use of renewable energy resources. | ***Consistent***. The Energy Conservation Plan provides that the Proposed Project would incorporate solar panels on all single-family residences to offset 100% of the electrical energy usage of those residences. Single-family homes constructed as part of the Proposed Project would be designed with pre-plumbing for solar water heaters and solar and/or wind renewable energy systems. In addition, buildings would be designed to meet the California 2016 Title 24 Building Energy Efficiency Standards or the code in effect at the time of building permit issuance. |

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| | The Proposed Project implements this goal, in part, through the proposed land use plan, which is aimed at minimizing transportation requirements by locating school and park land uses in proximity to residential areas to encourage pedestrian and bicycle travel through the trails network and street linkages to reduce energy consumption. |
| Water Conservation<br><br>Conserve water during and after construction of Otay Ranch. | ***Consistent***. Water conservation is maximized through implementation of the strategies outlined in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.<br><br>The Village Design Plan identifies a "California Friendly" and "Fire Safe" landscape palette. The Water Conservation Plan requires a reduction in outdoor water usage through compliance with the Model Landscape Ordinance. In addition, compliance with the California Green Building Code will further reduce indoor water usage. With regarding to implementing this goal, the Proposed Project is located above the Lower Otay Reservoir, a drinking water source for the City of San Diego. As such, the use of recycled water is not permitted within the Proposed Project. |
| Astronomical Dark Skies<br><br>Preserve dark-night skies to allow for continued astronomical research and exploration to be carried out at the County's two observatories, Palomar Mountain and Mount Laguna. | ***Consistent***. The Proposed Project will comply with the San Diego County Code of Regulatory Ordinances, Sections 51.210 – 51.209, Light Pollution Code. Lighting fixtures will be carefully placed and provided with glare shields and louvers to mitigate light spilling into the sky or onto adjacent properties. Trees and landscape features to be illuminated will be equipped with automatic shut-off controls that will turn-off lights no later than 11:00 p.m. Thus, the Proposed Project conforms to this goal. |

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| Agriculture<br><br>Recognize the presence of important agricultural soils both in areas subject to development and within the preserve. | ***Consistent***. The Proposed Project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural use, as shown on the maps prepared pursuant to the FMMP by the California Department of Conservation. However, the Proposed Project would convert approximately 62.4 acres designated as Farmland of Local Importance and 635.6 grazing land to residential uses, thereby precluding it from potential agricultural use in the future. Although the Project Area is no longer used for crops or grazing (and has not been used as such since 1999) due to lack of reliable and affordable water, the conversion would contribute to an incremental loss of Farmland of Local Importance and Grazing Land. In the County, agricultural resources – and therefore the significance of impacts to such resources – are evaluated through the LARA Model.<br><br>The LARA Model analysis determined that this site is not an important agricultural resource because the required factor of water resources and soil quality receiving a "low" rating. Scenario 5 states that when at least one factor is rated low importance, then the site is not an important agricultural resource. Thus, because the Proposed Project would have no direct impacts to on-site important agricultural resources and would not substantially impair the ongoing viability of the site for agricultural use, impacts are considered less than significant. In addition, the Proposed Project and surrounding areas are neither zoned for agricultural use, nor is the land under a Williamson Act contract. Therefore, the Proposed Project does not conflict with existing zoning for agriculture use or a Williamson Act contract. |