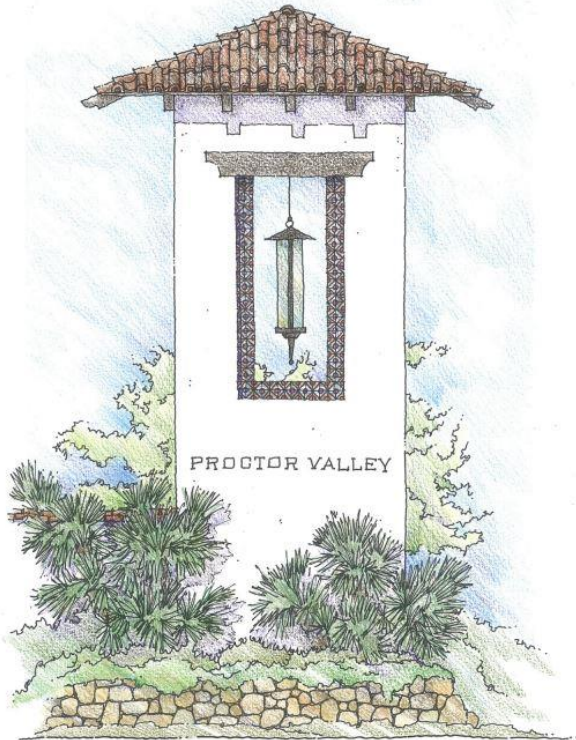


Specific Plan Amendment

OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16/19
PROPOSED PROJECT AMENDMENT

SP-A _____
REVISED VESTING TM 56-16, EIR 16-19-006

DECEMBER 2019



Applicant:
GDCI, L.P.
4364 Bonita Road, #607
Bonita, CA 91902
Contact: Elizabeth Jackson
619-871-5776
ljackson@jacksonpendo.com

Prepared For:
County of San Diego
Planning & Development Services
5510 Overland Avenue
San Diego, CA 92123
Contact: Mark Slovick
858-495-5172
Mark.Slovick@sdcounty.ca.gov

Note: This Specific Plan Amendment will not be deemed finally approved or effective unless and until all three of the processes described in the Dispute Resolution Agreement dated June 26, 2019 ("DRA) are deemed finally approved and effective. The County will be drafting a Condition of Approval to reflect this understanding. At such time as the County provides the language for that condition, it will be inserted here in this Specific Plan Amendment.

Record of Approval

Village 14 and Planning Areas 16/19 Specific Plan 16-002 (6/26/19)

Approved and Amended by

County of San Diego Board of Supervisors

(SP-A)

Prepared By:

RH Consulting Group, LLC
Ranie@RHConsultingGroup.com
(619) 823-1494

Hunsaker & Associates

Planning, Engineering, Surveying
9707 Waples Street
San Diego, CA 92121
Contact: Chuck Cater
(858) 558-4500

SJA Landscape Architecture Land Planning

144 D Street, Suite 113
Encinitas, CA 92014
Contact: Russ Johnston/Mark Lloyd
(760) 809-7480

WHA, Inc.

2850 Red Hill Ave., Ste. 200
Santa Ana, CA 92705-5543

Contact: Julia Malisos
(949) 250-0607

THIS PAGE INTENTIONALLY LEFT BLANK

TABLE OF CONTENTS

I. INTRODUCTION 1

 A. Project Description 1

 B. Purpose of the Specific Plan and Governmental Authority 10

 C. Project Planning Context and Location 10

 1. San Diego County General Plan 10

 2. Jamul/Dulzura Subregional Plan – San Diego County General Plan..... 10

 3. Otay Ranch General Development Plan/Subregional Plan 11

 4. Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan 11

 5. Otay Ranch Resource Management Plan (RMP)..... 11

 6. Multiple Species Conservation Program (MSCP) 12

 7. Local Agency Formation Commission 12

 8. Otay Valley Regional Park Concept Plan 12

 9. San Diego National Wildlife Refuge 12

 10. Rancho Jamul Ecological Preserve 13

 11. Otay River Watershed Management Plan 13

 12. MSCP County Subarea Plan - Quino Checkerspot Butterfly Addition 13

 D. Specific Plan Appendices 13

 1. Preserve Edge Plan (PEP) 14

 2. Fire Protection Plan (FPP) 14

 3. Energy Conservation Plan (ECP)..... 14

 4. Public Facilities Finance Plan (PFFP) 15

 5. Village 14 Design Plan (VDP)..... 15

 6. Water Conservation Plan (WCP) 15

 7. Planning Areas 19 Design Guidelines (DG) 15

 8. Agriculture Plan (AP) 15

 E. Studies and Technical Memorandums 17

 F. Development Approvals Needed 19

II. DESIGN INFLUENCES 20

 A. Specific Plan Objectives 20

 1. Project –Wide Objectives..... 20

 2. Village 14 Objectives..... 21

 3. Planning Areas 16/19 Objectives..... 22

 B. Location and Regional Setting..... 22

 1. Surrounding Land Uses..... 22

 C. Opportunities and Constraints 22

 1. Physical Characteristics of the Proposed Project Amendment 22

III. DEVELOPMENT PLAN 25

 A. Plan Context..... 25

 B. Plan Concept..... 26

 1. Land Use Policies 26

 2. Land Use Plan Organization 26

 3. Old California Design Theme 27

 C. Site Utilization Plan 28

 1. Residential Uses (R) 28

 2. Mixed-Use Commercial (MU)..... 28

 3. Parks and Recreation Uses (P) And Trails 28

 4. Public Uses..... 29

5.	Open Space / Biofiltration Basin (OS/BB)	29
6.	RMP Preserve (OS/P)	30
7.	Circulation.....	30
D.	Distribution of Land Uses.....	30
E.	Grading Concept.....	34
F.	Parks, Recreation, Open Space, RMP Preserve and Trails Master Plan.....	36
1.	Local Parks.....	36
2.	Regional Open Space.....	61
3.	Otay Ranch RMP Preserve	61
4.	Trails and Pathways	64
5.	Community Gardens	67
G.	Landscape Concepts	67
1.	Landscape Concept Plan.....	67
2.	Walls and Fences	68
3.	Street Lighting	68
4.	Community & Neighborhood Signage	68
H.	Circulation Plan	70
1.	Regional and Local Road Access.....	70
2.	On-Site Circulation	70
3.	Existing and Proposed Non-vehicular Circulation System	71
4.	Public and Private Street Standards	71
I.	Agriculture Plan.....	93
J.	Housing Types.....	93
IV.	PUBLIC FACILITIES AND SERVICES	94
A.	Drainage.....	94
B.	Sewer Service	97
C.	Water Service.....	100
D.	Law Enforcement.....	103
E.	FIRE AND EMERGENCY SERVICES	103
1.	Fire.....	103
2.	Emergency Services.....	104
F.	Schools.....	105
1.	Elementary Schools	105
2.	Middle School.....	106
3.	High School	106
G.	Regional Facilities	107
1.	Arts and Cultural Facilities	107
2.	Cemetery Facilities	107
3.	Health & Medical Facilities	107
4.	Social & Senior Service Facilities	108
5.	Correctional & Justice Facilities	109
6.	Childcare Facilities	109
7.	Community & Regional Purpose Facilities	109
8.	Integrated Solid Waste Management	109
V.	IMPLEMENTATION.....	110
A.	Concurrent Processing	110
1.	Development Approvals	110
B.	Specific Plan Minor Modifications and Plan Inconsistencies.....	112
1.	Specific Plan Minor Modifications	112
2.	Inconsistencies Between the Specific Plan Amendment And Other Rules	113

C. Phasing Plan..... 113

D. Facilities Financing..... 117

E. Construction and Maintenance Responsibilities..... 117

F. Landscape Maintenance Responsibilities 117

G. Relationship of Support Documents to the Specific Plan Amendment 119

VI. DEVELOPMENT REGULATIONS..... 121

 A. Purpose 121

 B. Authority..... 121

 C. Otay Ranch Village 14 & Planning Areas 16/19 Proposed Project Amendment Zoning Districts .. 121

 1. Residential Districts 121

 2. Village Core District (VC)..... 122

 3. Open Space (OS) and Preserve Districts..... 122

 4. Zoning Districts Map 123

 D. Residential Zoning Implementation..... 125

 1. Purpose and Intent..... 125

 2. Permitted Uses 151

 3. Development Standards 151

 4. Accessory Buildings 152

 5. Architectural Projections..... 153

 6. Vertical Architectural Elements..... 153

 7. Accessory Uses & Structures 153

 8. Second Dwelling Units 153

 9. Temporary Uses 155

 10. Walls and Fences 155

 11. Landscaping 155

 12. Noise 156

 E. Village Core District Implementation..... 156

 1. Purpose and Intent..... 156

 2. Land Use Criteria..... 158

 3. Village Core Zoning Plan 159

 4. Permitted Residential Uses 160

 5. Permitted Non-Residential Uses 160

 6. Development Standards 161

 7. Accessory Uses and Structures 163

 8. Temporary Uses 164

 F. Open Space and Preserve District Implementation 164

 1. Purpose and Intent..... 164

 2. Permitted Uses 164

 G. Sign Regulations 166

 1. Purpose..... 166

 2. Off-Site Signs..... 166

 3. On-Site Signs 166

 H. Wireless Facilities Implementation 169

 I. Site Planning Procedure..... 169

 1. Purpose..... 169

 2. Jurisdiction..... 169

 3. Application..... 169

 4. Application Form and Fee..... 173

 5. exemption of Site Plan Permit 173

 6. Review and Evaluation 173

7. Decision and Notice	174
8. Conditions	174
9. Expiration and Extension	175
10. Application for Modification of a Site Plan.....	175
11. Relation to Use Permit, Variance, and Specific Plan Amendment	175
12. Revocation or Modification of Site Plan Approval for Cause	176
J. Tentative Map Waivers.....	177
VII. INDEX OF SPECIFIC PLAN REQUIREMENTS.....	198

EXHIBIT LIST

Exhibit 1a – Proposed Land Exchange	2
Exhibit 1b - Regional Location Map.....	8
Exhibit 2 – Surrounding Land Uses	24
Exhibit 3 –Village 14 and Planning Areas 16/19 Proposed Project Amendment	
Site Utilization Plan	33
Exhibit 4 – Proposed Project Amendment Conceptual Grading Plan.....	35
Exhibit 5 - Parks, Recreation, Open Space, RMP Preserve & Trails Plan.....	42
Exhibit 6 – Park Walkability Plan.....	43
Exhibit 7a – Village Green Conceptual Plan (P-1).....	44
Exhibit 7b –P-1 Public Park Active Park Area	45
Exhibit 8a – Scenic Park Conceptual Plan (P-2).....	46
Exhibit 8b –P-2 Public Park Active Park Area	47
Exhibit 9a – South Community Swim Club Conceptual Plan (PP-1).....	48
Exhibit 9b –PP-1 Private Swim Club Active Park Area	49
Exhibit 10a – Village Square Conceptual Plan (PP-2).....	50
Exhibit 10b – PP-2 Village Square	51
Exhibit 11a – West Community Swim Club Conceptual Plan (PP-3).....	52
Exhibit 11b – West Community Swim Club Active Park Area Private Park (PP-3).....	53
Exhibit 12a – West Private Park Conceptual Plan (PP-4).....	54
Exhibit 12b –PP-4 West Private Park	55
Exhibit 13a – Northwest Private Park Conceptual Plan (PP-5)	56
Exhibit 13b – PP-5 Northwest Private Park Active Park Area	57
Exhibit 14a – Northeast Private Park Conceptual Plan (PP-6)	58
Exhibit 14b – PP-6 Northwest Private Park Active Park Area	59
Exhibit 15 - Typical Private Pocket Park Conceptual Plans	60
Exhibit 16 – Conceptual RMP Preserve Plan	63
Exhibit 17 - Conceptual Trail Sections	65
Exhibit 17 - Conceptual Trail Sections (cont.)	66
Exhibit 18 - Conceptual Sign & Monument Locations.....	69
Exhibit 19 – Internal Circulation Concept Plan	73
Exhibit 20 - Street Section 1 – Proctor Valley Road –	
Class II Collector (Modified) City of Chula Vista (74’ ROW)	74
Exhibit 21 - Street Section 2 - Proctor Valley Road	
Modified 2-Lane Light Collector 2.2A (68’ ROW).....	74
Exhibit 22 - Street Section 3 - Proctor Valley Road	
Modified 2-Lane Light Collector 2.2A (73’ ROW).....	75
Exhibit 23 - Street Section 4 – Proctor Valley Road	
Modified 2-Lane Light Collector 2.2A (83’ ROW).....	75
Exhibit 24 - Street Section 5 - Proctor Valley Road	

Modified Light Collector 2.2A (77' ROW)..... 76

Exhibit 25 - Street Section 6 - Proctor Valley Road 76

Modified Light Collector 2.2E (73' ROW) 76

Exhibit 26 - Street Section 10a - Proctor Valley Road 77

Modified 2-Lane Light Collector 2.2F (73'-64' ROW)..... 77

Exhibit 27 - Street Section 10B - Proctor Valley Road 77

Modified 2-Lane Light Collector 2.2F (48' ROW) 78

Exhibit 28 - Street Section 10C - Proctor Valley Road 78

Modified 2-Lane Light Collector 2.2F (48' ROW) 78

Exhibit 29 - Street Section 10D - Proctor Valley Road 78

Modified 2-Lane Light Collector 2.2F (64' ROW) 79

Exhibit 30 - Street Section 7 - Modified Residential Collector (49' ROW) 79

Exhibit 31 - Street Section 8- Modified Residential Collector (54' – 62' ROW)..... 79

Exhibit 32 - Street Section 8a- Modified Residential Collector (55' – 63' ROW)..... 80

Exhibit 33 - Street Section 9 –Private Modified Residential Street..... 81

(58' – 68' ROW)..... 81

Exhibit 34 - Street Section 9A/9B –Private Modified Residential Street 82

(58' – 68' ROW)..... 82

Exhibit 35 - Street Section 11 - County Public Access Road/ 83

Water Line Maintenance Road) 83

Exhibit 36a - Street Section 13 –Private Rural Residential Road (48' ROW)..... 83

Exhibit 36b - Street Section 14 - Private Modified Alley (24' ROW) 84

Exhibit 37 - Gated Neighborhood Entry Plan 86

Exhibit 38 - Conceptual Gated Entry Design..... 87

Exhibit 39 –Roundabout Plan 90

Exhibit 40 – Traffic Calming Concepts 91

Exhibit 41 - Conceptual Drainage Plan..... 96

Exhibit 42 – Conceptual Sewer Plan (On-Site)..... 99

Exhibit 43 – Conceptual Water Service Plan..... 102

Exhibit 44 - Conceptual Phasing Plan..... 116

Exhibit 45 - Zoning Districts Map 124

Exhibit 46 - SF-1 Typical Single Family Plot (75' x 100') 127

Exhibit 47 - SF-1 Typical Single Family Plot (75' x 100') 128

Exhibit 48 - SF-1 Typical Single Family Plot (75' x 100') 129

Exhibit 49 - SF-1 Typical Single Family Plot (70' x 100') 130

Exhibit 50 - SF-1 Typical Single Family Plot (70' x 100') 131

Exhibit 51 - SF-1 Typical Single Family Plot (70' x 100') 132

Exhibit 52 - SF-2 Typical Single Family Plot (60' x 100') 134

Exhibit 53 - SF-2 Typical Single Family Plot (60' x 100') 135

Exhibit 54 - SF-2 Typical Single Family Plot (60' x 100') 136

Exhibit 55 - SF-2 Typical Single Family Plot (60' x 100') 137

Exhibit 56 - SF-2 Typical Single Family Plot (60' x 85') 138

Exhibit 57 - SF-2 Typical Single Family Plot (60' x 85') 139

Exhibit 58 - SF-2 Typical Single Family Plot (60' x 85') 140

Exhibit 59 - SF-2 Typical Single Family Plot (50' x 100') 141

Exhibit 60 - SF-2 Typical Single Family Plot (50' x 100') 142

Exhibit 61 - SF-2 Typical Single Family Plot (50' x 85') 143

Exhibit 62 - SF-2 Typical Single Family Plot (50' x 85') 144

Exhibit 63 - SF-2 Typical Single Family Plot (50' x 85') 145

Exhibit 64 - SF-3 Typical Single Family Plot (Courtyard)..... 147

Exhibit 65 - Typical SF-3 Detached Courtyard Conceptual Site Plan..... 148
 Exhibit 66 - Typical MF Attached Condominium Conceptual Site Plan..... 150
 Exhibit 67 - Village Core Zoning Plan 159
 Exhibit 68 - Village Core Streetscape Zones 162

TABLE LIST

TABLE 1: DOCUMENT ORGANIZATION..... 16
 TABLE 2: VILLAGE 14 AND PLANNING AREAS 16/19 LAND USE SUMMARY TABLE 31
 TABLE 3: ESTIMATED REQUIRED PARK LAND DEDICATION 37
 TABLE 4: PROPOSED PUBLIC AND PRIVATE PARK & RECREATION FACILITIES..... 38
 TABLE 5: PRESERVE CONVEYANCE OBLIGATION ESTIMATE 62
 TABLE 6: PHASE SUMMARY 114
 TABLE 7: PHASING TABLE 115
 TABLE 8: CONSTRUCTION AND RESPONSIBILITIES FOR FACILITIES AND INFRASTRUCTURE..... 118
 TABLE 9: RR ZONING BOX 125
 TABLE 10: SF-1 ZONING BOX 126
 TABLE 11: SF-2 ZONING BOX 133
 TABLE 12: SF-3 ZONING BOX 146
 TABLE 13: MF ZONING BOX 149
 TABLE 14: PERMITTED USES – RESIDENTIAL DISTRICTS..... 151
 TABLE 15: SETBACKS – RESIDENTIAL DISTRICTS..... 152
 TABLE 16: ACCESSORY USES – RR, SF-1, SF-2 AND SF-3 RESIDENTIAL DISTRICTS 154
 TABLE 17: VC - ZONING BOX 158
 TABLE 18: VILLAGE CORE DEVELOPMENT STANDARDS 162
 TABLE 19: PERMITTED USES – OPEN SPACE AND PRESERVE DISTRICTS 165
 TABLE 20: SITE PLAN CHECK LIST 172

SPECIFIC PLAN APPENDICES

APPENDIX 1 PRESERVE EDGE PLAN
 APPENDIX 2 FIRE PROTECTION PLAN
 APPENDIX 3 ENERGY CONSERVATION PLAN
 APPENDIX 4 PUBLIC FACILITIES AND FINANCING PLAN
 APPENDIX 5 VILLAGE 14 DESIGN PLAN
 APPENDIX 6 WATER CONSERVATION PLAN
 APPENDIX 7 PLANNING AREA 19 DESIGN GUIDELINES
 APPENDIX 8 AGRICULTURE PLAN