Otay Ranch Resort Village

Alternative H

WATER SPECIFIC PLAN

January 2020
The Otay Ranch Resort Village Alternative H Specific Plan

OTAY RANCH RESORT VILLAGE ALTERNATIVE H

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The Otay Ranch Resort Village Specific Plan

Alternative H

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I. Introduction
The Otay Ranch Resort Village Alternative H Specific Plan

I. Introduction

A. Background

The Otay Ranch is located in south San Diego County within the jurisdictions of the County of San Diego and the City of Chula Vista. In October 1993, the San Diego County Board of Supervisors and Chula Vista City Council jointly adopted the Otay Ranch General Development Plan/Subregional Plan (Otay Ranch GDP/SRP). The Otay Ranch GDP/SRP provides for the development of Otay Ranch urban villages, specialty villages, rural estate areas, business/industrial parks, and a regional-serving commercial center. In the County of San Diego, the Otay Ranch GDP/SRP is an Element of the County General Plan and referred to as the Otay Subregional Plan Volume 2, or Otay Ranch SRP.

This Specific Plan represents the Otay Ranch Resort Village 13, Alternative H, land use plan. The Specific Plan represents the design intent, project objectives, parks, trails, project attributes, and supporting documents as project level review for Alternative H.

B. Location and Regional Setting

1. Location

Otay Ranch covers approximately 23,000 acres located in southwestern San Diego County. The Otay Ranch Resort Village Alternative H Specific Plan (the “Otay Ranch Resort Village Alternative H”) area is located in the County of San Diego, in the Proctor Valley Parcel of the Otay Ranch SRP (Exhibit 1, Regional Location Map). The Otay Ranch Resort Village Alternative H is identified as “Village 13” in the Otay Ranch SRP and is located approximately one-quarter mile east of the City of Chula Vista. Access is provided via Telegraph Canyon Road, which transitions to Otay Lakes Road and forms the southern boundary of the Project site.

2. Physical Characteristics

The Otay Ranch Resort Village Alternative H is a planning area of approximate 1,869-acres and consists of a broad mesa sloping to the south, broken by several steep canyons draining from north to south. Portions of the relatively flat mesa extend north into the steeper slopes of the Jamul Mountains. Development portions of the site include elevations ranging from approximately 500 feet above mean sea level (AMSL) at the southern end of the property to approximately 1,500 feet AMSL in the northeastern portions. The project area lies within the watershed of the Otay River, a westerly flowing stream that drains an area of approximately 145 square miles. The site is upstream of Savage Dam, which creates Lower Otay Reservoir. Onsite vegetation consists of native coastal sage scrub and grassland habitats disturbed by grazing. Some riparian vegetation occurs in drainage areas of the site.

3. Surrounding Land Uses

The Otay Ranch Resort Village Alternative H site is located at the interface of urban development and open spaces. The Eastlake Vista’s residential community and the U.S. Olympic Training Center constitute the urban development to the west. Lower Otay Reservoir, a water and recreation reservoir owned by the City of San Diego is located to the south. Upper Otay Reservoir and the Birch Family Estate are located to the northwest. At the east end of Lower Otay Reservoir, also on City of San Diego property, is a temporary ultra-light gliding and parachuting airport (John Nichols Airfield). An inactive quarry operation is located further east. Exhibit 2, Surrounding Land Uses, depicts the physical characteristics of the site and identifies surrounding land uses.
Exhibit 1
Regional Location Map

Exhibit 2
Surrounding Land Uses
C. Project Objectives

The Otay Ranch SRP establishes goals, policies, and land uses for the Otay Ranch Resort Village. A Specific Plan provides the entitlement bridge linking the general and sub-regional plans with subsequent project-level approvals. This Specific Plan addresses planned land uses, public facilities, design criteria, circulation, parks, and open space for the Otay Ranch Resort Village Alternative H.

The underlying purpose of the proposed Alternative H project is to complete the planned development of an Otay Ranch-designated specialty village, and to help accommodate the projected demand for a distinct community as envisioned by the adopted Otay Ranch SRP. The project’s statements of objectives are as follows:

- Implement the goals, objectives, and policies of the adopted Otay Ranch SRP, the Otay Ranch Resource Management Plan (RMP), and the County MSCP Subarea Plan South County Segment;
- Create a prestigious destination resort that maximizes unique South County open space, high-terrain and lake views, within a distinct, predominately single-family home community, and allow first-time buyers and others to transition to distinct, high-quality homes within Otay Ranch;
- Decrease the intensity of development at higher elevations away from Lower Otay Reservoir, and thereby enhance unique South County open space, high-terrain, and lake views;
- Establish an executive-level, “specialty” housing enclave within Otay Ranch that attracts business owners and employers within both the Otay Ranch and Otay Mesa planned business parks, urban centers, and university uses, thereby providing this segment of the housing community with opportunities to live and work in South County;
- Create increased housing diversity within Otay Ranch by balancing higher densities associated with Otay Ranch’s multi-family development with lower density, predominantly single-family homes to ensure a balance of housing opportunities in South County, consistent with the Otay Ranch SRP;
- Ensure public facilities are provided in a timely manner and financed by the residents and occupants, and thereby ensure no adverse fiscal consequences to other neighboring communities within Otay Ranch;
- Preserve the Project site’s most sensitive resources, including the Quino checkerspot butterfly and higher-quality vernal pools;
- Preserve the major north-south, rocky canyon located in the eastern portion of the Project site as a wildlife corridor and connect wildlife crossings under Otay Lakes Road;
- Relocate the Village 15 elementary school site to the Otay Ranch Resort Village Alternative H to create a neighborhood elementary school environment within the Village Core and thereby enhance the self-sufficiency of the Project’s land use plan;
- Provide a continuous public trail system through the community, with access to the Resort, the Village Core Mixed-Use Area, and surrounding trails, including the California Riding and Hiking Trail;
- Provide for a neighborhood park system that provides a variety of active recreational opportunities within walking distance of all planned neighborhoods;
• Create a safe and efficient internal circulation system that promotes walking and community cohesiveness while minimizing paved surfaces; and

• Incorporate sustainable design elements and the latest conservation technologies, consistent with creating a distinct destination-resort unique to South County.

D. Document Organization

The Otay Ranch SRP identifies implementation tasks that include preparation of Specific Plans, Public Facilities and Financing Plans (PFFPs), Regional Facilities Reports, and other planning and technical reports to ensure all village are well-planned and financed. While the Otay Ranch SRP requires preparation of "plans" at the Specific Plan level, the requirement is fulfilled through a variety of documents including portions of this Specific Plan, appendices to this Specific Plan, Environmental Impact Report (EIR) technical studies, or sections of the PFFP. The "Index to Specific Plan Requirements" section of this Specific Plan contains a listing of all the Specific Plan requirements and a description of how each has been met. The organization of the document is depicted in Table 1.

1. Appendices to the Specific Plan:

Appendices to the Otay Ranch Resort Village Alternative H Specific Plan are described below.

Preserve Edge Plan: The Preserve Edge Plan (PEP) identifies buffer techniques to be implemented within the 100’ buffer adjacent to the Otay Ranch Preserve. The Preserve Edge Plan addresses required fuel modifications, establishes a native landscape palette within the buffer and other adjacency considerations at the development/preserve interface. The Preserve Edge Plan complements and integrates the Fire Protection Plan. (Specific Plan Appendix I)

Fire Protection Plan: The Fire Protection Plan (FPP) identifies required fire protection measures, establishes a fuel modification zone, and identifies plant materials and maintenance requirements. The Fire Protection Plan also addresses capital, equipment, staffing and funding requirements associated with fire protection and emergency medical service options. (Specific Plan Appendix II)

Energy Conservation Plan: The Energy Conservation Plan (ECP) is a requirement of the Otay Ranch SRP which requires the identification of feasible methods to reduce the consumption of non-renewable energy sources, including but not limited to, transportation, building design and use, lighting, recycling, alternative energy sources, water use, and land use. This Plan is also in accordance with Appendix F – Energy Conservation of the CEQA Guidelines, which states the goal of energy conservation is the wise and efficient use of energy through:

• Decreasing overall per capita energy consumption;

• Decreasing reliance on natural gas and oil; and

• Increasing reliance on renewable energy sources.

Opportunities for energy conservation in the Otay Ranch Resort Village Alternative H development include the arrangement and intensity of land uses, programs to reduce vehicular trips, building siting, design and construction requirements and water conservation measures incorporated into landscape and irrigation system design. These environmental design considerations (EDCs) also serve to reduce the emissions of greenhouse gases enabling the project to meet the goals of AB 32. (Specific Plan Appendix III). An example is the Project shall utilize high-efficiency (light emitting diode [LED] or equivalent) interior lighting in the
Prior to the issuance of building permits for multi-family residences and non-residential buildings, the Project applicant (or its designee) shall submit pertinent building plans and related application materials that demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, that the Project’s multi-family residences and non-residential buildings are designed to improve building energy efficiency by 10 percent over the 2016 Building Energy Efficiency Standards. As part of this demonstration, the building plans and related application materials shall confirm that attached multi-family residences will be designed and constructed without wood-burning or natural gas-burning fireplaces.

All residential garages in the Project will be Zero Emission Vehicle (ZEV) “EV (Electric Vehicle) ready” through the installation of the necessary wiring (thereby facilitating the subsequent installation of EV chargers), and 50 percent of all residential garages will be equipped with EV chargers.
Table 1
Alternative H Organization Table

Public Facilities and Financing Plan: The Public Facility Financing Plan (PFFP) addresses the public facility needs associated with implementation of the Specific Plan. The PFFP is required to ensure that the phased development of the Project is consistent with the goals of the Otay Ranch SRP. The PFFP provides an analysis of infrastructure facilities, such as water and sewer, and the provision of community services, including law enforcement, fire protection, schools, and parks. The PFFP also estimates the costs of providing these services and facilities and identifies financing options. (Specific Plan Appendix IV)
Resort Village Design Plan: The Resort Village Design Plan guides the design of sites, buildings, and landscapes within the village to ensure the adopted urban design and architectural concepts established for the overall Otay Ranch community are implemented. (Specific Plan Appendix V)

Water Conservation Plan: The Water Conservation Plan (WCP) identifies the proposed water conservation measures to be implemented in conjunction with the proposed Project to reduce potable water demand on private lots. The Water Conservation Plan includes water conservation measures intended to reduce the overall outdoor potable water usage by an average of 78 gallons per day per single-family home. (Specific Plan Appendix VI)

2. Master Plans and Technical Studies:

In addition to the documents described above, the following technical studies have been prepared and are included as appendices to the Otay Ranch Resort Village EIR relative to Alternative H which was introduced during public review of the recirculation for focused elements of the Draft EIR. To provide a comprehensive review of Alternative H, a series of technical memorandum were prepared (listed below), based upon the Draft EIR technical reports and studies. The project-level memoranda analyze Alternative H and describe impacts and as appropriate mitigation measures for Alternative H. These technical documents for Alternative H are contained as appendices to the Otay Ranch Resort Village EIR, in addition to the original appendices:

- Otay Ranch Resort Village Air Quality Impact Report, prepared by AECOM, September 2014 (This report also satisfies the Otay Ranch SRP requirement for the provision of an Air Quality Improvement Plan);
- Otay Ranch Resort Village Global Climate Change Evaluation, Prepared by SRA, March 2015;
- Air Quality and Global Climate Change Supplemental Analysis: Otay Ranch Resort Village 13 - Alternative H, prepared by SRA, January 2019;
- Construction Crushing and Blasting Emissions Otay Ranch Village 13 Memorandum, Prepared by SRA, September 2015;
- Health Impacts of Criteria Pollutants Otay Ranch Village 13 Memorandum, Prepared by SRA, August 2015;
- CO “Hot Spots” Analysis Otay Ranch Village 13 Memorandum, Prepared by SRA, August 2015;
- Construction Related Architectural Coatings Otay Ranch Village 13, Prepared by SRA, August 2015;
- Executive Order B-30-2015 Otay Ranch Village 13, Prepared by SRA, August 2015;
- Otay Ranch Resort Village Archaeological/Historical Study, Prepared by Brian Smith and Associates, September 2014;
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- **Otay Ranch Resort Village Otay Lakes Road Widening and Realignment Geotechnical Investigation**, Prepared by GEOCON Inc., October 2014;

- **Otay Ranch Resort Village Area A Geotechnical Investigation**, Prepared by GEOCON Inc., September 2014;

- **Otay Ranch Resort Village Area B Geotechnical Investigation**, Prepared by GEOCON Inc., September 2014;


- **Otay Ranch Resort Village Phase I Environmental Site Assessment**, Prepared by C2C Environmental, January 2007;

- **Otay Ranch Resort Village Area A Phase I Environmental Site Assessment**, Prepared by C2C Environmental, November 2010;


- **Otay Ranch Resort Village Traffic Impact Study**, prepared by Chen Ryan, March 2015;


Technical studies and memoranda are prepared to support the plans and policies contained in this Specific Plan and provide support information and analysis to enable this Specific Plan to be evaluated in the accompanying Draft Environmental Impact Report. While this Specific Plan is consistent with these technical studies and memoranda, they are not incorporated into the body of this Specific Plan. Implementation of this Specific Plan is subject to the requirements of the mitigation measures established by the decision-maker(s) through review of the Final Environmental Impact Report, ministerial specific technical reports, as well as the construction conditions associated with all required permits issued by the governing governmental agencies; therefore, deviations from the precise provisions of these documents may occur.

E. Planning Context

The Otay Ranch Resort Village Alternative H will be developed in the context of local and regional plans, policies, and programs affecting the design and implementation of the proposed community.
1. **San Diego County General Plan**

This Specific Plan must be consistent with the San Diego County General Plan. Consistency of this Specific Plan with the goals and policies of the General Plan is described in the Otay Ranch Resort Village Alternative H General Plan Amendment Report (GPAR).

2. **Otay Subregional Plan (Otay Ranch SRP)**

This Specific Plan must also be consistent with the Otay Ranch SRP. Consistency with the goals and policies of the Otay Ranch SRP is described in the GPAR. The Otay Ranch SRP Land Use Map depicts the generalized land use designations and open space system for the Otay Ranch Resort Village Alternative H.

3. **Otay Ranch Resource Management Plan Phase One and Phase Two (RMP-1 and RMP-2)**

The Otay Ranch RMP-1 and RMP-2 are the regulatory documents governing sensitive resources within the Otay Ranch SRP. The Otay Ranch Phase 1 RMP established the 11,375-acre Otay Ranch Preserve. On September 12, 2018, the County of San Diego, Board of Supervisors and on November 27, 2018, the City of Chula Vista, City Council adopted the Otay Ranch Phase 2 RMP which describes the process for conveyance of land to the Otay Ranch Preserve Owners/Managers (POM), updated Biota Management Plan, and identifies funding of preserve management and monitoring. The RMP-2 was updated to provide an implementation framework relative to management and monitoring standards for resource protection and conservation with the Otay Ranch SRP. The Preserve Edge Plan (PEP), Appendix I, of this Specific Plan outlines compliance with the RMP-1 and RMP-2 requirements and standards.

4. **Multiple Species Conservation Program (MSCP)**

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

5. **Local Agency Formation Commission**

The policies of the Local Agency Formation Commission (LAFCO) affect the development of the Otay Ranch Resort Village Alternative H. Specifically, the project requires annexation to special districts and agencies including the San Diego County Water Authority, the Metropolitan Water District, the Otay Water District, and the San Diego County Sanitation District.

6. **Otay Valley Regional Park Concept Plan**

The City of Chula Vista, the County of San Diego, and the City of San Diego are jointly planning the Otay Valley Regional Park (OVRP) through the OVRP Joint Exercise Powers Agreement (JEPA). The OVRP Focused Park Planning Area includes the land around Lower Otay Reservoir immediately adjacent to the Project site. The Otay Ranch Resort Village Alternative H anticipates trails serving the project will be integrated into the OVRP trail system consistent with the OVRP Concept Plan and OVRP Trail Guidelines.
7. **San Diego National Wildlife Refuge**

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

8. **Otay Watershed Management Plan**

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

9. **County Quino Checkerspot Butterfly MSCP Amendment**

The County of San Diego is processing an amendment to the South County MSCP Subarea Plan providing for coverage for the Quino Checkerspot Butterfly (QCB). The applicants have worked with County staff to ensure the Otay Ranch Resort Village Alternative H Specific Plan development footprint is consistent with the pending amendment. Take Authorization for the QCB may occur through the County's process or a Section 7 consultation with the Army Corps of Engineers (ACOE).
II. Development Plan
II. Development Plan

A. Plan Concept

In conformance with the project objectives identified in Section I. C., the Otay Ranch SRP Resort Village goals, objectives, and policies and in recognition of the planning area’s environmental constraints and physical characteristics, the following Specific Plan Policies are established:

1. Land Use Policies:

   • Policy: Conserve habitat to minimize adverse edge effects and to protect Quino Checkerspot Butterflies and the K-8 vernal pool complex.

   • Policy: Minimize impacts to the north-south canyon systems on the eastern edge of the planning area.

   • Policy: Locate a destination resort on the eastern edge of the development footprint, west of the north-south canyon at the eastern edge.

   • Policy: Conserve the San Diego thornmint habitat on the western edge of the planning area.

   • Policy: Locate smaller single-family lots close to the Village Core.

   • Policy: Create a centrally located Village Core with a public safety site, a neighborhood park, and a school site.

   • Policy: Locate and concentrate retail so it can be supported by both residential and visitor uses.

   • Policy: Locate homes to maximize views and promote passive energy conservation.

   • Policy: Avoid impacting San Diego City MSCP Cornerstone lands to the extent practical.

   • Policy: Promote balanced, contoured grading to enhance views and foster passive solar heating and cooling opportunities.

   • Policy: Organize the circulation system to deter through trips, calm traffic, foster sustainability and promote walkability.

   • Policy: Locate parks within walking distance of all neighborhoods.

2. Conceptual Plan

The Otay Ranch Resort Village Alternative H Conceptual Land Plan applies these policies to organize multiple planning areas as conceptually depicted in Exhibit 3, Conceptual Organization of Land Uses.

The Resort Village’s Alternative H development footprint is primarily defined by conservation considerations: the preservation of thornmint habitat and MSCP Cornerstone lands adjacent to Otay Lakes Road; the conservation of the eastern canyon and rocky promontory at the eastern property boundary; compliance with the existing County MSCP boundary line; the preservation of the K8 vernal pool complex; and the preservation of Quino Checkerspot Butterfly habitat.
The Alternative H land use plan is anchored by the location of the plan’s two significant activity centers, with a potential third: Resort Planning Area, Village Core, and Mixed-Use District, respectively.

The Resort Activity Center is located on the eastern edge of the development footprint, west of the eastern north-south canyon. The Resort Activity Center permits a resort hotel complex with a maximum of 200 guest rooms, plus up to 20,000 square-feet of commercial uses including uses such as a conference center and with break-out rooms, shops, restaurants, and offices.

The Village Core Activity Center is a centrally located community focus area that contains a 2.3-acre Public Safety Site, a 10.5-acre neighborhood park, and a 10.1-acre elementary school site.

The Mixed-Use Activity Center is located adjacent to the Village Core which allows 57 homes and up to 20,000 square-feet of commercial uses to compliment the Village Core activities.

Smaller lot single-family detached homes are located surrounding the Village Core and along Otay Lakes Road. Larger lot single-family detached neighborhoods are located in the higher elevations.

Six public and private parks and a Home Owners Association (HOA) recreational area are evenly distributed through the project area so most homes are within easy walking distance (1/2-mile) of a recreational park.

Connections between the planning areas are refined and defined by the circulation and grading plans which maximize views, promote energy conservation, calm traffic, and promote walkability.

The population of the Otay Ranch Resort Village Alternative H is projected to be about 6,957 persons. This projection is calculated by applying SANDAG population for the 91914 zip code and multiplying by 1,938 homes.

3. Design Theme

The topography and natural beauty of the Otay Ranch Resort Village Alternative H site combine to provide an ideal setting for the architectural forms, materials and styles found in the historic hill towns of Tuscany, Italy. The defining design features of this region, with its flowing, informal, timeless forms, pedestrian scaled building masses, indoor/outdoor spaces and use of warm, natural materials, provide design inspiration for the Otay Ranch Resort Village Alternative H. The Tuscan architectural theme for the Otay Ranch Resort Village Alternative H will be implemented throughout the residential neighborhoods, the Resort Site and the Mixed-Use Area to create an interesting tapestry of elements reminiscent of Mediterranean hillside towns. Architecture within the development will allow for variety but will maintain a strong basis in Tuscan architecture. This design theme will extend to village-serving buildings such as the elementary school, neighborhood parks, and a fire station. The Design Theme is expanded on in the Otay Ranch Resort Village Alternative H, Resort Village Design Plan (Appendix V).

B. Site Utilization Plan

The Otay Ranch SRP requires the preparation of a land plan, known as a Site Utilization Plan for the Otay Ranch Resort Village Alternative H. This plan includes a resort site and associated facilities, single-family and mixed-use neighborhoods, a public safety site, an elementary school site, park and HOA facilities, open space, and preserve land. The Otay Ranch Resort Village Alternative H Site Utilization Plan is provided as Exhibit 4 and the Land Use Summary Table as Table 2. Each category of land use and its relationship to the overall development of the Otay Ranch Resort Village Alternative H is described below.
Exhibit 3
Conceptual Organization of Land Uses
1. **Single-Family Residential Uses (SFR)**

The majority of the residential development (nearly 517-acres including residential streets and internal slopes) is designated for Single-Family Residential. The designation allows for ten single-family detached planning areas (R-1 to R-10) with a total of 1,881 homes and densities averaging 2.5 to 6.1 dwelling units per acre for an overall average of 3.6 dwelling units per acre. Smaller lots are concentrated around the Village Core and southern portion of the village. The single-family Planning Areas will be gated.

2. **Mixed-Use Residential Uses (MU)**

A Mixed-Use District (MU) is located adjacent to Village Core on the south side of Circulo Almalfi. The Mixed-Use District is about 6.6-acres in size. The intent of the Mixed-Use District is to provide for flexibility in meeting the needs of the community in a feasible manner, based upon community needs and market conditions. The Mixed-Use District permits 57 homes with up to 20,000 square-feet of commercial uses. Commercial uses permitted in this designation are identified in the Development Regulations.

3. **Resort Use (R)**

The approximately 16.6-acre site designated for Resort uses is chosen for its relative proximity to the reservoir and the open space. With direct access from Otay Lakes Road the resort area would permit a hotel with up to 200 guest rooms and 20,000 square-feet of commercial uses. A Site Plan is required for the Resort Site of Alternative H to refine the development program, facilities, site design, parking, architecture, and landscaping.

4. **Open Space and Preserve (OS/P)**

The Site Utilization Plan identifies 31-acres of parks and HOA amenities on seven sites. The largest park is P-1 which is located in the Village Core adjacent to the planned elementary school site. The other parks and HOA facility range in size from 2.4-acres to 6.1-acres. As discussed more fully in the Park, Recreation, Open Space Plan, and Trails Plan (Section III.1), parks within the gated neighborhoods (P-2, P-3, P-4, P5, and P-6) and the HOA facility are planned to be private parks, maintained by the HOA, while the public park (P-1) may be maintained by the County, an assessment district or homeowner’s association. Within the project development footprint are approximately 168 acres of manufactured slopes and common area lots to maintained by the HOA. The Otay Ranch Preserve boundary includes 1,107.25 acres which will be conveyed to the Preserve Owner/Manager (POM) upon the filing of Final Maps for development.

5. **Public Uses**

The Site Utilization Plan depicts several public uses within the Village Core Activity Center. The first, a 2.3-acre Public Safety Site, will accommodate a fire station and potential law enforcement storefront. The second public use is a 10.1-acre elementary school site located adjacent to the neighborhood park. The 10.5 acre neighborhood park is accessible to the general public and provides additional recreational opportunities to the elementary school. In addition, a public trail follows the northern and eastern perimeter edges of the project development footprint.

6. **Conserved Open Space**

This category of open space areas identifies property that are expected to remain undeveloped. Approximately 69.3-acres of the project area are designated Conserved Open Space. The Conserved Open Space areas includes the preserved Vernal Pools (located outside of the Multiple Habitat Planning Area (MHPA)), the preserved thornmint area, (located outside of the MHPA), and areas identified for potential within the MHPA (the Otay Ranch SRP and Otay Ranch GDP presumed alignment of Otay Lakes Road, and the development area separated from the core development area by the Not Apart Parcel). These areas are generally maintained by either an HOA or an assessment
mechanism (see Landscape Maintenance Responsibility, Section IV. D). The undeveloped portions of the Conserved Open Space areas will have an open space easement placed over the land with each Final Map.
Table 2
Otay Ranch Resort Village Alternative H Land Use Summary Table

<table>
<thead>
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<th>Land Use</th>
<th>Acres</th>
<th>Units</th>
<th>Density</th>
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<td><strong>Single-family Residential</strong></td>
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<tr>
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<td><strong>Total</strong></td>
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</table>

1 Rounded to one hundredth of an acre
2 Single-Family Residential includes residential streets and internal slopes.
3 Mixed-use includes up to 20,000 square feet of commercial/office use.
4 Resort includes up to 200 rooms and up to 20,000 square-feet of ancillary/commercial/office use.
5 Open Space includes roughly 76.41-acres of manufactured slopes, basin lots, and HOA open space which are outside of the Residential areas and internal slopes. Open Space also includes roughly 69.27-acres of habitat land for conservation and identified as Conserved Open Space.
7. Preserve

Approximately 1,107.25-acres are classified as Preserve within the 1,869-acre Specific Plan area. Alternative H generates an estimated conveyance obligation of 790.3-acres of Preserve land which may be located on or off-site. Conveyed Preserve land will be owned and managed by the POM, the funding of which would be through an assessment mechanism as required by the Otay Ranch Phase 2 RMP.

8. Circulation

Approximately 32.4-acres are designated for road improvements necessary to implement the Circulation Plan. The fundamental principle of the Otay Ranch SRP is to provide an integrated system of streets, trails, and pathways that promote walking and biking, while ensuring vehicular and pedestrian safety. Consistent with the Otay Ranch SRP, the Otay Ranch Resort Village Alternative H 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, while establishing a pleasant walking environment.

C. Grading

1. Grading Concept

A balanced grading plan of approximately 14-million cubic yards of cut and 14.2-million cubic yards of fill are proposed. Geotechnical reports and soils evaluations have identified the Project site as suitable for development. These reports are found in Appendix C to the Final EIR (Otay Ranch Resort Village Alternative H Otay Lakes Road Widening, and Realignment Geotechnical Investigation, Prepared by GEOCON Inc. October 2014; Otay Ranch Resort Village Area A Geotechnical Investigation, Prepared by GEOCON Inc., September 2014; Otay Ranch Resort Village Area B Geotechnical Investigation, Prepared by GEOCON Inc., September 2014; and Geotechnical Investigation Supplemental Analysis: Otay Ranch Resort Village 13 – Alternative H, Prepared by GEOCON Inc, March 2018).

Development of the Otay Ranch Resort Village Alternative H occurs on terraces through the use of retaining walls integrated into the natural landform to achieve topographic variation, optimize views, and promote passive solar heating and cooling opportunities. Manufactured slopes occur between neighborhoods and along roadways. Planned grading would result in slopes of variable horizontal and vertical gradients to integrate development into the natural landform. Slopes will be landscaped with a mixture of trees, shrubs, and groundcover to soften the manufactured appearance. A “California Friendly” landscaping palette has been developed that balances water conservation, aesthetic and fire prevention goals. (See Otay Ranch Resort Village Alternative H Resort Village Design Plan, Appendix V and Alternative H Fire Protection Plan, Appendix II)

The Otay Ranch Resort Village Alternative H grading concept plan is depicted in Exhibit 5.

The Otay Ranch GDP and RMP-1 and -2 establish a ranch-wide standard for landform modification that 83% of steep slopes (natural slopes with gradients of 25% or greater) shall be preserved within the Otay Ranch. Based on current data collection and updated modeling results, Otay Ranch contains 9,821-acres of land with gradients of 25% or greater. Applying the Otay Ranch GDP/RMP requirement for 83% Ranch-wide steep slope preservation equates to 1,670-acres of steep slopes Ranch-wide that could be impacted.

Development of Village 13 Alternative H would impact approximately 132.45 acres of natural steep slopes within the Otay Valley Parcel of Otay Ranch (Exhibit 6). Future build out projections for remaining SPA Plan areas in the Otay Valley, Proctor Valley, and San Ysidro Parcels estimate that 648.3-acres of steep slopes will be impacted Ranch-wide in addition to the 132.45-acres within Otay Ranch Resort Village Alternative H.
Combined with approved steep slope impacts (approximately 500.3-acres from SPA plans in the Otay Valley Parcel), Ranch-wide impacts are estimated at 1,349.1-acres. The 1,349.1-acres of impact equates to preservation of approximately 86% preservation which exceeds the 83% preservation standard in the RMP.

D. Circulation Plan

The Otay Ranch Resort Village Alternative H Circulation Plan provides for a transportation system utilizing existing roadways and new facilities. The Circulation Plan incorporates vehicular and non-vehicular modes of transportation in a system of roads, bike lanes, trails, and pathways. Roads are arranged in a hierarchy, organized by function, to facilitate access within and around the community. The plan seeks to implement street sections to slow traffic, create a pleasant walking environment, and minimize urban runoff.

Regional access is provided by State Route 125, located approximately three miles west of the site. Interstate 805 provides additional north-south access for traffic generated from the South San Diego County areas including Otay Ranch and other portions of eastern Chula Vista. State Route-54 connects with SR-125 and I-805 about six miles north of the site, providing east-west access. Additional east-west access is provided by Interstate 905 located about six miles south of the site.

Primary local access to the Otay Ranch Resort Village Alternative H is provided from the west by Telegraph Canyon Road, a 6-lane prime arterial in the City of Chula Vista. Telegraph Canyon Road transitions to Otay Lakes Road, a 4-lane Boulevard with Raised Median, and then to a 2-lane community collector beyond the Piazza Urbino entrance to the community.

The goal of the internal circulation plan is to provide vehicular access via alternate routes to disperse traffic and avoid “through routes” within residential neighborhoods. Several traffic calming design features have been incorporated throughout the project’s internal circulation and street design to reduce travel speeds on most streets to 25-mph, including roundabouts, raised intersections, and bay parking with landscaped pop-outs. This reduced speed allows bicycles to travel on streets without designated travel lanes. Reduced speeds also encourage walking and enhance the quality of life throughout the community. The project’s circulation network is conceptually shown in Exhibit 7.

Public transit service for the Otay Ranch Resort Village Alternative H may be provided by Metropolitan Transit Service (MTS). Currently, MTS Routes 703, 707 and 709 serve the Otay Ranch Town Center and provide service through the Chula Vista Eastern Territories, including the Eastlake Business Center and Southwestern College. MTS does not currently have plans to extend bus service to the Otay Ranch Resort Village Alternative H.

South Bay Rapid, a bus rapid transit line connecting the Otay Mesa Port of Entry to Downtown San Diego commenced service in January 2019. This route includes a station and park and ride at the Otay Ranch Town Center, an approximate six-mile drive from the Project. The Project will coordinate with MTS to evaluate the feasibility of extending public transportation service to the Project site during build-out. Should the transit agency extend service to the Project site, the Project will cause to be constructed appropriate bus stops and transit facilities to serve residents and workers.

The project engineer will verify any vegetation within the public right-of-way will maintain adequate lines of sight and sight distance along roadways.

Each street section is described below and depicted in Exhibits 8 through 20.
1. **Boulevard with Intermittent Turn Lanes / Community Collector – Otay Lakes Road (Street Sections 1 and 1b)**

Otay Lakes Road is an existing two-lane roadway which forms the western and southern boundary of the Otay Ranch Resort Village Alternative H and provides access to the community. The westernmost portion of Otay Lakes Road from the City/County jurisdictional boundary is classified as a Major roadway with Raised Median and consists of four travel lanes, a median, bike lanes, intermittent emergency parking, and a 10-foot pathway on the south side of the road which transitions to an 8-foot pathway at the second project entrance. The Otay Ranch Resort Village, Alternative H, includes reclassifying Otay Lakes Road to a Boulevard between the City/County boundary to the second roundabout. Roundabouts are provided at the intersections of Otay Lakes Road and Strada Piazza, Piazza Urbino, and the resort entrance. Further, the Project reclassifies Otay Lakes Road to a Community Collector east of the second roundabout at Piazza Urbino. Piazza Urbino and consists of two travel lanes, bike lanes and a pathway on the south side of the road.

These street sections are depicted in Exhibits 8 and 9.

![Exhibit 8](image-url)

**Exhibit 8**

Street Section 1 – Boulevard with Intermittent Turn Lanes (Otay Lakes Road)
Exhibit 9
Street Section 1b – Community Collector with Intermittent Turn Lanes (Otay Lakes Road)
2. Boulevard with Median – Strada Piazza (Street Section 2a)

Strada Piazza is a private street and serves as access from Otay Lakes Road into the western area of the Otay Ranch Resort Village Alternative H. The Boulevard with Median section consists of four travel lanes, a planted median, landscaped parkways and a 10-foot pedestrian pathway on both sides. Parking is not permitted on this portion of Strada Piazza. The street section is depicted in Exhibit 10.
3. **Light Collector with median and intermittent Left Turn Lane – Circulo Almalfi, Piazza Urbino, and Strada Piazza (Street Section 2b)**

This section of Circulo Almalfi, Piazza Urbino, and Strada Piazza consists of a two-lane street with a paved median approaching the Village Core. The Light Collector consists of two travel lanes, a paved median, landscaped parkways, and 10-foot multi-use pathways on both sides. Parking is not permitted on this portion of Circulo Almalfi, Piazza Urbino, and Strada Piazza. This street section is depicted in Exhibit 11.
4. Light Collector – Strada Piazza (Street Section 2c)

Strada Piazza continues east through the Village Core where it transitions to a modified Light Collector. This section consists of two travel lanes, bay parking with landscaped pop-outs, landscaped parkways, a sidewalk on one side and a 10-foot multi-use pathway on the other side. This section features traffic calming measures which include raised intersections and bay parking with landscaped pop-outs. This street section is depicted in Exhibit 12.
5. **Boulevard with Median – Piazza Urbino and Strada Piazza (Street Section 2d)**

This section of Piazza Urbino and Strada Piazza consists of two-lanes, a raised median, large parkways, ten-foot pathways, and landscaping. The Piazza Urbino section occurs at the second roundabout intersection with Otay Lakes Road and provides access to the Village Core Area. The Strada Piazza section occurs at the third roundabout and provides access to the eastern residential areas of the community. This street section is depicted in Exhibit 13.
6. Minor Collector – Strada Piazza, Via Terni, Strada Ravenna, Via Abrazzo, and Viale Trebbano (Street Section 3a)

This section consists of two travel lanes and large landscaped parkways, with a 10-foot multi-use pedestrian pathway on one side. Parking is not permitted on these street sections. This street section is depicted in Exhibit 14.

Exhibit 14
Street Section 3a – Minor Collector
(Strada Piazza, Via Terni, Strada Ravenna, Via Abrazzo, and Viale Trebbano)
7. **Minor Collector – Strada Piazza (Street Section 3b)**

This section of Strada Piazza is located between Viale Trebbano and Via Abrazzo in the eastern half of the community. This street consists of two travel lanes, a center paved median (accessible for emergency access), large landscaped parkways and a 10-foot multi-use pedestrian pathway on one side. Parking is not permitted on Strada Piazza. This street section is depicted in Exhibit 15.
8. Gated Entry Residential – (Street Section 4)

The Gated Entry Street Section is located on the eastern leg of the four-way intersection of Strada Piazza and Strada Ravena. The street consists of two travel lanes, a center planted median, large landscaped parkways (20-feet on the north side and 10-feet on the south side), and a 10-foot pathway on the south side. Parking is not permitted on the street, see Exhibit 16.
9. **Residential Street - (Street Section 5)**

The Residential Street Section is planned for single family neighborhoods and consists of two travel lanes, landscape parkways, and sidewalks. Parking is permitted on both sides of the Residential Street. This street section is depicted in Exhibit 17.

Exhibit 17
Street Section 5 – Residential Street
10. Residential Drive for Single-Loaded Cul-De-Sac and Loop Road (Street Section 5a)

This Residential Street section is planned for the single-family neighborhoods on cul-de-sacs which do not exceed 600-feet in length. This Residential Street section consists of two travel lanes, parking on one side, and landscaped parkways and paths on both sides. This street section is depicted in Exhibit 18.

[Diagram of Residential Street Section 5a]

Exhibit 18
Street Section 5a – Residential Drive for Single-Loaded Cul-De-Sac and Loop Road
11. Hillside Residential Street, Single-Loaded – Corte Auralia (Street Section 5b)

The Hillside Residential Street Single-Loaded street section is proposed for Corte Auralia, east of Anello Pennetto. The section consists of two travel lanes, parking on one side, landscaped parkway and a sidewalk on one side, and a landscaped open space area on the opposite side. Parking is not permitted on the unloaded side of the street. This street section is depicted in Exhibit 19.
12. Resort Driveway (Street Section 6)

The Resort Area Driveway provides access to the Resort Planning Area at the eastern roundabout (last roundabout within the project area) on Otay Lakes Road. The driveway consists of two travel lanes and landscaped parkways on both sides. These street sections are depicted in Exhibit 20.
13. Private Road (Street Section 7)

The Private Roads are employed in limited instances to provide access to and from a small number of lots that do not directly front on a public street. The Private Roads consists of two travel lanes (minimum width of 24-feet) and four-foot easements. The Private Road Easement will also have a Public Utility Easement to ensure utilities are provided. These street sections are depicted in Exhibit 21.
14. Gated Entries

Gated entries are provided for the residential neighborhoods; however, the Village Core, including the School, Community Park, and Public Safety area, are outside of the gates and open to the public. The gated entries help implement the Otay Ranch Resort Village Alternative H design theme and establish a neighborhood's individual character. Gates will be designed to meet the County’s Consolidated Fire Code and an administrative permit may be required pursuant to Zoning Ordinance sections 6708. See the Alternative H Resort Village Design Plan (Appendix V) for neighborhood entry details.

E. Traffic Calming

A “Guiding Principle” of the Otay Ranch SRP is to provide an integrated system of streets, and trails and pathways that promote walking and biking, while ensuring vehicular and pedestrian safety. Implementation of traffic calming features throughout the project site, as well as along Otay Lakes Road, will be designed to reduce motor vehicle speeds and encourage walking and biking within the project site. Traffic calming features may include, but are not limited to: curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others. (see Exhibit 22, Traffic Calming Plan). It also is noted that the proposed Project’s Tentative Map (Tentative Map attachment to FEIR) illustrates traffic calming features associated with the street sections and intersection improvements that are consistent with and implement traffic calming measures. For example, Sheet 4 of the Tentative Map includes the design for a “Typical Intersection Neckdown,” which has been identified for 34 possible locations. These intersections include tighter corner radii, curb extensions, and distinctive paving/striping for crosswalks. Sheet 5 of the Tentative Map identifies the location of 11 roundabouts at intersections within the site. The Tentative Map also requires the installation of four roundabouts at the Project entries from Otay Lakes Road. Applicable Otay Ranch SRP Goals, Policies, and Objective Implementation Measures are identified below.

Encourage Walking and Biking:

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

Promote Traffic/Pedestrian Safety:

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

Reduce Traffic Speeds:

- Streets shall balance the needs of pedestrians, buses, and automobiles. Intersections shall encourage pedestrian movement, reduce the number of turning lanes (where feasible), reduce auto speed while
ensuring public safety, and provide for emergency vehicle access, (Otay Ranch SRP pg. 104);

- Encourage other transportation modes through street/road design within the village, while accommodating the automobile. Design standards are not focused on achieving LOS standards or providing auto convenience, (Otay Ranch SRP pg. 217);

Exhibit 22
Traffic Calming Plan
Buffer Streets with Landscaping:

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

1. Roundabouts

The Otay Ranch Resort Village Alternative H includes ten roundabouts. Four roundabouts are located on Otay Lakes Road; one at the Strada Piazza west entrance, one at the Piazza Urbino entrance, one at the Strada Piazza east entrance, and the Resort Area entry. A roundabout is located at the intersection of Piazza Urbino and Circulo Amalfi and two are located at the Circulo Amalfi and Strada Piazza intersections. There are also roundabouts located at the intersections of Via Temi and Strada Piazza, Viale Trebbiano and Via Alessio, and Strada Ravenna and Via Spoletto. These roundabouts moderate traffic speed, enhance safety for pedestrian crossings, and minimize queuing at the intersection approaches while maintaining traffic flow. In addition, the roundabouts create gateways into the Village Core through the use of enhanced paving, signage, and landscaping. Roundabout details are depicted on Exhibits 23 and 24.
2. Parallel Bay Parking with Landscaped Pop-Outs

Bay parking with landscaped pop-outs are located within the Village Core (along portions of Strada Piazza) adjacent to the P-1 neighborhood park and the school site. This traffic calming feature slows traffic by creating pinch points (minimum 24-foot width) at mid-points along these streets. Bay parking with landscaped pop-outs provides protected parallel bay parking and creates a sense of place through enhanced landscaping. The bay parking with landscaped pop-outs detail is depicted on Exhibit 25.
3. Intersection Neckdown

Intersection neckdowns are located along collectors and within residential neighborhoods. This traffic calming feature slows traffic on long, unobstructed road sections by creating “side friction” through the intersection and narrowing each travel way to 12-feet (minimum 24-foot total width). Neckdowns reduce the crossing distance for pedestrians and create protected parking. Landscaping at the intersection corners carries the Otay Ranch Resort Village Alternative H landscape character into the neighborhoods. A typical neckdown intersection detail is depicted on Exhibit 26.

Exhibit 26
Intersection Neckdown

F. Agriculture Plan

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

Historically, agriculture uses in the area included “dry farming,” cattle and sheep grazing. Crop production was limited to dry farming of hay and grains due to limited water availability.
While controlled grazing in the Otay Ranch Parcel has been a permitted use, grazing was halted in 1999 to protect sensitive native habitats. Cultivation has not been permitted as an interim use in the Otay Ranch Resort Village Alternative H. Pursuant to the Development Regulations included in this Specific Plan, agriculture uses are not permitted; therefore, there is no need to prepare buffering guidelines to prevent conflicts with agricultural uses.

**G. Housing Plan**

The Otay Ranch Resort Village Alternative H meets the Otay Ranch SRP goal of providing a balance of housing opportunities by developing a specialty housing enclave of executive level single family detached homes to compliment higher density multi-family housing developed in villages located in the City of Chula Vista. The community provides single-family residential neighborhoods with densities between 2.5 and 6.1 dwelling units per acre. The overall single-family average density is 3.6 dwelling units per acre.

Additionally, the plan permits for a Mixed-Use District with 57 homes on 6.6-acres.

An Affirmative Fair Marketing Plan to describe outreach efforts and lending practices 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 Otay Ranch Resort Village Alternative H housing.

The Otay Ranch SRP limits the total units in the Resort Village to 1,938 dwelling units; therefore, the Otay Ranch Resort Village Alternative H may not increase the number of dwelling units by utilizing the County of San Diego Density Bonus Ordinance which would otherwise allow an increase in total units. Any increase above 1,938 dwelling units would require an amendment to this Specific Plan.

**H. Landscape Concept Plan**

Landscaping within the Otay Ranch Resort Village Alternative H reflects the historic agricultural setting of the area with groves of trees at entries and focal points throughout the village. A “California Friendly” landscape palette is utilized to maximize water conservation and fire safety consistent with the requirements of the Otay Ranch Resort Village Alternative H Water Conservation Plan (WCP). Exhibit 27 illustrate the conceptual landscape zones for the Otay Ranch Resort Village Alternative H. The Otay Ranch Resort Village Alternative H Resort Village Design Plan (Appendix V) provides additional details regarding the landscape zones.

- **Scenic Highway – Otay Lakes Road**: Native and naturalized plantings including Oak and Sycamore trees, low native shrubs, grasses, and wildflowers.
- **Village Entries**: Transitional plantings including Specimen Oak tree at roundabouts, groves of Olive trees and low accent shrubs and grasses.
- **Village Interior Pathways – Streets and Slopes**: Olive trees are primary street trees, smaller accent trees in residential parkways and low growing shrubs as ground plane.
- **Commercial, Mixed Use, School, and Single-Family**: Olive trees are primary grove trees in parking lots and selected slopes, accent trees and accent shrubs, ground covers, grasses and boulders throughout.
- **Resort**: Transitional native plantings required adjacent to Preserve, Olive groves on slopes and lush plantings including accent trees, shrubs and ground covers throughout.
- **Parks**: Olive tree groves on slopes, low water use turf on recreational fields, lush plantings including accent trees, shrubs, and ground covers throughout.
- **Preserve Interface**: Oak and Sycamore trees, low growing native accent shrubs, ground covers, grasses, and wildflowers.
Exhibit 27
Landscape Concept Plan
I. Walls & Fences

The Otay Ranch Resort Village Alternative H design theme will be reinforced through a comprehensive system of walls and fences. At the village entries, walls will be designed to reflect the Tuscan hill town character by incorporating materials such as stone, vinyl, rope, and wood and follow underlying topography. Perimeter walls will be constructed of concrete block, metal picket, and/or glass per sound and/or fuel modification requirements. Final wall height will be determined in conjunction with a detailed acoustical analysis. Wall and fencing details are depicted in Exhibits 28, 29, and 30.

Exhibit 28
Conceptual Wall Details
The Otay Ranch Resort Village Alternative H Specific Plan

Conceptual Fence Details

18" Sq. Pilaster Cap
8" Wide Wall Cap
16" Sq. Slumpstone Pilaster
6" Wide Slumpstone Wall

Production Perimeter Wall

1-1/2" Sq. Tubular Steel Rails
5/8" Sq. Tubular Steel Pickets
2" Sq. Tubular Steel Post

Production View Tubular Steel Fence

Tubular Steel Fence
18" Sq. Pilaster Cap
8" Wide Wall Cap
16" Sq. Slumpstone Pilaster
6" Wide Slumpstone Wall
Tempered Glass

Production View Fence
Production View Wall

All block and caps to be Orco "Mission" color or approved equal.
The Otay Ranch Resort Village Alternative H Specific Plan

Conceptual Fence Detail (2)

4" diameter ACZA P.T.
Lodge Pole Rails

6" diameter ACZA P.T.
Lodge Pole Post

Trail Fencing

Heavy Duty Rope

6" diameter ACZA P.T.
Lodge Pole Post

Trail Fencing (Rope)

2" x 6" Cap

4" x 4" Posts

1" x 4" Stringer

1" x 8" Fence Boards

Finish w/ Frazee M4-26 (Sycamore)
Exterior Semi-transparent Stain

5'-6" High Side Yard Fence

Home

Fire-retardant Treated
2" x 6" Cap

Fire-retardant Treated
4" x 4" Posts

Fire-retardant Treated
1" x 4" Stringer

Fire-retardant Treated
1" x 8" Fence Boards

Finish w/ Frazee M4-26 (Sycamore)
Exterior Semi-transparent Stain

5'-6" Fire-retardant Wood Fence Returns
J. Signage

The Tuscan hill town character of the Otay Ranch Resort Village Alternative H will be reflected in all community signage. The four project entries serve as gateways into the community and establish the Tuscan hill town character through landscape, monuments, lighting, and signage. Entry monuments comprised of thematic walls constructed with natural materials such as stone and wood will occur at each entry. Signage and lighting will be incorporated into the walls at each entry. Neighborhood and park monuments will have similar design elements and may be located at neighborhood entries and both public and private parks. The actual monument sign for each public park may vary based on further detailed planning and approval by the County Department of Parks and Recreation. Temporary marketing/advertising signage will be utilized throughout the Otay Ranch Resort Village Alternative H, as permitted in Section V. (Development Regulation, of the Otay Ranch Resort Village Alternative H Specific Plan.) Conceptual signage locations are depicted in Exhibit 31 and conceptual monument designs are depicted in the Otay Ranch Resort Village Alternative H Resort Village Design Plan (Appendix V).

K. Street Lighting

Street lighting is another thematic element utilized to establish the Tuscan hill town character of the Otay Ranch Resort Village Alternative H. Light standards will have a distinctive character to relate to the corridors they serve. Lighting along pedestrian corridors will be more human in scale, closer spaced, and lower in height. Village lighting will be designed to provide adequate illumination while minimizing dark sky impacts. Energy conservation and light nuisance avoidance are a priority. See Otay Ranch Resort Village Alternative H Resort Village Design Plan (Appendix V) for design details.
III. Public Facilities and Services
III. Public Facilities and Services

This Chapter summarizes more detailed information contained in the Public Facility Financing Plan (PFFP) (PFFP, See Appendix IV). The PFFP is a requirement of the Otay Ranch SRP. The PFFP evaluates the public facilities needed to serve the Otay Ranch Resort Village Alternative H and identifies how the provision of facilities will be phased and funded. The Implementation Chapter (Chapter IV) of this Specific Plan also includes a Phasing Plan (IV. D), Financing Plan (IV. F), a Construction and Maintenance Responsibility Program (IV. G), and the Landscape Maintenance Plan (IV. G) which further describes the public facility and service requirements.

A. Drainage

A Drainage study is provided as a separate facility plan, the Otay Ranch Resort Village Drainage Study, prepared by Hunsaker and Associates (September 2014). A supplemental drainage analysis was prepared for the Otay Ranch Resort Village Alternative H land plan, prepared by Hunsaker & Associates (June 2018). A synopsis of the study and the analysis is provided below; the full report is contained as an appendix to the Project EIR. The phasing and financing of drainage facilities is more thoroughly addressed in the Otay Ranch Resort Village Alternative H PFFP.

Natural runoff from most areas north of the Project site 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 the Lower Otay Reservoir, and not mix with runoff from the development until downstream of the proposed water quality basins (after low flows from the development areas have been treated). However, due to storm drain optimization, and to avoid a double storm drain system in many streets of the proposed development, some runoff from natural areas will mix with runoff from developed areas as shown in Exhibit 32.

All runoff from the developed Otay Ranch Resort Village Alternative H site will drain to the Lower Otay Reservoir. The runoff from the 85th percentile storm will be diverted to six bio-filtration water quality basins, seven bio-retention basins and 36 modular wetland installations along Otay Lakes Road.

Runoff in excess of the runoff volume produced by the 85th percentile storm will discharge to the Otay Lakes Road culverts and on to the Lower Otay Reservoir. The performance of the water quality basins is described in depth in the Major Storm Water Management Plan for the Otay Ranch Resort Village, prepared by Hunsaker & Associates dated (September 2014) and the CEQA Preliminary Storm Water Management Plan Supplemental Analysis was prepared for the Otay Ranch Resort Village Alternative H land plan by Hunsaker & Associates (June 2018).

At the downstream end of the internal storm drain systems, the culvert crossings at Otay Lakes Road will be upsized to prevent roadway overtopping during the 100-year design event.

B. Sewer Service

A Sewer Service Plan is provided as a separate facility plan, the Otay Ranch Resort Village Overview of Sewer Service, prepared by Dexter Wilson Engineering, Inc. (March 2015) and Overview of Sewer Service Supplemental Analysis for Otay Ranch Resort Village 13 – Alternative H, Prepared by Dexter Wilson Engineering, Inc., (March 2018). A synopsis of these documents is provided below; the full reports are contained as an appendix to the Draft EIR. The phasing and financing of wastewater facilities is more thoroughly addressed in the Otay Ranch Resort Village Alternative H PFFP.

The County of San Diego establishes sewage generation factors based on population multipliers used to project sewage flows. With the planned developments, the average sewage generation for the Otay Ranch Resort Village Alternative H project area estimates an average of approximately 0.51 million gallons per day (mgd).
Exhibit 32
Conceptual Drainage Plan
LEGEND

- Orange: Gravity Sewer Line
- Brown: Force Main Sewer Line
- Yellow: Proposed Sewer Lift Station

NOTE: ALL PROPOSED GRAVITY SEWER LINES ARE RECOMMENDED AS 8" UNLESS OTHERWISE NOTED.
Three onsite lift stations will be required to convey flows from the Otay Ranch Resort Village Alternative H to the offsite sewer system. These lift stations will be operated and maintained by the County of San Diego. As such, the lift station sites and any necessary easements will be conveyed to the County of San Diego. The location of these onsite sewer facilities are depicted in Exhibit 33.

The eastern-most lift station (Lift Station 3), will collect flows from the south central and eastern portion of the project and pumps to Lift Station 2. Lift Station 3 will require a capacity of approximately 560 gallons per minute (gpm) and dual 8-inch force main. Lift Station 2 will collect gravity flows from the western and north central portion of the project (and flows from Lift Station 3) and will require a capacity of approximately 940 gpm with dual 10-inch force mains to pump flows to Lift Station 1. Lift Station 1 will collect flows from the entire project with all influent being pumped from Lift Station 2. This station would require a capacity of approximately 950 gpm and require dual 10-inch force mains.

All lift stations will be designed in accordance with County of San Diego Standards to include redundant pumping units, dual force mains, standby power, odor control, overflow storage, and telemetry. The lift station sites would also be designed to meet County noise requirements and with adequate access to all equipment items and would include fencing for security.

The San Diego County Consolidated Sanitation District (SDCSD) is administered by the County of San Diego and serves the communities of Spring Valley, Lakeside, Julian, Alpine and Pine Valley. The SDCSD has a joint powers agreement with the City of San Diego for treatment and disposal of sewage in the San Diego Metropolitan Sewerage System (Metro).

Sewer flows from the Otay Ranch Resort Village Alternative H will be conveyed to the Metro System via the City of Chula Vista’s Salt Creek Interceptor. This will require the Otay Ranch Resort Village Alternative H area to annex into the SDCSD. The Sewer Transportation Agreement was considered and adopted by the City of Chula Vista and the County of San Diego, and both parties entered into a flow transportation agreement on June 2016. The agreement includes the unincorporated Otay Ranch Villages of 13 and 14, and Planning Areas 16 and 19. The agreement did not include Village 15, since the development area was purchased by the United States Department of the Interior, Fish and Wildlife Service. Furthermore, Planning Area 17 was never contemplated to have sewer extended to that area.

The Salt Creek Interceptor has been sized to accommodate ultimate development in the service area, including the Otay Ranch Resort Village Alternative H. The Salt Creek Interceptor ranges from a 15-inch to 48-inch line and conveys flow to the Metro System.

The November 1994 Salt Creek Basin Study estimated 2,253 EDUs from Village 13 would convey flows to the Salt Creek Interceptor. The Otay Ranch Resort Village Alternative H proposes development of 2,139 EDUs (based on City of Chula Vista criteria; 240 gallons per day (gpd) = 1 equivalent dwelling unit (EDU)). In addition to this slight decrease in projected EDUs from the Otay Ranch Resort Village Alternative H, flows from the project are not expected to impact the capacity of the Salt Creek Interceptor for a number of reasons. First, downstream reaches of the Salt Creek Interceptor were increased during final design. Secondly, development projections for upstream areas have been reduced as portions of certain Otay Ranch villages and planning areas have been purchased by conservation agencies.
C. Storm Water Management

A Storm Water Management study is provided as a separate facility plan, the Otay Ranch Resort Village Major Storm Water Management Plan, prepared by Hunsaker & Associates, Inc. (September 2014) and a project specific plan was prepared for the Otay Ranch Resort Village Alternative H; CEQA Preliminary Storm Water Management Plan Supplemental Analysis was prepared by Hunsaker & Associates for the Otay Ranch Resort Village Alternative H (June 2018). A synopsis of the analysis is provided below; full copies of the reports are contained as an appendix to the Project EIR.

Natural run-off from most areas north of the Project site 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 the Lower Otay Reservoir, and not mix with runoff from the development until downstream of the proposed water quality basins (after low flows from the development areas have been treated). However, due to storm drain optimization, and to avoid a double storm drain system in many streets of the proposed development, some runoff from natural areas will mix with runoff from developed areas.

Project runoff would be detained in the water quality basins and treated during the time it takes to drain completely. The locations of these Best Management Practices (BMPs) can be seen in Exhibit 34. Treatment would include the settling of pollutants within the basins and filtering through heavy vegetation at the bottom of each basin. A trash and debris rack would be fitted to the base of each structure to prevent clogging of the low-flow orifices. In this way, storm water pollutant, trash and debris removal would occur prior to discharge into Lower Otay Reservoir. Outlet structures at each basin would be sized and designed to convey runoff from the 100-year storm event.

Due to topographic constraints that make water quality basins infeasible, runoff from the remainder of the Project’s developed/disturbed area, including runoff from certain portions of Otay Lakes Road and Strada Piazza, would be treated via Filterra Units or equivalent storm drain inlet treatment control devices and then discharged into natural drainages conveying flows into Lower Otay Reservoir. A Filterra Unit is flow-based storm drain inlet treatment control device that is a stand-alone system that accepts surface sheet flow from both streets and parking lots. A standard Filterra Unit treats the 85th percentile rainfall event and includes a bypass structure for higher flows.

The Project’s bio retention water quality basins (bio retention basins and vegetated roadside swales), provide a high removal efficiency for course sediment, trash and debris, a high removal efficiency for pollutants that tend to associate with fine particles during treatment including fine sediment, undissolved nutrients, heavy metals, organic compounds, oxygen demanding substances, bacteria, oil and grease, and pesticides, while providing medium pollutant removal efficiency for dissolved nutrients. The Project’s vegetated swales and high-rate bio filters, provide a high removal efficiency for course sediment, trash and debris, a medium pollutant removal efficiency for pollutants that tend to associate with fine particles during treatment including fine sediment, un-dissolved nutrients, heavy metals, organic compounds, oxygen demanding substances, bacteria, oil and grease, and pesticides, and low pollutant removal efficiency for dissolved nutrients. Finally, the remainder of the Project’s developed/disturbed areas consisting of vegetated and irrigated slopes within the Project’s development footprint that will not receive runoff from the project’s streets and roads and will be self-treating and natural landscaped slopes.
The Project’s bio retention basins, vegetated roadside swales, and Filterra Units constitute the Project’s storm water capture and treatment BMPs (Treatment Control BMPs). Internally, the Project’s proposed drainage system and storm water capture and treatment BMPs for onsite areas and the improvements to Otay Lakes Road are designed to prevent a substantial increase in erosion on-site. Under the developed condition, the Project’s streets are designed to drain directly into the Project’s storm drain system. The storm drain system is designed to capture runoff from the developed portions of the Project area, including graded home sites/building pads and impervious surfaces such as rooftops, roads, and parking lots and direct that runoff into the Project’s storm water capture and treatment BMPs. Prior to discharge, most of the Project’s runoff is directed into bio retention basins and the remainder of the Project’s runoff is directed into vegetated roadside swales or storm drain inlet treatment control devices (e.g., Filterra Units or equivalent inlet treatment devices) prior to discharge into the Reservoir or into natural drainages feeding the Reservoir.

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

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

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

D. Water Service

A Water Service Plan is provided as a separate facility plan, the Otay Ranch Resort Village Overview of Water Service, prepared by Dexter Wilson Engineering, Inc. (September 2014) and a project specific plan was prepared for the Otay Ranch Resort Village Alternative H; Overview of Water Service Supplemental Analysis, prepared by Dexter Wilson Engineering, Inc. (March 2018). A synopsis of the documents is provided below; the full reports are contained as an appendix to the Project EIR. The phasing and financing of water facilities is more thoroughly addressed in the Otay Ranch Resort Village Alternative H PFP.

It is anticipated that development areas of the Otay Ranch Resort Village Alternative H would require annexation to the Otay Water District (OWD), the San Diego County Water Authority (CWA), and the Metropolitan Water District (MWD) prior to receiving service. Annexations are governed by the San Diego Local Agency Formation Commissions (LAFCO).

The Otay Ranch Resort Village Alternative H has a projected potable water demand of 1.177 mgd or approximately 1,319 acre-feet per year. OWD is a member agency of MWD and CWA. The MWD and CWA plan to provide long term water supplies to member agencies to meet projected water demand based upon regional population forecasts.
In accordance with Senate Bills 610 and 221, the OWD prepared the January 2014 Water Supply Assessment and Verification Report for the Otay Ranch Resort Village Specific Plan and prepared an updated report dated January 2018 for the Otay Ranch Resort Village Alternative H. These reports were approved by the OWD on May 7, 2014 and May 3, 2018, respectively and conclude there is sufficient water supply being planned to meet the needs of the Otay Ranch Resort Village Alternative H project and other reasonably foreseeable planned development projects in the OWD for normal, dry and multiple dry years.

The Otay Ranch Resort Village Alternative H will be served by the 980 Zone within the Central Service Area of the OWD. There are currently two pump stations in the 980 Zone. There are two existing reservoirs in the 980 Zone, both located at the same site, north of Rolling Hills Ranch. These reservoirs each have a capacity of five million gallons for a total of ten million gallons. Major 980 Zone pipelines in the vicinity of the Otay Ranch Resort Village Alternative H are all located west of the project and include transmission lines in Hunte Parkway and Otay Lakes Road. The 24-inch transmission line in Otay Lakes Road has been extended to just east of Hunte Parkway.

The Otay Ranch Resort Village Alternative H will receive water service by expanding the existing 980 Zone water system. Exhibit 35 illustrates the existing and proposed major water facilities on-site and in the vicinity of the project. There are several major 980 Zone Water System improvements within the Otay Ranch Resort Village Alternative H which are identified in the OWD’s Capital Improvement Program. The existing 24-inch transmission line in Otay Lakes Road is proposed to be extended east as a 20-inch transmission line to a new 980 Zone reservoir within the project area. This reservoir is referred to as the 980-4 reservoir and will have a capacity of five million gallons.

The 20-inch transmission line is proposed to be extended in Otay Lakes Road to the most westerly project entry then north to the proposed 980 zone Reservoir. All other facilities will be sized for the project only to meet district looping criteria and pressure requirements.

The Otay Ranch SRP establishes a goal for conserving water during and after construction of the Otay Ranch. A Water Conservation Plan has also been prepared for the Otay Ranch Resort Village Alternative H (see Appendix 1 to the Otay Ranch Resort Village Overview of Water Service and the Overview of Water Service Supplemental Analysis: Otay Ranch Village Alternative H). The Water Conservation Plan demonstrates a 30% reduction in outdoor water use on typical lot layouts by implementing the following principles.

1. Minimizing the use of vegetation with high water use requirements.
2. Maximizing the use of drought-tolerant and native vegetation.
3. Establishing vegetation hydro-zones, which are landscape areas composed of plant materials that have similar water needs.
4. Use permeable and non-permeable decorative paving strategically to reduce the total irrigated area and decrease the overall water demand.
5. Using high-efficiency irrigation equipment

The Water Conservation Plan also includes conceptual landscape plans for three lot layouts and calculates overall water savings per layout. By reducing outdoor water use by 30% on each lot, the Project will have an overall potable water savings of approximately 145,000 gpd. This reduces the overall projected water usage to 1.27 mgd. Recycled water is not proposed for the Project due to the proximity and runoff to the Lower Otay Reservoir, a city of San Diego facility serving the Otay Water Treatment Plant which provides potable water to the community.
Exhibit 35
Conceptual Water Service Plan
In addition to the outdoor water conservation measures, the Otay Ranch Resort Village Alternative H Specific Plan would also implement the following indoor water conservation features to further reduce potable water demand.

1. **Hot Water Pipe Insulation.** This measure involves the insulation of hot water pipes with one-inch walled pipe insulation and separation of hot and cold water piping. This measure is estimated to result in annual savings of 2,400 gallons per residential unit.

2. **Pressure Reducing Valves.** Setting the maximum service pressure to 60 psi reduces any leakage present and prevents excessive flow of water from all appliances and fixtures. This measure is estimated to result in annual water savings of 1,800 gallons per residential unit.

3. **Water Efficient Dishwashers.** There are a number of water efficient dishwashers available that carry the Energy Star label. These units result in an estimated yearly water savings of 650 gallons per residential unit.

4. **Dual Flush Toilets.** The developer will install dual flush toilets within the project. This measure is estimated to result in annual water savings of 4,000 gallons per unit.

The above listed indoor water conservation measures would result in a daily reduction of 24.25 gallon of potable water per unit. For the 1,938-unit project plus the 200 rooms in the Resort, this would result in a total savings of approximately 51,845 gpd, bringing the overall water usage for the Otay Ranch Resort Village Alternative H down to 1.27 mgd.

**E. Law Enforcement**

The County of San Diego currently provides law enforcement services to the Otay Ranch Resort Village Alternative H site. The Otay Ranch Resort Village Alternative H plan includes a 2.3-acre Public Safety site and a Mixed-Use District with retail space. A Sheriff's store front facility could be accommodated at either of these sites. The San Diego Sheriff Department has analyzed the projected demand of the Project and submitted a staffing projection, dated March 16, 2017, for the Project. The Department stated:

“The development would consist of 1,938 housing units as well shopping, business and school facilities. Based on Chula Vista’s statistics for calls for service (CFS) in adjacent communities with similar development patterns, it is estimated that Village 13 will receive 1.38 CFS per housing unit, for a total of approximately 2,674 annual calls for service. This level of service demand would require six (6) additional patrol deputies as stated in the Otay Ranch Preserve and Resort Supplemental Environmental Impact Report (SEIR) and the attached the Inter-Departmental Correspondence, dated May 22, 2008. As part of their review of the Village 13 project, Law Enforcement Service Bureau (LESB) and Facilities and Special Projects staff identified the need for a storefront with public counter and suspect processing area due to the travel time from Village 13 to the IB and RSD Stations. The proposed project was approved with a designate 2.1-acre Public Safety Site that could house a Sheriff’s Storefront with approximately 300 square feet of space. An alternative site was also provided within a Multiple Use area of the project."

The letter also states

“A Sheriff’s storefront is needed within both the Village 13 and Village 14 Projects. It is recommended that the proposed (for Village 14) and approved (for Village 13) 300 square feet storefronts each be increased by 200 square feet to allow for suspect processing and short term holding for detainees.”

Based upon the recommendation from the County Sheriff, a 500 square foot storefront will be incorporated into the design of the fire station. Additionally, the Otay Ranch SRP requires the preparation of design guidelines to deter criminal activity as part of the specific plan process. These guidelines are included in the Otay Ranch Resort Village
F. Fire and Emergency Services

1. Fire

The Otay Ranch Resort Village Alternative H is within the San Diego County Fire Authority (SDCFA) boundaries. The SDCFA provides fire protection services to the planning area. The Specific Plan reserves a Public Safety Site designated to accommodate a future fire station. The Otay Ranch Resort Village Fire Protection Plan, prepared by Dudek & Associates (January 2014) and updated with prepared by Dudek & Associates, June 2018, evaluates a two phased approach for fire service. These phases are:

- The Project site will be served on an interim basis by a temporary, on-site fire station, and,
- Prior to build-out of the Otay Ranch Resort Village Alternative H, an on-site fire station would be available on the Public Safety Site. This permanent station would be able to serve the entire site within a 5-minute travel time standard.

The Otay Ranch Resort Village Alternative H Preserve Edge Plan (PEP) (Appendix I) and Village Alternative H Resort Village Design Plan (Appendix V) address fuel modification and brush management. The Otay Ranch Resort Village Alternative H FPP (Appendix II) describes the fire protection measures incorporated into the Otay Ranch Resort Village Alternative H. The FPP also identifies the components, phasing, and funding of the planned fire station.

2. Emergency Services

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

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

See the Otay Ranch Resort Village Alternative H FPP (Appendix II) for a more specific discussion of emergency response.

G. Parks, Recreation, Open Space, Preserve, and Trails

As illustrated in Exhibit 36, Preserve, Parks, Recreation, Open Space, and Trails Plan, the Otay Ranch Resort Village Alternative H Specific Plan contains a range of park, recreation, and open space opportunities. Each is discussed in greater detail in the Otay Ranch Resort Village Alternative H PFFP. The following facilities are provided within the Otay Ranch Resort Village Alternative H:
1. Local Parks

The County Park Lands Dedication Ordinance (PLDO) for the Otay Planning Area requires the dedication of 373.74 square-feet of improved park land for each new unit or lot, whichever is greater. The Otay Ranch Resort Village has 1,938 units. This results in a total requirement of 16.63-acres of improved park land \([(1,938 \text{ units} \times 373.74 \text{ square-feet per unit}) / 43,560 \text{ square-feet per acre}] = 16.63-\text{acres}\). To meet this requirement, the Otay Ranch Resort Village Alternative H proposes six parks totaling 25.16-acres. The largest park is a 10.55-acre public neighborhood park. Five private local parks, ranging from 2.43 to 3.66-acres, are distributed throughout the Otay Ranch Resort Village Alternative H. 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 uses and community or neighborhood they serve. In addition to these parks, the Otay Ranch Resort Village Alternative H includes an HOA Recreation Facility located in Village Core area. The 6.13-acre site will be owned, operated, and maintained by the HOA.

Table 3 identifies park size and conceptual features and evaluates PLDO compliance. The table also identifies maintenance responsibilities. Public park P-1 will be maintained by the County of San Diego through an assessment mechanism such as a CFD. Maintenance of private parks (P-2 through P-6, plus the HOA Recreation Facility) will be the responsibility of an HOA. Final park facilities will be subject to a subsequent Otay Ranch Resort Village Alternative H Park Agreement.

The conceptual Park Plans for each of the planned parks are depicted in Exhibits 37 to 43. These conceptual plans are intended to illustrate possible park uses. The actual programming for each park may vary from these Conceptual Park Plans based on further detailed planning and approval by the County Department of Parks and Recreation.
Exhibit 36
Preserve, Parks, Recreation, Open Space, and Trails Plan
Table 3 Park Land Dedication Ordinance (PLDO) Compliance

<table>
<thead>
<tr>
<th>Park</th>
<th>Conceptual Features</th>
<th>Acres (Gross)</th>
<th>Acres (net)</th>
<th>PLDO Credit</th>
<th>Total Credit</th>
<th>Maint. Entity</th>
</tr>
</thead>
<tbody>
<tr>
<td>P-1</td>
<td>One Little League/Softball field, two U-12 soccer field, two full basketball courts, a perimeter jogging path, an outdoor fitness area, a parkour zone, a bicycle fitness park, a skateboarding park, a big kid play structure, a toddler play structure, a toddler climbing rock area, a swing set, three passive open turf areas, an informal outdoor amphitheater, restrooms/comfort station, 31 space parking lot, nine covered picnic pavilions, four open picnic areas, 12 seating areas/benches, and six drinking fountains</td>
<td>10.55</td>
<td>9.77</td>
<td>100%</td>
<td>9.77</td>
<td>CFD</td>
</tr>
<tr>
<td>P-2</td>
<td>Two U-8 soccer field, perimeter jogging path, four fitness stations, two ½-court basketball, two big kid play structures, a toddler play structure, a toddler climbing rock, two swing sets, a passive open turf area, two covered picnic pavilions, two open picnic areas, six seating area/benches, and two drinking fountains</td>
<td>2.73</td>
<td>2.32</td>
<td>50%</td>
<td>1.16</td>
<td>HOA</td>
</tr>
<tr>
<td>P-3</td>
<td>A U-10 soccer field, a perimeter jogging path, two fitness stations, a skateboarding park, a big kid play structure, a toddler play structure, a toddler climbing rock area, two swing sets, four covered picnic pavilions, two open picnic areas, six seating areas/benches, and two drinking fountains</td>
<td>3.66</td>
<td>2.07</td>
<td>50%</td>
<td>1.04</td>
<td>HOA</td>
</tr>
<tr>
<td>P-4</td>
<td>Three U-6 soccer fields, three fitness stations, a full basketball court, a big kid play structure, a toddler play structure, a toddler climbing rock area, two swing sets, three covered picnic pavilions, two open picnic areas, six seating areas/benches, and one drinking fountain</td>
<td>2.72</td>
<td>1.36</td>
<td>50%</td>
<td>0.68</td>
<td>HOA</td>
</tr>
<tr>
<td>P-5</td>
<td>Four U-6 soccer fields, a perimeter jogging path, two drop-shot basketball courts, a basketball full court, a big kid play structure, a toddler play structure, a toddler climbing rock area, two swing sets, a playground game area, two covered picnic pavilions, two open picnic areas, six seating areas/benches, and two drinking fountains</td>
<td>3.06</td>
<td>2.16</td>
<td>50%</td>
<td>1.08</td>
<td>HOA</td>
</tr>
<tr>
<td>P-6</td>
<td>Two U-12 soccer fields, a perimeter jogging path, two fitness stations, two basketball half-courts, a big kid play structure, a toddler play structure, a toddler climbing rock area, two swing sets, a passive open turf area, one covered picnic pavilions, one open picnic area, six seating area/benches, and two drinking fountains</td>
<td>2.43</td>
<td>2.43</td>
<td>50%</td>
<td>1.22</td>
<td>HOA</td>
</tr>
<tr>
<td>HOA</td>
<td>Three tennis courts, community building, swimming pool, interactive water play area, multipurpose field, parking, open picnic area, covered picnic area, and trail access</td>
<td>6.13</td>
<td>3.44</td>
<td>50%</td>
<td>1.72</td>
<td>HOA</td>
</tr>
<tr>
<td></td>
<td><strong>TOTAL</strong></td>
<td><strong>31.28</strong></td>
<td><strong>23.55</strong></td>
<td><strong>16.66</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Demand based on PLDO 16.63

DIFFERENCE (acres below in access of requirement) 0.03
Note: This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.
Note: This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.
Note: This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.
The Otay Ranch Resort Village Alternative H Specific Plan

Note: This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

Exhibit 40
Conceptual Recreational Park Plan (P-4)
Note: This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

Exhibit 41
Conceptual Recreational Park Plan (P-5)
Note: This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.
Note: This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.
2. Regional Open Space

The Otay Ranch SRP also requires 12-acres per 1,000 residents of "other passive or active recreation and open space areas," and 15-acres per 1,000 residents of "regional park and open space." Based on an estimated Project population of 6,957 residents, the 12-acre standard requires 83.5-acres of open space and the 15-acre standard requires 104.4-acres of dedicated open space. The combined open space requirement of 187.8-acres is satisfied and exceeded by the Otay Ranch Resort Village Alternative H project area through the provision of roughly 76.4-acres of manufactured open space, approximately 69.3-acres of Conserved Open Space; and approximately 1,107.2-acres of Preserve lands.

Internal open space will be maintained through either an assessment mechanism such as a CFD or an HOA. The 1,107.2-acres of Preserve will be maintained by the POM. It is anticipated the Conserved Open Space may ultimately be conveyed to the POM or be utilized for other mitigation requirements. Funding for the maintenance of the Preserve is provided by an assessment mechanism such as a County initiated CFD.

3. Otay Ranch Preserve

The Otay Ranch Phase 2 RMP requires conveyance of 1.188-acres of open space to the Otay Ranch Preserve for every acre of development except for common uses including public parks, schools, and circulation element roads. Based on approximately 665.2-acres of the Specific Plan area being developed for Residential, Resort, Mixed-Use, and other "non-common" uses, the conveyance obligation is approximately 790.3-acres. Table 4 summarizes the estimated conveyance obligation. Final development area and conveyance obligation calculations will be determined at the final map level.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres (rounded to the nearest tenth)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>516.8</td>
</tr>
<tr>
<td>Mixed-Use</td>
<td>6.6</td>
</tr>
<tr>
<td>Private Parks and HOA facility</td>
<td>20.7</td>
</tr>
<tr>
<td>Resort</td>
<td>16.6</td>
</tr>
<tr>
<td>Manufactured Open Space</td>
<td>76.4</td>
</tr>
<tr>
<td>Circulation, excluding Otay Lakes Road</td>
<td>28.1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>665.2</strong></td>
</tr>
<tr>
<td><strong>Factor</strong></td>
<td><strong>1.188</strong></td>
</tr>
<tr>
<td><strong>Estimated Preserve Conveyance Obligation</strong> (662.2x 1.188)</td>
<td><strong>790.3</strong></td>
</tr>
</tbody>
</table>

It should be noted that there is a distinction between the amount of Preserve acres in the Project site (1,107.2-acres) and the Alternative H’s obligation to convey preserve land (790.3-acres). The two figures are not related to each other. The conveyance obligation is calculated by multiplying the Alternative H’s development footprint (minus “Common Uses” - circulation element roads, public schools, public parks and the public safety site) by 1.188 (as shown in Table 4). This calculates the number of Preserve acres which must be conveyed into public ownership as the Alternative H records final maps. The Preserve land shall be conveyed in accordance with the provisions of the Otay Ranch Phase 2 RMP.
Additionally, the Alternative H land plan avoids land previously identified for potential development. The Conserved Open Space include areas outside of the MHPA that are occupied with thornmint and Vernal Pools, as well as the presumed alignment of Otay Lakes Road (which crossed through the MHPA), and an area that is currently separated from the core of the development area by a property (shown as NAP in the Specific Plan exhibits) that is not included in the Specific Plan. These areas are included within the Replacement Vesting Tentative Map and the Specific Plan and total approximately 69.3-acres and for purposes of this Specific Plan, these areas are designated Conserved Open Space.

4. Trails / Pathways

The Otay Ranch Resort Village Alternative H land plan includes a trail and pathway system which provides for pathways within public and private street parkways and the Preserve Edge. Connections to the Otay Valley Regional Park trail are anticipated at the project entries to Otay Lakes Road. Pathways within all road rights-of-way are public, non-motorized and multi-use. Trails on the private streets, on the private recreation lots, and the perimeter trail will be maintained by a HOA or similar community serving entity. The 10-foot dedicated pathway along Otay Lakes Road will be fenced (excepting at roundabouts, to allow safe crossing and connection points for the regional serving trails to the east and west of the community) and will be maintained by the County.

5. Community Gardens

The Otay Ranch SRP requires that this Specific Plan considers provisions for a community garden program. Community Garden guidelines are included in the Otay Ranch Resort Village Alternative H Resort Village Design Plan. The developer or its designee and/or HOA will facilitate a public forum to determine community interest in a community garden program. If interest is expressed, a site and program will be identified. Community gardens would be allowed in any of the on-site private parks. Community gardens within the public parks would require further detailed planning and approval by the County Department of Parks and Recreation.

H. Schools

1. Elementary Schools

The Otay Ranch Resort Village Alternative H is within the Chula Vista Elementary School District. The 1,938 homes generate the need to accommodate approximately 794 elementary (K-6) students. The Otay Ranch Resort Village Alternative H reserves a 10.1-acre elementary school site sized to serve 800 students. The school site is adjacent to the P-1 public park to accommodate the joint use of facilities within the Village Core activity center. Prior to the opening of the school, it is anticipated students will attend Salt Creek Elementary School or another facility as determined by the District.

2. Middle and High Schools

The Otay Ranch Resort Village Alternative H lies within the boundaries of the Sweetwater Union High School District. The land plan will generate the need to accommodate approximately 232 middle school (7th-8th grade) students and approximately 437 high school (9th-12th grade) students. Middle school students may be served at the Eastlake Middle School, approximately two-miles from the Otay Ranch Resort Village Alternative H, or another facility as determined by the District. It is anticipated that high school students from the community may be served at either Eastlake High School, located approximately three miles to the west or another facility, as determined by the District.
I. Regional Facilities

In addition to the facilities described above, the Otay Ranch SRP requires that other facilities be evaluated. These other facilities are generally regional servicing facilities and are addressed in the Otay Ranch Resort Village Alternative H PFFP, they include:

- Civic Facilities
- Library Facilities
- Animal Control Facilities
- Arts and Cultural Facilities
- Cemetery Facilities
- Health and Medical Facilities
- Community Purpose Facility
- Social and Senior Services
- Correctional Facilities Justice Facilities
- Childcare Facilities
- Integrated Solid Waste Management
IV. Implementation
IV. Implementation

A. Concurrent Processing

This Specific Plan is being processed concurrently with a General Plan Amendment, and Zone Reclassification. One Vesting Tentative Map is being processed concurrently with this Specific Plan. An EIR has been prepared to analyze and disclose potential environmental impacts.

B. Development Approvals

1. Future Related Discretionary Approvals

This Specific Plan is implemented through a discretionary approval, a Replacement Vesting Tentative Map, and various Site Plans.

Vesting Tentative Maps

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

- Any shift of units from one Planning Area to another must not constitute an increase/decrease in units greater than (+/-) 15% from the original unit count assigned to a Planning Area as shown in the Site Utilization Plan, Exhibit 4 and related Land Use Summary Table (Table 2) and must not exceed the total of 1,938 residential units.
- The modification must not result in a change greater than (+/-) 15% to any of the acreage categories in Land Use Summary Table (Table 2), for the following land uses: Single-Family Residential, Mixed-Use, and Resort.
- Parks, Public Safety, Internal Open Space, Preserve, and Circulation land uses may be modified in size/location and configuration, as necessary to comply with requirements to provide public facilities and services pursuant to County standards, the Otay Ranch SRP and Otay Ranch Resort Village Alternative H Specific Plan policies and thresholds.

Site Plans

Site Plans are required for the Mixed-Use, Residential, Parks, Public Safety, and Resort Planning Areas.

2. Future Related Ministerial Approvals

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

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

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

Site Plans

The Site Plan is a ministerial permit reviewed and approved by the Director of Planning and Development Services (Director). The purpose of the Site Plan is to evaluate compliance with the Otay Ranch Resort Village Alternative H Planning Documents, including but not limited to the Otay Ranch Resort Village Alternative H Specific Plan, the Development Regulations, Otay Ranch Resort Village Alternative H Resort Village Design Plan, Otay Ranch Resort Village Alternative H PEP, Otay Ranch Resort Village Alternative H FPP, and those sections of the County Zoning Ordinance not in conflict with the Otay Ranch Resort Village Alternative H Specific Plan and associated Otay Ranch Resort Village Alternative H Planning Documents. Site Plans include maps and plans containing sketches, text and drawings to present elements of a proposed development sufficient to assure implementation of the provisions of the Otay Ranch Resort Village Alternative H Specific Plan, including the architectural characteristics, building massing, siting of buildings and structures, vehicular access and the provisions of required improvements.
The Otay Ranch Resort Village Alternative H Specific Plan

Grading Permits

Pursuant to the County’s Grading Ordinance, grading plans for the project site are subject to grading review and approval and must be found to be in compliance with the approved Vesting Tentative Map. Including demonstrating that appropriate conveyance lands are provided with each Phase of Final Maps and that Preserve Edge trails are provided.

Improvement Plans

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

Building Permits

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

C. Specific Plan Minor Modifications and Plan Inconsistencies

1. Specific Plan Minor Modifications

It is anticipated that certain changes or modifications to the Otay Ranch Resort Village Alternative H Specific Plan text and exhibits may be necessary during development of the Otay Ranch Resort Village Alternative H. Proposed modifications and revisions that are in substantial compliance with the Otay Ranch Resort Village Alternative H Specific Plan text and exhibits shall be considered minor modifications and shall not require an amendment to the Otay Ranch Resort Village Alternative H Specific Plan. The Director of the Planning and Development Services Department (Director) shall have the authority to determine if the revision is a minor modification. The Director may refer any proposed modification to the Board of Supervisors for approval.

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

- The Director may administratively approve the transfer of dwelling units between Planning Areas consistent with this section as long as the total of 1,938 dwelling units is not exceeded.
- Minor realignment or modifications to the internal streets serving the Project Site, if approved by the Department of Public Works.
- Changes in design features such as paving, lighting, landscaping treatments, fencing, signage, or alternations to elevations, floor plans, and/or Site Plans that do not change residential structure heights or number of stories.
2. Inconsistencies Between the Specific Plan and Other Rules

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

D. Phasing Plan

The Otay Ranch Resort Village Alternative H will be constructed in multiple phases. The Conceptual Phasing Plan, Exhibit 44, divides this Otay Ranch Resort Village Alternative H Specific Plan into geographic phases. Necessary infrastructure and amenities for each phase will be provided as the development progresses.

The Phasing Plan is non-sequential to respond to regulatory constraints or economic and market fluctuations. Therefore, this Otay Ranch Resort Village Alternative H Specific Plan identifies facilities performance thresholds and infrastructure improvements for each phase as if that phase developed without relying on other phases. Table 5 breaks the project into phases, Table 6 identifies the infrastructure that must be constructed with each phase.

This Phasing Plan also identifies Village-wide thresholds for improvements to Otay Lakes Road, off-site water and sewer transmission lines, provision of the water reservoir, delivery of the school site, improvement of the P-1 neighborhood park, and delivery of the Public Safety Site. As noted above, each Final Map shall include a calculation of conveyance land and a method for providing such lands, as well as identifying trail/pathway segments to be constructed within each Final Map area.

TM 5361 includes Phases 1 through 9.

Table 5
Otay Ranch Resort Village Alternative H Phasing Summary

<table>
<thead>
<tr>
<th>Phase</th>
<th>TM</th>
<th>Units</th>
<th>Hotel Rooms</th>
<th>Retail (sf)</th>
<th>Parks/HOA</th>
<th>Civic Uses</th>
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</thead>
<tbody>
<tr>
<td>PH1</td>
<td>5361</td>
<td>371</td>
<td></td>
<td></td>
<td>2.7-acres</td>
<td></td>
</tr>
<tr>
<td>PH2</td>
<td>5361</td>
<td>208</td>
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<td></td>
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<tr>
<td>PH3</td>
<td>5361</td>
<td>144</td>
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<td>6.1-acres</td>
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<td>PH4</td>
<td>5361</td>
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<td>PH5</td>
<td>5361</td>
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<td>PH6</td>
<td>5361</td>
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<td>PH7</td>
<td>5361</td>
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<td>PH8</td>
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<td>2.7-acres</td>
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<tr>
<td>PH9</td>
<td>5361</td>
<td>180</td>
<td></td>
<td>20,000 sf</td>
<td>3.0-acres</td>
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<tr>
<td>Resort</td>
<td>5361</td>
<td>200</td>
<td>20,000 sf</td>
<td></td>
<td>12.4-acres</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>1,938</td>
<td>200</td>
<td>40,000 sf</td>
<td>31.2-acres</td>
<td>12.4-acres</td>
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<tr>
<td>Facility</td>
<td>Table 6 – Phasing Table</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>PH1</td>
<td>PH2</td>
<td>PH3</td>
<td>PH4</td>
<td>PH5</td>
<td>PH6</td>
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<td><strong>Drainage Facilities</strong></td>
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<td></td>
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</tr>
<tr>
<td>Secure and Enter a Agreement to Construct prior to issuance of first grading permit in each phase.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Urban Runoff Facilities</strong></td>
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<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Secure and Enter into an Agreement to Construct Basins #1 and 2 prior to issuance of grading permit for each phase.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Secure and Enter into an Agreement to Construct Basins #2, 3, and 4 prior to issuance of grading permit in phase.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Secure and Enter into an Agreement to Construct Basins #2, 3, and 4 prior to issuance of grading permit in phase.</td>
<td></td>
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<tr>
<td>Secure and Enter into an Agreement to Construct Basin #4, 5, and 6 prior to issuance of grading permit in phase.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Secure and Enter into an Agreement to Construct Basin #5 and 6 prior to issuance of grading permit in phase.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>Sewerage Facilities</strong></td>
<td></td>
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<tr>
<td><strong>Pump Stations</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Secure and Enter into an Agreement to Construct Pump Station #1 and 2 prior to issuance of the First Final Map in each phase. Construct Pump Station #1 prior to issuance of 400th building permit project wide.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Secure and Enter into an Agreement to Construct Pump Station #2 prior to issuance of the First Final Map in each phase. Construct Pump Station #1 prior to issuance of 400th building permit project wide.</td>
<td></td>
<td></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>Secure and Enter into an Agreement to Construct Pump Station's #2 and #3 prior to issuance of the First Final Map in each phase. Construct Pump Station #1 prior to issuance of 400th building permit project wide.</td>
<td></td>
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<tr>
<td><strong>Off-Site Transmission Line</strong></td>
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<td></td>
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</tr>
<tr>
<td>Secure and Enter into an Agreement to Construct prior to approval of First Final Map project wide.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>Transportation Systems Facilities</strong></td>
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</tr>
<tr>
<td><strong>Otay Lakes Road Phase 1 Improvements – Wueste Road to 1st round-about</strong></td>
<td></td>
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</tr>
<tr>
<td>Secure and Enter an Agreement to Construct of Otay Lakes Road (Phase 1) – prior to approval of the First Final Map.</td>
<td></td>
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<tr>
<td><strong>Otay Lakes Road Phase 2 Improvements – 1st round-about to 2nd round-about</strong></td>
<td></td>
<td></td>
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<tr>
<td>Secure and Enter an Agreement to Construct of Otay Lakes Road (Phase 2) – prior to approval of the First Final Map of these Development Phases.</td>
<td></td>
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<tr>
<td>Secure and Enter an Agreement to Construct of Otay Lakes Road (Phase 2) – prior to approval of the First Final Map of these Development Phases.</td>
<td></td>
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</tr>
<tr>
<td><strong>Otay Lakes Road Phase 3 Improvements – 2nd round-about to the 3rd round-about</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Secure and Enter into an Agreement to Construct Otay Lakes Road from 2nd round-about to 3rd round-about prior to approval of the First Final Map of these Development Phases.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Otay Lakes Road Phase 4 Improvements – 3rd round-about to the eastern Boundary</strong></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Secure and Enter into an Agreement to Construct Otay Lakes Road from the 3rd round-about to the eastern edge of project prior to approval of the Resort Site Plan.</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Facility

### On-site Road Improvements

<table>
<thead>
<tr>
<th>Phase</th>
<th>PH1</th>
<th>PH2</th>
<th>PH3</th>
<th>PH4</th>
<th>PH5</th>
<th>PH6</th>
<th>PH7</th>
<th>PH8</th>
<th>PH9 and Resort</th>
</tr>
</thead>
<tbody>
<tr>
<td>Secure and Enter an Agreement to Construct Strada Piazza from Otay Lakes Road to the eastern roundabout at Circulo Almalfi prior to approval of final map in each phase.</td>
<td>Secure and Enter an Agreement to Construct Strada Piazza from Otay Lakes Road to the easton roundabout at Circulo Almalfi, Circulo Almalfi, and Piazza Urbino prior to approval of final map in each phase.</td>
<td>Secure and Enter an Agreement to Construct Strada Piazza from Otay Lakes Road to the eastern roundabout at Circulo Almalfi, Circulo Almalfi, and Piazza Urbino prior to approval of final map in each phase.</td>
<td>Secure and Enter an Agreement to Construct Strada Piazza from Otay Lakes Road to the eastern roundabout at Circulo Almalfi, Circulo Almalfi, and Piazza Urbino prior to approval of final map in each phase.</td>
<td>Secure and Enter an Agreement to Construct Strada Piazza from Otay Lakes Road to the eastern roundabout at Circulo Almalfi, Circulo Almalfi, and Piazza Urbino prior to approval of final map in each phase.</td>
<td>Secure and Enter an Agreement to Construct Strada Piazza from Otay Lakes Road to the eastern roundabout at Circulo Almalfi, Circulo Almalfi, and Piazza Urbino prior to approval of final map in each phase.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Wueste Road Widening

Secure and Enter an Agreement to Construct prior to approval of First Final Map project wide. Construct prior to issuance of 570 Building Permit project wide.

### Water Facilities

#### Water Tank

Secure and Enter an Agreement to Construct prior to approval of the First Final Map project-wide.

#### Transmission Line to Project

Secure and Enter an Agreement to Construct prior to approval of the First Final Map project-wide.

#### Transmission Line to Water Tank

Secure and Enter an Agreement to Construct prior to recordation of First Final Map project-wide.

### Fire and Emergency Protection Facilities

Secure and Enter an Agreement to Construct prior to approval of First Final Map project wide.

#### Public Safety Site

Secure and Enter a Fire Service Agreement to Construct and on-site Fire Station, prior to approval of First Final Map project-wide. The timing of construction will be detailed in the agreement.

#### Fire Station

Secure and Enter a Fire Service Agreement to Construct and on-site Fire Station, prior to approval of First Final Map project-wide. The timing of construction will be detailed in the agreement.

### Law Enforcement Facilities

Provide a Public Safety Site, as specified in the Fire Service Agreement relative to construction of the Fire Station.

### School Facilities

Pay Statutory Fees or Enter into School Mitigation Agreements with the Chula Vista Elementary School District and the Sweetwater Union High School District prior to approval of First Final Map project-wide. Deliver a graded site per the School Mitigation Agreement.

### Parks and Recreation Facilities

#### Local Parks

Secure and Enter into a Park Service Agreement to Construct prior to approval of the First Final Map, project-wide. The timing of construction will be described in the agreement.

#### Neighborhood Park

Secure and Enter into a Park Service Agreement to Construct prior to approval of the First Final Map, project wide. The timing of construction will be described in the agreement.

#### HOA Facility

Design and construct prior to issuance to 1,000th Occupancy Permit.

#### Preserve Edge Trail

Each Final Map that includes a portion of the Preserve Edge shall include that portion of the Preserve Edge trail.
**E. Facilities Financing**

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

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

**F. Construction and Maintenance Responsibilities**

The construction and maintenance responsibilities of the facilities and infrastructure within the Otay Ranch Resort Village Alternative H planning area will be divided among the developers, the HOA, the County, and existing and future districts. Table 6, Construction and Maintenance Responsibilities for Facilities and Infrastructure, describes anticipated construction and maintenance responsibilities.

**G. Landscape Maintenance Responsibilities**

The Landscape Maintenance Plan depicts proposed maintenance responsibilities within the Otay Ranch Resort Village Alternative H (See, Exhibit 45).

- A Community Facilities District would maintain the Otay Ranch RMP Preserve pursuant to the requirements of the RMP-2.
- Community Facilities District(s) would maintain water quality basins, landscaping along Otay Lakes Road, external slopes, perimeter walls, public parks; trails; and pathway, and fuel modification areas.
- The Master Homeowners Association(s) would maintain landscaping associated with internal slopes and streets, community and neighborhood entry monuments and private parks and trails.
- Single-family lots, the commercial and multi-family sites within the Mixed-Use district and the Resort site will be privately maintained.
- Public Facility Sites (Public Safety, School, Water Reservoir, and Sewerage) will be maintained by their public agencies.
### Table 7
Construction and Responsibilities for Facilities and Infrastructure

<table>
<thead>
<tr>
<th></th>
<th>Acquisition</th>
<th>Construction</th>
<th>Maintenance</th>
<th>Ownership</th>
<th>Access</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Roads</td>
<td>Developer(s)</td>
<td>Developer(s)</td>
<td>County</td>
<td>County</td>
<td>Public</td>
</tr>
<tr>
<td>Private Roads</td>
<td>Developer(s)</td>
<td>Developer(s)</td>
<td>HOA</td>
<td>HOA</td>
<td>HOA</td>
</tr>
<tr>
<td>Resort Private Driveway</td>
<td>Developer(s)</td>
<td>Developer(s)</td>
<td>Private</td>
<td>Private</td>
<td>Private</td>
</tr>
<tr>
<td>Off-Site Road Improvements, including trails</td>
<td>Developer(s) and/or Fair Share Contribution</td>
<td>Developer(s) and/or Fair Share Contribution</td>
<td>County/City of Chula Vista</td>
<td>County/City of Chula Vista</td>
<td>Public</td>
</tr>
<tr>
<td>On-Site Trails / Pathways</td>
<td>Developer(s)</td>
<td>Developer(s)</td>
<td>County/District</td>
<td>County/District</td>
<td>Public</td>
</tr>
<tr>
<td>Landscaped Parkways</td>
<td>Developer(s)</td>
<td>Developer(s)</td>
<td>HOA or County/District</td>
<td>HOA or County/District</td>
<td>Public</td>
</tr>
<tr>
<td>Public Road Lighting</td>
<td>Developer(s)</td>
<td>Developer(s)</td>
<td>County</td>
<td>County</td>
<td>N/A</td>
</tr>
<tr>
<td>Specialty Village Lighting</td>
<td>Developer(s)</td>
<td>Developer(s)</td>
<td>HOA</td>
<td>HOA</td>
<td>N/A</td>
</tr>
<tr>
<td>MU Parking Lot</td>
<td>Developer(s)</td>
<td>Developer(s)</td>
<td>Private</td>
<td>Private</td>
<td>Public</td>
</tr>
<tr>
<td>Otay Ranch Preserve</td>
<td>Preserve Dedication</td>
<td>NA</td>
<td>POM Assessment</td>
<td>POM</td>
<td>Public</td>
</tr>
<tr>
<td>Internal Open Space (HOA)</td>
<td>Developer(s)</td>
<td>Developer(s)</td>
<td>HOA</td>
<td>HOA</td>
<td>N/A</td>
</tr>
<tr>
<td>Internal Open Space (Public)</td>
<td>Developer(s)</td>
<td>Developer(s)</td>
<td>County/District</td>
<td>County/District</td>
<td>N/A</td>
</tr>
<tr>
<td>Public Parks</td>
<td>Developer(s)</td>
<td>Developer(s)</td>
<td>County/District</td>
<td>County</td>
<td>Public</td>
</tr>
<tr>
<td>Private Parks and Trails</td>
<td>Developer(s)</td>
<td>Developer(s)</td>
<td>HOA</td>
<td>HOA</td>
<td>HOA</td>
</tr>
<tr>
<td>Water System</td>
<td>Developer(s)</td>
<td>Developer(s)</td>
<td>OWD</td>
<td>OWD</td>
<td>N/A</td>
</tr>
<tr>
<td>Sewer System</td>
<td>Developer(s)</td>
<td>Developer(s)</td>
<td>County/District</td>
<td>County/District</td>
<td>N/A</td>
</tr>
<tr>
<td>Drainage System</td>
<td>Developer(s)</td>
<td>Developer(s)</td>
<td>County/District</td>
<td>County</td>
<td>N/A</td>
</tr>
<tr>
<td>Fire Station</td>
<td>Developer(s)/District</td>
<td>Developer(s)/District</td>
<td>County/District</td>
<td>Fire District</td>
<td>Public</td>
</tr>
<tr>
<td>School</td>
<td>Developer(s)/District</td>
<td>Developer(s)/District</td>
<td>School District</td>
<td>School District</td>
<td>Public</td>
</tr>
</tbody>
</table>

### Definitions

- **Developer and Fair Share Contribution**: Obligation will be satisfied through a combination of developer(s) performance and payment of impact fees.
- **Preserve Dedication**: Obligation will be satisfied through compliance with the RMP 2 dedication requirements.
- **POM Assessment**: Obligation will be satisfied through compliance with the RMP 2 requirement to establish an assessment mechanism.
- **Developer/District**: Acquisition and Construction may be performed by the Developer(s) but funded through an assessment mechanism.
- **County/District**: Performance or title may be held by the County but funded through an assessment mechanism.
- **HOA**: Obligation will be satisfied through performance by the Home Owners Association (HOA).
Exhibit 45

Landscape Maintenance Plan

MAINTENANCE ZONE LEGEND

- CFD - Streetscapes, Slopes, Detention Basins, Public Parks, Public Trails, Fuel Modification
- Otay Ranch Preserve (POM)
- HOA - Slopes, Streets, Private Parks, Private Trails
- Private - Single Family Residential, Mixed Use & Resort
- San Diego County Fire Authority
- Chula Vista Elementary School District
- Otay Water District

Dimensions & Locations Shown are Approximate.
H. Relationship of Support Documents to the Otay Ranch Resort Village Alternative H Specific Plan

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

A. Purpose

The purpose of the Otay Ranch Resort Village Alternative H Development Regulations (Development Regulations) is to:

- Implement the Otay Ranch Resort Village Alternative H Specific Plan.
- Promote and protect the public health, safety, and welfare of the residents of the Otay Ranch Resort Village Alternative H.
- Safeguard and enhance the appearance and quality of Otay Ranch Resort Village Alternative H development.
- Promote quality design and consistency among the Otay Ranch Resort Village Alternative H Planning Areas and land uses.
- Protect development within the Otay Ranch Resort Village Alternative H from noise, illumination, unsightliness, odors, smoke, and other objectionable influences.

B. Authority

These Development Regulations are established pursuant to Part II, Section E.1.a of the Otay Ranch SRP and Sections 1006.a and Section 2880 et seq. of the San Diego County Zoning Ordinance. Whenever the provisions of this ordinance impose more, or less, restrictive regulations upon construction or use of buildings and structures, or the use of lands/premises than are imposed or required by other ordinances previously adopted, the provisions of this ordinance or regulations promulgated hereunder shall apply. For any aspect of land use regulations within the Otay Ranch Resort Village Alternative H Specific Plan not covered by these Development Regulations, the applicable sections of the County of San Diego Zoning Ordinance shall regulate subsequent plan approvals.

C. Otay Ranch Resort Village Alternative H Zoning Districts

The Otay Ranch Resort Village Alternative H Development Regulations establish the following Zoning Districts:

1. Residential District (SF)

The Single-Family Residential (SF) District primarily consists of single-family detached homes and also include uses customarily associated with single-family neighborhoods including, but not limited to streets, landscaped parkways, parks, an elementary school, pathways, utilities and street lights, fencing, signage, preserve edges, open space, fuel management, and fire and/or neighborhood law enforcement stations.

2. Mixed-Use District (MU)

A Mixed-Use District (MU) is located adjacent to the Village Core (school and neighborhood park (P-1)) on the south side of the Circulo Almalfi. Commercial uses permitted in this designation are identified in Section 6.2 of these Development Regulations. A Site Plan is required for the MU District to refine the development program, facilities, site design, parking, architecture, and landscaping.
3. Resort District (R)

The 16.6 acre site designated for Resort District uses is chosen for its relative isolation and physical setting. The commanding views across Lower Otay Reservoir and surrounding mountains create a remarkable setting for the Resort. A Site Plan is required for the Resort Area to refine the development program, facilities, site design, parking, architecture, and landscaping.

4. Open Space and Preserve District (OS/P)

The Open Space and Preserve District consists of Preserve land as defined and regulated by the Otay Ranch RMP, Conserved Open Space, and disturbed and/or natural lands adjacent to planning areas in the form of manufactured slopes, greenbelts and fuel modification areas. Permitted uses in the Open Space and Preserve District consist of fuel management, preserve edges, irrigated landscaping, pathways, trails, and public facilities authorized pursuant to the Otay Ranch RMP.

D. Otay Ranch Resort Village Alternative H Zoning District Map

Zoning Districts are as delineated on Exhibit 46, the Otay Ranch Resort Village Alternative H Zoning Districts (Zoning District Map). The Zoning District Map, together with all notations, references, data, district boundaries and other information thereon, are made a part of the Otay Ranch Resort Village Alternative H Specific Plan and adopted concurrently herewith. Zoning District boundaries are intended to align with physical and legal features such as property boundaries, top or toe of slopes, and streets. Refinements to these boundaries will occur during engineering and planning associated with the Replacement Vesting Tentative Map, Final Maps, and improvement plan processes and will not require an amendment to this Otay Ranch Resort Village Alternative H Specific Plan provided the refinement does not alter the intent of this Otay Ranch Resort Village Alternative H Specific Plan, including the Development Regulations.

E. The Residential Districts

1. Purpose and Intent

The purpose of the Otay Ranch Resort Village Alternative H Residential District Development Regulations is to classify, regulate, restrict and separate the use of land, buildings and structures; regulate and limit the type, height and bulk of buildings and structures; establish yards and other open space areas abutting and between buildings and structures; and regulate the density of development.
2. **Zoning Box**

<table>
<thead>
<tr>
<th>Single-Family Planning Area (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use Regulations</td>
</tr>
<tr>
<td>Animal Regulations</td>
</tr>
<tr>
<td><strong>Development Regulations</strong></td>
</tr>
<tr>
<td>Density</td>
</tr>
<tr>
<td>Minimum Lot size</td>
</tr>
<tr>
<td>Building Type</td>
</tr>
<tr>
<td>Maximum Floor Area</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
</tr>
<tr>
<td>Height</td>
</tr>
<tr>
<td>Lot Coverage</td>
</tr>
<tr>
<td>Setback</td>
</tr>
<tr>
<td>Open Space</td>
</tr>
<tr>
<td>Special Area Regulation</td>
</tr>
</tbody>
</table>

3. **Permitted Uses**

Table 8 establishes permitted uses in the SF Residential District. For uses not identified in the table below but permitted in residential areas under the County Zoning Ordinance, the use restrictions identified in the Zoning Ordinance for Urban Residential Development (Section 2140) will apply.

4. **Development Standards**

The following Development Standards shall apply to the SF Residential District.

5. **Special Residential Development Standards**

**Setbacks**

Table 9 establishes setbacks for the Otay Ranch Resort Village Alternative H SF Residential District. The Director of Planning and Development Services (Director) or their designee may permit smaller setbacks through the Site Plan review process (See Section 10, Site Plan).

**Setbacks for Accessory Buildings**

Except for Secondary Dwelling Units, accessory buildings, attached or detached, used either wholly or in part for living purposes, shall meet the requirements for location of the main structure, except detached accessory buildings may be located within an interior side yard or rear yard, provided that such a structure is located no closer than five feet (5') to an interior side or rear lot line, is at least six feet (6’) from the main structure, and does not exceed one story in height.
Table 8 – Single-Family Planning Area Permitted Uses

<table>
<thead>
<tr>
<th>USE</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential Homes</td>
<td>P</td>
</tr>
<tr>
<td>Public Elementary School</td>
<td>P</td>
</tr>
<tr>
<td>Private Schools</td>
<td>N</td>
</tr>
<tr>
<td>Neighborhood Law Enforcement Station</td>
<td>P</td>
</tr>
<tr>
<td>Public Park Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Private Park Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Family Daycare Facilities</td>
<td>P</td>
</tr>
<tr>
<td>Home Occupations</td>
<td>P</td>
</tr>
<tr>
<td>Utilities and Services customarily associated with development</td>
<td>P</td>
</tr>
<tr>
<td>Landscaped Parkways</td>
<td>P</td>
</tr>
<tr>
<td>Manufactured Slopes</td>
<td>P</td>
</tr>
<tr>
<td>Noise Walls per Otay Ranch Resort Village Alternative H supplemental</td>
<td></td>
</tr>
<tr>
<td>Noise Technical Analysis</td>
<td>P</td>
</tr>
<tr>
<td>Rooftop Solar Panels, Wind Turbines</td>
<td>P</td>
</tr>
</tbody>
</table>

“P” – Permitted
“N” – Not Permitted

Table 9 – Setback Table, Yards and Setbacks (measured from property line)

<table>
<thead>
<tr>
<th>Minimum Front Yard Setback (Feet):</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>To direct entry garage</td>
<td>17.5’</td>
</tr>
<tr>
<td>To side entry (swing in) garage with or without residential above.</td>
<td>7’</td>
</tr>
<tr>
<td>To main residence</td>
<td>7’</td>
</tr>
<tr>
<td>To porch or entry feature*</td>
<td>7’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Side Yard Setback (Feet):</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>To adjacent residential lot</td>
<td>5’</td>
</tr>
<tr>
<td>Distance between detached residences</td>
<td>10’</td>
</tr>
<tr>
<td>To porch or veranda on corner lot</td>
<td>4’</td>
</tr>
<tr>
<td>To property line of adjacent residential street</td>
<td>7’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Rear Yard Setback (Feet):</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>To main residence</td>
<td>5’**</td>
</tr>
<tr>
<td>To garage</td>
<td>5’**</td>
</tr>
</tbody>
</table>

* For lots less than 100-feet deep, front yard setbacks may be reduced by 4-feet.
** For lots adjacent to Preserve Open Space, the minimum rear yard setback is 20-feet to comply with Fuel Modification Zonerequirements.
Architectural Projections

Architectural projections which constitute non-usable floor space such as fire places, media niches or book shelf areas on exterior walls, eaves, awnings, chimneys, balconies, stairways, bay windows, wing walls, etc., shall not be included in building area calculations and may project into any required setback.

Vertical Architectural Elements

Non-usable floor space such as chimneys, spires, towers and other vertical architectural elements are permitted to extend a maximum of eight-feet (8’) above the maximum height to encourage architectural variation.

Accessory Uses

Accessory uses and accessory buildings customarily appurtenant to a permitted use are permitted as shown in Table 10 below.

Secondary Dwelling Units

Secondary Dwelling Units are independent residential living areas (commonly referred to as a “Granny Flat”) accessory to a primary single-family residential use that occupy the same single family detached lot as the main residence and have cooking and bath facilities. Secondary Dwelling Units are permitted subject to the following requirements:

- **Size:** Secondary Dwelling Units shall not exceed 650 square-feet and one-bedroom maximum.
- **Setbacks:** Secondary Dwelling Units shall meet the setback requirements for the residence as defined in Table 9, except are only required to have a 5-foot rear yard setback.
- **Parking:** Secondary Dwelling Units shall have one parking space, either on-site or curbside, which is not required to be covered. The parking space shall not block the access to the two minimum on-site covered parking spaces required for the primary family residence.
- **Kitchen and Bath Facilities:** Secondary Dwelling Units shall have independent kitchen and bath facilities.
- **Architecture:** Secondary Dwelling Unit architecture shall be consistent and compatible with the architecture style and construction materials of the main residence.
- **Entry:** Secondary Dwelling Units may have a separate entry from that of the primary single-family residence.
### Table 10
**Otay Ranch Resort Village Alternative H Accessory Uses**

<table>
<thead>
<tr>
<th>Accessory Use (per County Zoning Ordinance, Section 6150 et seq.)</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops, and other similar non-habitable uses</td>
<td>P</td>
</tr>
<tr>
<td>Detached Pool houses, Art or Music Studios, and Recreation Rooms</td>
<td>P</td>
</tr>
<tr>
<td>Children's Playhouses, Patios, Porches, Gazebos, BBQs, etc.</td>
<td>P</td>
</tr>
<tr>
<td>Radio and Television Receiving Antennas, Dish Antennas</td>
<td>P</td>
</tr>
<tr>
<td>Greenhouse</td>
<td>P</td>
</tr>
<tr>
<td>Silos, Windmills and Tank Houses</td>
<td>N</td>
</tr>
<tr>
<td>Detached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops, and other similar non-habitable uses</td>
<td>P</td>
</tr>
<tr>
<td>Barns and Agricultural Storage Buildings</td>
<td>N</td>
</tr>
<tr>
<td>Offices</td>
<td>N</td>
</tr>
<tr>
<td>Coops and Aviaries</td>
<td>N</td>
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<tr>
<td>Guest Living Quarters</td>
<td>N</td>
</tr>
<tr>
<td>Home Occupations</td>
<td>P</td>
</tr>
<tr>
<td>Dog, Cat and Pot-Belly Pig Keeping</td>
<td>P</td>
</tr>
<tr>
<td>Day Care/Boarding</td>
<td>P</td>
</tr>
<tr>
<td>Family Care Homes</td>
<td>P</td>
</tr>
<tr>
<td>Roadside Sales of Agricultural Products</td>
<td>N</td>
</tr>
<tr>
<td>Wild Animal Keeping</td>
<td>N</td>
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<tr>
<td>Accessory Use (per County Zoning Ordinance, Section 6150 et seq.)</td>
<td>SF</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>----</td>
</tr>
<tr>
<td>Earthworms or Vermiculture</td>
<td>N</td>
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<tr>
<td>Retail Sales of Stable Gear</td>
<td>N</td>
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<tr>
<td>Farm Employee Housing</td>
<td>N</td>
</tr>
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<td>Horticultural Sales</td>
<td>N</td>
</tr>
<tr>
<td>Second Dwelling Units</td>
<td>P</td>
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<tr>
<td>Family Day Care Home for Children, Large (9 to 14 children)</td>
<td>N</td>
</tr>
<tr>
<td>Small Wind Turbine</td>
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<tr>
<td>Bed and Breakfast Home</td>
<td>N</td>
</tr>
<tr>
<td>Host Home</td>
<td>N</td>
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<tr>
<td>Family Day Care Home for Children, Small (8 or fewer children)</td>
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<tr>
<td>Poultry Manure Management</td>
<td>N</td>
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<tr>
<td>Water Vending by Machine</td>
<td>N</td>
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<tr>
<td>Recycling Collection Facility, Drop-off</td>
<td>A</td>
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<tr>
<td>Garage Sale</td>
<td>P</td>
</tr>
<tr>
<td>Agricultural Homestay</td>
<td>N</td>
</tr>
</tbody>
</table>

P – Permitted  
C – Conditionally Permitted  
N – Not Permitted  
A – Permitted Subject to Administrative Review
Temporary Uses

Temporary Uses pursuant to the San Diego County Zoning Ordinance, including Uses in New Subdivisions such as model homes, are permitted in the SF Residential District, subject to the requirements of the Zoning Ordinance Section 6100 et seq.

Walls and Fences

Walls, fences, or hedges not more than eight-feet (8’) in height may be maintained along the interior side or rear lot lines, except as required by a site-specific noise study or as shown on the Wall and Fence Plan in the Otay Ranch Resort Village Alternative H Resort Village Design Plan and the Fuel Management fencing/wall requirements of the Otay Ranch Resort Village Alternative H PEP. Corner cut-offs shall be provided whenever necessary for line-of-sight visibility and safety and may be adjusted to accommodate “veranda” porches required on corner lots.

Walls, fences, or hedges adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed forty-two inches (42”) in height within the front-yard setback area of the lot. Walls in the front yard setback shall be no closer than three-feet (3’) to the back of front sidewalk. Corner cut-offs may be required to maintain a reduced height in special circumstances for safety and visibility as determined by the County Director of Public Works.

Fiberglass, bamboo sheeting, chain link, chicken wire, or similar temporary material shall not be permitted as a fencing material. Plexiglas is permitted for view purposes.

Sound Walls shall not exceed the maximum height required by the Otay Ranch Resort Village Alternative H Noise Impact Report Supplemental Analysis and may be comprised of a combination of berming and wall elements.

In any front yard adjacent to a street, the wall, fence, or hedge shall not exceed forty-two-inches (42”) in height, except walls or fences pursuant to the Otay Ranch Resort Village Alternative H Resort Village Design Plan.

Landscaping

Landscaping of front and exterior side yard setback areas is required. Landscaping shall consist predominantly of trees, plant materials, ground cover, and decorative rocks, except for necessary walks, drives, and fences. Landscaping shall be designed in accordance with the water conservation measures identified in the Otay Ranch Resort Village Alternative H Water Conservation Plan, which include high efficiency irrigation equipment, drought tolerant, low water usage plants, and limiting natural turf to no more than 30% of the outdoor open space. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris, and shall meet the requirements set forth in the Otay Ranch Resort Village Alternative H Fire Protection Plan and the Otay Ranch Resort Village Alternative H Preserve Edge Plan.

Drought tolerant landscaping is required. The Otay Ranch Resort Village Alternative H Water Conservation Plan identifies a plant palette and incorporates measures to reduce outdoor water use through the implementation of measures such as using drought tolerant landscaping, hydro-zones, and efficient irrigation systems. The Otay Ranch Resort Village Alternative H Water Conservation Plan incorporates the San Diego County Model Drought Landscape Ordinance.
Noise

The SF Residential District shall conform to the requirements of the County Noise Ordinance and the Noise Performance Requirements of the County Zoning Ordinance, including mitigation measures identified in the Otay Ranch Resort Village Alternative H Noise Impact Report Supplemental Analysis necessary to reduce the noise levels to be consistent with these requirements including construction of noise walls, installation of air conditioning units and dual-pane windows.

F. Mixed-Use District (MU)

1. Purpose and Intent

The intent of the Mixed-Use District is to provide for flexibility in meeting the needs of the community in a feasible manner, based upon community needs and market conditions.

The Mixed-Use District may include multiple land uses, with 57 single-family or 57 multi-family housing units, and up to 20,000 square-feet of commercial, subject to Site Plan approval to refine the development program, facilities, site design, parking, architecture, and landscaping. This district may solely include up to 57 single-family detached housing units.

2. Land Use Criteria

Findings for consistency with purpose, intent, and the criteria below will determine the final land use mix for the Mixed-Use District:

- Multi-family housing and commercial uses may be permitted provided that a market study prepared by the applicant and reviewed by the local agency demonstrates that there is a strong market for this mix of uses to be built within a single or feasible number of phases.

- There is a strong relationship between the Resort site and commercial uses that will service both visitors and residents. This synergy will set apart the commercial in Otay Ranch Resort Village Alternative H from other villages in Otay Ranch. This dependency may mean that this district would be devoted solely to single-family detached housing to create a special place on the Resort area for the benefit of visitors and residents alike. As such, the land use program to be selected for this district is dependent upon both the market study and the development program for the Resort area. The Resort area may have sufficient visitor-serving commercial, which can also serve the residents of this specialty village.

3. Permitted Non-Residential Uses

Upon approval of a Site Plan (SP) to refine the development program, facilities, site design, parking, architecture and landscaping, the following uses shall be permitted by right. Modifications to permitted uses approved as part of the SP shall not require an amendment to this Otay Ranch Resort Village Alternative H Specific Plan. The uses identified in the following categories are not intended to be all inclusive; any use determined by the Director to be comparable in nature to a permitted use shall also be permitted by right.
Institutional:
Daycare and Nursery School
Hospitals, Intermediate Care Facilities and Nursing Facilities
Museums
Private Recreational Facilities
Private Schools Kindergarten through Grade 12
Public Facilities (Library, Post Office, Police/Fire Station, Other Civic Use)

Retail Sales:
Alcoholic Beverage Outlets
Business Supplies and Services (Hardware, Home Improvement)
Consumer Goods, Furniture, Appliances, Equipment (Books, Stationery, Magazines)
Food, Beverages and Groceries (Drug Store) Pets and Pet Supplies
Wearing Apparel and Accessories

Commercial Services:
Assembly and Entertainment (Athletic and Health Clubs) Building Support (Maintenance and Repair)
Eating and Drinking Establishments (Bakery, Confectioner) Financial Institutions
Hotel or Motel/Timeshare/Fractional Interest Share/Condotel or Similar Instructional Studios
Massage and Day Spa Establishments Maintenance and Repair of Consumer Goods Private Clubs,
Lodges and Fraternal Organizations Personal Services (Barber/Beauty Shops) Pushcarts on Private
Property

Office:
Business and Professional Government
Medical, Dental, and Health Practitioner

4. Development Standards

Use Regulations

See Zoning Map, Exhibit 47, for Use Regulations.

5. Architectural Elements

The Mixed-Use District is located along the south side of Circulo Amalfi and west of Strada Piazza, thereby providing
the opportunity to establish the architectural theme at the core of the community. The Mixed-Use District site allows
for a maximum structure height of 60-feet accommodating architectural element(s) that serves to designate the
gateway as well as provide a signature image associated with the identity of the community. Parking shall adhere to
the Otay Ranch Resort Village Alternative H Resort Village Design Plan.

6. Accessory Uses and Structures

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed. Accessory buildings
shall meet all the requirements for location of the main structure as constructed or required by the district, whichever
is less restrictive. Trash storage shall be shielded from public view by walls at least six-feet (6’) high and positioned
to not detract from the visual appearance of the Village Core.
7. Temporary Uses

Temporary Uses pursuant to the San Diego County Zoning Ordinance, including Uses in New Subdivisions, are permitted in the Mixed-Use District, subject to the requirements of the Zoning Ordinance Section 6100 et seq.

G. Resort District (R)

1. Purpose and Intent

The Resort District provides for the development of a unique, high quality destination resort which may be comprised of a hotel, timeshare/condo-hotel units, conference facilities, recreational facilities, and ancillary commercial users to serve the visitors to the Resort. The Resort District is intended to function as a focal point for the community as envisioned in the Otay Ranch SRP. The Resort District is designed to achieve the following:

- To provide areas for hotel, conference center, timeshare/condo-hotel units and ancillary commercial uses offering commodities and services to visitors.
- To provide an opportunity for recreational facilities.
- To provide adequate space to meet the needs of commercial activity, including off-street parking, storage, and loading areas.
- To protect Resort property from noise, odor, smoke, unsightliness, and objectionable influences incidental to certain uses.

2. Permitted Uses

Upon approval of a Site Plan (SP) to refine the development program, facilities, site design, parking, architecture and landscaping, the following uses shall be permitted by right. Modifications to permitted uses approved as part of the Otay Ranch Resort Village Alternative H Specific Plan shall not require an amendment to the Otay Ranch Resort Village Alternative H Specific Plan. The uses identified in the following categories are not intended to be all inclusive; any use determined by the Planning Director to be comparable in nature to a permitted use shall also be permitted by right.

**Institutional:**
- Museums
- Private Recreational Facilities

**Retail Sales:**
- Alcoholic Beverage Outlets
- Food, Beverages and Groceries (Drug Store)
- Wearing Apparel and Accessories

**Commercial Services:**
- Assembly and Entertainment (Athletic and Health Clubs)
- Eating and Drinking Establishments (Bakery, Confectioner)
- Hotel or Motel/Timeshare/Fractional Interest Share/Condotel or Similar Instructional Studios
- Massage and Day Spa Establishments
- Private Clubs, Lodges and Fraternal Organizations
- Personal Services (Barber/Beauty Shops)
- Pushcarts on Private Property
3. Development Standards

Use Regulations

See Zoning Map, Exhibit 46, for Use Regulations.

Architectural Elements

The primary project objectives of the Resort District are to create a prestigious destination resort drawing upon the architectural forms, materials, and styles found in the hill towns of Tuscany. A key design element of a village is the campanile or bell tower which identifies the Resort from a distance. To achieve this goal, the Resort site allows for a maximum structure height of 75-feet to accommodate the design of a landmark architectural element that serves to identify the location from a distance as well as provide an iconic image associated with the identity of the Resort.

Accessory Uses and Structures

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed. Accessory buildings and structures shall meet all of the requirements for location of the main structure as constructed or required by the district. Trash storage shall be shielded from public view by walls of at least six-feet (6’) high and positioned to not detract from the visual appearance of the Village.

Temporary Uses

Temporary Uses pursuant to the San Diego County Zoning Ordinance, including Uses in New Subdivisions, are permitted in the Resort District, subject to the requirements of the Zoning Ordinance Section 6100 et seq.

H. Open Space and Preserve District (OS/P)

1. Purpose and Intent

The purpose of the Open Space and Preserve District is to limit development activity and reduce impacts to the Otay Ranch Preserve while enabling appropriate uses within the Preserve.

2. Permitted Uses

Permitted uses in the Open Space and Preserve District include Preserve management, emergency/safety/law enforcement, trails, landscaping, fuel management, and infrastructure. Permitted uses within the Otay Ranch RMP/MSCP Preserve portion of the Open Space and Preserve District are those authorized by the RMP-1, RMP-2, and MSCP County Subarea Plan which also includes interim uses such as construction activities associated with approved infrastructure improvements. Prohibited uses within the Otay Ranch RMP/MSCP Preserve portion of the Open Space and Preserve District are those expressly prohibited by the RMP-1, RMP-2, or MSCP County Subarea Plan.

I. Wireless Facilities

Wireless facilities are permitted, subject to an Administrative Permit within the following:

- The OS/P Zoning District, if co-located with the OWD water reservoir and access road;
- Within public/private recreation facilities;
J. Sign Regulations

1. Purpose

The provisions of this Section shall establish the Comprehensive Sign Regulations. It is the purpose of these provisions to establish a comprehensive system for the regulation of on-site and off-site signs. These sign regulations are intended to achieve the following:

- Protect the general public health, safety, and welfare by reducing possible safety and traffic hazards through good signage.
- Direct people to various activities and uses in order to provide for maximum public convenience.
- Promote a high-quality visual environment.
- Encourage a sign program with a consistent theme, which visually complements and blends with the character of the community.

2. On-Site Signs

SF District

On-site signs are permitted in the SF Residential District subject to the provisions of Item b below.

Sign Permit Exceptions

The following signs shall be exempt from the sign permit requirements, however, may be subject to separate electrical and/or building permits:

On-Site Subdivision Signs:

- Temporary, on-site subdivision signs shall be permitted for each applicant, developer, or property owners at the primary subdivision entrance, not to exceed 160 square-feet in total area for two sides and 80 square-feet for one side. Additional temporary subdivision signs are permitted, not to exceed four signs (maximum 64 square-feet per side and 12-feet in height) per street for each neighborhood at any one time. Temporary flags and banners shall be permitted.
- Such sign shall be for the identification of a subdivision, price information and the developer’s name, logo, address, and telephone number.
- Such signs shall be removed after 36-months. 12-month extension requests may be submitted by the applicant, developer, or property owners for consideration by the Director prior to the expiration date.
- Such signs shall be removed within 10-calendar days from the date of the final sale of the residences.
- Signs shall be maintained in good repair at all times by the applicant developer or property owner.
Temporary construction sign sites:

Two (2) directory signs shall be permitted on the construction listing contractors (may include financial institutions, real estate agents, subcontractors, etc.) not exceeding 32 square-feet each, unless legally required by government contracts to be larger. No sign shall exceed eight-feet (8’) in overall height and shall be located no closer than ten-feet (10’) to any property line. Such sign shall be removed upon the granting of occupancy by the County. Additional temporary construction signs may include safety and informational signage related to on-going construction site management (i.e. SWPPP compliance, etc.).

Real estate signs for residential sales:

No more than one sign for interior lots and two for corner lots (one sign per street frontage) not exceeding four (4) square feet in area and forty-two-inches (42”) in height, provided it is unlit and is removed within 15-days after the close of escrow. Signs placed on the rear street frontage are prohibited. No more than five (5) off-site “Open House” signs not exceeding four (4) square feet in area and five-feet (5’) in height are permitted for directing prospective buyers to property offered for sale and must be removed on the same day as placed. Signs shall be located a minimum of three-feet (3’) from the sidewalk or ten-feet (10’) from the curb or edge of pavement, where no sidewalk exists.

Resort and Mixed-Use Districts

On-site signs are permitted in the Resort and Mixed-Use Districts as authorized pursuant to an approved Site Plan for each District.

3. Off-Site Signs

The purpose of the off-site signage requirements is to provide a uniform, coordinated method for directional signage to residential projects. Off-site directional signage to the Otay Ranch Resort Village Alternative H shall comply with the following requirements.

- Each sign may contain the name of the subdivision and directional arrow.
- Any sign approved for a particular subdivision within the Otay Ranch Resort Village Alternative H shall not be changed to another subdivision without prior approval of the Director.
- No other directional signage may be used, including posters, portable signs, vehicle signs, trailer signs, or temporary subdivision signs.
- Said signage shall be allowed until the units within the subdivision are sold out, or a period of 36-months, whichever comes first. Extensions of 12-months may be approved by the Director.
- The placement of each sign structure and its copy shall be reviewed and approval by the Director.

In addition, sign regulations of the County Zoning Ordinance shall apply where it does not conflict with the above requirements.
K. Site Plan Procedure

1. Purpose

The purpose of the Site Plan procedure is to evaluate compliance with the Otay Ranch Resort Village Alternative H Specific Plan including the Development Regulations, Otay Ranch Resort Village Alternative H Resort Village Design Plan, Otay Ranch Resort Village Alternative H PEP, Otay Ranch Resort Village Alternative H FPP, sections of the County Zoning Ordinance not in conflict with the Otay Ranch Resort Village Alternative H Specific Plan and associated Otay Ranch Resort Village Alternative H Planning Documents. These documents are collectively known as the Review Documents.

2. Jurisdiction

The Director shall review and evaluate all Site Plans.

3. Application

An application for a Site Plan or modification thereof shall be signed by all property owner(s) or agent(s) as provided in County Zoning Ordinance Section 7017, and shall contain the following:

- Legal description, legend, scale, north arrow, vicinity map, and identification of designer/preparer.
- The boundary lines of subject property fully dimensioned together with the name and dimensions of adjoining streets.
- Existing topography and proposed grading plan showing slope, retaining walls, pad elevations, and percent of slope on streets, driveways and other graded areas.
- Existing and proposed streets, utilities, and easements.
- Proposed location, height, and dimensions of buildings, including colors and materials on all elevations. The floor area, number of stories, number of units and bedrooms shall be identified.
- Landscape concepts including the proposed method of irrigation.
- Pedestrian and vehicular ingress and egress, with driveway locations and dimensions.
- Walls and/or fences (including height).
- Location, height, and size of signs proposed on the property.
- Lighting, including the location, type and hooding devices to shield adjoining properties.

Sufficient information as determined by the Director to enable the Director to make a determination of compliance with the Review Documents as applied to the Site Plan Check List (Table 11) items:

4. Application Form and Fee

An application for a Site Plan or modification thereof shall be made to the administering agency on such forms prescribed by the Director, and shall be accompanied by the fee, if any, fixed pursuant to County Zoning Ordinance Section 7602. Site Plan Process pursuant to Section 7150 of the Zoning Ordinance.
5. Waiver of Site Plan

The Director may grant an exemption from the requirement for a Site Plan if he finds that all of the purposes and requirements of the Site Plan have been or will be fulfilled by another discretionary permit pursuant to Section 7156 of the County Zoning Ordinance; or where the Director finds the proposed development or improvement is minor in nature and the public purpose for which the Site Plan would be required will not be harmed by exemption of the requirement.

No building permit shall be issued for a project for which the Site Plan exemption has been granted except pursuant to plans bearing the Director’s stamp granting such exemption.

6. Review and Evaluation

The Director shall review and evaluate Site Plans submitted in accordance with the standards and criteria contained in the Review Documents. Review and evaluation of the Site Plan shall not exceed the scope of said standards and criteria.

**Modifications Required for Approval of the Site Plan**

The Director may specify modifications, changes, and additions to the Site Plan which are required for its approval. The modifications, changes, and additions shall not exceed the scope of the standards and criteria contained in the Review Documents. However, such standards, criteria, and requirements may be modified or changed to mitigate significant adverse environmental effects disclosed by a certified Environmental Impact Report.

**Improvements Required for Approval of the Site Plan**

The Director shall ensure that all Site Plans provide for on- and off-site improvements which are required by the standards and criteria contained in the Review Documents. The Director may require the applicant to enter into an agreement to provide such improvements and this agreement shall be accompanied by a completion bond as provided by County Zoning Ordinance Section 7613.

**Waiver of Standards and Criteria**

The Director may waive those standards and criteria prescribed for the review and evaluation of a site plan which he finds have been or will be fulfilled by condition or conditions of a Use Permit or Variance.

7. Decision and Notice

**Action**

Upon completion of review and evaluation of a site plan, the Director shall either: make such findings as are required by Section 7160 and approve the Site Plan, or notify the applicant of those changes and modifications required for approval of the Site Plan, or deny the Site Plan if the Director finds that the Site Plan cannot be conditioned by adequate requirements to insure compliance with applicable regulations or the Site Plan cannot reasonably be modified to conform to the standards and criteria contained in the Review Documents.

**Time Period**

Within 60-days of receipt of a complete Site Plan, the Director shall approve, modify, or deny. The 60-day period may be extended with the written consent of the applicant.
Effective Date

All decisions of the Director made pursuant to this Section shall become final and effective on the date of decision.

8. Conditions

Site Plans may be approved or modified subject to the performance of such conditions consistent with the standards and criteria contained in the Review Documents. Such conditions shall be imposed and enforced as follows:

Security May be Required to Insure Performance

To insure the performance of conditions imposed concurrent with the approval or modification of a Site Plan, the applicant may be required to furnish security in the form of money or surety bond in the amount fixed by the authority granting or modifying the Site Plan. Such security shall be furnished as required by County Zoning Ordinance Section 7612.

Provision of Required Improvements

Whenever a Site Plan is granted or modified subject to the condition that specified improvements be provided by the applicant, such improvements shall be installed by the applicant and approved and accepted by the cognizant county authority, the applicant shall execute an agreement with the cognizant County authority pursuant to County Zoning Ordinance Section 7613 to make such improvements prior to the time or events specified in the Site Plan.

Condition Declared Void

Whenever there becomes final any judgment of a court of competent jurisdiction declaring one or more of the conditions of a Site Plan approval to be void or ineffective or enjoining or otherwise prohibiting the enforcement or operation or one or more of such conditions, said Site Plan approval including all other conditions remain valid.

Violation of Condition

Whenever a Site Plan is approved or modified subject to a condition or conditions, use or enjoyment of the Site Plan in violation of or without observance of any such condition shall constitute a violation of the County Zoning Ordinance and said Site Plan may be revoked or modified as provided in County Zoning Ordinance Section 7172.
Table 11
Site Plan Checklist

County Zoning Map (Specific Plan Page 94, Exhibit 47) and Zoning Box (Page 95)
- Use Regulation – S-88: Specific Plan Area
- Animal Designation – None
- Density – 1,881 DU
- Minimum Lot Size – 4,250 square-feet
- Building Type – L
- Height – H (35’, 3 stories) and “R” for Mixed-Use and Resort Districts
- Setback – V-designator, See Table 9 (Page 96)
- Open Space – A (600 square-feet. private open space and no group open space)

Permitted Uses (Specific Plan Page 96, Table 8)
- Residential District
  - Does the use comply with those uses listed in Table 8 as permitted or has the appropriate permit been applied for (Site Plan, Major Use, etc.)?
- Non-Residential Districts
  - Does the use comply with those uses listed on pages 101-102 (Mixed-Use District), page 103 (Resort District) and/or 104 (Open Space/Preserve District) as permitted or has the appropriate permit been applied for (Site Plan, etc.)?

Setbacks (Specific Plan Page 96, Table 9)
- Do the setbacks meet the minimum setbacks established in Table 9 of the Otay Ranch Resort Village Alternative H Specific Plan Development Regulations?

Accessory Uses (Specific Plan Pages 98-99, Accessory Use Table 10)
- Second Dwelling Units
  - Permitted subject to requirements listed on Page 97 of the Otay Ranch Resort Village Alternative H Specific Plan Development Regulations

Temporary Uses
- Permitted subject to Zoning Ordinance Section 6100 et seq.

Walls and Fences
- Side and Rear Yard – permitted up to eight-feet (8’) in height (per Otay Ranch Resort Village Alternative H Noise Impact Report Supplemental Analysis requirements)
- Front Yard – permitted up to forty-two-inches (42”) in height
The Otay Ranch Resort Village Alternative H Specific Plan

**Landscaping**
- Required
- Comply with Otay Ranch Resort Village Alternative H Plant Palette from Water Conservation Plan (Appendix VI)

**Signage (Specific Plan Pages 105-106)**
- On-site Signs
  - Subdivision Signs
  - Temporary Construction Signs
  - Real Estate Signs for Residential Sale
- Off-site Signs

**Site Plan Requirements**
- Legal description, legend, scale, north arrow, vicinity map, and identification of designer/preparer.
- The boundary lines of subject property fully dimensioned together with the name and dimensions of adjoining streets.
- Existing topography and proposed grading plan showing slope; retaining walls; pad elevations; and percent of slope on streets, driveways, and other graded areas.
- Existing and proposed streets, utilities, and easements.
- Proposed location, height, and dimensions of buildings, including colors and materials on all elevations. The floor area, number of stories, number of units, and bedrooms shall be identified.
  - Colors to match Resort Village Design Plan, page 66.
- Landscape concepts including the proposed method of irrigation.
- Pedestrian and vehicular ingress and egress, with driveway locations and dimensions.
- Walls and/or fences (including height).
  - Wall type to match Otay Ranch Resort Village Alternative H, Resort Village Design Plan, pages 49 – 51.
- Location, height, and size of signs proposed on the property.
- Lighting, including the location, type, and hooding devices to shield adjoining properties.
9. Expiration and Extension

Any approval of a Site Plan shall expire within three years of such approval except where construction or use of the property in reliance on such Site Plan approval has commenced prior to its expiration.

If prior to the expiration of such Site Plan the applicant files a written application with the Department of Planning and Development Services for an extension of time, the period within which construction or use of the property in reliance on the Site Plan must be commenced, may be extended by the Director at any time within 90-days of the date of expiration. The Director may grant one or more such extensions not to exceed a total of 12-months.

Notwithstanding the above, if the Site Plan is issued to satisfy a condition of approval of a Vesting Tentative Map pursuant to the County Subdivision Ordinance, the Site Plan shall remain in full force and effect for the duration of the approval for that Vesting Tentative Map, and, if the subdivision map does not receive final approval, expire upon expiration of the tentative approval. If the Vesting Tentative Map receives final approval, the Site Plan shall expire one year after recordation of the Final or Parcel Map unless construction and/or use of the property in reliance of the Site Plan has commenced prior to its expiration; provided, however, that the period within which such construction and/or use must be commenced may be extended as provided by County Zoning Ordinance Section 7168.

10. Application for Modification of a Site Plan

Any person holding an approved Site Plan may apply for a modification. The modification of a Site Plan may include modification of the physical improvements shown on the Site Plan itself or the waiver or alteration of conditions imposed upon a Site Plan. The process shall follow that of Site Plan approval but shall only be 30-days.

11. Relation to Use Permit, Variance, and Specific Plan Amendment

When a development proposal subject to Site Plan review is submitted concurrently with an application for a subdivision, Use Permit, Variance, or an amendment of this Specific Plan, the Site Plan review shall be under the jurisdiction of the officer or body having jurisdiction over the subdivision, Use Permit, Variance, or an amendment of this Specific Plan application and shall be conducted concurrently with any review required thereby.

12. Revocation or Modification of Site Plan Approval for Cause

A Site Plan may be revoked or modified for cause as provided by the provisions of this section. For purposes of this section, the modification of a Site Plan may include the modification of the terms of the Site Plan itself or the waiver, alteration, or imposition of new conditions pursuant to County Zoning Ordinance Section 7164.

Ground for Revocation or Modification

A Site Plan may be revoked or modified upon a finding of any one or more of the following grounds:

- That such Site Plan was obtained or extended by fraud.
- That one or more of the conditions upon which such Site Plan was granted have been violated.
- That the use for which the Site Plan was granted is so conducted as to be detrimental to the public health or safety, or as to be a nuisance.
- That construction on the subject property is not in conformance with the Site Plan or other applicable requirements.
Notification

The Director shall notify the owner of the property of his action in the same manner as specified in the County Building Code for revocation of a building permit, or by written notice to the owner of the subject property as shown on the latest assessment roll or as indicated by later information available to the Director.

Appeal

Revocation or modification of a Site Plan may be appealed pursuant to County Zoning Ordinance Section 7166.

Minor Deviation or Modification Not Required

A Minor Deviation or Modification to a Site Plan is not required for any Building, Structure or Projection listed in County Zoning Ordinance Section 4835 or any use listed in the Accessory Use Regulations, County Zoning Ordinance Sections 6150 - 6199, provided the Building, Structure, Projection or use meets the specific accessory use setbacks in the Site Plan and meets all standards and criteria contained in the Review Documents.

If the Site Plan does not specify setbacks for an Accessory Use or a Building, Structure, or Projection listed in County Zoning Ordinance Section 4835, a Minor Deviation or Modification to the Site Plan is not required provided the Building, Structure, Projection, or Accessory Use meets the least restrictive setbacks for the zone that applies to the subject site.
Appendices

The following appendices provides plans that are required by the Otay Ranch SRP in conjunction with preparation of the Specific Plan for The Otay Ranch Resort Village Alternative H. It also includes the Preserve Edge Plan, Fire Protection Plan, Energy Conservation Plan, Public Facilities Financing Plan, Resort Village Design Plan, Water Conservation Plan, and an Index of Specific Plan Requirements. Certain comprehensive, technical plans and studies are provided as separate, stand-alone reports and can be found in the Preserve and Resort Final EIR appendix. Included are reports for water, sewer, drainage and urban runoff and technical studies including geotechnical, cultural resources, biological resources, and traffic among others.

I  Preserve Edge Plan
II  Fire Protection Plan
III  Energy Conservation Plan
IV  Public Facilities and Financing Plan
V  Resort Village Design Plan
VI  Water Conservation Plan
VII  Index of Specific Plan Requirements