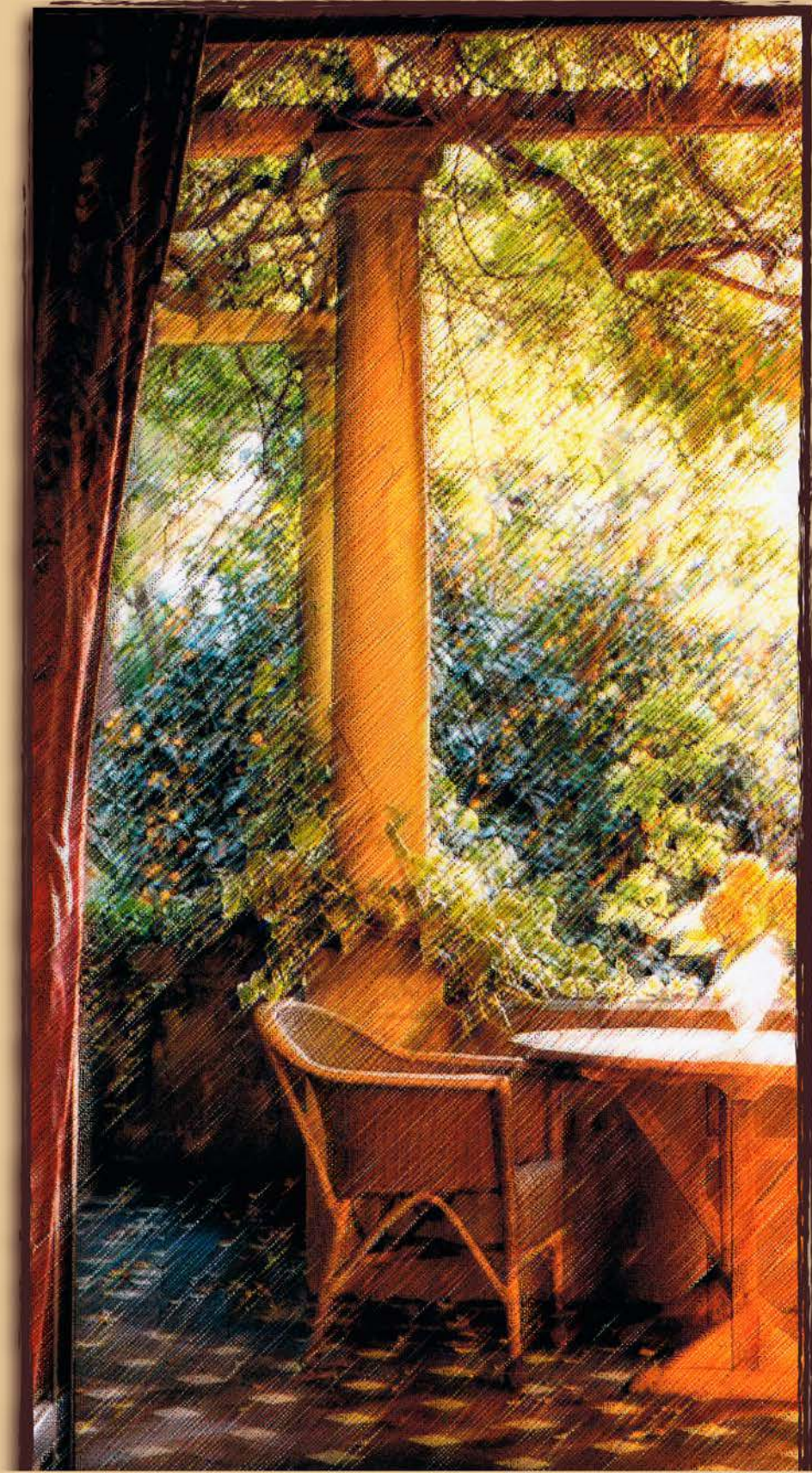


OTAY RANCH RESORT VILLAGE



March 2020

GENERAL PLAN AMENDMENT REPORT

Otay Ranch Resort Village Alternative H General Plan Amendment Report

OTAY RANCH RESORT VILLAGE;
GPA 04-03, SP 04-002, REZ 04-009, REPLACEMENT TM 5361
EIR #04-19-005

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I. Introduction

Moller Otay Lakes Investment, LLC and Baldwin & Sons, LLC have applied for approval of the Otay Ranch Resort Village Specific Plan (Otay Ranch Resort Village Plan) located northeast of Lower Otay Reservoir in south San Diego County. The proposed Specific Plan application represents an alternative to the proposed project. Known as Alternate H, this plan was developed in response to a March 30, 2017, letter from the United States Fish and Wildlife Service (USFWS) stating they were not able to provide concurrence with a required Multiple Species Conservation Program (MSCP) Boundary Adjustment. The Alternative H General Plan Amendment application includes amendments to the Otay Subregional Plan, Volume 2 ("Otay SRP"), an element of the County General Plan. The Otay SRP governs land uses and intensities of development permitted under the County General Plan for this Specific Plan Area (identified as Village 13 in the Otay SRP). An amendment to the Otay SRP is a County General Plan Amendment (GPA).

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

- A description of the proposed Otay Ranch Resort Village Alternative H Specific Plan (including physical setting, proposed plan, plan issues and merits of the proposal);
- A description of the proposed amendments to the County General Plan and Otay SRP; and
- A description of how the proposed Specific Plan meets the goals and policies of the County General Plan and the Otay SRP.

A. PHYSICAL SETTING

The Otay Ranch Resort Village Plan area is located in the County of San Diego, in the Proctor Valley Parcel of the Otay SRP (see Regional Location Map, Exhibit A). Access is provided via Telegraph Canyon Road, which transitions into Otay Lakes Road and forms the southern boundary of the Project site.

The Otay Ranch Resort Village's approximate 1,869-acre planning area 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 Jamul Mountains, becoming part of steeper slopes. Site elevations range 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 which drains an area of approximately 145 square miles. The site is upstream of Savage Dam, which creates Lower Otay Reservoir. The Otay Ranch Resort Village site vegetation consists of native coastal sage scrub and grassland habitats disturbed by grazing. Some riparian vegetation occurs in drainage areas of the site.

The Otay Ranch Resort Village is located at the interface of urban development and open space. The Otay Valley Parcel of Otay Ranch, the EastLake Vistas and EastLake Woods residential communities, and the U.S. Olympic Training Center compose the edge of urban development to the west. Lower Otay Reservoir, a recreational reservoir and water supply 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. A temporary ultra-light gliding and parachuting airport is located to the south east on City of San Diego property. An inactive quarry operation is located further to the east (see Surrounding Land Uses, Exhibit B).

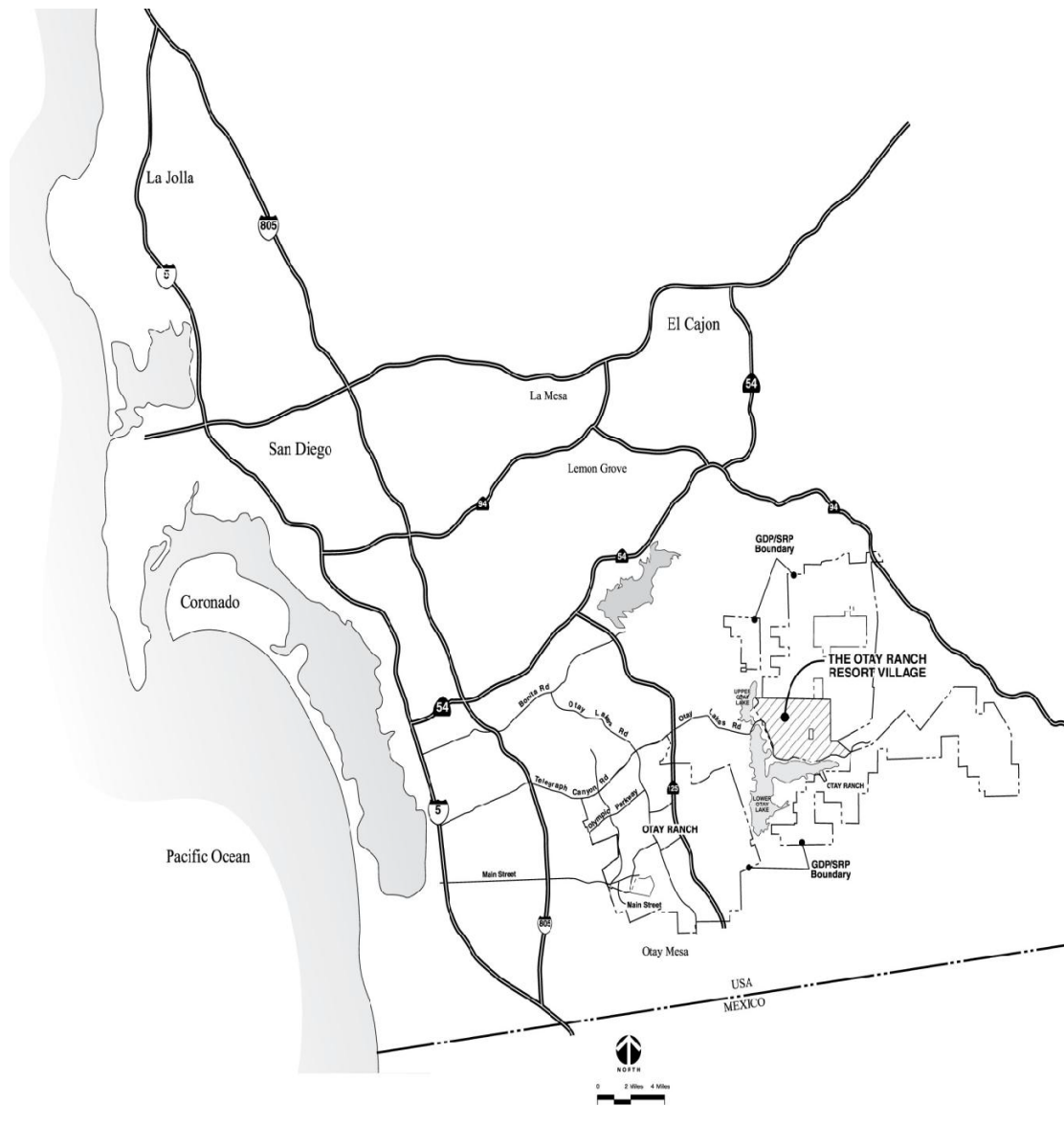


Exhibit A
Regional Location Map



Lenska Aerial Photos: Flown 2006

Not to Scale

Exhibit B
Surrounding Land Uses

B. PROPOSED PLAN

The land uses proposed by the Otay Ranch Resort Village Plan are depicted in Exhibit C, Site Utilization Plan and defined in Table 1, Otay Ranch Resort Village Land Use Summary Table. The proposed land uses consist of single-family neighborhoods, a multiple use residential and commercial area, a resort hotel with ancillary commercial uses, an elementary school site, a public safety site, open space, preserve land, and park and recreational uses.

The proposed Specific Plan includes approximately 517 acres designated for 1,881 single-family detached homes. Ten single-family neighborhoods are planned with an average density ranging from 2.5 to 6.1 dwelling units per acre.

A 6.6-acre Multiple Use area is proposed to contain 57 homes. The Multiple Use area includes up to 20,000 square feet of commercial/office uses.

Approximately 16.6 acres are identified for a resort hotel complex with a maximum of 200 guest rooms and may include meeting rooms, conference center offices, and up to 20,000 square feet of ancillary / commercial uses such as shops and restaurants.

The Specific Plan proposes to reserve a 2.3-acre public safety site, a 6.1-acre homeowner recreation facility, and a 10.1-acre elementary school site.

Six parks are planned on 25.1 acres, the largest of which is a 10.5-acre public neighborhood park site. The remaining parks range from 2.4 to 3.7 acres.

The Otay Ranch Resort Village planning area also includes approximately 109 acres of open space and approximately 1,107 acres of Preserve land. Open space generally consists of large manufactured slopes outside of neighborhoods and brush management areas. Preserve land is usually undisturbed lands or restored habitats set aside for dedication to the Otay Ranch Preserve Owner/Manager in satisfaction of Otay Ranch RMP conveyance requirements. An additional approximately 69. acres will be conserved to protect sensitive habitat related to thorn mint, vernal pools, and the Quino Checkerspot Butterfly.

Internal circulation comprises about 32.4 acres of the planning area.

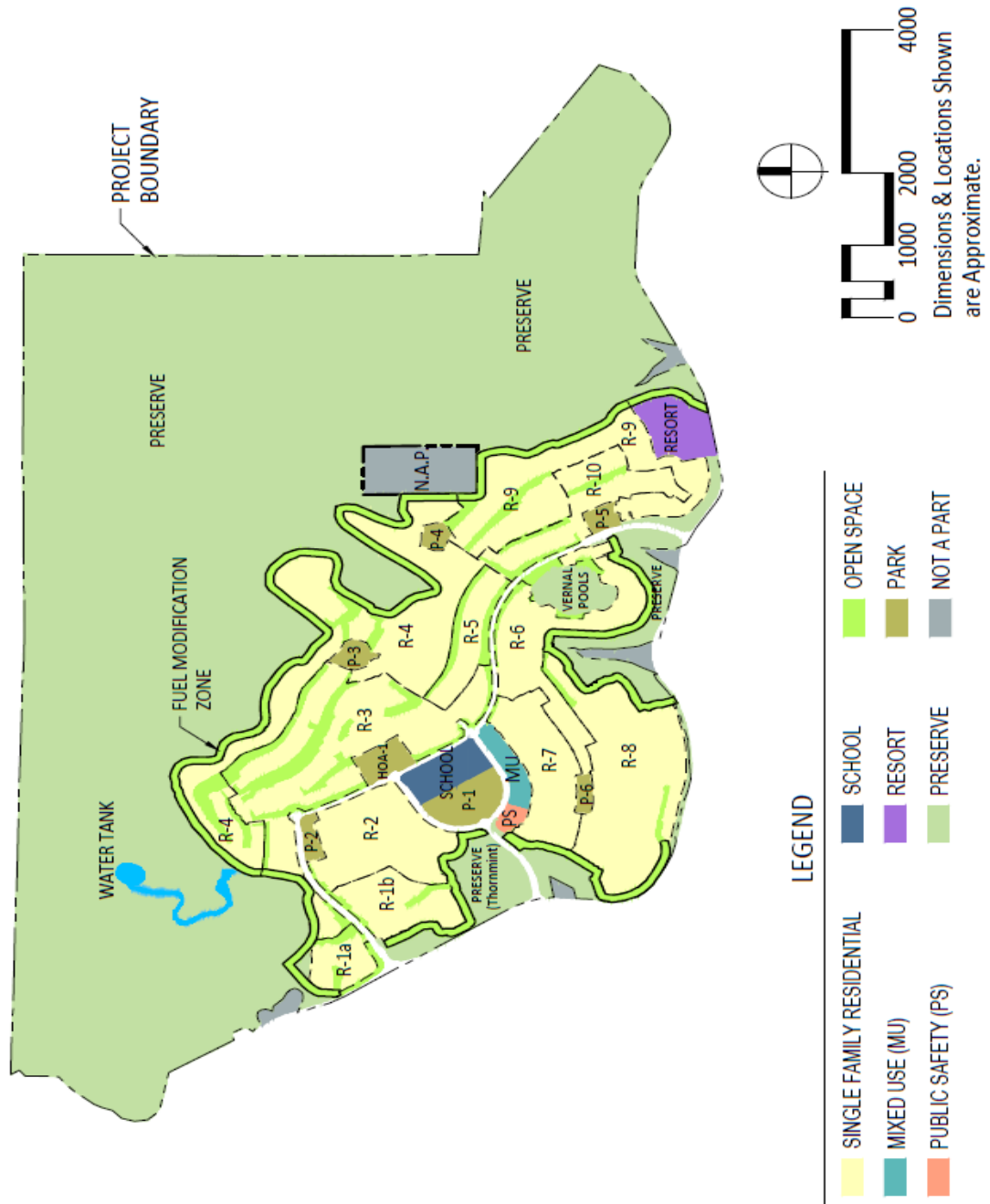


Exhibit C
Site Utilization Plan

Table 1
Otay Ranch Resort Village - Land Use Summary Table

Land Use	Acres ¹	Units	Density
Single Family Residential			
R-1	32.8	147	4.5
R-2	37.6	213	5.7
R-3	89.1	288	3.2
R-4	115.3	284	2.5
R-5	18.1	54	3.0
R-6	39.8	145	3.6
R-7	30.4	187	6.1
R-8	66.0	249	3.8
R-9	59.1	205	3.5
R-10	28.5	109	3.8
Single Family Total ²	516.8	1,881	3.6
Multiple Use			
MU-1 ³	2.7		
MU-2 ³	3.9	57	
Multiple Use Total	6.6	57	8.6
Residential Total	523.4	1,938	3.7
Parks			
P-1	10.5		
P-2	2.7		
P-3	3.7		
P-4	2.7		
P-5	3.1		
P-6	2.4		
Parks Total	25.1		
Resort			
Resort ⁴	16.6		
Homeowners Recreation Facility	6.1		
Resort Total	22.7		
Public Uses			
Public Safety (PS)	2.3		
School	10.1		
Public Uses Total	12.4		
Open Space and Preserve			
Open Space ⁵	145.7		
Preserve	1,107.2		
Open Space & Preserve Total	1252.9		
Circulation			
Circulation	32.4		
Circulation Total	32.4		
TOTAL	1,869.0	1,938	

¹Rounded to one tenth of an acre

²Single Family Residential includes residential streets and internal slopes.

³Multiple Use includes up to 20,000 square feet of commercial/office use.

⁴Resort includes up to 200 rooms and up to 20,000 sq. ft. of ancillary/commercial/office use.

⁵Open Space includes an additional 69.3 acres of habitat land for conservation, manufactured slopes outside of Single Family Residential and associated internal slopes.

C. PLAN ISSUES

Implementation of the Otay Ranch Resort Village Plan requires General Plan Amendments. These plan amendments are specifically identified in Section II of this report. Issues associated with plan amendments are analyzed below.

1. Type of Residential Uses in Village 13 – Alternative H

The proposed Otay Ranch Resort Village Alternative H Specific Plan authorizes 1,881 Single Family homes and 57 Multi-Family homes. Ninety-seven percent of the homes are designated single family detached (SF). The percentage of SF in the original (1993) Village 13 land plan was 42.5% including the Birch Family Estate parcel (128 SF units) and 39.5% excluding the Birch Family Estate parcel. The SF:MF relationship changed significantly after the 2001 Village 13 Otay SRP amendment removed 372 SF homes from Village 13; resulting in only 27% of the authorized homes being SF and 73% MF (excluding the Birch Family Estate parcel). A consequence of the 2001 Otay SRP amendment is that the resulting dominance of MF homes could be inconsistent with the following Otay SRP objective:

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

The rationale in support of the change in the residential mix is in response to a series of changed circumstances which have occurred since the Otay SRP was adopted in 1993. The entire Otay SRP authorized development area in Village 15 has been acquired by conservation entities for conservation purposes, eliminating 516 SF homes from the San Ysidro Mountains Parcel immediately adjacent to Village 13. One of the objectives of Otay Ranch is to provide a range of housing types. To achieve this goal, Project Objectives were included to create a prestigious community for move-up buyers and establish an executive-level “specialty” housing enclave to attract business owners and employers in the South County region.

The proposed Otay Ranch Resort Village Alternative H Specific Plan ameliorates this large decrease in SF homes by increasing the proportion of SF homes in Village 13 and creates a balance with the increased densities approved since 2010 in the Chula Vista portion of Otay Ranch. This result is entirely consistent with the Otay SRP definition of “Specialty Villages” which Village 13 is. See the Otay SRP Specialty Villages description below:

Specialty Villages: These villages are located in the Proctor Valley and San Ysidro Mountains Parcels. They consist of a resort village, an estate village, and transition village (Villages Thirteen, Fifteen, and Fourteen, respectively). Neighborhood commercial and community services are provided in a village core, with limited medium and higher density residential. **Low density, single family uses predominate**, with potential recreation and resort uses also provided. Open

space is primarily undisturbed natural habitat, golf course, trails and promenades. (Emphasis added, Otay SRP Page 86).

Increase in the Number and Proportion of Multi-Family Homes in the Otay Valley Parcel: In contrast with the reduction of single-family homes in the San Ysidro Mountains and Proctor Valley Parcels, the number and proportion of MF homes has increased in the Otay Valley Parcel. The ratio of SF to MF units within the Otay Valley Parcel authorized in the 1993 Otay SRP was 49.5:50.5. The current ratio of SF to MF is approximately 33:67, pursuant to Otay SRP amendments already approved by the Chula Vista City Council which include Villages 2, 3, 4, 8, 9, 10, and Planning Area 12. This change reflects the land use policy trend toward more efficient and consistent development patterns necessary to encourage walking and reduce reliance on the automobile as popularized by the phrase “smart growth.”

The impact of the conservation agency acquisitions, the 2001 Village 13 amendment, and the City of Chula Vista Otay Valley Parcel amendments greatly alters the ratio of SF to MF homes throughout Otay Ranch. The proposed Village 13 plan amendment would serve to bring the ratio closer to that which was originally approved in 1993.

The Village 13 and 15 Relationship: The 1993 Otay SRP established Villages 13 and 15 as complementary villages. Both were identified as “Specialty Villages” taking access from Otay Lakes Road. Both villages shared an elementary school (located in Village 15), and a fire station¹. They also shared sewer, water and storm water transmission facilities. Their authorized land uses complemented each other, with Village 13 providing some of the retail uses necessary to serve Village 15, and multi-family homes to complement Village 15’s exclusively SF residential character. Conversely, the larger SF lots identified in Village 15 provided the executive homes sought as part of the Otay SRP’s effort to attract value added business to South County. The elimination of Village 15 SF homes undermines the achievement of those goals and the complementary relationship between Villages 13 and 15. The Resort Village Alternative H Specific Plan proposal to convert MF homes to SF homes achieves the land planning goals originally approved in 1993.¹

Village 13 as an Edge Community: The elimination of Village 15 changed the character of Village 13; making it an edge community, the easternmost village on the edge of South County’s urban development surrounded by open space. As an edge community; Village 13 becomes a destination as opposed to a community through which traffic could traverse. Likewise, urban facilities and services will terminate in Village 13. Single family homes are more appropriate in this more isolated setting. This is consistent with the overall Otay Ranch vision to locate more compact and intense developments within Chula Vista’s eastern territories and transition to less intense development within eastern or more remote villages.

¹ The Otay SRP is inconsistent with the Facility Implementation Plan depicting the fire station in Village 15 while the Facility Implementation Plan depicts it in Village 13.

2. Location of Otay Lakes Road

Otay Lakes Road is currently located adjacent to Lower Otay Reservoir. The Otay SRP relocated Otay Lakes Road into the middle of Village 13. In contrast, the County General Plan Mobility Element depicts Otay Lakes Road in its current location.

The Project includes a proposal to amend the County General Plan Circulation Element to accomplish two goals: (1) reconcile the Otay SRP plan and the Circulation Element and (2) to relocate Otay Lakes Road from the existing Otay SRP alignment to its current alignment adjacent to Lower Otay Reservoir. The proposed alignment is also consistent with the County General Plan Mobility Element Map.

The Project would also amend the Otay Lakes Road classification from a 6-Lane Prime Arterial to a 4-Lane Boulevard with Raised Median beginning at the Chula Vista/County of San Diego municipal boundary west of the Project and continuing along the project frontage up to the second project entry (proposed Piazza Urbino). East of the second project entry, Otay Lakes Road transitions to a 2-Lane Community Collector with Intermittent Turn Lanes in its current alignment. This proposed Otay SRP Amendment also requires an amendment to the County General Plan Mobility Element classification of Otay Lakes Road from a 4.1A 4-Lane Major Road to the 4-Lane Boulevard with Raised Median.

Maintaining the road in its current location and reducing its classification has several benefits. First, the current location, unlike the adopted Otay SRP alignment, does not divide the proposed Resort Village. Second, the amendment minimizes impacts to preserve corridors adjacent to the Wildlife Refuge to the east of the Alternative H. Third, it avoids impacting the rocky topography which is a crucial visual resource within and adjacent to the easternmost Village 13 canyon. Finally, the reduced classification avoids potential growth inducing impacts by avoiding an oversized road.

3. Reconciliation of the Otay Ranch Resource Management Plans and the MSCP

Concurrent with adoption of the Otay SRP in 1993, the County adopted the Phase 1 Resource Management Plan (RMP 1). On March 6, 1996, the County adopted the Conveyance Schedule and Financing Plan portions of the Otay Ranch Phase 2 RMP (RMP 2). However, the County did not adopt all the portions of the RMP 2 later adopted by Chula Vista. In 1997, the County adopted the South County Multispecies Conservation Program Subarea Plan (MSCP) which incorporated portions of the RMP 1 and 2.

Fundamentally, the RMP 1 established the policy framework for the Otay Ranch Preserve system and the RMP 2 established the mechanisms for the management of the Preserve. Collectively, the two documents create the Otay Ranch Preserve, establish the Preserve Owner Manager (POM) and establish the preserve conveyance and funding mechanisms.

The Otay SRP requires that, prior to or concurrent with the adoption of any Specific Plan in the unincorporated area, the County must adopt the RMP 2 in its entirety. The Otay Ranch Phase 2 Resource Management Plan Update prepared by the City of Chula Vista and the County of San Diego is a comprehensive update approved in the late summer 2018.

4. MSCP Hardline/Quino Checkerspot Butterfly Coverage

The Quino checkerspot butterfly (*Euphydryas editha quino*) is a federally endangered species. When the County adopted the MSCP County Subarea Plan in 1997, the Quino checkerspot butterfly (QCB) was not included as a covered species in the Subarea Plan. At the time the butterfly was listed, the MSCP planning process was nearing completion, and it was decided not to delay adoption of the MSCP to include coverage for the butterfly. At that time, the United States Fish and Wildlife Service (the "Service") represented that the land included in the MSCP Preserve included critical habitat that would address the Quino checkerspot butterfly.

Throughout the MSCP Preserve adoption hearings, the intent was to assure that critical QCB habitat would be protected, enhanced, and conserved within the MSCP Preserve.

The hearings provided that if a project was included as a "hardline" in the MSCP County Subarea Plan, and if that project dedicated more QCB habitat to the Preserve than it impacted, upon completion of an impact analysis the dedication could be found to be sufficient to mitigate for impacts to the QCB habitat (Otay Ranch as a whole; and the Resort Village specifically, preserve more land than they impact). In the final MSCP negotiations for the Village 13 hardline, development in the eastern portion of the property (known as R1, R2, and R3) was eliminated to increase the buffer between the hardline and the wildlife corridor and National Wildlife Refuge to the east which also contained critical habitat for QCB. This was implemented by the Board of Supervisor's action in 2001 (refer to the Resource Management Plan 2).

Subsequent to adoption of the MSCP County Subarea Plan, the County, Service, property owners and various stakeholders (Quino stakeholder group) began discussions to add the QCB as a covered species to the MSCP County Subarea Plan. These discussions led to a QCB conservation strategy and was the basis for developing a revised hardline and processing a boundary adjustment for Village 13 which represented the current Proposed Project. However, the progress on adding the QCB to the MSCP County Subarea Plan was delayed for several years and in 2017 the County allocated resources to move the QCB addition forward.

Planning efforts for Village 13 were restarted in 2010. The Draft EIR for Village 13 was circulated for public review in 2015. Although the previously developed Quino conservation strategy was the basis for the applicant's proposed revised hardline and boundary adjustment, in a joint letter from the Service and California Department of Fish and Wildlife dated March 30, 2017, the Agencies indicated that "we are unable to concur with the Boundary Adjustment."

As with surveys performed in previous years, subsequent surveys have identified Quino checkerspot butterfly and its habitat throughout portions of the Otay Ranch Resort Village 13 Project area. As a result of the Agencies' rejection of the proposed boundary adjustment, Alternative H was created which adheres to the existing MSCP hardline, provides additional conservation and enhancement of critical onsite habitat, and includes a Quino Checkerspot Butterfly Management/Enhancement Plan (Appendix K of the Biological Resources Technical Report contained in the Final EIR).

The County of San Diego adopted the Resource Management Plan (RMP) Phase 2 in the summer 2018 which includes protocols and monitoring intervals for the QCB. This is in anticipation of the completion of the existing County process to add the QCB as a covered species to the MSCP

County Subarea Plan. The applicant is pursuing a concurrent track with the Army Corps of Engineers and a Section 7 consultation with the Service for incidental take for Quino checkerspot butterfly.

5. Prior Chula Vista GDP/Otay SRP Amendments

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

Specifically, the proposed amendments provide performance criteria relative to noise; clarify requirements for development relative to habitat preservation; encourage the use of solar energy; and permit the Birch Family Estate parcel to be planned independently from the remainder of Village 13. These amendments were previously analyzed as part of EIR SCH # 89010154.

D. MERITS OF PROPOSAL

The rationale supporting the proposed Specific Plan and related General Plan Amendments are summarized below:

- The vision, goals and policies for creating the Resort Village community, as stated in the Otay SRP, the Otay Ranch RMP and the County MSCP Subarea Plan, are maintained and enhanced through improved land use, site planning and open space preservation.
- The amendments respect the existing topography and circulation patterns in the area while minimizing impacts to sensitive species.
- The amendments ensure that public facilities are provided in a timely manner and financed by the parties creating the demand for, and benefiting from, the improvements.
- The amendments are consistent with the MSCP hardline boundary to better conserve important natural resources and minimizing impacts to the Quino checkerspot butterfly, higher quality vernal pools and the major north- south, rocky canyon located on the eastern portion of the Project site.
- The amendments incorporate a wildlife crossing under Otay Lakes Road to facilitate wildlife movement.
- The amendments create a prestigious destination resort site which maximizes unique South County open space, lake and mountain views.
- The amendments create a residential resort community in south San Diego County that supports economic development strategies to attract value-enhanced research, development and manufacturing opportunities to the region.
- The amendments create a distinctive, low-scale community composed of predominately

single-family homes.

- The amendments provide for decreased development intensity on higher elevations compared to the village core.
- The land plan provides a continuous public pathway along Otay Lakes Road, with access to the Resort Site, residential neighborhoods and the village core.
- The amendments create a village core within which are located significant activity centers (school, public safety center, mixed used development, a homeowners' recreation facility and neighborhood park), therein enhancing walkability and creating a sense of community throughout the Planning Areas.
- The amendments relocate the Village 15 elementary school site to Village 13, which is necessary because Village 15 has been acquired for conservation purposes.
- The amendments remove a circulation element road from the heart of the community, reducing biological, aesthetic and grading impacts while enhancing the continuity and livability of the community.
- The amendments orient development to take advantage of passive solar heating and cooling opportunities.

II. Plan Amendment Components

The proposed General Plan Amendments serves two purposes: (1) update the Otay SRP to reflect prior amendments made by the City of Chula Vista to the Otay Ranch General Development Plan (GDP) and (2) implement the proposed Otay Ranch Resort Village Alternative H Specific Plan.

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

Proposed amendments which would align the County Otay SRP with the Chula Vista General Development Plan are identified below.

Birch Family Estate Parcel: The following is a Strike-out/Underline version of proposed Otay SRP amendments regarding the master planning of Village 13, (Otay SRP Page 113):

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

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

Performance Standard:

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

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

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

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

Building Design and Use

- Use of solar energy systems, as practical.

B. AMENDMENTS ASSOCIATED WITH THE PROPOSED ALTERNATIVE H SPECIFIC PLAN

1. County General Plan Land Use Element Amendment

a) Regional Category Designation

Alternative H seeks to amend the County General Plan Regional Category Designation to reflect the proposed Otay Ranch Resort Village Plan land uses. Alternative H is located entirely within a village boundary established by the Otay Ranch Subregional Plan and this amendment reconciles the project boundary with the approved MSCP hardline boundary. The current General Plan Regional Category Designation Map is depicted in Exhibit D, the proposed amended General Plan Regional Category Designation Map is depicted in Exhibit E.

b) Land Use Designation (Specific Plan Area)

Alternative H seeks to amend the General Plan Land Use Designation Map to conform with the proposed development footprint by modifying the boundaries between Specific Plan Area and Open Space Conservation Land Uses. The Land Use Element designation "Specific Plan Area" remains the same. The current General Plan Land Use Designation Map is depicted in Exhibit F and the proposed Land Use Designation Map is depicted in Exhibit G.

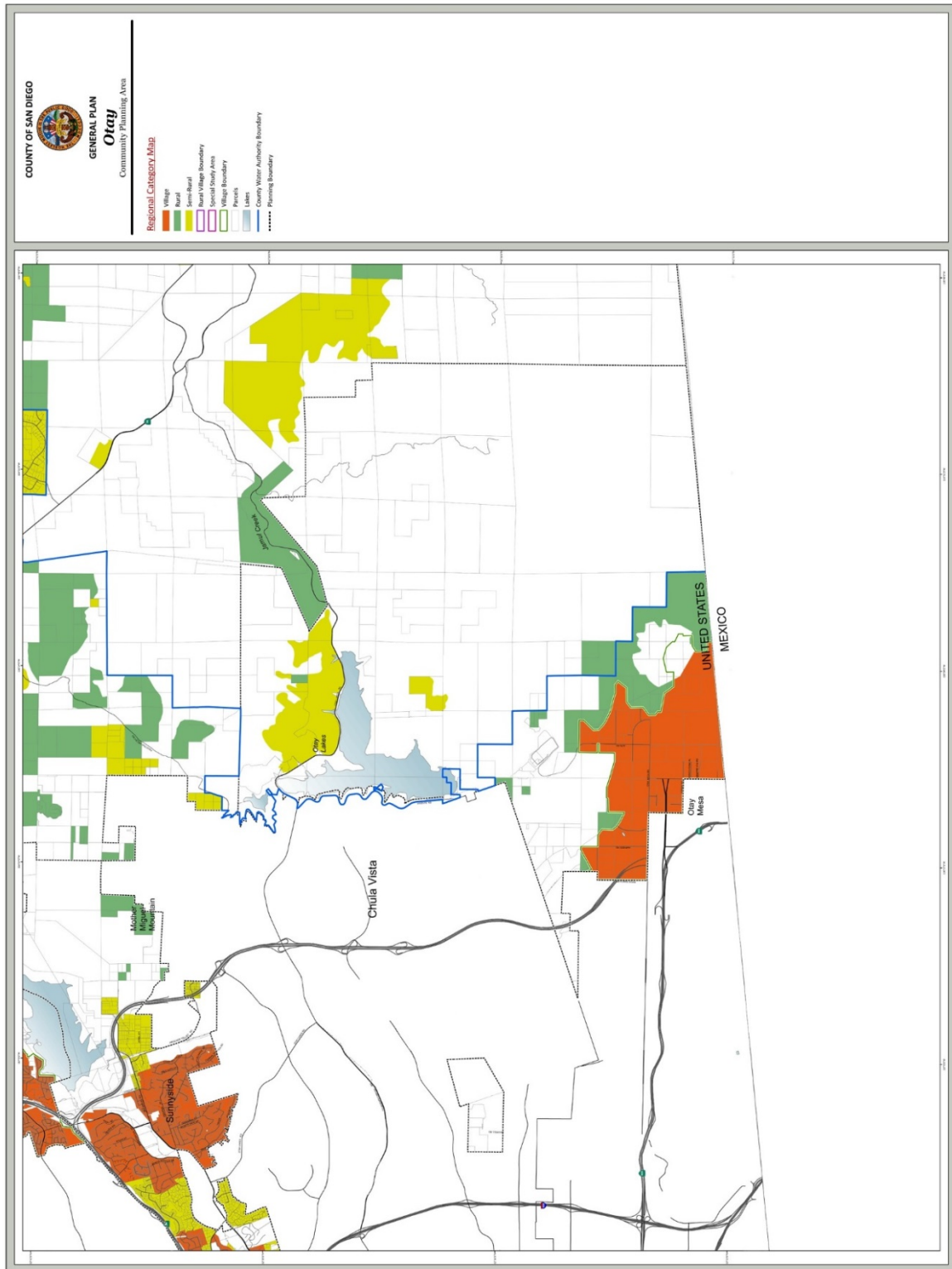


Exhibit D
 Existing General Plan Regional Category Designations

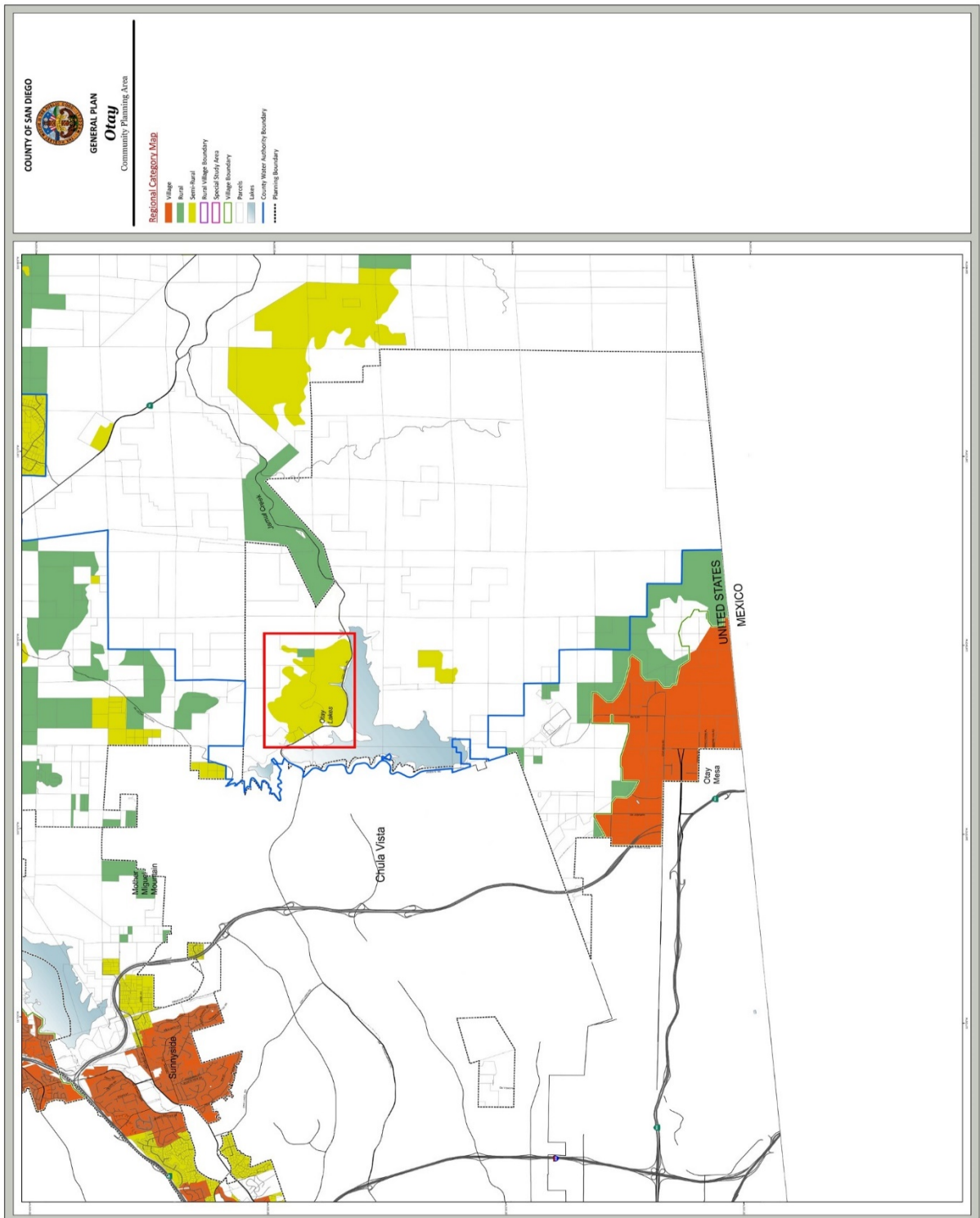
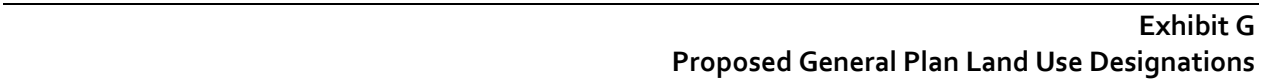


Exhibit E
Proposed General Plan Regional Category Designations





2. County General Plan Circulation Element Amendment

Alternate H seeks to amend the County General Plan Circulation Element to accomplish two goals: (1) reconcile the Otay SRP plan and the Circulation Element and (2) relocate Otay Lakes Road from the existing Otay SRP alignment to its current alignment adjacent to Lower Otay Reservoir. It is unnecessary to amend the current circulation element map because it already reflects the existing Otay Lakes Road alignment and the proposed Otay SRP alignment.

Alternative H would amend the Otay SRP classification of Otay Lakes Road from a 6-Lane Prime Arterial to a 4-Lane Boulevard with Raised Median beginning at the Chula Vista/County of San Diego municipal boundary west of Alternative H and continuing along the project frontage to the second project entry (proposed Piazza Urbino). East of the second project entry, Otay Lakes Road transitions to a 2-Lane Community Collector with Intermittent Turn Lanes in its current alignment.

This proposed Amendment would also apply to the County General Plan Mobility Element, which currently classifies the stretch of Otay Lakes Road from the Chula Vista/County of San Diego municipal boundary to Strada Piazza as a 4-Lane Boulevard with Raised Median. East of Piazza Urbino, the reclassification of Otay Lakes Road from a 2-lane Community Collector with Improvement Options to a 2-Lane Community Collector with Intermittent Turn Lanes is an amendment to the Mobility Element Map.

Exhibit H depicts the current County General Plan Circulation Element Map. Exhibit I depicts the proposed amendment.

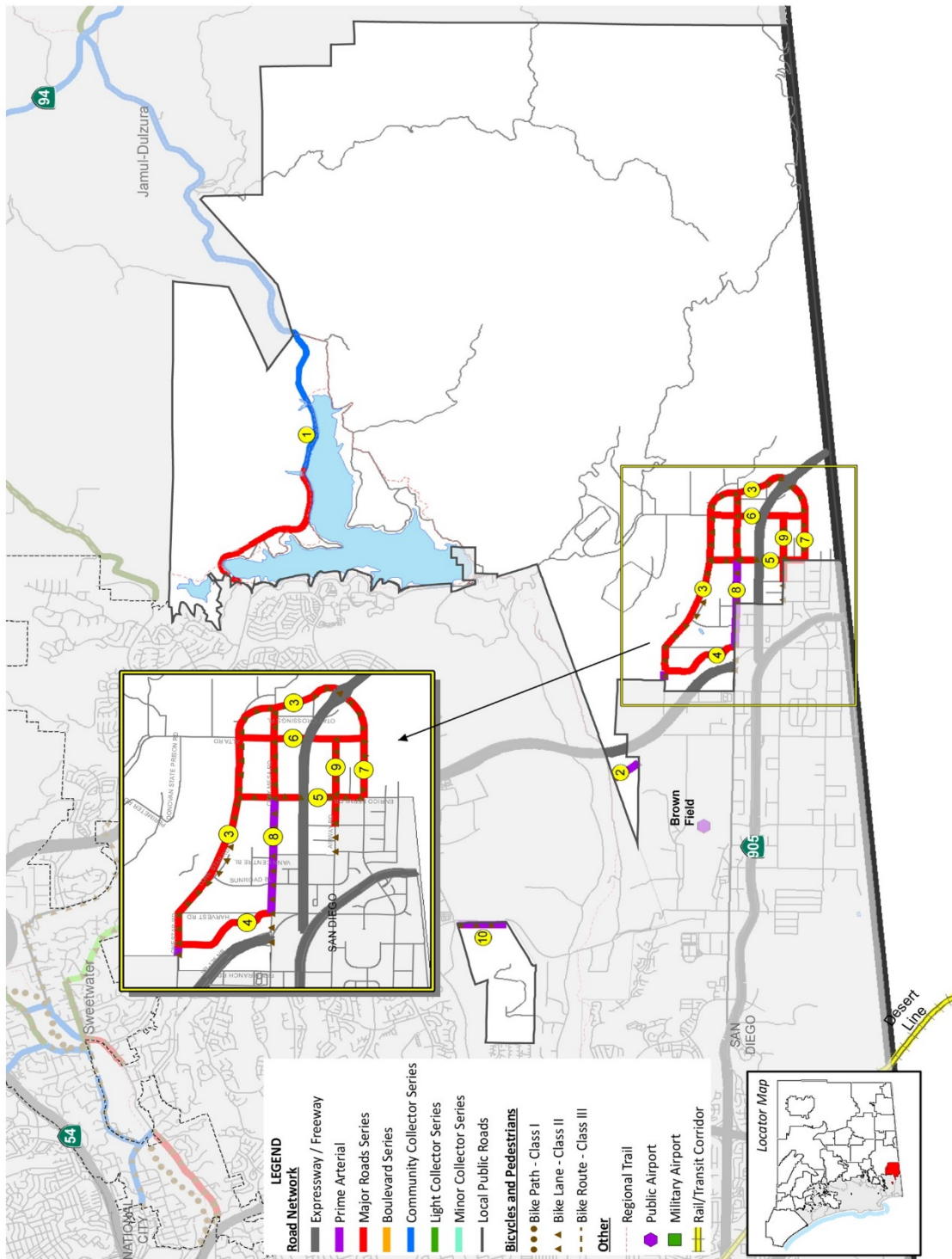


Exhibit H
Existing County General Plan Circulation Map

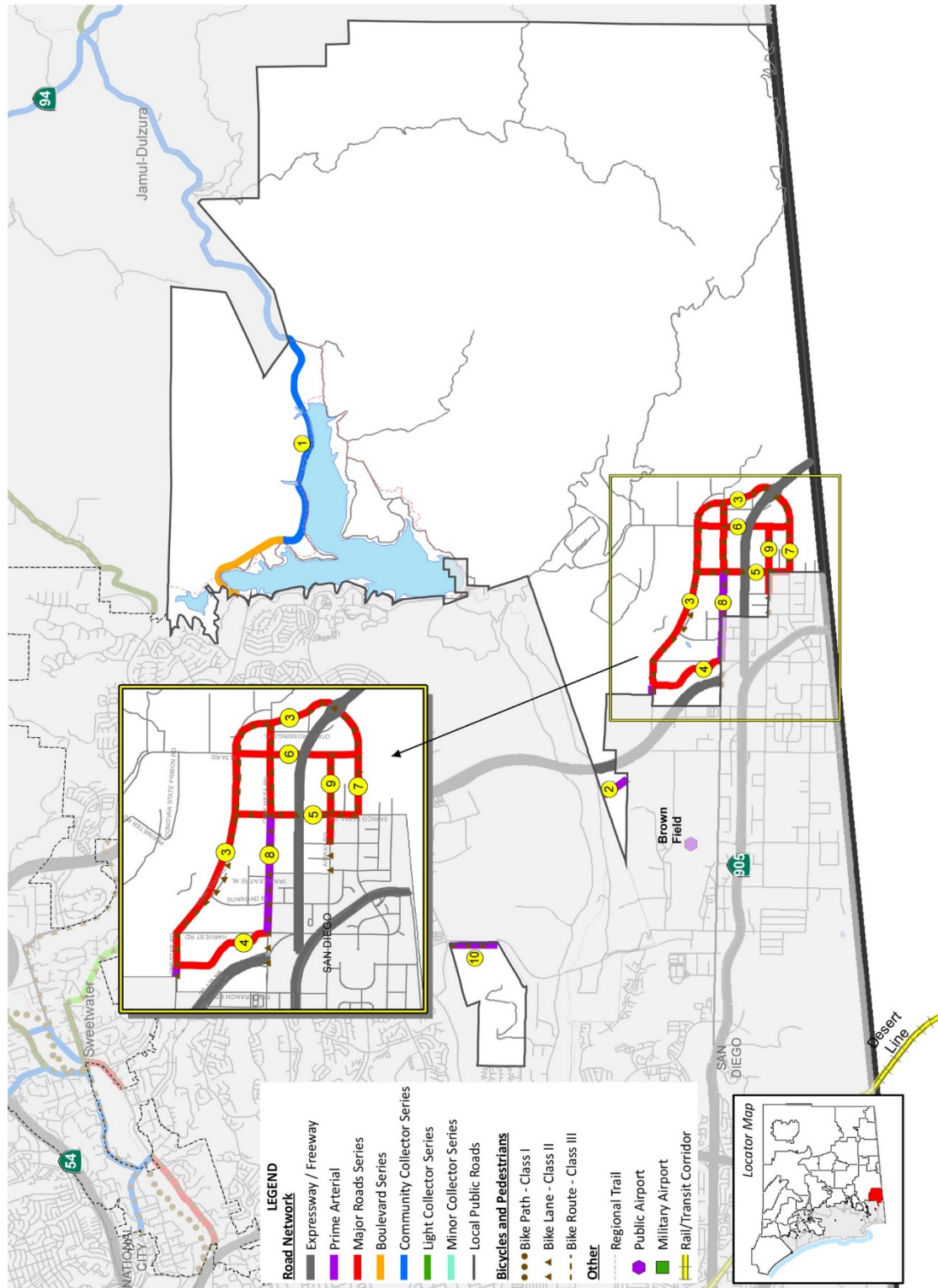


Exhibit I
Proposed County General Plan Circulation Map

3. Rezone

The existing Zoning on the property is a combination of S-80, Open Space, in areas proposed as open space in the Otay SRP; and S-88, Specific Plan Area, in areas proposed for development in the Otay SRP. The application proposes to modify the boundary of the S-88 zone to reflect the Alternative H footprint as well as the boundary of the preserve areas to S-80, open space. The existing zoning map is depicted in Exhibit J and the proposed amendment is depicted in Exhibit K.

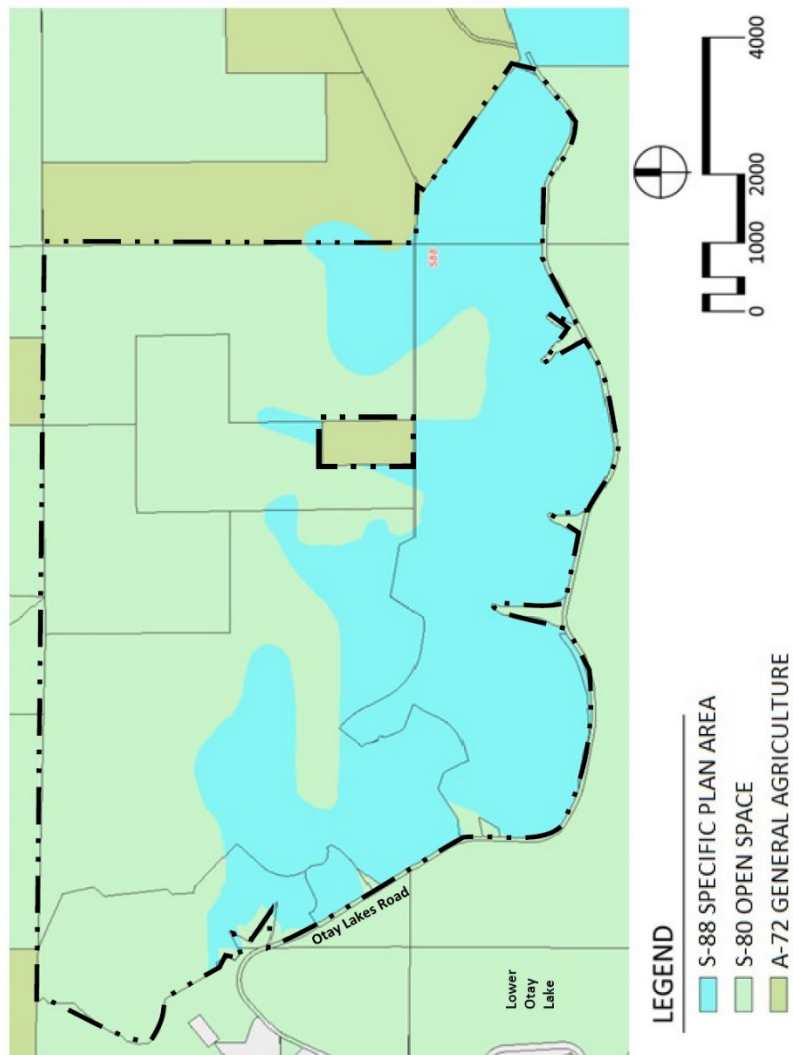


Exhibit J
Existing Zoning Map

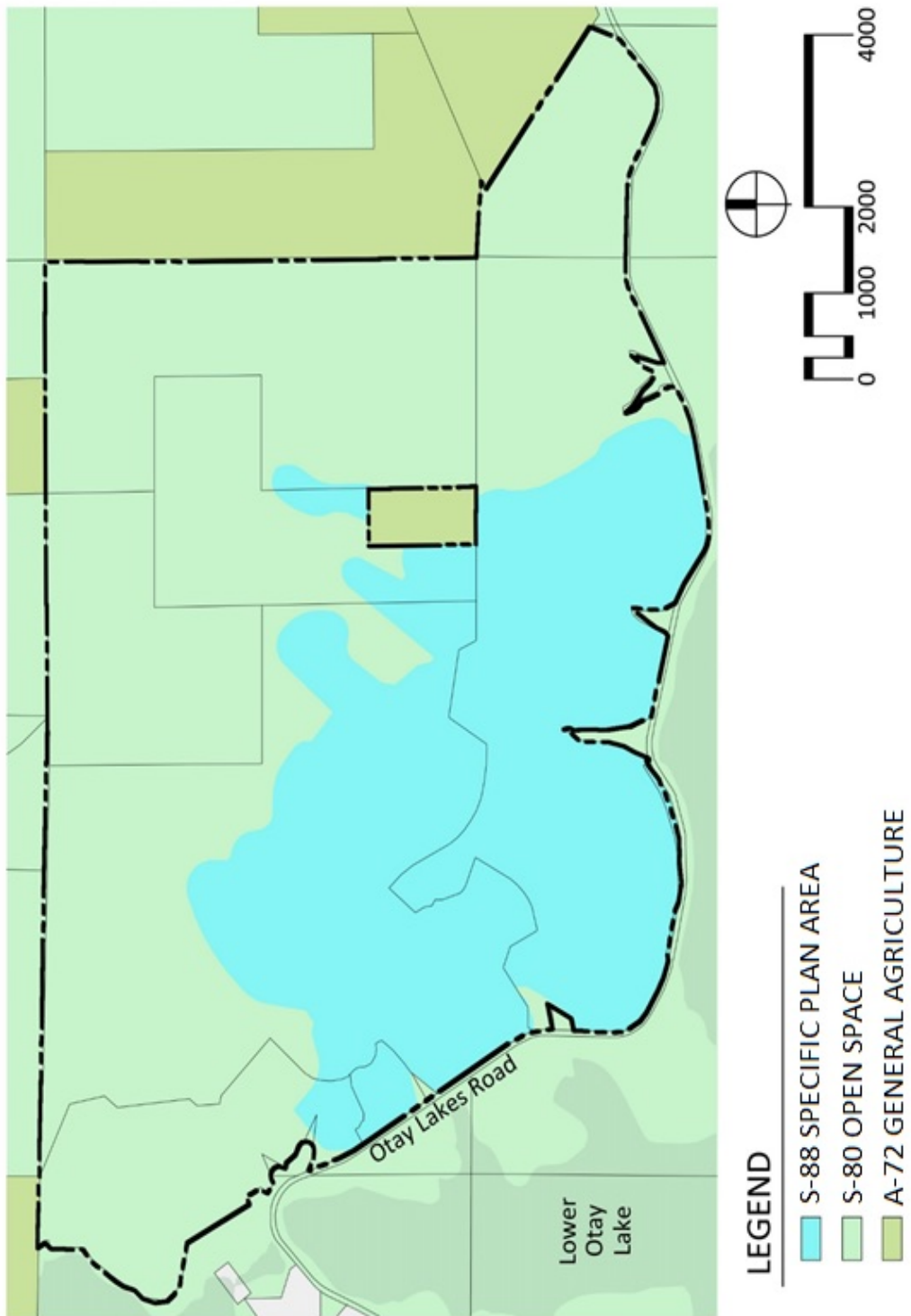


Exhibit K
Proposed Zoning Map

4. Otay Ranch Subregional Plan Amendments (Otay SRP)

This Project seeks to amend the Otay SRP to reflect the Otay Ranch Resort Village development plan, land uses, densities and circulation, as summarized in Section I B of this report (Proposed Plan). Amendments to the Otay SRP necessary to implement the Otay Ranch Resort Village Specific Plan are as follows:

Proctor Valley Parcel: A Strike-out/Underline version of the proposed amendment regarding Proctor Valley Parcel (Otay SRP Page 77, first paragraph, last sentence and second bullet) follows:

At buildout, this parcel provides a maximum 4,189 dwelling units and will serve approximately ~~11,965~~ 13,272 residents.

A resort village is located on the relatively flat plateau north of Lower Otay Lake. ~~This village consists of two areas: a resort center to the south, and low and low-medium residential areas in the foothills to the north.~~ The resort village includes low and low-medium- high density resort residential, a multiple-use neighborhood with multi-family residential mixed with village-serving commercial uses, a resort hotel, recreational, visitor-serving commercial, an elementary school, a public safety site, a homeowner's recreation facility and neighborhood park uses. Public access to the lake is preserved with a lakefront trail along Otay Lakes Road. ~~staging areas and access through the resort.~~

Proctor Valley Parcel Land Use Summary Table: The Project seeks to amend the Village 13 land plan which requires modification of the Proctor Valley Parcel Land Use Summary table (Otay SRP Exhibit 21, Otay SRP Page 78), as depicted in the Strike- out/Underline table below.

Table 2
Otay SRP Proctor Valley Parcel Land Use Table

Proctor Valley Parcel													
Use	SF Units	MF Units	Total Units	Res. Ac.	Park Ac.	CPF Ac.	Sch. Ac	C'ml. Ac.	Open Sp.	Art. Ac.	Other	Total Ac.	Approx. Pop*
Village 13	658 1,881	1,408 57	2,066 1,938	375.1 516.8	0.0 25.1	7.3 0.0	0.0 10.1	0.0 23.2	139.7 145.7	12.2 0	249.1 40.9	783.4 761.8	5,269 6,166
Birch Estate	128	0	128	64.0	0.0	0.0	0.0	0.0	0.0	0	18.7	82.7	410
Village 14	1,563	150	1,713	773.8	10.0	7.5	10.0	2.9	0.8	23.7	0.0	828.7	5,384
Plng. Area 16	390	0	390	716.9	2.5	1.7	0.0	0.0	370.0	25.4	0.0	1,116.5	1,248
Plng. Area 19	20	0	20	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20.0	64
Other:													
Open Sp.	0	0	0	0.0	0.0	0.0	0.0	0.0	5,146.4 5,067.1	0.0	0.0	5,146.4 5,067.1	0
Total	2,631 3,982	1,558 207	4,189	1,885.8 2,091.6	12.5 37.6	16.5 9.2	10.0 20.1	26.1	5,656.9 5,583.7	61.3 49.1	249.1 59.4	7,876.8	11,965 13,272

* Neighborhood park land included in residential acreage.

Commercial acreage includes mixed use and resort site.

* Population Factor for Village 13 reflects Otay SRP standard generation rages (3.2 for SF, 2.58 for MF) Proctor Valley Parcel Land Use Table (Otay SRP Exhibit 21)

Otay SRP Land Use Plan (Proctor Valley Parcel): The Project seeks to amend the Village 13 land plan which requires modification of the Otay SRP Land Use Plan (Proctor Valley Parcel Otay SRP Exhibit 22, Otay SRP Page 79). Exhibits L and M depict the existing and proposed maps, respectively.

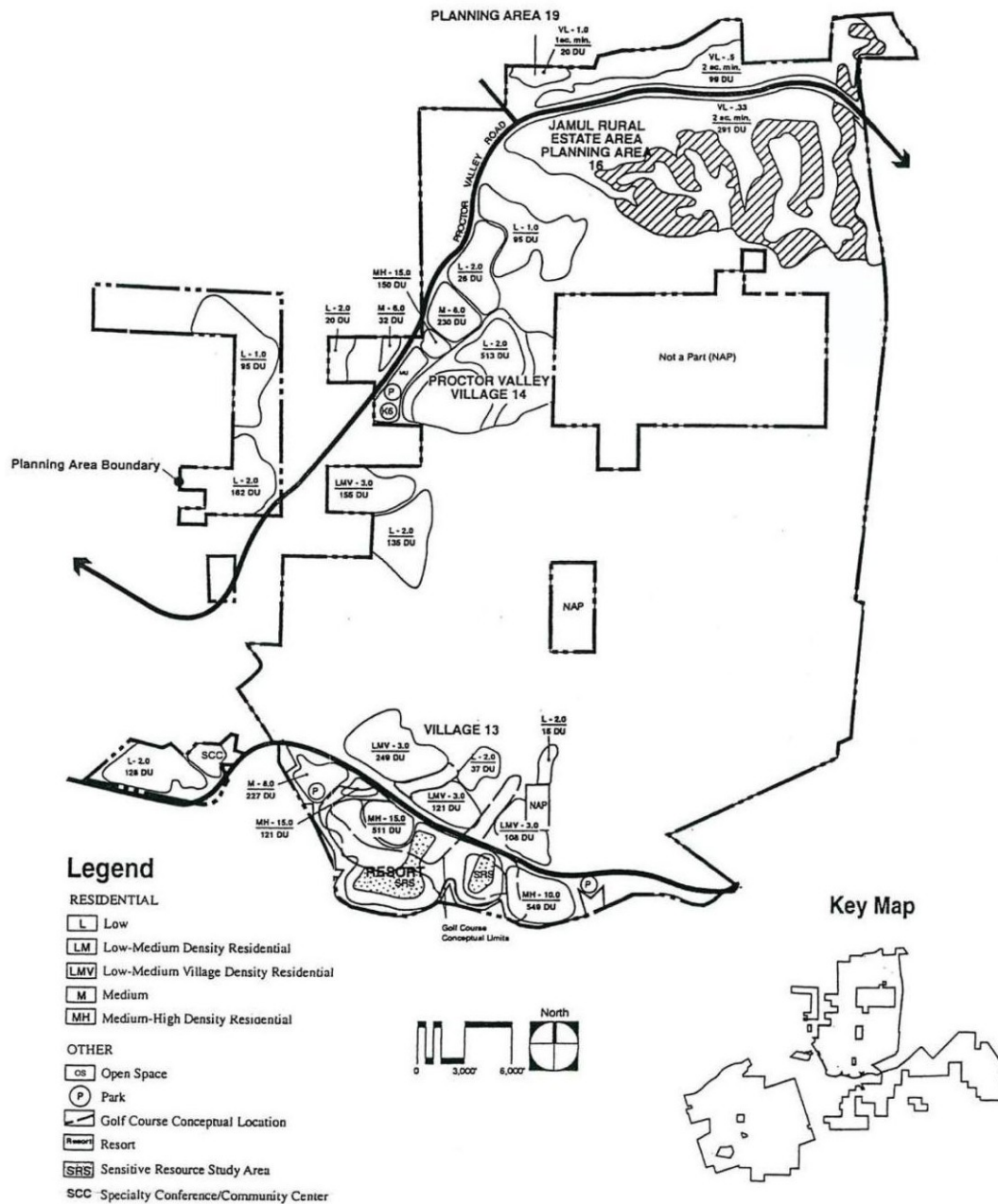


Exhibit L (Otay SRP Exhibit 22)
Existing Otay SRP Land Use Map (Proctor Valley Parcel)

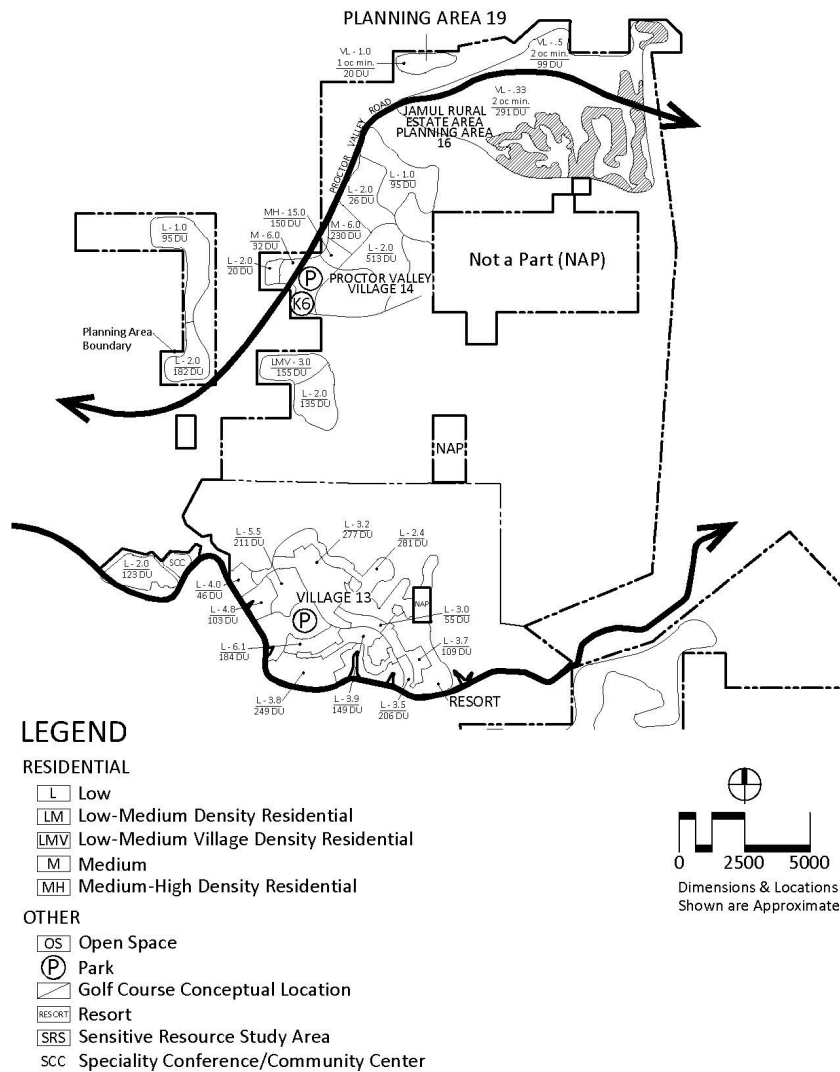


Exhibit M
Proposed Otay SRP Land Use Map (Proctor Valley Parcel)

Components of the Land Use Plan: A Strike-out/Underline version of the proposed amendment regarding Components of the Land Use Plan (Otay SRP Page 87, fifth paragraph) follows:

The Resort ~~Center~~ Village located north of the lake will contain ~~230+~~ 16.6 acres of resort/ancillary commercial uses, and approximately ~~375+~~ 517 acres of residential uses. The ~~resort center~~ Resort Village will include a hotels, ~~golf course resort-related residential uses,~~ recreational clubhouse and commercial and public service uses. Planning for all areas around the lake must be coordinated into a cohesive design.

Otay Ranch Open Space System: The project seeks to amend the Otay Ranch Open Space System exhibit (Otay SRP Exhibit 27, Otay SRP Page 90) to reflect Alternative H. Exhibits N and O depict the existing and proposed Otay Ranch Open Space System maps, respectively.

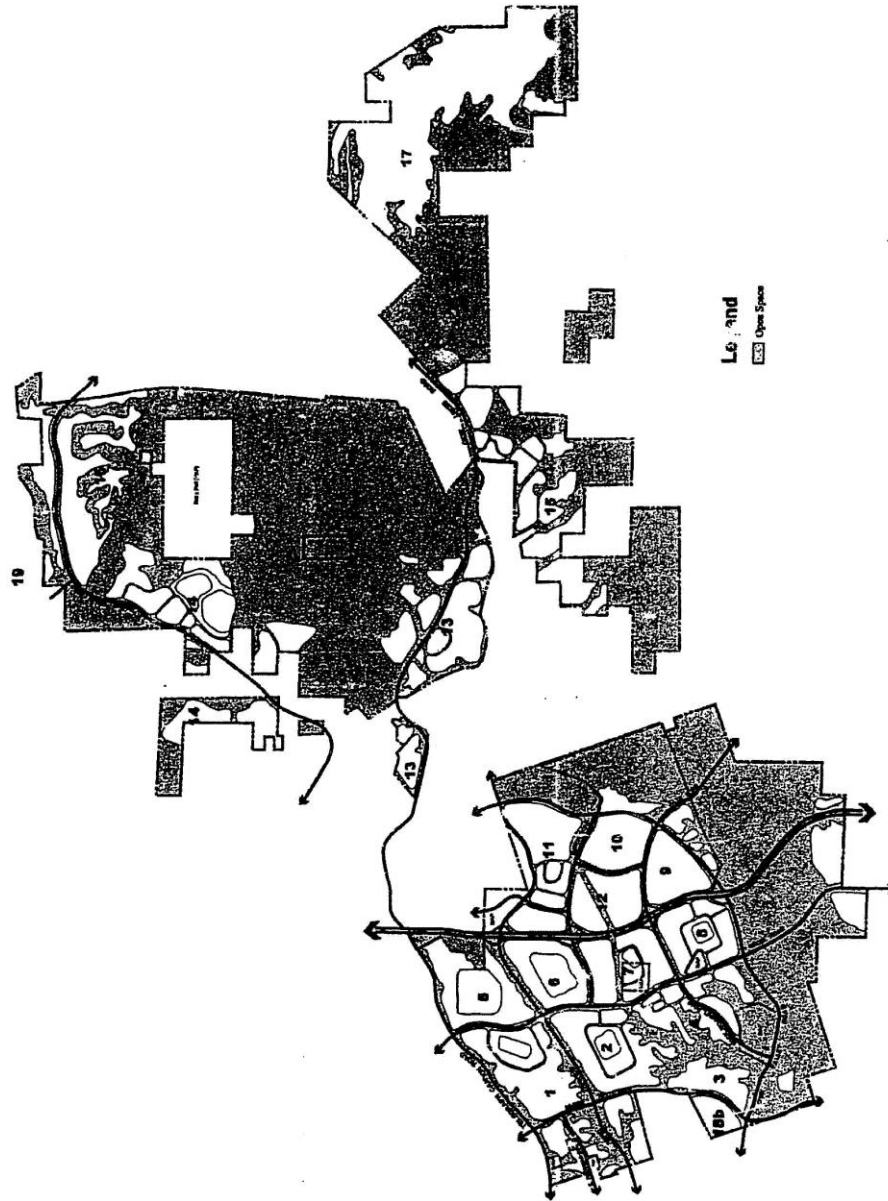


Exhibit N (Otay SRP Exhibit 27)
Existing Otay Ranch Open Space Map

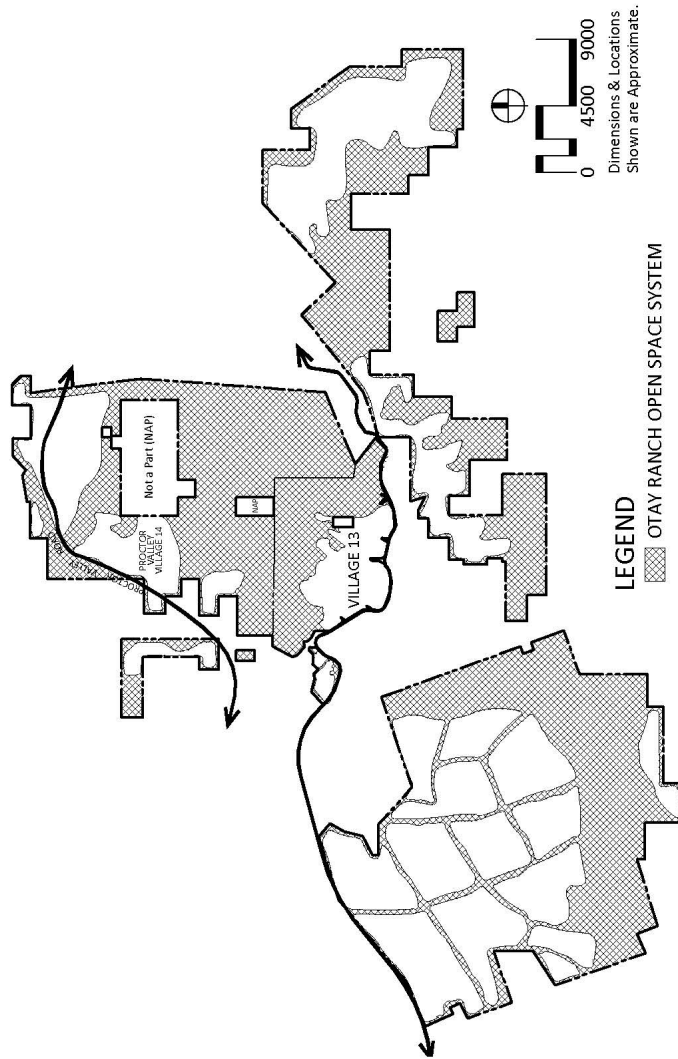


Exhibit O
Proposed Otay Ranch Open Space Map

Otay Ranch Circulation Element Roads: The Project seeks to amend the Otay Ranch Circulation Element Roads exhibit (Otay SRP Exhibit 28, Otay SRP Page 93). Exhibits P and Q depict the existing and proposed maps, respectively.

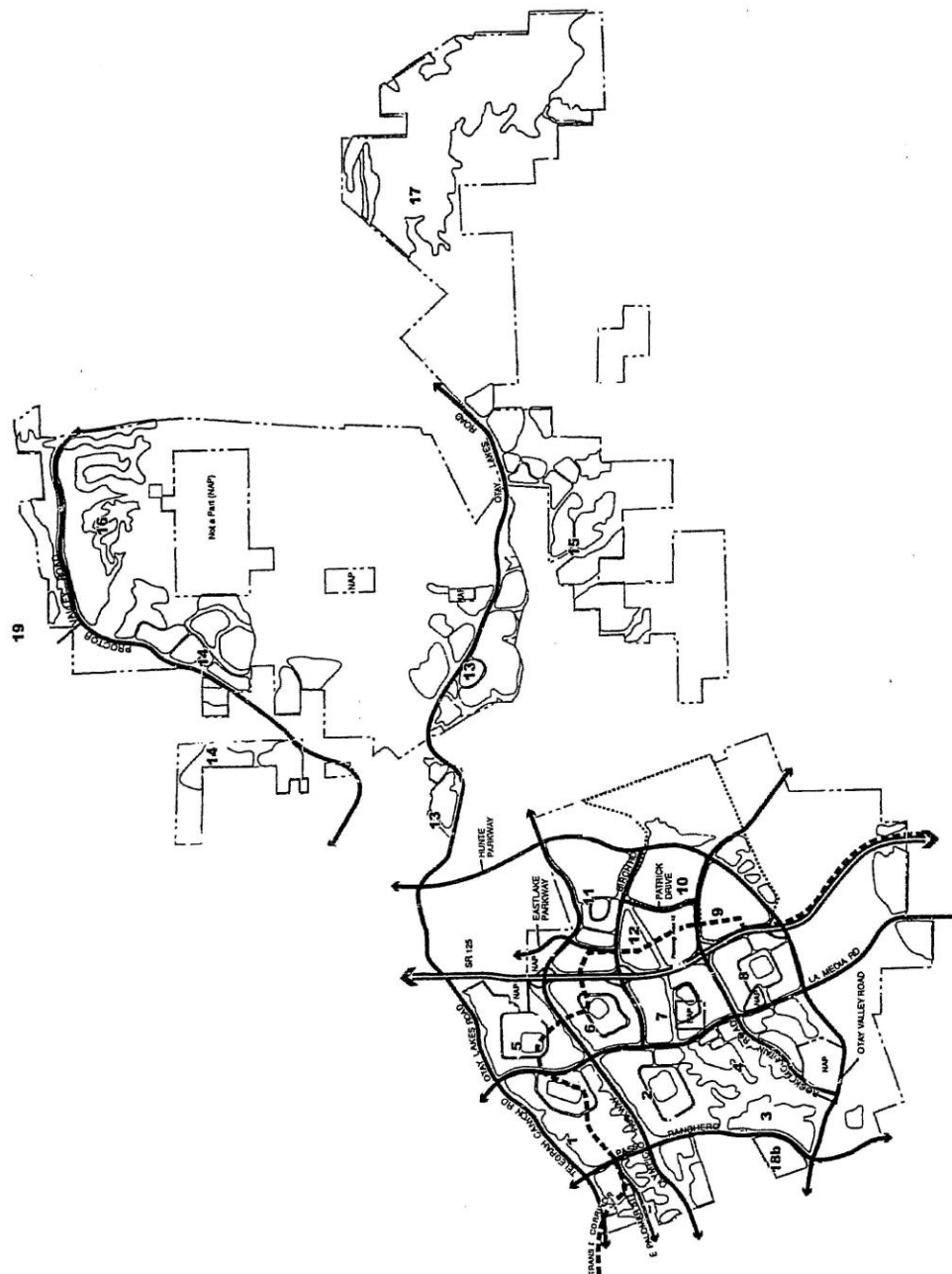


Exhibit P (Otay SRP Exhibit 28)
Existing Circulation Element Roads and Light Rail Transit Alignment Map

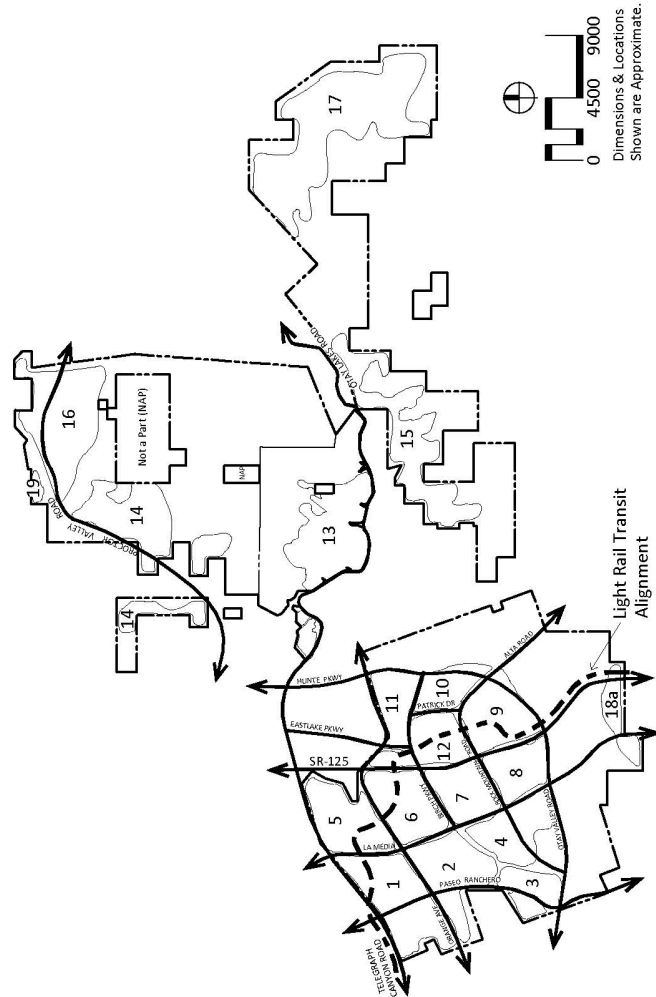


Exhibit Q
Proposed Circulation Element Roads and Light Rail Transit Alignment Map

Resort Village Setting and Description: A Strike-out/Underline version of the proposed amendment regarding the Resort Village (Village 13) Setting/Description (Otay SRP Page 180 - 182) follows:

13. Resort Village (Village 13)

a. Resort Village Setting

The Otay ~~Lakes Ranch~~ Resort Village (~~in excluding~~ the Birch Family Estate) is comprised of approximately ~~1,869~~ 783 acres located to the north and above Lower Otay Reservoir. The land area consists of a broad mesa sloping to the south, broken by several arroyos. Long fingers of the relatively flat mesa extend north into the Jamul Mountains, becoming part of steeper slopes. This village includes the 135 acre Birch Family Estate on the western side of Upper Otay Reservoir, however, the Birch Family Estate may be planned separately from the rest of Village 13.

Open Space and Habitat: Village 13 contains areas of sensitive habitat, including vernal pool areas, a stand of acathamintha and coastal sage scrub. Steep slopes exist north of the mesa and in the arroyos. Wildlife corridors exist in the eastern end of the village. The Chula Vista Greenbelt and the Otay Valley Regional Park Focused Planning Area include and surround the lake.

Land Use: Surrounding land uses include an interactive quarry operation to the east, and EastLake Vistas and the ~~ARCO~~/U.S. Olympic Training Center to the west, across the lake. The Upper Otay Reservoir and Birch Family Estate are northwest of the resort. The Reservoir and adjoining land to the existing roadway is owned by the City of San Diego. At the east end of the Reservoir, on City of San Diego property, there is a temporary ultralight gliding and parachuting airport.

Visual: The Resort Village area contains great scenic beauty and is highly visible from surrounding areas. The village is also visible from the Olympic Training Center, Otay Lakes Road and the south side of the Reservoir in some areas. Otay Lakes Road is a scenic corridor. The village contains distant views to the surrounding mountains, and to the Lower Otay Reservoir and Otay Mountain to the south.

Relationship to Other Otay Ranch Villages: The Resort Village is located in a somewhat isolated position, physically separated from the village in Proctor Valley (to the north), the Estate Village (south across the Reservoir), and the urban villages of the Otay Valley Parcel.

Water Quality: The protection of Lower Otay Reservoir, a vulnerable water resource, is of paramount concern. Various methods of ensuring its protection must be examined and evaluated for implementation in conjunction with the development of this village.

b. Resort Village Description

The Resort Village will reflect a village concept similar to other resorts such as La Quinta; Sun Valley, Idaho; and Vail, Colorado. The ~~core of the~~ village ~~will may~~ contain shops, restaurants, art galleries and service commercial for the convenience of residents. Village services will serve residents as well as the hotel/resort visitors.

The hotel(s) will be located in the easternmost area of the project designed ~~near the village core arranged in a rambling fashion covering the mesa top~~ with groups of low rise buildings and casitas. Heights will generally be from one to three stories, with occasional four-story buildings. A maximum structure height of 75 feet is allowed for the design of a landmark architectural element, such as a campanile or bell tower, that designates the location and provides an identity to the facility. The rooms will be located to capture views and create courtyards. The hotel(s) ~~will may~~ include eating establishments and a ~~medium-sized~~ conference facility. ~~Championship golf, tennis, a swimming complex, equestrian, hiking and mountain biking or other passive and active uses~~ may be offered. In addition, water-oriented recreational uses may be provided, such as fishing and boating, subject to the approval of the City of San Diego.

The single-family homes ~~north of the planned Otay Lakes Road alignment~~ will be linked by trails/pathways and underpasses to the hotel, recreational amenities, restaurants and the Reservoir. These home sites will be sensitively designed to capture the views into canyons and across the lake. ~~In the western portion of the village, medium density Residential uses are planned at the western edge of the village.~~ Residences may be single family or ~~individual casitas~~ multi-family, compatible with the ~~resort in~~ architectural character of the village.

The existing road will be ~~converted~~ improved to include a major Pedestrian and bicycle pathways and will providing public access across to the North Reservoir frontage along Otay Lakes Road. ~~Staging areas at each end of the path will include public parking.~~

~~Up to a 27 hole golf course may be built. It will be designed to help preserve sensitive resources through careful route design and use of natural vegetation buffers which may also function as wildlife corridors.~~

The Canyons in the eastern ~~and central~~ portions of the site will be preserved as ~~a wildlife corridors~~ and open space links, from Otay Reservoir to the north, ~~where it will~~ connecting with the large open space area of Jamul Mountain.

The Resort Village (including the Birch Estate Parcel) contains:

- A maximum of ~~658~~ 2,009 single family residential units
- A maximum of ~~1408~~ 57 multi-family residential units
- Build-out population of approximately ~~5,269~~ 6,576
- Resort
- ~~Golf Course~~
- Village Commercial
- Multiple Use Commercial Area
- Public ~~Two Neighborhood~~ Parks and private recreation areas
- Specialty Conference Center (Birch Family Estate Parcel)
- Public Safety Site and ~~community purpose facilities~~ Elementary
- School
- ~~Transit Stop~~
- ~~Affordable Housing~~
-

Village Thirteen Land Use Summary Table: A Strike-out/Underline version of the proposed amendment regarding the Resort Village (Village 13) Land Use Table (Otay SRP Exhibit 65, Otay SRP Page 182) follows:

Table 3
Otay SRP Village 13 Land Use Table

Village Thirteen													
Use	SF Units	MF Units	Total Units	Res. Ac.	Dens.	Park Ac**	CPF Ac.	School Ac.	Other Ac.	Open Sp.***	Art. Ac.	Total Ac.	Apx. Pop.
L	180	0	180	90.4	2.0							90.4	459
LMV	478	0	478	159.3	3.0	15.8**						159.3	1,219
M	0	227	227	28.4	8.0	5.0*						28.4	579
SCC	0	0	0	0	0.0				18.7			18.7	0
MH	0	632	632	42.1	15.0							42.1	1,612
MH	0	549	549	54.9	10.0							54.9	1,400
RESORT	0	0	0	0	0.0		7.3		230.4			237.7	0
OTHER	0	0	0	0	0.0					139.7	12.2	151.9	0
TOTAL	658	1,408	2,066	375.1		0	7.3	0.0	249.1	139.7	12.2	783.4	5,269
* Neighborhood park land included in residential acreage. Size to be determined by Parks Master Plan at the SPA level. ** Additional open space totals included in Proctor Valley Parcel summary table.													

Village Thirteen												
Use	SF Units	MF Units	Total Units	Res. Ac.	Dens	Park Ac.	Sch. Ac.	Other Ac./CPF	O.S. Ac.	Art. Ac.	Total Ac.	Approx. Pop*
LM	<u>1,881</u>		<u>1,881</u>	<u>516.8</u>	<u>3.6</u>		<u>10.2</u>	<u>6.1</u>			<u>533.1</u>	<u>6,019</u>
MU		<u>57</u>	<u>57</u>	<u>6.6</u>	<u>8.6</u>						<u>6.6</u>	<u>147</u>
Resort								<u>16.6</u>			<u>16.6</u>	<u>0</u>
Other						<u>25.1</u>		<u>34.7</u>	<u>145.7</u>		<u>205.5</u>	<u>0</u>
Subtotal	<u>1,881</u>	<u>57</u>	<u>1,938</u>	<u>523.4</u>	<u>3.7</u>	<u>25.1</u>	<u>10.2</u>	<u>57.4</u>	<u>145.7</u>	<u>0.0</u>	<u>761.8</u>	<u>6,166</u>
Birch Family Estate												
L	<u>128</u>		<u>128</u>	<u>64.0</u>	<u>2.0</u>						<u>64.0</u>	<u>410</u>
SCC								<u>18.7</u>			<u>18.7</u>	
Subtotal	<u>128</u>	<u>0</u>	<u>128</u>	<u>64.0</u>	<u>2.0</u>	<u>0.0</u>	<u>0.0</u>	<u>18.7</u>	<u>0.0</u>	<u>0</u>	<u>82.7</u>	<u>410</u>
TOTAL	<u>2,009</u>	<u>57</u>	<u>2,066</u>	<u>603.2</u>	<u>3.4</u>	<u>28.6</u>	<u>10.0</u>	<u>77.3</u>	<u>143.6</u>	<u>0</u>	<u>862.7</u>	<u>6,576</u>

* Population Factor for Village 13 reflects Otay SRP PopulationFactor

Village Thirteen (Resort) Land Use Table (Otay SRP Exhibit 65)

Resort Village Policies: A Strike-out/Underline version of the proposed amendment regarding the Resort Village Policies (Otay SRP Page 183 - 184) follows:

- Provide for public access along the reservoir.
- Blend day-to-day services intended for permanent residents with visitor- oriented attractions such as art galleries and specialty stores.
- ~~Provide a transit stop for local bus service.~~
- Provide well defined linkages to the lakefront ~~bike and walkway~~ pedestrian and bicycle pathways.
- Buffer the lake edge from development through a variable setback and landscaping.
- Public recreational uses established along the lakefront should be complementary to existing recreational uses on the lake.
- Decrease development intensity as it moves away from the lake.
- A single SPA Plan should address all Resort Village areas.
- Establish Resort square footage and floor area ratios at ~~the SPA Use Permit or Site Plan~~ level. The number of dwelling units is specified by the GDP/Otay SRP Land Use Map. The number of hotel rooms should be a maximum of ~~800~~ 200 rooms. The final number of rooms will be determined at the SPA level, based on traffic, resource, visual impacts and conformance to these guidelines.
- Establish a detailed set of design guidelines for architecture in conjunction with the Resort Village SPA Design Plan. These guidelines should address the following: bulk, scale, intensity, style and colors, including roofs, which will complement the natural surroundings.
- Buildings along the bluff and Otay Lakes Road should be clustered and arranged to ensure that the architecture does not become a wall, preventing longer views and creating a solid edge atop the bluff. Buildings should have varied orientations, punctuated by pockets of internal open space at key intervals along the bluff edges.
- High quality residential uses located in the northern portions of the village ~~Otay Lakes Road~~ should have an average density of ~~two to 2.6~~ three dwelling units per acre in sloping high elevation areas, ~~and three to 3.4 units per acre~~

~~in gently sloping areas adjacent to the road. Geographic isolation and design standards for sloping areas will provide view oriented lots with a low intensity character. Larger lots may accommodate horses and stables.~~

- Buildings should step-down slopes and/or incorporate slopes into the structure where feasible, especially in areas of steeper slopes. The use of retaining walls may be incorporated to achieve topographic variations.
- Buildings should be visually compatible in terms of height, scale, and bulk and shall be set back from the edge of the mesa and composed of low-rise structures no more than three stories in height, with occasional four story buildings or iconic architectural element within the Resort and Multiple Use land use designations approved pursuant to a Site Plan Permit.
- Buildings shall maximize the use of non-reflective/non-glare surfaces.
- Buildings and materials that may be hazardous to wildlife shall not be used in proximity to wildlife corridors.
- A visual analysis shall be performed at the SPA level to assess visual impacts along Otay Lakes Road and to identify important view corridors from Otay Lakes and prominent natural features. This analysis should illustrate natural and proposed topography, together with methods from protecting key views corridors and shall be consistent with the requirements set forth in the Overall Ranch Design Plan.
- To mitigate visual and policy impacts from the realignment of Otay Lakes Road, a scenic roadway visual resource evaluation shall be conducted by the applicant once the actual roadway alignment and surrounding development have been determined to identify key view corridors that would be available to travelers. Significant views of Lower Otay Reservoir and the San Ysidro Mountain and foothills shall be preserved by a combination of the following measures:
 - ~~Heights of Buildings adjacent to the southern northern edge of the roadway Otay Lakes Road shall be limited to heights which enable terraced upward to promote views of the lake and surrounding hillsides., or site planning adjacent to the southern edge of the roadway shall enable view corridors of the lake and surrounding hillsides.~~
- Viewing areas ~~shall~~ may be established along the roadway corridor to allow travelers to stop and enjoy the view above the lake.
- Ensure sufficient setback and building configuration to minimized conflicts with the wildlife corridors and scenic roadways.
- The resort will be a "Destination Resort," with low-rise buildings, materials and colors which blend with the natural environment and special design features to complement the natural terrain.

Parks and Open Space Policies: A Strike-out/Underline version of the proposed amendment regarding the Park and Open Space Policies (Otay SRP Page 184 - 185) follows:

Application of the 3 acres per 1,000 residents standard would result in the development of ~~15.8~~ about 16.7 acres of local parks in the Resort Village. To satisfy this requirement, ~~15.8~~ 25.1 acres of neighborhood parks/town squares are planned. ~~The remaining obligation is satisfied through the provision of community parks in Villages 2, 10 and the EUC.~~

Grading and Landform Policies: A Strike-out/Underline version of the proposed amendment regarding the Resort Village Policies/Grading and Landform Policies (Otay SRP Page 185 - 186) follows:

- Develop landform grading guidelines as part of the Overall Ranch Design Plan.
- The abandoned Otay Lakes Road alignment shall be enhanced and conserved for critical habitat for the Quino Checkerspot Butterfly. ~~rehabilitated and opened for pedestrian and bicycle viewing access. Rest areas and vistas shall be incorporated into the rehabilitated walkway or promenade.~~
- Contour grading (i.e. re-contouring, slope variation, etc.) should be utilized to transition graded slopes into the natural topography of the area. ~~Guidelines for landform grading should be incorporated in the SPA plans for the area.~~

Resort Village Land Use Map Policies: A Strike-out/Underline version of the proposed amendment regarding the Resort Village Land Use Map Policies (Otay SRP Page 187) follows:

- ~~500-foot b~~Buffer from Management Level Reservoir through best management practices outlined in TM-level Drainage and Storm Water Management Plans.

Resort Village Land Use Map (Otay SRP): The Project seeks to amend the Resort Village Land Use Map (Otay SRP Exhibit 66, Otay SRP Page 187). Exhibit R and S depict the current and proposed maps, respectively.

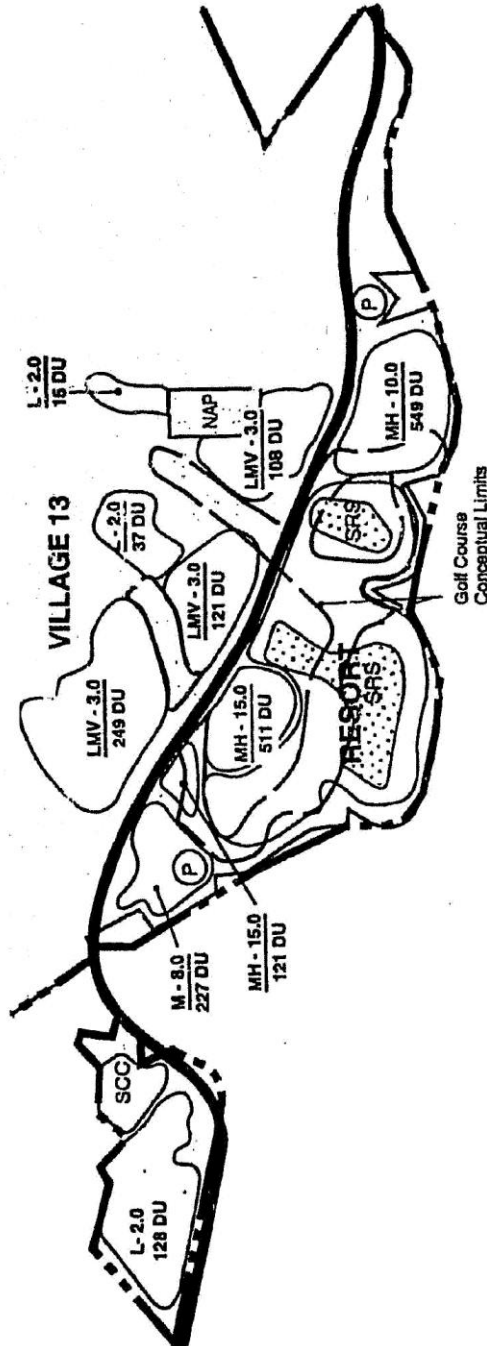


Exhibit R (Otay SRP Exhibit 66)
Existing Resort Village Land Use Map

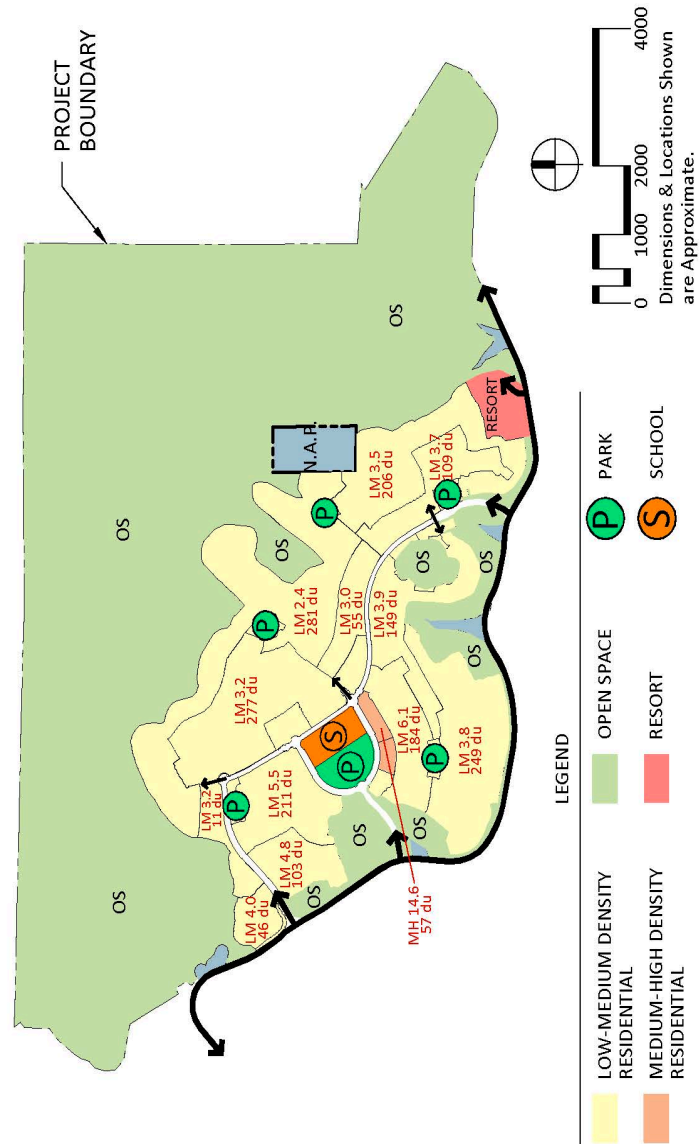


Exhibit S
Proposed Resort Village Land Use Map

Circulation Element Arterial and Major Roads: A Strike-out/Underline version of the proposed amendment regarding the Circulation Element Roads Table (Otay SRP Page 220) follows:

C. ROAD NAME	From	To	Classification
Otay Lakes Road	Otay Valley Road	Dulzura Crossing	6-Lane Prime
	<u>Hunte Parkway</u>	<u>Piazza Urbino</u>	<u>4-Lane Boulevard with Raised Median</u>
	<u>Piazza Urbino</u>	<u>East Otay Ranch Boundaries</u>	<u>2-Lane Community Collector</u>

Regional Trails: A Strike-out/Underline version of the proposed amendment regarding Regional Trails (Otay SRP Page 255, second paragraph) follows:

Regional Trails: Regional trails will accommodate hiking, biking and equestrian travel depending upon gradient and adjacent environmental sensitivity. They are located within all the major open space systems (Management Preserve and Regional Park) and will link to offsite regional trails. Within the larger open space areas, trails will accommodate loop trips of ½ hour, 1 hour and 2 hour trips. Regional trails are intended to link open space areas to the urban core. Where trails take on a more urban character, horses may be prohibited. South of the resort site, a pathway will be provided along the northern-southern edge of Otay Lakes Road. ~~the existing roadbed will be converted to accommodate a bike and walk way.~~

Proctor Valley Parcel Park and Trail Map: The Project includes an amendment to the Proctor Valley Parcel Park and Trail Map exhibit (Otay SRP Exhibit g6, Otay SRP Page to reflect Alternative H. Exhibits T and U depict the existing and proposed Proctor Valley Parcel Park and Trail Maps, respectively.



Legend





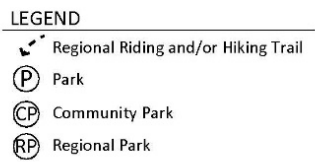
-  Regional Riding and/or Hiking Trail
-  Park
-  Community Park
-  Regional Park

Exhibit T (Otay SRP Exhibit 95)
Existing Proctor Valley Parcel Park and Trail Map



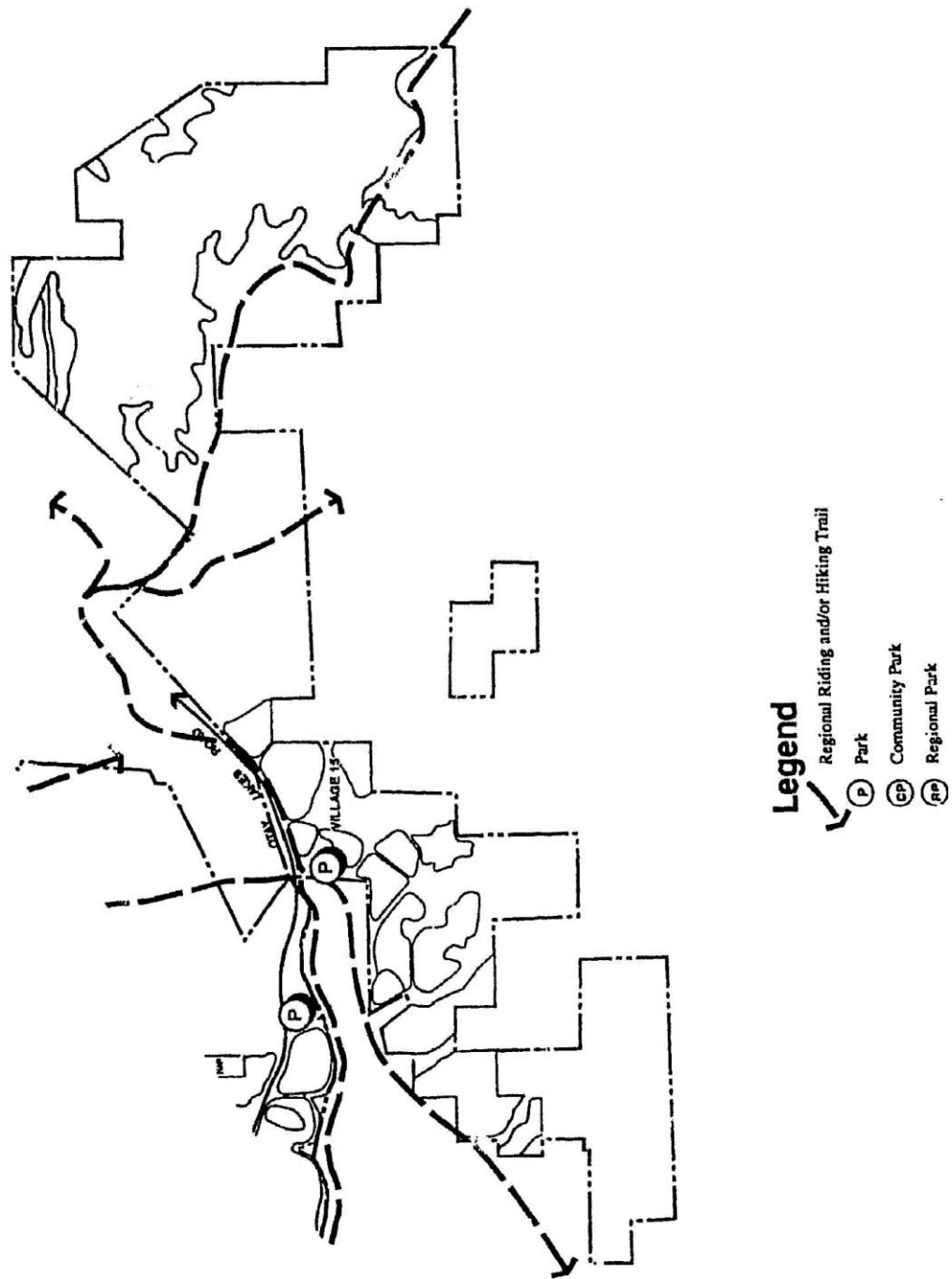


Exhibit W (Otay SRP Exhibit g6)
Existing San Ysidro Mountains Parcel Park and Trail Map

San Ysidro Mountains Parcel Park and Trail Map: The Project seeks to amend the San Ysidro Mountains Parcel Park and Trail Map exhibit (Otay SRP Exhibit g6, Otay SRP Page 258) to eliminate the Proctor Valley Parcel from the exhibit to avoid confusion. Exhibits W and X depict the existing and proposed San Ysidro Mountains Parcel Park and Trail Maps, respectively.

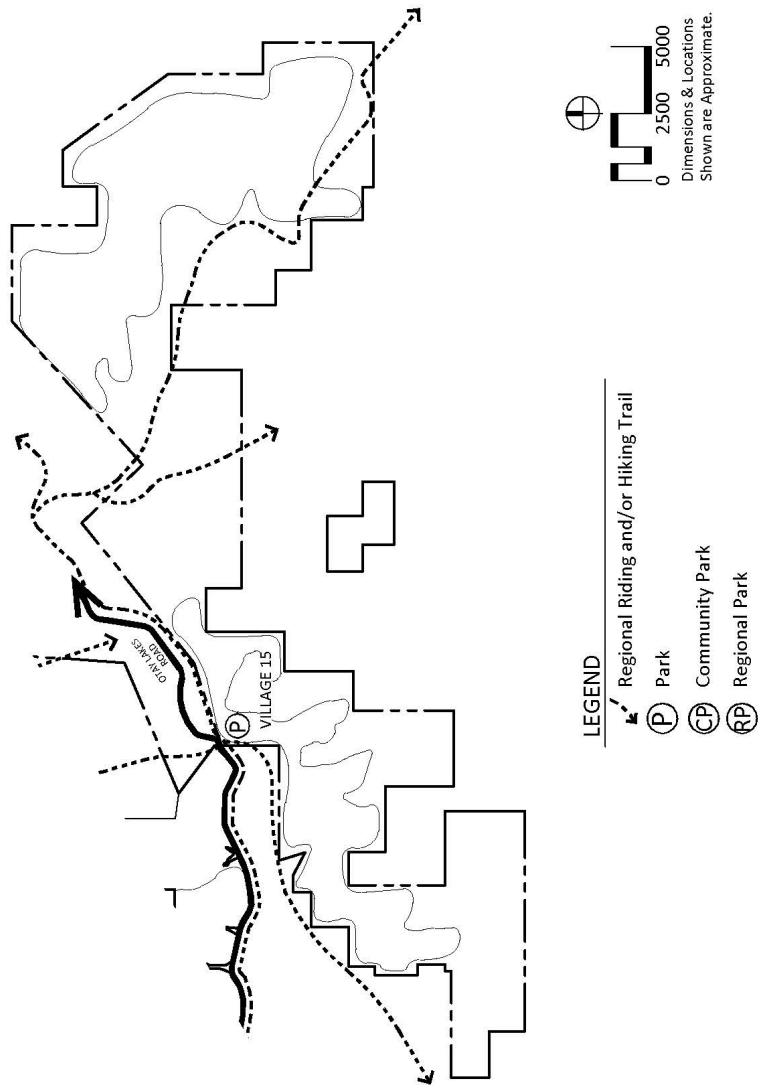


Exhibit X
Proposed San Ysidro Mountains Parcel Park and Trail Map

School Facilities: A Strike-out/Underline version of the proposed amendment regarding the School Facilities (Otay SRP Page 326, last paragraph) follows:

Within the Chula Vista Elementary School District, 13 elementary schools will be located in the EUC, each of the Urban Villages, and Specialty Villages (except Villages 3 and ~~15-13~~). The Sweetwater Union High School District would require two middle schools located in Villages ~~10~~ 8 West and ~~7~~11, and two high schools in Villages ~~11~~2 and 7.

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

1. The Subregional Plan contains specific landform alteration standards to protect sensitive landforms. The applicant shall implement, at a minimum, the following measures:
 - Roadways shall be designed to follow the natural contours of hillsides and minimize visibility of road cuts and manufactured slopes.
 - Excessive use of manufactured slopes in the Otay River Valley, Jamul and San Ysidro Mountains, and the area around Otay Reservoir shall not be permitted.
 - Natural buffering shall be provided between development and significant landforms, including the Jamul and San Ysidro Mountains.
 - Variable slope ratios not exceeding 2:1 shall be utilized when developing grading plans unless: a report is received from a soil engineer certifying that he or she has investigated the property and that in his or her opinion the proposed steeper slope will be stable and will not endanger any public or private property or result in the deposition of debris on any public way or interfere with any existing drainage course. Retaining walls may be used for slope stability which result in a slope ration exceeding 2:1.

Landform Alteration/Aesthetics (FEIR Section 4.9.3.2; cf. Section 3.2.3): This proposed amendment seeks to modify the Otay SRP to permit iconic architectural element taller than four stories within the Resort and Multiple Use land use designations approved pursuant to a Major Use Permit. A Strike-out/Underline version of the proposed amendment regarding Landform Alteration/Aesthetics (Otay SRP Page 419, item 7) follows:

7. To mitigate impacts on visual resources associated with the resort to be located on the mesa north of Lower Otay Reservoir and all other development surrounding the eastern and southern sides of the lake, site plan and building schematics shall be reviewed by the appropriate jurisdiction to ensure the following measures are incorporated into the design:

- Buildings shall be visually compatible, in terms of height, scale and bulk, and shall be set-back from the edge of the mesa and composed of low-rise structures, no more than three stories in height with an occasional four story building or iconic architectural element within the Resort and Multiple Use land use designations approved pursuant to a Major Use Permit.

Landform Alteration/Aesthetics (FEIR Section 4.9.3.2; cf. Section 3.2.3): This proposed amendment seeks to modify the Otay SRP to correct mitigation and policies associated with visual impacts from realignment of Otay Lakes Road because the proposed plan no longer seeks to realign Otay Lakes Road. A Strike-out/Underline version of the proposed amendment regarding the Landform Alteration/Aesthetics (Otay SRP Page 419, last paragraph and Otay SRP page 420 bulleted items) follows:

9. To mitigate visual ~~and policy~~ impacts from ~~realignment of~~ Otay Lakes Road, a scenic roadway, a visual resource evaluation shall be conducted by the Applicant ~~once the actual roadway alignment and surrounding development has been determined to identify key view corridors that would be available to travelers.~~ Significant views of Lower Otay Reservoir and the San Ysidro foothills and mountains shall be preserved by a combination of the following:

~~Heights of b~~Buildings adjacent to the ~~southern~~ northern edge of the ~~roadway Otay Lakes Road~~ shall be ~~limited to heights which enable terraced upward to promote views of the lake and surrounding hillsides., or site planning adjacent to the southern edge of the roadway shall enable view corridors of the lake and surrounding hillsides.~~

- Viewing areas shall be established along the roadway corridor to allow travelers to stop and enjoy the view above the lake.
- ~~The abandoned alignment shall be rehabilitated and~~ A bike lane and trail/pathway shall be established along Otay Lakes Road and shall be open for pedestrian and bicycle viewing access. Rest areas and vistas shall be incorporated into the rehabilitated walkway or promenade.

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

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

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

Vernal Pools: The 2001 Otay SRP Amendment modified the Village 13 Development footprint and removed the Special Study Area designation within Village 13. The amendment neglected to amend the “Vernal Pools” section of the Otay SRP. This proposed amendment rectifies that oversight. A Strike-out/Underline version of the proposed amendment regarding Vernal Pools (Otay SRP Page 458-459) follows:

- The Project is designed to preserve 95 percent of large or high value vernal pool complexes and preservation of 95 percent of all other vernal pools. The vernal pool complexes on Otay Ranch that are large or of high value and which require 100 percent preservation include J23-24, J25 and J30 on Otay Mesa; K1 and K15+ in Otay River Valley; and R3 in Proctor Valley. ~~K6, K8 and The K12 vernal pool complex is designated~~ are in a special study area to determine whether ~~they~~ it should be preserved.
- The Project is designed to preserve that portion of vernal pool J29 (including J31+) containing sensitive species, including a minimum 100-foot width buffer.
- The allowed 5 percent impact to any of the lower quality vernal pool complexes shall be substantially lessened by restoration/ enhancement of damaged vernal pool habitat within disturbed areas of the preserved vernal pool complexes so that no net loss of vernal pool habitat value or area occurs. Mitigation shall be consistent with the requirements of Section 404 of the Clean Water Act. Restoration shall include decompaction, sculpting and re-contouring, and seeding of basins disturbed by dirt roads, trails, or scraped areas. Vernal pools shall also be enhanced through removal of exotic plant species. Re- introduction of declining vernal pool species to suitable areas for re- colonization shall also be required. Impacts to vernal pool habitat will occur only after successful completion of the restoration program. The vernal pool restoration/enhancement plan shall include an experimental phase and maintenance and monitoring program. Success criteria shall be based on established standards relative to undisturbed (i.e., least disturbed) vernal pools within the same vernal pool complex. Attributes to be used include water retention, percent cover of native vernal pool species, and diversity of native vernal pool and associated species.

Restoration and enhancement methodologies shall be developed during the experimental phase and shall follow the strategies outlined in the RMP. Vernal pool restoration shall achieve the following:

- Restore the biota of individual, badly degraded vernal pools;
- Increase diversity and frequency of native biota in all disturbed vernal pools;
- Preserve and enhance vernal pools on K6 where little mousetail occurs;
- Reduce the effect of alien plants;
- Enhance the populations of sensitive species;
- Stabilize soils on mounds and in watershed areas;
- Provide research and educational opportunities.

Regional and Local Wildlife Corridors: Alternative H revises the location of the proposed park that was located in the easternmost ravine in Village 13 and plans it within the proposed development footprint. Additionally, Otay Lakes Road is proposed to remain in its current location. This proposed amendment recognizes these changes to the Otay SRP. A Strike-out/Underline version of the proposed amendment regarding the Regional and Local Wildlife Corridors (Otay SRP Page 48o, first bullet) follows:

Corridor R2 – Low density and LMV development along the western side of this corridor shall be pulled back to retain rim to rim topography in open space. The corridor is approximately 1600 [f]eet wide throughout the canyon. Low density development on a knoll on the east side of the corridor shall be eliminated as it encroaches into the corridor. ~~At the south end of corridor R2 near Otay Lakes Road, LMV and MH development shall be pulled back to the east and west respectively, to maintain a minimum width of 1600 feet.~~ At the Otay Lakes Road crossing the corridor may narrow following Wildlife Corridor study recommendation. ~~The proposed park at the south end of the corridor shall be designed at the Specific Plan level so as not to impact the corridor. It shall be sited within the buffer zone (moved east or west) and not relocated within the ravine. The two Otay Lakes Road crossings of this corridor shall be bridged as recommended in the Otay Ranch Wildlife Corridor Study.~~

III. Plan Consistency Analysis

California Government Code Section 65454 requires Specific Plans to be consistent with the General Plan. This section evaluates the consistency of the Otay Ranch Resort Village Alternative H Specific Plan with the goals, objectives and policies contained in the San Diego County General Plan and the Otay Subregional Plan (Otay SRP) that relate to development of the Otay Ranch Resort Village.

A. SAN DIEGO COUNTY GENERAL PLAN CONSISTENCY ANALYSIS

Below lists pertinent elements, goals and policies of the County of San Diego General Plan followed by an evaluation of how the proposed Otay Ranch Resort Village Alternative H Specific Plan amendments conform to the General Plan.

This GPAR Consistency Analysis focuses on proposed amendments to relevant General Plan policies (textual or mapping). Thus, by definition, Alternative H is inconsistent with the General Plan. However, upon adoption of the Proposed General Plan Amendments, Alternative H becomes consistent. General Plan provisions for which amendments are not sought are addressed in the actual Specific Plan.

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Guiding Principles		
1. Support a reasonable share of the projected regional population growth.	<p>The proposed Resort Village 13 Alternative H (herein after referred to as "Project" or "Alternative H") would provide an executive style community to balance the higher density and multi-family housing developed throughout the villages of Otay Ranch located in the City of Chula Vista. The Project would support San Diego County's projected regional population growth and assist the County of San Diego (County) in meeting its required Regional Housing Goals by complying with the underlying County General Plan Land Use, Regional Category and Zoning designations. The Project's residential component includes up to 1,938 residential units, including up to 1,881 single-family homes on large lots and 57 multi-family units in the village core. This will allow the Project to provide housing opportunities to balance of housing types as anticipated in the County General Plan and SANDAG regional planning documents.</p>	Consistent
2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.	<p>The Project would promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs within the Otay Ranch. Please see Figure 1.0-12, Regional Location and Project Vicinity Map, and Figure 1.0-13, Aerial Overview of Project Vicinity and Surrounding Uses in Chapter 1 of the Final EIR.</p> <p>Facilities Implementation Plans for infrastructure and services were approved for the entire Otay Ranch concurrent with the 1993 Otay Ranch General Development Plan and Subregional Plan (Otay Ranch GDP/SRP). Consistent with sustainable development principles, the Project implements the Otay Ranch GDP/SRP vision for Village 13. The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model.</p> <p>The Otay Ranch GDP/SRP Land Use Plan provides for a balance of residential, employment and open space/recreation land uses sensitive to environmental conditions, regional influences and adjacent communities. Development in the Project complies with the County General Plan, Otay Ranch GDP/SRP, Otay Ranch RMP, and the MSCP County Subarea Plan and Implementing Agreement. Otay Lakes Road is a county Mobility Element roadway. Sewer and water services would be extended within Otay Lakes Road as anticipated by existing facilities plans.</p> <p>As defined by the Otay Ranch GDP/SRP, Village 13 is a "Specialty Village" located in close proximity to the more urban developed neighborhoods in Chula Vista. Village 13 is designed around an active village core that includes an elementary school, 10.5-acre public park, homeowners' facility, a public safety site planned to accommodate a fire station and Sheriff's storefront facility and up to 20,000 square feet of neighborhood serving commercial and retail uses with ½ mile of the majority of residential neighborhoods. The various residential neighborhoods include parks a majority of which are within a ¼ mile of all homes.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Guiding Principles		
	<p>The 4.1-mile Community Pathway planned along Otay Lakes Road and the 3.4-mile perimeter trail provide connectivity to open space and the Otay River Valley.</p> <p>The Otay Ranch GDP/SRP designates the Project as a “specialty village”. As such, a component of the project includes a resort hotel with ancillary retail to serve patrons of the resort. The resort hotel was developed as an alternative to the original vision of a golf course community upon determination the golf course was not sustainable land use from environmental and financial perspectives.</p> <p>The Project as designed includes the designation of over 1,107 acres of Otay Ranch RMP Preserve land on-site, which is anticipated to be conveyed to the Otay Ranch Preserve Owner/Manager (POM) consistent with the RMP preserve conveyance obligation and become part of the 11,375-acre RMP Preserve. The Project also includes over 69 acres of conserved open space which will be protected by a biological open space easement. In accordance with the Otay Ranch RMP, preserve lands are to be conveyed to the POM for permanent protection and management in conjunction with the approval of each final map within Otay Ranch.</p> <p>An Energy Conservation Plan was prepared for the Project that provides that solar panels and other features would be installed on all single-family homes to achieve Net Zero Energy. In addition, all buildings would be designed, at a minimum to meet the California 2016 Title 24 Building Energy Efficiency Standards. Water conservation is maximized through implementation of strategies and measures in the Water Conservation Plan and Energy Conservation Plan prepared for the Project. The Project also incorporates Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units and the installation of and installation of an additional ten (10) Level 2 EV charging stations within the non-residential parking areas located on the Project site, as well as an additional ten (10) Level 2 EV charging stations for vehicles utilizing public street parking spaces on street blocks located adjacent to non-residential development areas.</p> <p>A Fire Protection Plan was prepared for the Project that establishes a 100' Fuel Modification Zone (FMZ) at the perimeter of the Project, outside of the RMP Preserve. The FMZ will be planned and managed to reduce fire intensity, slow fire spread and minimize the spread of flames into/from the Project. The Fire Protection Plan includes restrictions on plant palette, plant height and spacing within the FMZ and requires ongoing maintenance and management.</p> <p>The Project would also include a Transportation Demand Management (TDM) Program focused on promoting mobility alternatives to private vehicle trips (e.g., single occupancy trips).</p>	

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Guiding Principles		
	<p>The Project would provide improvements such as bicycle racks within public parks and the mixed-use site. In addition, the Project Applicant would coordinate with SANDAG/MTS to provide homeowners with educational materials regarding commute programs (carpool, rideshare, etc.) and encourage SANDAG to provide transit services to the Project. The Project's TDM Program would result in reduction in both internal vehicle trips (trips that stay within the Project) and external vehicle trips (trips that leave and return to the Project) resulting in a 4.97% reduction in vehicle miles travelled.</p> <p>The Project is proximate to employment centers within the South San Diego County Subregion. In addition, the Project has convenient access to existing freeways, arterials and local roads connecting to several neighboring cities. The Project is less than one mile from the City of Chula Vista, and approximately five miles from the Cities of National City, San Diego, Lemon Grove and La Mesa.</p> <p>The number of dwelling units on the Project Site would increase tax revenues from residential and commercial uses, support employment of construction workers, and reduce per capita costs for provision of public services. Additionally, permanent jobs would be created by the build-out of the Village Core (commercial/retail, school site and public parks) and Resort components of the Project. <u>General employment statistics include the following:</u></p> <ul style="list-style-type: none"> ▪ The Project Site is well situated to place a range of housing opportunities close to existing employment centers. Specifically, the Project Area is within the Otay Ranch master-planned community and adjacent to the Eastlake Business Park, which are planned for approximately 962 acres of commercial/retail/office/industrial/business/technology/innovation land representing approximately 19.5 million square feet. ▪ The Project is located approximately 3 miles from direct access to SR-125 and 8 miles from I-805, providing regional access to existing job centers in the neighboring cities. There are an estimated 80,438 jobs within the Chula Vista and Otay Mesa areas.^[1] ▪ The Project will generate approximately 150-200 construction jobs per year during build-out. ▪ The Project will generate approximately 400 permanent jobs per year at buildout and beyond. 	

^[1] The Census Bureau Longitudinal Employer-Household Dynamics program, <https://lehd.ces.census.gov/>, 2015

County General Plan		
Policy	Project Conformance	Conformance Conclusion
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	<ul style="list-style-type: none"> In terms of existing employment growth, SANDAG estimates that employment within the South County Metropolitan Subregional Plan area is <u>102,808</u> jobs. SANDAG estimates an 83% percent increase in employment within this Subregional plan area from 2012 through 2050. The South County Metropolitan Subregional Plan area is forecasted to grow at a faster rate than both the County unincorporated areas and the entire County (incorporated and unincorporated). This neighborhood is anticipated to experience larger growth rate in employment. <p>To promote the state's goals for sustainable communities and GHG reduction, the project's development plan complies with the critical objectives and mandates of Assembly Bill (AB) 32 and Senate Bill (SB) 375 by providing: (a) a mix of housing types and choices in neighborhoods that support a wide range of mobility options with parks, a school site, and commercial/retail uses near housing; (b) a variety of recreational opportunities including active and passive parks with a multi-purpose community pathway and pedestrian trails that connect the residential neighborhoods; and (c) mobility alternatives for residents that reduce energy consumption, air pollution, noise and greenhouse gas emissions.</p> <p>In summary, the arrangement of land uses, including public and private parks, commercial/retail uses, and the school site combined with the mix of housing types, walkable and bicycle-friendly neighborhoods, a multi-use pathway and pedestrian trails, preserved native habitat and open space, promote the health and sustainability of residents, guests and employees. The Project is also well situated to provide a wide variety of housing opportunities close to existing and planned regional employment centers. Finally, the Project is well served by existing and planned infrastructure and services and would provide alternatives to driving both within and to/from its neighborhoods and to nearby off-site transit routes including the MTS South Bay Rapid.</p>	

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Guiding Principles		
3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.	<p>The Project is near the incorporated cities of Chula Vista, National City, Lemon Grove, La Mesa and San Diego. Access to the Project is provided via Otay Lakes Road which connects to Olympic Parkway, Hunte Parkway, Lake Crest Drive, SR-125 and SR-94.</p> <p>The City of Chula Vista is the second largest city in San Diego County with a population of over 270,000 (2018 estimate). Several large established master planned communities comprised of single-family homes, RMP Preserve open space, parks and a completed transportation network are located west of the Project within the City of Chula Vista. The Project includes improvements to Otay Lakes Road and the extension of a regional trail (Community Pathway) along Otay Lakes Road which connects to the existing pedestrian trail system within the City of Chula Vista.</p> <p>To reinforce the vitality, local economy and individual character of existing neighborhoods, communities and surrounding land uses, the Project incorporates a variety of land uses. The provides high-end specialty housing to meet the demand for business owners and executives employed by the emerging South Bay economy and future university in the City of Chula Vista. The specialty village proposes a resort hotel as a destination facility with ancillary retail and services for patrons. The Village Core would provide employment opportunities and the mix of uses and reinforce and enhance the vitality and local economy of the existing communities and land uses around the Project.</p> <p>The Project will support over 7,000 residents at build-out as well as local jobs. In addition, residents, employees, and parents will shop in local stores and markets. The Otay Ranch GDP/SRP community character was based on the agrarian theming of the Otay Ranch history. Community character will be reinforced through implementation of the Specific Plan which includes a Village Design Plan and Design Guidelines. The unique location defined by topography, expansive views, and natural beauty support the creation of a residential enclave desired by entrepreneurs, business owners and executives. This vision is articulated by the architecture, landscaping, signage and lighting implemented throughout the Village Core, public/private parks and residential neighborhoods.</p> <p>The Project includes large blocks of open space preserve, which would become part of the Otay Ranch RMP Preserve/MSCP Preserve, connecting natural open space preserve areas within existing communities near the Project. These RMP Preserve open space areas are amenities for both the Project and existing communities. An extensive network of public and private parks, pedestrian trails and a regional trail with connections to RMP open space areas would be a connective thread between the Project's neighborhoods and surrounding communities. In addition, creating pedestrian and bicycle-friendly streets throughout the Project would benefit both the Project and existing communities by providing important regional links.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Guiding Principles		
<p>4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.</p>	<p>The Project is consistent with the MSCP County Subarea Plan and Implementing Agreement as well as the Otay Ranch RMP. The Project would preserve and permanently protect a wide-range of natural resources and sensitive native habitats that support wildlife habitat and movement and provide connectivity between the on-site Otay Ranch RMP Preserve areas and existing, surrounding off-site open space areas with the same and similar habitat types. The Project's open space preserve areas would connect to open space located to the north, east and south.</p> <p>The Project implements environmental stewardship through the conveyance of 790.3 acres of Preserve land to the Otay Ranch Preserve Owner/Management (POM), consistent with the Otay Ranch RMP Preserve conveyance obligation. POM Preserve management responsibilities include preserve maintenance and monitoring including fencing, signage, trash removal, prevention of runoff, weed and non-native vegetation abatement and biological monitoring of sensitive species and habitat types found within RMP Preserve areas.</p> <p>It is anticipated the Project would convey 790.3 acres of on-site Otay Ranch RMP Preserve land. In addition, approximately 69.3 acres of conserved open space will be protected by a biological open space easement and are planned to become part of the Otay Ranch Preserve. In addition to supporting native plant and wildlife species and their habitats, the Otay Ranch RMP Preserve areas within the Project Area would include a range of environmental features, including drainages, ridgetops and coastal sage scrub covered hills. The majority of the Otay Ranch RMP Preserve would consist of coastal sage scrub, dense chaparral and non-native grasslands, as well as some riparian vegetation communities. For more details on the RMP Preserve land within the Project, refer to Final EIR Section 2.4, Biological Resources and Appendices C-3 and D-3 of the Biological Resources Technical Report.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Guiding Principles		
5. Ensure that development accounts for physical constraints and the natural hazards of the land.	<p>Key natural features and constraints with the Project Site influenced the design of neighborhoods and the road network, including hills, ridgetops, drainages and sensitive native habitat areas. Consistent with the GDP/SRP and the General Plan which analyzed the physical constraints and natural hazards of the land, the Project has been designed to preserve many of the hills, ridgetops, drainages and, large contiguous blocks of native habitat by concentrating development into the less sensitive areas and designing internal roads to preserve as many key natural features as possible. See Guiding Principle 4 above.</p> <p>A Fire Protection Plan (FPP) (Final EIR, Specific Plan Appendix II) has been prepared for the Project. In addition, a Wildland Urban Interface (WUI) Plan has been prepared by the County for the Project. The Project will be conditioned to comply with the requirements in the FPP and WUI Plan.</p> <p>The Project has designed to comply with the County's Fire Code, the County Subdivision Ordinance and the County's Wildland Fire and Fire Protection Guidelines. Buildings will include automatic fire sprinkler systems and will comply with the California Building Code, Chapter 7A. Buildings along the perimeter of the Project will be protected by a minimum of 100 feet of defensible space (100' Fuel Modification Zone) and fire-rated perimeter walls. The Fuel Modification Zones would be maintained by the homeowner's association. The plant palette permitted within the Fuel Modification Zone has been reviewed and approved by a wildfire specialist. The FPP includes restrictions on plant height and spacing to further minimize the spread of flames. The project includes a public safety site which is anticipated to house a future onsite fire station and Sheriff's storefront facility.</p> <p>A Phase 1 Environmental Site Assessment (Final EIR, Appendices C-9 and C-10) was prepared for the Project which did not identify natural hazards risks within the Project Area. A Geotechnical Review of the Preliminary Tentative Map and Grading Plan identifies potential natural and man-made hazards related to site development, assesses the relative risk of such hazards and provides mitigation recommendations, as necessary. Based on the conclusions presented in the Geotechnical Review of the Preliminary Tentative Map and Grading Plan, no hazards have been identified at the Project Area whose risk cannot be mitigated to less than significant. The development is located and designed to protect property and residents from the risks of natural and man-made hazards.</p> <p>The Project would also be required to address any geologic conditions or hazards that exist or would arise through grading and development of the Project Site and with any off-site improvements. In addition, all roads, improvements, structures, and walls must be constructed in accordance with the requirements contained in the final geotechnical report or reports generated for these improvements.</p>	Consistent.

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Guiding Principles		
	<p>These grading and development-level reports, which are generated for the Project during the construction phases, contain detailed specifications and requirements for grading, road, utility, storm drain improvements, structures, and walls. The grading plans to reference the geotechnical report to ensure compliance with said report. The Geotechnical Engineer of Record must sign grading plans verifying compliance with the detailed requirements in such reports. Such reports address issues such as Site-specific soil conditions, remediation of any on-site geologic hazards or constraints in areas planned for development, and any seismic standards unique to the Project Site.</p> <p>The CEQA Drainage Study (Final EIR, Appendix D-13) was prepared for the Project which included detailed hydrological analysis associated with on- and off-site improvements and to address any changes in impervious surface and natural drainage patterns that would result from the Project. During the construction phases of the Project, additional analysis and design of the project's various improvements will be required to ensure consistency with the design of grading and improvements shown on the Tentative Map and consistency with the drainage study prepared for the project.</p> <p>In summary, the Project would fully mitigate geologic, fire, flooding, and other natural hazards and constraints. See Final EIR Section 2.5, Geology, Soils, and Seismology, and Section 2.6 Hazards and Hazardous Materials.</p>	
6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation	<p>The Project would provide and support a multi-modal transportation network by providing a mix of housing types , commercial/retail uses, parks and recreation facilities, and a school site supported by a TDM Program including an internal pedestrian network comprised of the multi-purpose Community Pathway and pedestrian trails, bicycle lanes and bicycle-friendly streets, and multi-use trails In addition, the Project would provide educational services to homebuyers, residents and employees regarding the various mobility alternatives options available near the Project. The Project would be required to implement its TDM Program measures as conditions of development.</p> <p>The Project's TDM Program would focus on available transit services within and near the City of Chula Vista which provide MTS transit services between the Mexico International Border, downtown San Diego and points into north County employment centers. The Project would support and reinforce the provision of public transportation in the South County Metropolitan Subregional Planning Area.</p> <p>With incorporation of these multimodal features and a commitment to support and coordinate with public transportation agencies, the Project would support a range of mobility alternatives to single occupancy vehicle trips.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Guiding Principles		
7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.	<p>An Air Quality Impact Report (Final EIR Appendix C-1) and an Air Quality and Global Climate Change Supplemental Analysis (Final EIR, Appendix D-1) was prepared for the Project. In addition, an Energy Conservation Plan (Final EIR, Specific Plan Appendix III) and a Water Conservation Plan (Final EIR, Specific Plan Appendix VI) were prepared for the Project.</p> <p>The Project would implement an environmentally sustainable community and reduce greenhouse gas (GHG) emissions that contribute to climate change through a variety of project planning and design features and mitigation measures. The Project has committed to offset its greenhouse gas emissions to achieve and maintain carbon neutrality (i.e. net zero emissions) for the Project.</p> <p>The Energy Conservation Plan identifies Environmental Design Considerations that reduce energy demands of, and corresponding emissions from energy, (i.e. the built environment); mobile (i.e. light-duty cars and trucks); water and wastewater; solid waste; and construction. The Project includes Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units, and installation of an additional ten (10) Level 2 EV charging stations within the non-residential parking areas located on the Project site, as well as an additional ten (10) Level 2 EV charging stations for vehicles utilizing public street parking spaces on street blocks located adjacent to non-residential development areas.</p> <p>The Water Conservation Plan requires a complementary reduction in outdoor water usage through compliance with the County's Model Landscape Ordinance and grey water and rain water harvesting measures. In addition, the Project includes a water wise landscape palette.</p> <p>In terms of planning and design, the Project would feature walkable and bicycle-friendly neighborhoods and streets; a balance of housing types and other land uses including a school site and commercial/retail uses centrally located to encourage walking and biking; pocket, private and neighborhood parks distributed to place recreation facilities within ¼ mile of a majority of residences in the Project, and a network of trails and pedestrian pathways that would interconnect the residential neighborhoods.</p> <p>The Project would comply with California Title 24 building and energy efficiency standards (e.g., the CalGreen Building Code and the California Energy Code); and will off-set 100% of the electrical energy usage on all single-family residences through the inclusion of solar panels. See Final EIR Section 2.10, Global Climate Change.</p> <p>The Project would locate new residents near existing and planned infrastructure, services, and employment and regional shopping centers in an environmentally sensitive, balanced development pattern while preserving large blocks of natural open space on site that connect to open space off site. For more information on the Project's connectivity and proximity to employment and regional shopping centers as well as how it fits within and benefits the neighborhoods, communities, and land uses that surround the Project, see Guiding Principles 2, 3, 4 and 6 above.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Guiding Principles		
8. Preserve agriculture as an integral component of the region's economy, character, and open space network.	<p>The Project Site does not presently support any agricultural or grazing uses.</p> <p>Consistent with the Otay Ranch GDP/SRP, the Project includes Community Gardens Guidelines (see Village 13 Specific Plan, Design Plan, Appendix V) which guide implementation of community gardens within individual neighborhoods to promote sustainable community-based agriculture. As provided in the Community Garden Guidelines, a Community Garden Committee would be formed to determine the level of interest and commitment of participants (residents). The Community Garden Committee would address issues associated with water, maintenance, liability, site coordination, standard enforcement and participation. These productive landscapes would be maintained by the Homeowners' Association and could add to the aesthetic appeal of the individual neighborhoods within the Project.</p> <p>By including Community Gardens in the Project, the availability of locally grown organic food sources would be enhanced, contributing to the preservation of agriculture as an integral component of the region's economy, character and open space network.</p>	Not Applicable.
9. Minimize public costs of infrastructure and services and correlate their timing with new development.	<p>A requirement of the Otay Ranch GDP/SRP is to correlate facilities and services timing with new development by preparing a Public Facilities Finance Plan (PFFP) (Specific Plan, Appendix IV) for each specific plan. A PFFP was prepared for the Project to address the demand, adequacy, cost/funding and construction and maintenance responsibilities associated with planned public facilities and services associated with the Project. The PFFP analyzes respective facilities and services, including drainage, sewerage, transportation systems, urban runoff, water, civic, fire, law enforcement, library, parks and recreation, schools and animal control. The PFFP includes a Fiscal Impact Analysis that projects the Project generates net revenues to the County General Fund.</p> <p>The Project would be conditioned to work with the County and public agencies to provide new and expanded infrastructure, facilities, and public services necessary to serve the Project. New infrastructure, facilities and services would be sized to serve the Project. The Project would be conditioned to deliver, construct and/or fund improvements in conjunction with project development phases. The payment of impact fees or the equivalent would be required at the time of building permit issuance. Refer to Final EIR Sections, 2.9, Transportation and Traffic; 3.6, Public Services; and 3.8, Utilities and Service Systems.</p>	Consistent
10. Recognize community and stakeholder interests while striving for consensus.	Significant outreach has been made to a number of various stakeholders, including agencies, districts, and the public. The County held a public scoping meeting to determine the scope of the environmental document. A CEQA-compliant 45-day public review period for both the draft and recirculated EIR were completed to solicit additional public input as part of the County's environmental review process. Finally, the County will conduct public hearings as part of the approval process of the Project.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Conservation and Open Space Element		
GOAL: COS-1 Inter-Connected Preserve System. A regionally managed, inter-connected preserve system that embodies the regional biological diversity of San Diego County.		
Policies		
COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.	<p>The Project implements the Otay Ranch Phase 1 RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The largest on-site component of open space in the Project is the designation of 1,107.2 acres of RMP Preserve land a portion of which is anticipated to be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve system. The Project will also conserve approximately 69.3 acres of on-site high-quality habitat to be protected by a biological open space easement and planned to be added to the RMP Preserve. The open space Preserve corridor contains Quino checkerspot butterfly host plants.</p> <p>The easternmost portion of the site adjacent to the Otay National Wildlife Refuge provides a wider wildlife corridor through the Project area to establish a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, the Otay National Wildlife Refuge, and the City of San Diego "Cornerstone properties." RMP Preserve lands are consistent with the County MSCP Subarea Plan.</p>	Consistent
COS-1.2 Minimize Impacts. Prohibit private development within established preserves. Minimize impacts within established preserves when the construction of public infrastructure is unavoidable.	<p>The Project development footprint is consistent with the Otay Ranch GDP/SRP, RMP and County MSCP Subarea Plan. To minimize impacts related to the construction of public infrastructure, an amendment to the Otay SRP to retain Otay Lakes Road in its existing alignment and a GPA to reclassify Otay Lakes Road to a Boulevard with Raised Median is proposed. By maintaining the current alignment of Otay Lakes Road and using the Boulevard-series design standards, impacts to both Preserve in both the County and the City of San Diego MSCP Cornerstone lands are minimized</p>	Consistent

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

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
COS-1.7 Preserve System Funding. Provide adequate funding for assemblage, management, maintenance, and monitoring through coordination with other jurisdictions and agencies.	<p>The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. To date, all Otay Ranch development has occurred within the City of Chula Vista. POM activities have been fully funded by a Community Facilities District (CFD 97-2) formed by the City of Chula Vista, the only such fully-funded and managed regional preserve within the MSCP system.</p> <p>A similar CFD funding mechanism will be formed by the County for the Project. Through the Preserve Conveyance process outlined in the Phase 2 RMP, development of Otay Ranch ensures dedication of land within the Otay Ranch RMP Preserve system into public ownership at no cost.</p>	Consistent.
COS-1.8 Multiple-Resource Preservation Areas. Support the acquisition of large tracts of land that have multiple resource preservation benefits, such as biology, hydrology, cultural, aesthetics, and community character. Establish funding mechanisms to serve as an alternative when mitigation requirements would not result in the acquisition of large tracts of land.	The planning in the early 1990's for the Otay Ranch Master Plan and the creation on the 11,375-acre Otay Ranch Preserve (part of the MSCP South County Subarea) included a preserve owner-manager and the implementation of a dedicated funding mechanism. Thus, this goal was achieved to establish landscape level habitat protection thru the acquisition and funding to protect large tracts of habitat for multiple species.	Consistent
COS-1.9 Invasive Species. Require new development adjacent to biological preserves to use non-invasive plants in landscaping. Encourage the removal of invasive plants within preserves.	Consistent with RMP requirements, the Preserve Edge Plan evaluates the design, function and intent for the 100' Preserve Edge, the outer-most 100' of development adjacent to the RMP Preserve. The Preserve Edge Plan also provides an Approved Plant List that limits the types of plants permitted adjacent to the RMP Preserve to drought-tolerant, locally sourced non-invasive native plants.	Consistent.
COS-2.1 Protection, Restoration and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate. The preservation of existing native plants and the planting of a variety of native (genetically locally adapted) or compatible non-native, non-invasive plant species enhance wildlife habitat areas.	The Project Area is within the MSCP County Subarea Plan and is consistent with the limits of development in the MSCP County Subarea Plan and Otay Ranch GDP/SRP. The largest on-site component of open space in the Project is the designation of 1,107.2 acres of RMP Preserve land which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve system. The Project will also conserve approximately 69.3 acres of on-site high-quality habitat to be protected by a biological open space easement and planned to be added to the RMP Preserve. Consistent with the Otay Ranch RMP Preserve lands are conveyed to the POM for permanent protection and management in conjunction with the approval of each final maps within Otay Ranch. The Project may be required to meet additional mitigation requirements. See Final EIR Chapter 2.3. – Biological Resources, for additional details.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
GOAL COS-2 Sustainability of the Natural Environment. Sustainable ecosystems with long-term viability to maintain natural processes, sensitive lands, and sensitive as well as common species, coupled with sustainable growth and development.		
Policies		
COS-2.2 Habitat Protection Through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.	The MSCP County Subarea Plan Implementing Agreement identifies mitigation for Otay Ranch to be the 11,375 Otay Ranch RMP Preserve. These habitat preservation plans preserve the most sensitive natural resources within the Project Area. The Specific Plan implements the Otay Ranch RMP, which designates 11,375 acres of RMP Preserve land within Otay Ranch. The development footprint has been designed to avoid impacts to the Quino checkerspot butterfly and its host plant, San Diego fairy shrimp, and high-quality vernal pools. In addition, the easternmost portion of the site adjacent to the Otay National Wildlife Refuge provides a wider wildlife corridor through the site to establish a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, the National Wildlife Refuge, and the City of San Diego "Cornerstone properties."	Consistent
GOAL COS-3 Protection and Enhancement of Wetlands. Wetlands that are restored and enhanced and protected from adverse impacts.		
Policies		
COS-3.1 Wetland Protection. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.	The Project preserves the most sensitive wetlands onsite (the K-8 vernal pool complex) and provides a 100-foot wetland buffer. Further, by maintaining the current alignment of Otay Lakes Road, impacts to City of San Diego "Cornerstone" properties including wetlands are minimized. Mitigation for impacts to lower quality vernal pools includes restoration and enhancement of on-site vernal pools.	Consistent
COS-3.2 Minimize Impacts of Development. Require development projects to: <ul style="list-style-type: none"> Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species.	<p>The Project Final EIR includes mitigation for impacts on jurisdictional wetlands and water of the United States, as outlined in the Biological Technical Report and includes a Conceptual Wetlands Restoration Plan to restore and enhance on-site vernal pools as mitigation for impacts to lower quality (K-6) vernal pools.</p> <p>The Project avoids impacts to the higher quality K-8 vernal pools, including any impacts associated with discharges, dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing. The Preserve Edge Plan establishes a plant palette for the 100' Preserve Edge which restricts the types of plants permitted adjacent to the RMP Preserve to drought-tolerant, locally sourced native plants.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
GOAL COS-4 Water Management. A balanced and regionally integrated water management approach to achieve the long-term viability of the County's water quality and supply.		
Policies		
COS-4.1 Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.	Water conservation is maximized through implementation of strategies identified in the Water Conservation Plan (Final EIR, Specific Plan Appendix III) and the Energy Conservation Plan (Final EIR, Specific Plan Appendix VI), which respond to the long-term need to conserve water in new and future developments. The Project requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. The Project Water Conservation Plan reduces outdoor water usage to by 30% through a combination of weather-wise irrigation systems and water efficient landscaping. Additionally, the Project will comply with the California Green Building Code, which further reduces indoor water usage through low flow fixtures and will install water-wise appliances.	Consistent
COS-4.2 Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.	Water conservation is maximized through the preparation of a Water Conservation Plan a (Final EIR, Specific Plan Appendix III) and the Energy Conservation Plan (Final EIR, Specific Plan Appendix VI), which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of non-invasive drought tolerant, low-water usage plants in both public and private landscaped areas.	Consistent
COS-4.3 Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.	Stormwater filtration and/or infiltration facilities are not proposed within the Project due to low infiltration capacity of the surrounding ground. Biofiltration basins are proposed for pollutant treatment of storm water and will be equipped with impervious liner. There are no septic sewer systems proposed within the Project. Additionally, the City of San Diego Water Utilities Department has requested the project maintain drainage volumes into Lower Otay Reservoir. Thus, this policy does not apply to the site.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
GOAL COS-5 Protection and Maintenance of Water Resources. Protection and maintenance of local reservoirs, watersheds, aquifer-recharge areas, and natural drainage systems to maintain high-quality water resources.		
Policies		
COS-5.2 Impervious surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation. Impervious surface area impairs groundwater recharge and contributes to stormwater runoff and heat retention.	<p>Site design, drainage and biofiltration basin source control measures are proposed for the Project to aid in the reduction of pollutants and storm water runoff and intensity/volume. The site is characterized by soil which is not conducive to infiltration. Additionally, the City of San Diego Water Utilities Department has requested the Project maintain drainage volumes into Lower Otay Reservoir.</p> <p>Additionally, the Project proposes modifications to County street design standards to reduce street widths to the maximum extent possible to reduce the amount of impervious surfaces.</p>	Consistent
COS-5.3 Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.	<p>The Project retains natural drainages in areas which are not impacted by development to the maximum extent practical to protect downslope areas.</p> <p>Drainage and urban runoff from the developed portions of the site will drain into biofiltration basins to address water quality. These basins will discharge via an internal storm drain system and will outlet below the high-water elevation of Lower Otay Reservoir to avoid erosion. Where the outfalls are not below the high-water elevation of Lower Otay Reservoir, hydromodification practices are employed.</p>	Consistent
COS-5.5 Impacts of Development to Water Quality. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources. Protecting reservoir water quality requires that the quality of the water entering the reservoirs is maintained or improved. Pollutants of high concern are nutrients and related algae, total organic carbon, and total dissolved solids.	<p>First flush and dry weather runoff from developed areas will be diverted to water quality basins prior to discharge into Lower Otay Reservoir. All runoff conveyed in the storm drain systems will be treated in compliance with RWQCB regulations and federal criteria prior to discharging to natural watercourses, including implementation of all post-construction best management practices. The Project includes a technical analysis of the potential for salt and other nutrient loading on Lower Otay Reservoir which concludes the impacts are negligible.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
GOAL COS-7 Protection and Preservation of Archaeological Resources. Protection and preservation of the County's important archeological resources for their cultural importance to local communities, as well as their research and educational potential.		
Policies		
COS-7.1 Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources. The importance of archaeological resources must be evaluated from the perspective of the affected community, including local tribes, in addition to the definitions contained in the California Public Resources Code. Input from the affected community on the importance of cultural resources through the consultation process is important in determining what resources should be preserved and what constitutes appropriate mitigation.	A Project-specific Cultural Resources Report included a survey and evaluation program which concluded that no significant archaeological resources lie entirely within the project area. The report identified 37 cultural resources, five of which are significant, within the 692.5-acre development footprint. The Project includes mitigation requiring the presence of a certified/qualified archaeologist/cultural monitor during grading activity which will be implemented to reduce impacts to that resource to a less than significant level.	Consistent
COS-7.2 Open Space Easements. Require development to avoid archeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources. Avoidance of archaeological resources is normally achieved through the design of the development project in conjunction with the use of open space easements that protect the resources. If complete avoidance is not possible, other forms of mitigation, including data recovery excavations and the incorporation of archaeological features into the project design on a case-by-case basis may be appropriate. The determination of what constitutes adequate mitigation should be based on meaningful consultation with the affected community, including local tribes.	Implementation of the mitigation measures reduces the Project's impacts to cultural resources to a less than significant level.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
COS-7.3 Archaeological Collections. Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner. The determination of what constitutes appropriate treatment and preservation of archaeological collections should be based on existing federal curation standards in combination with consultation with the affected community, such as the tribes. Many collections should be placed in a local collections curation facility that meets federal standards per 36 CFR Part 79. The proper storage and treatment of these collections should also be based on consultation with the affected community, such as the tribes. In addition, existing federal and state law governs the treatment of certain cultural items and human remains, requires consultation, and in some circumstances, repatriation. The County is committed to conduct an inventory of collections it holds or are held by cultural resources consulting firms.	<p>The project-specific Cultural Resources Report includes mitigation requiring the presence of a certified archaeologist during grading activity to ensure any important archaeological resources discovered are not lost or destroyed. Any such artifacts are required to be curated.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>COS-7.4 Consultation with Affected Communities. Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.</p> <p>Consultation should take place with the affected communities concerning the appropriate treatment of cultural resources, including archaeological sites, sacred places, traditional cultural properties, historical buildings and objects, artifacts, human remains, and other items. The County is required by law, Senate Bill 18 Protection of Traditional Tribal Cultural Places (SB-18), to consult with the appropriate tribes for projects that may result in major land use decisions including General Plans, General Plan Amendments, Specific Plans and Specific Plan Amendment. In addition to these types of permits, it is County policy to consult with the appropriate tribes on all other projects that contain or are likely to contain, archaeological resources.</p> <p>Consultation may also include active participation by the tribes as monitors in the survey, testing, excavation, and grading phases of the project.</p>	<p>The Notice of Preparation for the EIR occurred in 2004, prior to California Assembly Bill (AB) 52, which took effect July 1, 2015. AB 52 establishes a consultation process between California Native American Tribes and lead agencies to address tribal concerns regarding project impacts to "tribal cultural resources" (TCR) and mitigation for such impacts. The Local and Tribal Intergovernmental Consultation process, embodied in Senate Bill (SB) 18, was signed into law in September of 2004 and took effect on March 1, 2005. SB 18 establishes responsibilities for local governments to contact, provide notice to, refer plans to, and consult with California Native American Tribes.</p> <p>The review of previous studies, as well as the analysis of site components and artifacts, revealed no indication of Native American religious, ritual, or other special activities within the project. No aspect of the project area is located on Native American reservation land. Field testing of most of the prehistoric sites was completed in 2002, at which time the County of San Diego cultural resources guidelines did not require Native American monitoring during fieldwork. When additional fieldwork was conducted in 2008 on sites that were affected by project redesign, Native American monitors were present. Letters were sent to the list of Native American representatives supplied by the NAHC informing them of the project and requesting any information regarding the presence of cultural resources in the project area. Subsequently no response was received from these letters of inquiry.</p> <p>The NAHC indicated that no sacred sites were recorded in their offices for the Project site. The County of San Diego distributed a letter dated February 19, 2015, to all local tribes to initiate the consultation process. In response to the Draft EIR distributed for public review on April 8, 2015, letters were received from the Ricon Band (dated April 14, 2015) and Sobada Band (dated May 26, 2015) of Diegueño Indians indicating the Project was outside their aboriginal and reservation area. These letters expressed the concern to ensure the Project would comply with established mitigation and monitoring procedures.</p> <p>Subsequently a focused recirculation and public review period of sections of the Draft EIR was initiated on April 11, 2019. To date no letters have been received from the local tribes.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>COS-7.5 Treatment of Human Remains. Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations.</p> <p>Human remains, including ancestral Native American remains, should be left undisturbed and preserved in place whenever possible. For most development permits, this is required by the County's Resource Protection Ordinance. In the event that human remains are discovered during any phase of an archaeological investigation, the requirements of State and local laws and ordinances, including notification of and consultation with appropriate tribal members, must be followed in determining what constitutes appropriate treatment of those remains.</p>	<p>No human remains were found as part of the Archaeological research and site evaluations; however, the study includes a mitigation measure should human remains be discovered during construction of the Project. If any human remains are discovered, the property owner or his/her representative shall contact the County Coroner and the PDS staff archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the property owner or his/her representative to determine proper treatment and disposition of the remains.</p>	Consistent
<p>GOAL COS-9 Educational and Scientific Uses. Paleontological resources and unique geologic features conserved for educational and/or scientific purposes.</p>		
Policies		
<p>COS-9.1 Preservation. Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.</p>	<p>A search of paleontological collections and records conducted by the San Diego Natural History Museum indicated one previously recorded fossil locality. The Paleontological Study includes mitigation measures requiring the presence of a certified paleontologist during grading activity to ensure any important paleontological resources discovered are not lost or destroyed.</p>	Consistent
<p>COS-9.2 Impacts of Development. Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.</p>	<p>The project-specific Cultural Resources Report did not identify any unique geologic features on site.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
GOAL COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.		
Policies		
COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.	<p>Otay Lakes Road is County-designated Scenic Highway which runs adjacent to Lower Otay Reservoir. To protect this scenic resource, the Project includes design criteria regulating landscaping, building heights, and setbacks of buildings. Otay Lakes Road is proposed to be maintained in its current alignment adjacent to Lower Otay Reservoir. Development adjacent to the road on the east and north is buffered by landscaped slopes.</p> <p>Four roundabouts are located at key Project entries along Otay Lakes Road and create vista points through aesthetically pleasing designs that include landscaping and low walls comprised of natural materials and colors, lighting and community signage. Primary views are generally from existing development west of the Lower Otay Reservoir within the City of Chula Vista.</p> <p>The Project includes an amendment to the Otay SRP which converts the project from predominately multifamily (1,408 MF units) to mostly single family (only 57 MF units). As a result, the site is much more sensitively graded and contoured to existing slopes and ridgelines in the project site, rather than creating larger, flat multifamily pads.</p> <p>Likewise, the size of the resort complex has been reduced from 800 rooms to 200 rooms, while maintaining the rock canyon and outcropping in the eastern portion of the project site.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
COS-11.2 Scenic Resource Connections. Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.	<p>Otay Lakes Road is a County-designated Scenic Roadway. Modifications are proposed to minimize impacts (realignment) to adjacent sensitive resources adjacent to the Lower Otay Reservoir. An 8' to 10' Community Pathway is proposed along Otay Lakes Road, which connects with the regional trail system within the City of Chula Vista and the Otay River Valley to the east.</p>	Consistent
COS-11.3 Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following: <ul style="list-style-type: none"> • Creative site planning • Integration of natural features into the project • Appropriate scale, materials, and design to complement the surrounding natural landscape • Minimal disturbance of topography • Clustering of development so as to preserve a balance of open space vistas, natural features, and community character • Creation of contiguous open space networks <p>Potential measures for promoting scenic compatibility may include limiting or avoiding soundwalls, placing utilities underground, minimizing grading, and providing scenic vista points.</p>	<p>The Project includes design criteria regulating landscaping, building heights, and setbacks of buildings. The Development Regulations and Zoning requires Parcel-specific Site Plan review prior to building permit issuance. The Village 13 Design Plan establishes guidelines to create a cohesive vision for the community. Site planning within the Village Core District requires the preparation of Site-specific Site Plans which will establish the development program, facilities, site design, parking, architecture and landscaping for land uses within the Village Core District that require preparation of a Site Plan (the Mixed-Use Site). The Village Core is centrally located within ½ mile of the majority of residential neighborhoods.</p> <p>The Project includes an amendment to the Otay SRP which converts the project from predominately multifamily (1,408 MF units) to mostly single family (only 57 MF units). As a result, the project is more sensitively graded and contoured to existing slopes and ridgelines in the site, avoiding larger, flat multifamily pads.</p> <p>The Project development footprint is consistent with the MSCP hardline resulting in a compact development with less visual impacts and edge effects to the Preserve. Otay Lakes Road is proposed to be maintained in its current alignment adjacent to Lower Otay Reservoir. Development adjacent to the road on the east and north is buffered by landscaped slopes.</p> <p>Since the Otay Ranch GDP/SRP was adopted in 1993, ownership within the Otay Ranch has been fragmented; however, the Land Use Plan has remained intact.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>COS 11.7 Underground Utilities. Require new development to place utilities underground and encourage “undergrounding” in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.</p> <p>The concept of “undergrounding” in the initial phases of a project not only increases the aesthetic value of the surrounding viewshed, but can also reduce costs in the long run since less infrastructure is exposed to the elements.</p>	Utilities are planned to be undergrounded within the Project to maintain view-sheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.	Consistent
GOAL COS-12 Preservation of Ridgelines and Hillside. Ridgelines and steep hillsides that are preserved for their character and scenic value.		
Policies		
<p>COS-12.1 Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.</p>	Topography on site ranges from gently sloping terraces to moderately steep existing natural slopes approaching 1:1 (horizontal to vertical) slope inclinations. The steeper portions of the Project Area are in the north and east where development is avoided. Ridgelines are protected as critical habitat for the Quino checkerspot butterfly.	Consistent
<p>COS-12.2 Development Location on Ridges. Require development to preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky.</p>	The Project is consistent with areas designated for both development and preservation in the Otay Ranch GDP/SRP and RMP. Steep slope resources are preserved consistent with the RMP standard to preserve 83% of steep slopes Otay Ranch-wide.	Consistent
GOAL COS-13 Dark Skies. Preserved dark skies that contribute to rural character and are necessary for the local observatories.		
Policies		
<p>COS-13.1 Restrict Light and Glare. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.</p>	The Village Design Plan and Design Guidelines require that lighting be shielded downward such that no light is transmitted across a property line and utilize LED lighting. The Preserve Edge Plan further restricts lighting adjacent to the Preserve to reduce indirect lighting impacts and comply with the County of San Diego Code of Regulatory Ordinances, Section 51.201-51.209, and Light Pollution Code.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
GOAL COS-14 Sustainable Land Development. Land use development techniques and patterns that reduce emissions of criteria pollutants and GHGs [greenhouse gases] through minimized transportation and energy demands, while protecting public health and contributing to a more sustainable environment. [See also Goal LU-6].		
Policies		
COS-14.1 Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.	The Project locates school and park uses central to the community in proximity to residential areas to encourage pedestrian and bicycle travel as an alternative to the automobile. The land plan also accommodates walking and cycling by locating a mixed-use commercial/retail area in the central area of the project. Trails, bike lanes and the village pathway provide alternative travel modes to reduce emissions.	Consistent
COS-14.2 Villages and Rural Villages. Incorporate a mixture of uses within Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions.	The land plan includes a mix of uses including a centrally-located village core comprised of an elementary school site, neighborhood park, homeowner facility, neighborhood serving services and a public safety site. Pocket pedestrian parks are distributed through residential neighborhoods to provide convenient access to active and passive recreation facilities. This design accommodates walking and cycling by locating a mixed-use commercial/retail area in the central area of the project. Trails, bike lanes and the village pathway provide alternative travel modes to reduce emissions.	Consistent
COS-14.3 Sustainable Development. Require design of residential subdivisions and nonresidential development through “green” and sustainable land development practices to conserve energy, water, open space, and natural resources.	<p>The Project proposes to construct all single-family homes to Zero Net Energy standards as defined by the California Energy Commission (see Final EIR M-GCC-4). In addition, development will comply with the latest California Green Building Code requirements. The Specific Plan includes both an Energy Conservation Plan (see Appendix III) and a Water Conservation Plan (see Appendix VI). The Energy Conservation Plan identifies the suite of regulatory standards and project design features that reduce the energy demands of, and corresponding emissions from, the following Project-related sources: (a) energy (i.e., the built environment); (b) mobile (i.e., light-duty cars and trucks); (c) water and wastewater; (d) solid waste; and, (e) construction.</p> <p>The Project include Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units. In addition, ten (10) Level 2 EV charging stations will be installed within the non-residential parking areas located on the Project site, as well as an additional ten (10) Level 2 EV charging stations for vehicles utilizing public street parking spaces on street blocks located adjacent to non-residential development areas. All EV charging stations are subject to review and approval by the County.</p>	Consistent

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	<p>The Water Conservation Plan requires a 30% reduction in outdoor water usage through compliance with the Model Landscape Ordinance. In addition, compliance with the California Green Building Code will further reduce indoor water usage by 12%. The Project also includes a plant palette which is water-efficient to minimize irrigation needs along landscaped parkways and manufactured slopes.</p> <p>The Water Conservation Plan, among other things, separately requires a complementary reduction in outdoor water usage through compliance with the Model Landscape Ordinance. The Water Conservation Plan also includes Grey Water and Rain Water Harvesting measures.</p> <p>The Project includes 1,107.2 acres of RMP Preserve onsite, which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve. The Project also includes approximately 69.3 acres of conserved open space planned to become part of the Otay Ranch Preserve which will be protected by a biological open space easement. As development proceeds, the Project will convey RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation.</p> <p>Together, and when combined with other land use design elements of the Specific Plan, both the Energy Conservation Plan and Water Conservation Plan ensure that the Project will result in sustainable development.</p>	
COS-14.5 Building Siting and Orientation in Subdivisions. Require that buildings be located and oriented in new subdivisions and multi-structure non-residential projects to maximize passive solar heating during cool seasons, minimize heat gains during hot periods, enhance natural ventilation, and promote the effective use of daylight.	As provided in the Energy Conservation Plan (see Specific Plan, Appendix III), the Project has been designed to incorporate passive solar design and building orientation principles to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer, to the extent practicable or where feasible.	Consistent
COS-14.7 Alternative Energy Sources for Development projects. Encourage development projects that use energy recovery, photovoltaic, and wind energy.	As provided in the Energy Conservation Plan (see Specific Plan, Appendix III), the Project will incorporate solar panels on single-family residences to achieve Zero Net Energy (ZNE) by offset 100% of the electrical energy usage of those residences (see Final EIR M-GCC-4). Additionally, in accordance with the California Energy Commission's 2016 Title 24 standards or the standards in effect at the time of building permit issuance.	Consistent

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<p>COS-14.9 Significant Producers of Air Pollutants. Require projects that generate potentially significant levels of air pollutants and/or GHGs such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design.</p> <p>The recovered methane from landfills can be pumped through turbines to generate power. This provides a mutual benefit by generating energy and reducing the amount of CO₂ and methane being released from landfills. Other uses for closed facilities include photovoltaic (solar) panels, wind, and microturbines, as appropriate for the area they would be located in.</p>	<p>Please see discussion of COS-14.7 above for a discussion of the Project's renewable energy commitments. Additionally, the Energy Conservation Plan (see Specific Plan, Appendix III) sets forth relevant regulatory standards and Environment Design Considerations that equate to best available control technologies (BACTs) and practices for purposes of reducing the emissions of GHGs and air pollutants.</p> <p>Section 2.2, Air Quality, of the Project's Final EIR also sets forth numerous mitigation measures that are consistent with industry accepted best practices for the control of air pollutants, including BACTs for construction equipment and electrically powered equipment (M-AQ-1) and project design features including Zero Net Energy residences, Energy Star and Water Sense Appliances, EV Charging Stations and a TDM Program.</p>	Consistent
<p>COS-14.10 Low-Emission Construction Vehicles and Equipment. Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.</p>	<p>The Specific Plan's Energy Conservation Plan (see Appendix III) identifies, as relevant project design features, the use of alternative fuels and electric and hybrid equipment during the Project's construction phase where feasible. Additionally, Section 2.2, Air Quality, of the Project's Final EIR sets forth numerous mitigation measures to minimize the emissions of air pollutants and GHGs associated with construction equipment. For example, the Project is required to utilize best available control technology (BACT) certified by the California Air Resources Board in the construction fleet; construction diesel fuel shall be comprised of at least 25% biodiesel; catalytic reduction for gasoline-powered equipment, and on-site electrical hook-ups to reduce the need for electric generators and fuel-powered equipment.</p>	Consistent
<p>COS-14.11 Native Vegetation. Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control. Plants use photosynthesis to remove carbon from the atmosphere by incorporating it into biomass and releasing oxygen into the atmosphere.</p>	<p>The Fire Protection Plan (FPP) establishes a 100' Fuel Modification Zone around the perimeter of the Project. See the Approved Plant List, (FPP Appendix I) for this FMZ includes drought tolerant, locally sourced native vegetation.</p>	Consistent
<p>COS-14.12 Heat Island Effect. Require that development be located and designed to minimize the "heat island" effect as appropriate to the location and density of development,</p>	<p>The Project includes street-adjacent parkways landscaped with canopy trees adjacent to all streets to minimize heat gain and reduce the urban heat island effect. In addition, site-specific plans for the Mixed-Use and Resort sites will ensure sufficient landscaping in and around large parking lot areas to reduce heat gain.</p>	Consistent

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incorporating such elements as cool roofs, cool pavements, and strategically placed shade trees. Heat islands formed as urbanized areas replace natural land cover with pavement, buildings, and other infrastructure, resulting in significantly higher average temperatures than the rural areas surrounding them.		
GOAL COS-15 Sustainable Architecture and Buildings. Building design and construction techniques that reduce emissions of criteria pollutants and GHGs, while protecting public health and contributing to a more sustainable environment.		
Policies		
COS-15.1 Design and Construction of New Buildings. Require that new buildings be designed and constructed in accordance with green building programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants. Green building programs include the Leadership in Energy and Environmental Design (LEED) standards set by the U.S. Green Building Council, the Green Point Rated system standards set by Builditgreen.org, or equivalent programs.	Final EIR Section 2.2, Air Quality, and Section 2.10, Global Climate Change, contain multiple Environmental Design Considerations and mitigation measures developed to minimize impacts to air quality resulting from project design and construction. For example, mitigation measures M-AQ-1a through M-AQ-1e set forth requirements that would serve to reduce project-related emissions of criteria air pollutants during the construction period. Additionally, mitigation measures M-AQ-2a through M-AQ-2b, as well as M-GCC-1 through M-GCC-6 address the project's operational emissions and would reduce such emissions through strategies related to building design and energy consumption, vehicle operation and water use The Specific Plan's Energy Conservation Plan (see Appendix III) identifies the regulatory standards that will govern development of the Project's built environment, including the California Building Code's Title 24 Building Energy Efficiency Standards and California Green Building Standards. The Project also would exceed existing code requirements through the installation of energy-efficient residential appliances, exterior electric outlets, and on-site renewable energy that achieves zero net energy (ZNE) which offsets 100% of the electrical energy usage of single-family residences.	Consistent
COS-15.4 Title 24 Energy Standards. Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards.	Please see discussion of COS-15.1 above. As discussed therein, the Specific Plan's Energy Conservation Plan (see Appendix III) includes project design features that exceed the requirements of the now-applicable 2016 Title 24 energy standards. Additionally, high-efficiency lighting and EnergyStar appliances shall be used in multi-family homes and non-residential buildings (see Final EIR M-GCC-2 and M-GCC-3). Multi-family homes and non-residential buildings also shall be designed to improve building energy efficiency by 10 percent over the 2016 Building Energy Efficiency Standards set forth in Part 6 of the Building Code (see Final EIR M-GCC-5).	Consistent

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COS-15.6 Design and Construction Methods. Require development design and construction methods to minimize impacts to air quality.	The Specific Plan's Energy Conservation Plan (see Appendix III) and Section 2.2, Air Quality, of the Final EIR identify the regulatory standards and project design features that will minimize the Project's impacts to air quality. Additionally, Section 2.2, Air Quality, of the Final EIR identifies numerous mitigation measures applicable to the Project's construction and operational phases that reduce the Project's impacts to air quality to the extent feasible. For example, mitigation measure M-AQ-1a requires that construction equipment be outfitted with best available control technology (BACT) devices certified by the California Air Resources Board. The same mitigation measure also requires that construction diesel fuel be composed of at least 25 percent biodiesel and use of electrical construction equipment and catalytic reduction for gasoline-powered equipment.	Consistent
GOAL COS-17 Sustainable Solid Waste Management. Perform solid waste management in a manner that protects natural resources from pollutants while providing sufficient, long term capacity through vigorous reduction, reuse, recycling, and composting programs.		
Policies		
COS-17.1 Reduction of Solid Waste Materials. Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with State law.	The Project will comply with the County's Solid Waste Recycling Ordinance. Accordingly, refuse collection service to the Project's residential and non-residential uses will include separate collection of recyclable and non-recyclable solid waste, and green waste.	Consistent
COS-17.2 Construction and Demolition Waste. Require recycling, reduction and reuse of construction and demolition debris.	No demolition is planned as part of the Project as no structures currently exist on the site. The Project will comply with the County's Construction and Demolition Waste Recycling Ordinance ensuring that excess/waste construction materials are recycled in accordance with the County's minimum diversion requirements as contained in their ordinance.	Consistent
COS-17.6 Recycling Containers. Require that all new land development projects include space for recycling containers.	The Project will include space within garages or in side-yard setbacks for recycling containers.	Consistent

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GOAL COS-19 Sustainable Water Supply. Conservation of limited water supply supporting all uses including urban, rural, commercial, industrial, and agricultural uses.		
Policies		
COS-19.1 Sustainable Development Practices. Require land development, building design, landscaping, and operational practices that minimize water consumption.	The Specific Plan's Water Conservation Plan (see Appendix VI) requires a 30% reduction in outdoor water usage through compliance with the County's Water Conservation in Landscaping Ordinance No. 10032 and the Water Efficient Landscape Design Manual. In addition, compliance with the California Green Building Code will further reduce indoor water usage. The Project also includes a drought-tolerant and water-efficient plant palette to minimize irrigation needs along landscaped parkways and manufactured slopes. (Please also see the related discussion in the Specific Plan's Energy Conservation Plan (see Appendix III).) The HOA will be responsible for implementation of required water conservation measures in common landscaped areas, include private parks and swim clubs.	Consistent
COS-19.2 Recycled Water in New Development. Require the use of recycled water in development wherever feasible. Restrict the use of recycled water when it increases salt loading in reservoirs. A permit is required from the County Department of Environmental Health for the use of recycled water.	The Project Area is situated above the Lower Otay Reservoir and therefore, is not proposing to use recycled water. The City of San Diego has not allowed the use of recycled water on properties that are tributary to its drinking water storage reservoirs.	Consistent
GOAL COS-20 Governance and Administration. Reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions contributing to climate change that meet or exceed requirements of the Global Warming Solutions Act of 2006, as amended by Senate Bill 32 (as amended, Pavley. California Global Warming Solutions Act of 2006: emissions limit). (As amended in 2018.)		
	<p>The Otay Ranch Resort Village would reduce GHG emissions contributing to global climate change, thereby helping the County to help the state to meet the statewide reduction targets established by AB 32 and SB 32, neither of which apply directly to the project. Consistent with the recommendations in the 2017 Scoping Plan, which is the blueprint for how the state will meet its SB 32 targets, proposed community has committed to offset all of its GHG emissions to achieve and maintain carbon neutrality (i.e. net zero emissions) for the 30-year life of the project through: (i) implementation of a suite of on-site reduction strategies, and (ii) the purchase of off-site carbon offsets.</p> <p>Notably, the County did not intend for and does not interpret this Goal as requiring that projects achieve all identified GHG reductions locally, i.e., within the boundaries of the County of San Diego. To the contrary, the Goal imposes no restriction on the use of all available measures to reduce GHG emissions.</p> <p>Because of the scientific basis for global climate change, which recognizes that a metric ton of carbon dioxide equivalents is not directly linked to localized effects, the County – like many other agencies with expertise in the field – has determined that the reduction of GHG emissions in off-site locations (including those outside the County boundary) serves to effectively reduce, minimize and avoid the effects of global climate change.</p>	Consistent

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	<p>Indeed, the County has permitted land use development projects to offset their GHG emissions by purchasing out-of-County offsets since 2013. Under CEQA, the County has a duty to impose all feasible mitigation measures to address a significant impact. Requiring applicants of projects that potentially result in a cumulatively considerable contribution to climate change, even after implementing all feasible on-site mitigation, to purchase offsets from within and outside the County to reduce such impacts is consistent with and implements this CEQA requirement.</p> <p>The County's use of offsets as a recognized GHG reduction tool is consistent with numerous State laws and policies that also recognize carbon offsets as a GHG reduction tool, including: (i) CEQA Guidelines Section 15126.4(c); (ii) the California Air Resources Board's 2017 Scoping Plan, including Appendix B thereto; (iii) the California Air Resources Board's approval of AB 900 projects, which are designated "environmental leadership development projects" following a determination that such projects achieve a no net increase level in GHG emissions and meet other requirements; and, (iv) AB 32 and SB 32, as codified in the California Health & Safety Code, which authorize the use of market-based compliance mechanisms, such as offset transactions.</p> <p>The County's interpretation of this Goal as not limiting the use of all available GHG reduction tools allows the County to meet its GHG reduction objectives while also satisfying those policies in the General Plan which require the County to plan for the anticipated housing demand within its jurisdictional boundaries. It is well recognized that the San Diego region is experiencing a housing crisis and a shortage of attainable, workforce housing. The proposed community furthers implementation of the Otay Ranch GDP/SRP, providing a needed mix of housing product types to serve the County's residents. In this regard, the proposed community provides residential housing opportunities that have been planned for and expected since approval of the Otay Ranch GDP/SRP in 1993 – to halt delivery of those units would conflict with the County's planning framework for the creation of the requisite housing opportunities.</p>	
COS-20.1 Climate Change Action Plan. Prepare, maintain, and implement a Climate Action Plan for the reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions consistent with the California Environmental Quality Act (CEQA) Guidelines Section 15183.5.	<p>This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Otay Ranch Resort Village. The County's Climate Action Plan, adopted in February 2018, currently is the subject of pending judicial proceedings.</p> <p>CEQA Guidelines Section 15064.4 does not require a lead agency to have an adopted climate action plan to evaluate and determine the impacts of a proposed project on climate change under CEQA. In this case, the proposed community's EIR provides a stand-alone, project-specific assessment of potential impacts to global climate change.</p>	Not Applicable

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COS-20.2 GHG Monitoring and Implementation. Establish and maintain a program to monitor GHG emissions attributable to development, transportation, infrastructure, and municipal operations and periodically review the effectiveness of and revise existing programs as necessary to achieve GHG emission reduction objectives.	This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Project. It is noted that the Project construction and operational emissions were estimated and disclosed in Final EIR Section 2.10, Global Climate Change, in furtherance of the County's CEQA compliance obligations. Further, the Project's compliance with its GHG reduction measures would be monitored through the Mitigation Monitoring and Reporting Program required by CEQA.	Not Applicable
COS-20.3 Regional Collaboration. Coordinate air quality planning efforts with federal and State agencies, SANDAG, and other jurisdictions.	This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Otay Ranch Resort Village. It is noted the proposed community is part of the Otay Ranch GDP/SRP and, as such, has long been the subject of regional collaboration between the County of San Diego, City of Chula Vista and SANDAG. For example, the Otay Ranch GDP/SRP planning area has benefited from extensive inter-agency coordination in transit development. The collaboration has resulted in the identification of no less than five transit stops within the planning area as part of the South Bay Bus Rapid Transit (BRT) system, and the development of conceptual plans for a "mobility hub" at the Otay Ranch Station.	Not Applicable
COS-20.4 Public Education. Continue to provide materials and programs that educate and provide technical assistance to the public, development professionals, schools, and other parties regarding the importance and approaches for sustainable development and reduction of GHG emissions.	This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Otay Ranch Resort Village. It is noted that the proposed community would benefit from the implementation of multiple, on-site Environmental Design Considerations (see Final EIR Table 2.10-3) and Mitigation Measures (see Final EIR M-GCC-1 through M-GCC-6) with standards and requirements that achieve sustainable development and GHG emission reduction objectives.	Not Applicable
GOAL COS-21 Park and Recreational Facilities. Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately 10 acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County.		
Policies		
COS-21.1 Diversity of Users and Services. Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.	The Specific Plan Parks, Recreation, Open Space, Preserve and Trails Master Plan includes 25.1 acres of public and private park land, including one public park, ranging in size from 2.4 acres to 10.5 acres. Private park facilities include a homeowner recreation facility of 6.1 acres which includes a swimming pool and tennis courts and five pocket parks located within residential neighborhoods. The public and private park system provides a variety of recreational experiences, which may include active sport courts (soccer, basketball, and pickleball), parkour stations, open turf areas, community gathering space, picnic and BBQ facilities, tot lots, dog parks, a yoga pavilion, swim clubs with dining areas, outdoor game areas.	Consistent

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	In addition, the Project provides the 4.1-mile Community Pathway along Otay Lakes Road, a 1.7-mile internal loop street which provides neighborhood access to the village core, and a 3.4-mile perimeter trail which provide connectivity to open space and the Otay River Valley.	
COS-21.2 Location of Parks. Locate new local parks and recreation facilities near other community- oriented public facilities such as schools, libraries, and recreation centers where feasible, so that they may function as the “heart” of a community.	The Village Core is centrally located in the “heart” of the Project. The Project is designed around an active village core that includes an elementary school, 10.5-acre public park, homeowners’ facility, a public safety site planned to accommodate a fire station and Sheriff’s storefront facility and up to 20,000 square feet of neighborhood serving commercial and retail uses. The various residential neighborhoods include pocket parks, a majority of which are within a ¼ mile of all homes.	Consistent
COS-21.5 Connections to Trails and Networks. Connect public parks to trails and pathways and other pedestrian or bicycle networks where feasible to provide linkages and connectivity between recreational uses.	The Project provides a 4.1-mile Community Pathway along Otay Lakes Road and a 1.7-mile internal loop street which provides neighborhood access to the village core. A 3.4-mile perimeter trail borders the community along the open space interface. Park facilities are within ¼ mile of a majority of residential neighborhoods. In addition, bike lanes are provided on Otay Lakes Road to provide a west-east connection.	Consistent

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Housing Element		
GOAL H-1 Housing Development and Variety. A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics.		
Policies		
H-1.6 Land for All Housing Types Provided in Villages. Provide opportunities for small-lot single-family, duplex, triplex, and other multi-family building types in Villages.	The Specific Plan includes a mix of five single-family lot sizes and a mixed-use development of 57 units. The Project objective to provide an executive-level specialty community balances the higher density and multi-family housing developed throughout the villages of Otay Ranch located in the City of Chula Vista.	Consistent
H-1.7 Mix of Residential Development Types in Villages. Support the design of large-scale residential developments (generally greater than 200 dwelling units) in Villages that include a range of housing types, lot sizes, and building sizes.	<p>The Project is planned with a greater emphasis on executive level single-family homes to provide a housing choice to business owners and executives not currently available in the higher density development within the existing villages in the City of Chula Vista. This increases the existing diversity of housing stock in Otay Ranch. Higher density housing in more appropriately located in closer proximity to transit and employment centers, with lower density communities planned on the edge of urban development.</p> <p>The ratio of SF to MF units within the Otay Valley Parcel authorized in the 1993 Otay SRP was 49.5:50.5. The current ratio of SF to MF is approximately 33:67, pursuant to Otay SRP amendments already approved by the Chula Vista City Council which include Villages 2, 3, 4, 8, 9, 10, and Planning Area 12. This change reflects the land use policy trend toward more efficient and consistent development patterns necessary to encourage walking and reduce reliance on the automobile as popularized by the phrase “smart growth.”</p> <p>The impact of the conservation agency acquisitions (Village 15), the 2001 Village 13 amendment, and the City of Chula Vista Otay Valley Parcel amendments greatly alters the ratio of SF to MF homes throughout Otay Ranch. The Project plan amendment would serve to bring the ratio closer to that which was originally approved in 1993 when evaluated from the goals of the Otay Ranch Master Plan.</p>	Consistent
H-1.8 Variety of Lot Sizes in Large-Scale Residential Developments. Promote large-scale residential development in Semi-Rural that include a range of lot sizes to improve housing choice.	Refer to H-1.7 for additional details. The variety of large lot sizes and single-family home-styles provide a wide range of choices for homebuyers. Gated communities within the Project create a unique setting for single family neighborhoods. The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles.	Consistent
H-1.9 Affordable Housing through General Plan Amendments. Require developers to provide an affordable housing component when requesting a General Plan amendment for a large-scale residential project when this is legally permissible.	The project does not conflict with this policy. The Otay Ranch Master Plan includes a 10% affordable housing requirement within the City of Chula Vista Higher where higher density housing is more appropriately located in closer proximity to transit, public services, and employment centers.	Consistent

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	Consistent with other General Plan Amendment projects approved by the County Board of Supervisors since the adoption of the General Plan on August 3, 2011, the project does not include an affordable housing component as the County of San Diego does not have an inclusionary housing ordinance or other legal mechanism to require affordable housing units.	
Land Use Element		
GOAL LU-1 Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.		
Policies		
LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map. [Refer to Guiding Principle 2 for an explanation of the Community Development Model.]	The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. The Project's Regional Categories are Rural and Semi-Rural. In the General Plan, Table LU-1 (Page 3-11) (Land Use Designations and Compatible Regional Categories) indicates Specific Plan Area compatibility with all Regional Categories. The General Plan states that Regional Categories allow many different land use types to be planned in a more unified, regional manner. As a result, they do not regulate allowed uses or intensities of individual development proposals. Where the Regional Categories represent a broad framework for the form and organization of development, the Land Use Designations are property-specific and identify the type and intensity of land uses that are allowed. Land use designations on the Land Use Map is Specific Plan Area which is compatible with the Rural and Semi-Rural Regional Categories. The Otay Ranch GDP/SRP approved a variety of density and land uses as outlined in Tables 5 and 7, including Low, Medium, Medium High, Mixed Use, Low-Medium Village, School and Parks in the Resort Village 13.	Consistent
LU-1.2 Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. [See applicable community plan for possible relevant policies.]	The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. Consistency was established by incorporating the Otay Ranch GDP/SRP into the County General Plan document. The Otay Ranch GDP/SRP "Land Use Plan provides for a balance of residential, employment and open space/recreation land uses sensitive to environmental condition, regional influences and adjacent communities." (Otay Ranch GDP/SRP, Page 66). The Project is identified as Resort Village 13 in the Otay Ranch GDP/SRP and includes areas suitable for development and a large portion of the 11,375-acre area designated as the Otay Ranch RMP Preserve. Since the Otay Ranch GDP/SRP was adopted in 1993, ownership within the Otay Ranch has been fragmented; however, the Land Use Plan has remained intact. The Project is within the Otay Water District service boundaries and has been planned for sewer service per the Otay Ranch GDP/SRP Facilities Implementation Plan. The Project does not propose any changes to the existing General Plan land use designation or regional category.	Consistent

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LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.	<p>The Project is defined as a Specialty Village in the Otay Ranch GDP/SRP and serves as a Transitional Village between the more intense uses within Chula Vista (i.e. the Rolling Hills Ranch gross density is 2.0 dwelling units per acre) to the south and the rural communities within Planning Areas 16, 19 and Jamul to the north. The Specific Plan establishes a land use pattern that includes a centrally located Village Core comprised of an elementary school site, a neighborhood park and the Multiple-Use parcel with up to 20,000 sq. ft. of commercial/retail. The village core also includes a public safety site planned to accommodate a fire station and Sheriff's storefront facility.</p> <p>The regional trail located along Otay Lakes Road connects the City of Chula Vista to the Otay River Valley with connections to the Project.</p> <p>Consistent with the Otay Ranch RMP and MSCP County Subarea Plan, the Project also includes 1,107.2 acres designated as RMP Preserve on-site, which is anticipated to be conveyed to the POM and become part the 11,375-acre Otay Ranch RMP Preserve system. The Project will also conserve approximately 69.3 acres of high-quality habitat planned to be added to the RMP Preserve.</p>	Consistent
LU-1.5 Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.	<p>The County of San Diego and City of Chula Vista jointly processed and approved the Otay Ranch GDP/SRP in 1993. The Project is consistent with the adopted Otay Ranch GDP/SRP Land Use Plan. The Applicant is coordinating with the City of Chula Vista regarding the reclassification of Otay Lakes Road to a 4-Lane Boulevard consistent with the County classification as the road transitions across the City/County boundary.</p> <p>The County of San Diego and City of Chula Vista have entered into a Sewage Transportation Agreement that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Project, to be conveyed through the Salt Creek Interceptor. Under this agreement, the Project will be required to annex into the San Diego County Sanitation District and sewer flows from the Project will be conveyed to the San Diego Metro System via the Salt Creek Interceptor.</p>	Consistent
LU-1.7 Maximum Residential Densities. Determine the maximum number of dwelling units permitted within the boundaries of any subdivision or single lot based on the applicable land use designation(s). When the total number of dwelling units is less than one, this shall be interpreted as permitting one dwelling unit. When more than one dwelling unit is permitted, fractional dwelling units are rounded down to the nearest whole number of dwelling units.	<p>The General Plan "Specific Plan Area" Land Use Designation refers to the applicable Specific Plan for density information. The Specific Plan establishes the maximum permitted number of dwelling units within the Project (See Table 1, Otay Ranch Resort Village - Land Use Summary Table) and is also consistent with the Otay Ranch GDP/SRP land uses.</p>	Consistent

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LU-1.8 Density Allocation on project Sites. Permit changes in density within a project site with parcels that have more than one land use designation to provide flexibility in project design only when approved by Major Use Permit or Specific Plan. The policy does not allow a project to receive more units than is established by the Land Use Maps nor to supersede Housing Element requirements related to achieving the County's Regional Housing Needs Allocation. [See applicable community plan for possible relevant policies.]	The Specific Plan, Chapter IV - Implementation, includes provisions for shifting units from one planning area to another so long as the total authorized number of dwelling units is not exceeded.	Consistent
LU-1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site-specific characteristics render such densities infeasible.	The Project has achieved the planned densities shown on the Land Use Map, as well as the densities established in the Otay Ranch GDP/SRP.	Consistent
GOAL LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.		
Policies		
LU-2.1 Community Plans. Maintain updated Community Plans, as part of the General Plan, to guide development to reflect the character and vision for each individual unincorporated community, consistent with the General Plan.	<p>The vision for development within the Project Area is established in the Otay Ranch GDP/SRP. The Resort Village 13 is described as a "Specialty Village" that also serves as a Transitional Village on the edge of South County's urban development within the City of Chula Vista.</p> <p>The Project includes Otay Ranch GDP/SRP amendments maintain the existing alignment and reduce the classification of Otay Lakes Road and minimize impacts to sensitive resources and maintain the rural character of the road.</p>	Consistent

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Policies		
<p>LU-2.2 Relationship of the Community Plans to the General Plan. Community Plans are part of the General Plan. These plans focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller geographic region and provide a forum for resolving local conflicts. As legally required by State law, Community Plans must be internally consistent with the General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan.</p>	<p>Due to its size and complexity, the development policies for the Otay Ranch project are contained in Volume 2, of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The existing zoning identifies the Otay Ranch project as a "Specific Plan Area" within its boundary.</p> <p>The Project includes amendments to the Otay Ranch GDP/SRP to realign and reclassify Otay Lakes Road and update the Resort Village 13 descriptions, land use summary tables and land use maps, consistent with the Specific Plan.</p> <p>With these amendments, the Otay Ranch GDP/SRP will be internally consistent with the General Plan.</p>	Consistent
<p>LU-2.3 Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.</p>	<p>There are no adjacent unincorporated rural communities to the Project. Consistent with the General Plan Regional Land Use Category and the Otay Ranch GDP/SRP, the Project is a lower density community comprised primarily of single-family residential land uses that provide a transition between the rural lands surrounding the Project and the edge of South County's urban development within the City of Chula Vista to the south and west.</p>	Consistent
<p>LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.</p>	<p>The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. Consistency was established by incorporating the Otay Ranch GDP/SRP into the County General Plan document. The Specific Plan includes a variety of residential and non-residential land uses arranged to meet the County General Plan Guiding Principles, which generally provide for the development of land uses, investment in infrastructure and public services, and conservation of natural resources that enable the County's residents and businesses to enjoy a more sustainable environment, economy, well-being and health.</p>	Consistent

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Policies		
	<p>In addition, the Project includes the preservation of 1,170 acres of natural resources on-site, which it is anticipated will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve system. The topography and natural beauty of the Project Area combined with the scenic lake views provide an ideal setting for the architectural forms, materials and architectural styles found in the historic towns of Old California. The Old California design theme will be implemented throughout the Village Core and residential neighborhoods to create a cohesive community character and theme, consistent with the Project rural setting.</p> <p>The land uses are consistent with the Regional Category and Specific Plan Area Land Use designations in the General Plan. The Project includes a village core containing village-serving land uses and lower density single family residential land uses, providing a Transitional Village between the urban limits of Chula Vista and the planned residential large lot development in the Project.</p> <p>See Otay Ranch GDP/SRP Consistency Analysis.</p>	
LU-2.5 Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities.	The Project perimeter is comprised of landscaped slopes creating a greenbelt edge surrounding the residential neighborhoods. In addition, the Project Area is located within the Otay Ranch, which includes an 11,375-acre RMP Preserve system.	Consistent
LU-2.6 Development near Neighboring Jurisdictions. Require that development in the proximity of neighboring jurisdictions retain the character of the unincorporated community and use buffers or other techniques where development in the neighboring jurisdiction is incompatible.	<p>The Otay Ranch GDP/SRP describes the Resort Village 13 as a Specialty Village that also serves as a Transitional Village on the edge of South County's urban development within the City of Chula Vista.</p> <p>The Otay Ranch GDP/SRP describes the Project as a rural, low density residential community. The Project implements this vision by planning a variety of large lot singled-family homes.</p>	Consistent
LU-2.7 Commercial Viability. Ensure that new commercial centers maintain or enhance the viability of existing commercial areas.	The Project includes a Multiple-Use Site with up to 20,000 sq. ft. of retail/commercial uses focused on meeting the needs of residents. The closest existing commercial centers are located approximately three and four miles west of the Project within the City of Chula Vista (Rolling Hills Ranch, East Lake, and Otay Ranch communities).	Consistent

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Policies		
LU-2.8 Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.	The Project includes measures to minimize significant impacts related to noise, vibration, dust, odor and aesthetics. These include M-AE-1 and M-AE-2, M-AQ-1 and M-AQ-2, and M-N-1a-e through M-N-6 and are described in detail in Final EIR Sections 2.1, Aesthetics and Visual Resources, Section 2.2, Air Quality and Section 2.7, Noise.	Consistent
GOAL LU-3 Diversity of Residential Neighborhoods. A land use plan that accommodates a range of building and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.		
Policies		
LU-3.1 Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.	The Project includes 5 single family lot sizes within 10 neighborhoods, which are anticipated to accommodate approximately 15 varied single-family floorplans. Lot sizes range from 4,250 sq. ft. to 27,000 square feet. The Project also includes a location for multi-family homes in a horizontal or vertical multiple-use configuration. The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles.	Consistent
LU-3.2 Mix of Housing Units in Large projects. Require new large residential developments (generally greater than 200 dwelling units) to integrate a range of housing types and lot and building sizes. [See applicable community plan for possible relevant policies.]	The Project includes 5 single family lot sizes within 10 neighborhoods, which are anticipated to accommodate approximately 15 varied single-family floorplans. Lot sizes range from 4,250 sq. ft. to 27,000 square feet. The Project also includes a location for multi-family homes in a horizontal or vertical multiple-use configuration.	Consistent
LU-3.3 Complete Neighborhoods. Require new development sufficiently large to establish a complete neighborhood (typically more than 1,000 dwelling units) to include a neighborhood center within easy walking distance of surrounding residences. [See applicable community plan for possible relevant policies.]	The Project land plan includes three major activity centers: the multiple-use planning area which includes 57 residences arranged in a mixed use configuration with up to 20,000 sq. ft. of commercial/retail; a village core planning area which includes the elementary school, 10.5-acre neighborhood park, homeowners recreation facility and public safety site; and the Resort planning area which will be home to a 200-room resort hotel with up to 20,000 sq. ft. of commercial/retail uses. The village core is located in the geographic center of the community within an easy ½ mile walking distance of the majority of residents. The public safety site is planned to accommodate a fire station and Sheriff's storefront facility.	Consistent

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<p>GOAL LU-5 Climate Change and Land Use. A land use plan and associated development techniques and patterns that reduce emissions of local greenhouse gases in accordance with state initiatives, while promoting public health.</p> <p><i>[Note: The Otay Ranch Resort Village is part of the Otay Ranch GDP/SRP and, as such, is part of the General Plan's existing land use framework. The Resort Village land plan would not result in residential densities or non-residential intensities that exceed the framework set forth in the Otay Ranch GDP/SRP for the Village 13 area. The GDP/SRP was developed to provide a master framework for the Otay Ranch planned community and captures the environmentally beneficial results of a systematic and comprehensive site design and planning effort for Otay Ranch.]</i></p>		
Policies		
<p>LU-5.1 Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.</p>	<p>The Project land plan has a mix of uses including a centrally-located elementary school and neighborhood park, a public safety site, pedestrian parks, a multiple-use commercial/retail area and a resort hotel. Trails, bike lanes and the internal village pathway connect these uses and provide alternative travel modes to reduce emissions.</p>	Consistent
<p>LU-5.2 Sustainable Planning and Design. Incorporate into new development sustainable planning and design.</p>	<p>The Project land plan has a mix of uses including a centrally-located elementary school and neighborhood park, a public safety site, pocket pedestrian parks, a community-serving HOA facility/amenity, a multiple-use commercial/retail area and a resort hotel. Trails, bike lanes and the internal village pathway connect these uses and provide alternative travel modes to reduce emissions.</p> <p>The comprehensive park and recreation system places parks within walking distance of all residential neighborhoods. The pedestrian experience is enhanced through the landscaped parkways planned along residential streets, separating pedestrians from vehicles.</p> <p>All residential and non-residential development areas would exceed the requirements of the now-applicable 2016 Title 24 energy standards. More specifically, Alternative H proposes to construct all single-family homes to Zero Net Energy design standards, as defined by the California Energy Commission (see Final EIR M-GCC-4). Additionally, high-efficiency lighting and EnergyStar appliances shall be used in multi-family homes and non-residential buildings (see Final EIR M-GCC-2 and M-GCC-3). Multi-family homes and non-residential buildings also shall be designed to improve building energy efficiency by 10 percent over the 2016 Building Energy Efficiency Standards set forth in Part 6 of the Building Code (see Final EIR M-GCC-5). In addition, the project will comply with the latest California Green Building Code requirements.</p>	Consistent

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Policies		
	<p>Water conservation is maximized through the implementation of strategies and measures in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. Greywater systems (pursuant to CA Health and Safety Code Section 17922.12) and Rain Water Harvesting systems may also be utilized within the Project, if approved by the City of San Diego.</p> <p>The land plan has been designed to incorporate passive solar design and building orientation principles to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer.</p> <p>The Project incorporates mitigation measure M-GCC-6 that requires the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units. In addition, ten (10) Level 2 EV charging stations will be installed within the non-residential parking areas located on the Project site, as well as an additional ten (10) Level 2 EV charging stations for vehicles utilizing public street parking spaces on street blocks located adjacent to non-residential development areas. All EV charging stations are subject to review and approval by the County.</p> <p>The Project includes parkways landscaped with canopy trees adjacent to all streets to minimize heat gain and reduce the urban heat island effect. In addition, Site-specific Site plans within the Village Core will ensure sufficient landscaping in and around large parking lot areas to reduce heat gain.</p> <p>Private swim clubs will be designed to include photovoltaic systems.</p>	
LU-5.3 Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations.	The Project is located entirely within a village boundary established by the Otay Ranch Subregional Plan. The General Plan Regional Designation for the Project Area is "Semi-Rural." Consistent with this designation, the largest on-site component of the Project is the designation of 1,107.2 acres of RMP Preserve which will be conveyed to the POM as part of the Otay Ranch RMP Preserve and managed pursuant to the Otay Ranch Resource Management Plan. The Project will also conserve approximately 69.3 acres of on-site high-quality habitat planned to be added to the RMP Preserve. In addition, the Specific Plan is a subset of the Otay Ranch GDP/SRP and over 70% of the Proctor Valley Parcel is designated open space.	Consistent

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LU-5.5 projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented. Examples include large parking areas that cannot be crossed by non-motorized vehicles, and new developments that block through access on existing or potential bicycle and pedestrian routes.	Street sections within the Project include landscaped parkways separating sidewalks from travel lanes to increase pedestrian safety. The project provides trails and multi-use pathways which connect the project site to regional trails. In addition, bike lanes are proposed on Otay Lakes Road to provide an east-west connection between the City of Chula Vista and the Otay River Valley.	Consistent
GOAL LU-6 Development–Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.		
Policies		
LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.	<p>The MSCP County Subarea Plan Implementing Agreement identifies mitigation for the Otay Ranch to be the 11,375 Otay Ranch RMP Preserve. These habitat preservation plans preserve the most sensitive natural resources within the Project Area. The Specific Plan implements the Otay Ranch RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The Project is consistent with the MSCP “hardline”, maintaining the largest on-site component of 1,107.2 acres of RMP Preserve. The Project will also conserve approximately 69.3 acres of on-site high-quality habitat planned to be added to the RMP Preserve.</p> <p>The Project will convey 1.188 acres of Otay Ranch RMP Preserve for every acre of development plan subject to the Preserve Conveyance Obligation. The total conveyance obligation for the Project is approximate 790.3 acres which will be conveyed to the POM as part of the Otay Ranch RMP Preserve and managed pursuant to the Otay Ranch Resource Management Plan.</p> <p>The easternmost portion of the site adjacent to the Wildlife Refuge provides a wider corridor through the Specific Plan area to establish a valuable habitat connection between the County MSCP Subarea Preserve, Chula Vista Subarea Preserve, the National Wildlife Refuge, and the City of San Diego “Cornerstone” properties. This open space Preserve corridor contains high-quality natural habitats, including vernal pools and Quino Checkerspot Butterfly host plants.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>LU-6.3 Conservation-Oriented project Design. Support conservation-oriented project design when appropriate and consistent with the applicable Community Plan. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character. [See applicable community plan for possible relevant policies.]</p> <p>Approval of Conservation-Oriented projects is not guaranteed by-right but shall be allowed to process if consistent with applicable minimum lot sizes, design guidelines, and regulations.</p>	<p>The Project is designated a Specific Plan Area in the County General Plan. A Specific Plan has been prepared for the Project and consistent with the Otay Ranch RMP Preserve design. The land use plan contained within the Specific Plan was developed to achieve a conservation-oriented project, including the designation of 1,107.2 acres of RMP Preserve on-site, which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve system, a component of the MSCP County Subarea Plan. The Project will also conserve approximately 69.3 acres of on-site high-quality habitat planned to be added to the RMP Preserve. In addition, the Specific Plan is a subset of the Otay Ranch GDP/SRP and over 70% of the Proctor Valley Parcel is designated open space.</p> <p>The Specific Plan is consistent with the development footprint established in the RMP and MSCP County Subarea Plan. These habitat conservation plans preserve the most sensitive resources, while designating areas suitable for development. This open space Preserve contains high-quality natural habitats, including vernal pools and Quino checkerspot butterfly host plants. The proposed Tentative Map includes single family lots smaller than the County's standard lot sizes to achieve greater conservation.</p>	Consistent
<p>LU-6.4 Sustainable Subdivision Design. Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities consistent with the applicable community plan. [See applicable community plan for possible relevant policies.]</p>	<p>The Specific Plan land use plan was developed to achieve a conservation-oriented project, including designation of 1,107.2 acres of RMP Preserve on site, which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve. In addition, the Project will also conserve approximately 69.3 acres of on-site high-quality habitat planned to be added to the RMP Preserve. The Project has a mix of land uses including a centrally-located elementary school site, conveniently located neighborhood and private parks, a public safety site, and a multiple-use retail/commercial area within the Project. These land uses are supported by an extensive network of bike lanes and pathways to provide a wide range of alternative travel modes to reduce vehicular trips and reduce emissions. The comprehensive park and recreation system places parks within a ¼ to ½ mile walking distance of all residential neighborhoods.</p>	Consistent

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Policy	Project Conformance	Conformance Conclusion
	<p>The Project incorporates mitigation measure M-GCC-6 that requires the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units. In addition, ten (10) Level 2 EV charging stations will be installed within the non-residential parking areas located on the Project site, as well as an additional ten (10) Level 2 EV charging stations for vehicles utilizing public street parking spaces on street blocks located adjacent to non-residential development areas. All EV charging stations are subject to review and approval by the County.</p> <p>The Fire Protection Plan (FPP) establishes a 100' Fuel Modification Zone (FMZ) around the perimeter of the project, which coincides with the required 100' Preserve Edge in some areas. Per the Otay Ranch RMP, the 100' FMZ is also proposed within portions of the 100' Preserve Edge, which provides a buffer between development and the RMP Preserve.</p> <p>The FMZ must be planted per the Approved Plant List included in the FPP. The 100' FMZ is comprised of two 50' zones. Zone 1 is 50' measured from the property line outward and must be permanently irrigated. Zone 2, closest to the RMP Preserve, will not be permanently irrigated.</p> <p>Water conservation is maximized through the implementation of strategies and measures in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. Graywater systems (pursuant to CA Health and Safety Code Section 17922.12) and Rain Water Harvesting systems may also be utilized within the Project, if approved by the City of San Diego.</p> <p>The Project also includes a plant palette (Approved Plant List) which is water-efficient to minimize irrigation needs along landscaped parkways and manufactured slopes.</p> <p>The Project has been designed to incorporate passive solar design and building orientation principles to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer, to the extent practicable or where feasible.</p>	Consistent

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	<p>The Specific Plan Parks, Recreation, Open Space, Preserve and Trails Master Plan includes 25.1 acres of public and private park land ranging in size from 2.4 to 10.5 acres. Included in the community is a private homeowner's recreation facility of 6.1 acres which includes a swimming pool and tennis courts. The public and private park system provides a variety of recreational experiences, including active sport courts (soccer, basketball, pickleball), parkour stations, open turf areas, community gathering space, picnic and BBQ facilities, tot lots, dog parks, a yoga pavilion, swim clubs with dining areas, and outdoor game areas. In addition, the Project includes a 3.4-mile perimeter trail bordering the community along the open space interface and 1.7 miles of internal trails. A multi-use pathway of 4.7 miles connects the regional trail along Otay Lakes Road from Lake Crest Drive in Chula Vista to the easternmost project boundary at the trailhead to the Otay River Valley.</p>	
<p>LU-6.5 Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.</p>	<p>The Project's storm water facilities have been designed in accordance with the County's Standard Urban Stormwater Mitigation Plan, Hydromodification Plan, and Low Impact Development Design Guidelines. Drainage and urban runoff from the developed portions of the site will drain into biofiltration basins to address water quality (removing trash, debris, and pollutants). These basins will discharge via an internal storm drain system and will outlet below the high-water elevation of Lower Otay Reservoir to avoid erosion. Where the outfalls are not below the high-water elevation of Lower Otay Reservoir, hydromodification practices are employed. and then into natural detention basins for further treatment and natural infiltration prior to discharge to the downstream natural conveyance channels.</p>	Consistent
<p>LU-6.6 Integration of Natural Features into project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.</p>	<p>The Specific Plan land use plan was developed to achieve a conservation-oriented project, including designation of 1,107.2 acres of RMP Preserve on site, which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve. In addition, the Project will also conserve approximately 69.3 acres of on-site high-quality habitat planned to be added to the RMP Preserve consistent with the Preserve Conveyance Obligation.</p> <p>The Project maintains the existing alignment of Otay Lakes Road and reduces the classification to avoid impacts to sensitive habitat to the maximum extent practicable.</p>	Consistent

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Policies		
<p>LU-6.7 Open Space Network. Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.</p>	<p>The Specific Plan implements the Otay Ranch Phase 1 RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The largest on-site component of open space in the Project is designation of 1,107.2 acres of RMP Preserve on site, which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve. In addition, the Project will also conserve approximately 69.3 acres of on-site high-quality habitat planned to be added to the RMP Preserve. The POM will be responsible for maintenance and management of all conveyed RMP Preserve land, with funding assured through the establishment of a CFD or similar assessment mechanism.</p> <p>The Otay Ranch RMP Preserve lands to be conveyed to the POM are consistent with the MSCP County Subarea Plan, the Otay Ranch GDP/SRP and RMP.</p> <p>The easternmost portion of the site adjacent to the Wildlife Refuge provides a wider corridor through the Specific Plan area to establish a valuable habitat connection between the County MSCP Subarea Preserve, Chula Vista Subarea Preserve, the National Wildlife Refuge, and the City of San Diego "Cornerstone" properties. This open space Preserve corridor contains high-quality natural habitats, including vernal pools and Quino Checkerspot Butterfly host plants.</p> <p>A connection to the Otay Valley Regional Park is provided by the planned regional trail located along the full length of Otay Lakes Road connecting the City of Chula Vista to the Otay River Valley.</p>	Consistent
<p>LU-6.8 Oversight of Open Space. Require that open space associated with future development that is intended to be preserved in perpetuity either be:</p> <ol style="list-style-type: none"> 1. Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or 2. Transferred into public ownership of an agency that manages preserved open space. 	<p>The Specific Plan implements the Otay Ranch Phase 1 RMP, which designates 11,375 acres of Preserve within Otay Ranch. The largest component of open space in the Project site is 1,107 acres of land that is to be conveyed to the Otay Ranch Preserve.</p> <p>The POM is responsible for monitoring, management, and maintenance of the Otay Ranch Preserve. The POM will be fully funded by a Community Facilities District, the only such fully-funded and managed regional preserve within the MSCP system. Through the conveyance process outlined in the Phase 2 RMP development of Otay Ranch ensures dedication of the Otay Ranch Preserve system into public ownership at no cost.</p> <p>In 1996, the County adopted the Otay Ranch Preserve Owner/Manager JEPAs between the City of Chula Vista and County of San Diego, the Preserve Conveyance Plan and the Preserve Finance Plan which established a conveyance plan requiring that for every developable acre, 1.188 acres of RMP Preserve land must be conveyed to the Otay Ranch POM, concurrent with final map approval. As such, RMP Preserve land is dedicated into public ownership (POM) at no cost.</p>	Consistent

County General Plan		
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Policies		
The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County.	The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. POM activities have been fully funded within the City of Chula Vista by a Community Facilities District (CFD 97-2), the only fully-funded and managed regional preserve within the MSCP system. A similar CFD funding mechanism will be formed by the County for the Project.	
LU-6.9 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.	The Project also includes an amendment to the Otay SRP which converts the project from predominately multifamily (1,408 MF units) to mostly single family (only 57 MF units). As a result, the site is much more sensitively graded and contoured to existing slopes and ridgelines in the project site, rather than creating larger, flat multifamily pads. Likewise, the size of the resort complex has been reduced to maintain the rock canyon and outcropping in the eastern portion of the project site.	Consistent
LU-6.10 Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.	Phase 1 Environmental Site Assessments (Final EIR, Appendices C-9 and C-10) were prepared and updated for the Project which did not identify natural hazards risks within the Project Area. A Geotechnical Review of the Preliminary Tentative Map and Grading Plan identifies potential natural and man-made hazards related to site development, assesses the relative risk of such hazards and provides mitigation recommendations, as necessary. Based on the conclusions presented in the Geotechnical Review of the Preliminary Tentative Map and Grading Plan, no hazards have been identified at the Project Area whose risk cannot be mitigated to less than significant. The development is located and designed to protect property and residents from the risks of natural and man-made hazards.	Consistent

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	<p>The Project would also be required to address any geologic conditions or hazards that exist or would arise through grading and development of the Project Site and with any off-site improvements. In addition, all roads, improvements, structures, and walls must be constructed in accordance with the requirements contained in the final geotechnical report or reports generated for these improvements. These grading and development-level reports, which are generated for the Project during the construction phases, contain detailed specifications and requirements for grading, road, utility, storm drain improvements, structures, and walls. The grading plans to reference the geotechnical report to ensure compliance with said report. The Geotechnical Engineer of Record must sign grading plans verifying compliance with the detailed requirements in such reports. Such reports address issues such as Site-specific soil conditions, remediation of any on-site geologic hazards or constraints in areas planned for development, and any seismic standards unique to the Project Site.</p>	
GOAL LU-9 Distinct Villages and Community Cores. Well-defined, well-planned, and well-developed community cores, such as Villages and Town Centers that contribute to a community's identity and character.		
Policies		
<p>LU-9.1 Village and Community Core Planning. Encourage the delineation of and development of more detailed planning direction for the character, design, uses, densities, and amenities of Village areas, Town Centers, and other community cores in Community Plans to assist in the future planning of residences, infrastructure, businesses, and civic uses.</p>	<p>The Project includes a Village Core located in the geographic center of the Project, within ½ mile walking and biking distance from the majority of residences. The Village Core includes an elementary school site, a neighborhood park, a homeowners recreation facility and the multiple-use development containing up to 20,000 sq. ft. of commercial/retail. The Village Core also includes a public safety site planned to accommodate a fire station and Sheriff's storefront facility.</p> <p>The Village Core is composed of land uses that form the social, civic and recreational focus of the Project. The Alternative H Resort Village Design Plan (Specific Plan, Appendix V), establishes an "Tuscan Hill Town" theme for the Project through site and land uses, character, pedestrian orientation, grading and landscape design, park design and entryway and identity design. The Design Plan also presents the architectural theme for the Project implemented through a variety of architectural styles influenced hill towns in Tuscany. Per the Design Plan, the Village Core will contain a higher level of architectural and landscape design than the residential neighborhoods within the village. The Village Core will create a sense of place and a highly identifiable character through design of monumentation, streetscape landscaping, roundabout design, consistent with Tuscan architectural style with a strong emphasis on Renaissance style architecture. The use of decorative light fixtures, signage, hardscape and formal landscape concepts will reinforce the rural character of the Village Core. The Project Design Plan provides additional details.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
LU-9.2 Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]	<p>The Project is described as a Specialty Village (Resort Village 13) in the Otay Ranch GDP/SRP that also serves as a Transitional Village between the more intense development patterns within the City of Chula Vista and the rural County. The more intense land uses are planned within the Village Core located along central to the community. Residential lot sizes increase as development moves away from the Village Core. Traditional single-family lots sizes range from 4,250 sq. ft. to 27,000 square feet. The Project also includes a location for multi-family homes in a horizontal or vertical mixed-use configuration.</p> <p>The steeper portions of the site are in the north and east where lower density development is proposed and mostly avoided. Steep slopes are also within RMP Preserve areas.</p>	Consistent
LU-9.3 Village and Community Core Guidelines and Regulations. Support the development and implementation of design guidelines, Village-specific regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Ensure that new development be compatible with the overall scale and character of established neighborhoods.	The Specific Plan includes Development Regulations which establish Zoning Districts within the Project Area. The Development Regulations govern density, zoning, permitted uses, setbacks, signage and parking. The Village 13 Resort Village Design Plan guides development of residential, mixed use, road, parking and lighting. Development patterns planned within the Project are similar to and compatible with development within the existing neighborhoods of East Lake, Rolling Hills Ranch and Otay Ranch within the City of Chula Vista as it relates to density, amenities, site conditions, roadway network, schools, etc.	Consistent
LU-9.5 Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	The Village Core is comprised of an elementary school site, public neighborhood park, public safety site, homeowners recreational facility, and multiple-use development with up to 20,000 sq. ft. of commercial/retail uses. Residential neighborhoods are defined by entries and monumentation, establishing a distinct neighborhood identity. The Project includes 5 single family lot sizes within 10 neighborhoods, which are anticipated to accommodate approximately 15 varied single-family floorplans. Lot sizes range from 4,250 sq. ft. to 27,000 square feet.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
GOAL LU-10 Function of Semi-Rural and Rural Lands. Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.		
Policies		
LU-10.1 Residential Connectivity. Require residential development in Semi-Rural areas to be integrated with existing neighborhoods by providing connected and continuous street, pathway/trail, and recreational open space networks.	<p>The site is not adjacent to any existing or planned communities. The Otay Ranch GDP/SRP was jointly planned by the City of Chula Vista and the County to integrate project design and compatibility with adjacent existing and planned communities.</p> <p>The Resort Village is part of the Otay SRP; however, because of previous changes to the SRP land use plan, the project includes an Otay SRP amendment to convert the project from predominately multifamily (1,408 MF units) to mostly single family (only 57 MF units) and reducing the number of resort rooms from 800 to 200. The amendment is necessary due to the acquisition of Village 15 for conservation now that the Resort Village is "edge" community and single-family is more appropriate than multifamily development.</p> <p>In addition, the development pattern within the Project is consistent and compatible with existing single-family neighborhoods to the west, including the Rolling Hills Ranch and East Lake Woods neighborhoods within the City of Chula Vista. These communities are integrated along the circulation system through the City of Chula Vista which provides primary access to the Project via Otay Lakes Road. Development within adjacent City of Chula Vista neighborhoods includes the preservation of large, connected Preserve areas as prescribed in the City of Chula MSCP Subarea Plan, providing connectivity with the RMP Preserve areas surrounding and within the Project. The regional trail network connects the surrounding areas along the Otay Lakes Road regional trail, as well as along existing and planned trails traversing Preserve areas.</p>	Consistent
LU-10.2 Development—Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character and avoid sensitive or intact environmental resources and hazard areas.	<p>The site is located entirely within a village boundary established by the Otay Ranch Subregional Plan. The largest component of open space in the site is 1,107 acres of land that is to be conveyed to the Otay Ranch Preserve. In addition, the Project will also conserve approximately 69.3 acres of on-site high-quality habitat planned to be added to the RMP Preserve. The Otay Ranch Preserve lands to be conveyed are consistent with the County MSCP Subarea Plan South County Segment. The Project was designed as a "hardline" project consistent with the existing MSCP boundary.</p> <p>The easternmost portion of the site adjacent to the Wildlife Refuge provides a wider wildlife corridor through the Specific Plan area to establish a valuable habitat connection between the County MSCP Subarea Preserve, Chula Vista Subarea Preserve, the National Wildlife Refuge, and the City of San Diego "Cornerstone" properties. This open space Preserve corridor contains high-quality natural habitats, including vernal pools, coastal sage scrub, and Quino Checkerspot Butterfly host plants</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
GOAL LU-12 Infrastructure and Services Supporting Development. Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development.		
Policies		
<p>LU-12.1 Concurrency of Infrastructure and Services with Development. Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.</p> <p>In addition to utilities, roads, bicycle and pedestrian facilities, and education, police, and fire services, transit-oriented infrastructure, such as bus stops, bus benches, turnouts, etc., should be provided, where appropriate.</p>	<p>The Project includes the Public Facilities Finance Plan which identifies public facilities and services thresholds and triggers for provision of those facilities and services. Each phase of development is independently analyzed such that any area may be developed and have services and facilities constructed without relying upon another phase. Project-wide thresholds apply to larger facilities such as the improvements to Otay Lakes Road, the public safety site, elementary school site and 10.5-acre neighborhood park.</p>	Consistent
<p>LU-12.2 Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.</p>	<p>The Project includes the Public Facilities Finance Plan which identifies public facilities and services thresholds and triggers for provision of those facilities and services.</p> <p>Otay Lakes Road is planned to be widened to a 4-lane Boulevard with Raised Median. The Project includes a General Plan Amendment to amend the Mobility Element of the Otay Community Plan Area to reclassify Otay Lakes Road from a 4-Lane Major Road to a Boulevard with Raised Median. With adoption of the General Plan Amendment, and with implementation of the requirements in the project Traffic Impact Analysis, the project will be consistent with the Mobility Element designation and prior to the road falling below a LOS D.</p> <p>Improvements to Otay Lakes Road will include four roundabouts, drainage facilities, specifically, the widening of existing culverts under Otay Lakes Road to accommodate projected runoff from the site. Further, Otay Lakes Road has been designed to accommodate drainage from the roadway.</p> <p>Based on the supplemental analysis in the Traffic Impact Analysis (Final EIR Appendices C-12 and D-12), the cumulative impacts to Otay Lakes Road, between Lake Crest Drive in the City of Chula Vista and the Project's eastern boundary is expected to be reduced to less than significant with the proposed mitigation.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>LU-12.3 Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate.</p> <p>Public services and facilities in Village areas are expected to differ from those in rural lands. Development standards in the Implementation Plan, Zoning Ordinance, and community-specific planning documents may reflect this 'context-sensitive' approach.</p>	<p>Project related public facilities and services have been planned to minimize impacts to sensitive resources to the greatest extent practicable, including implementation of the following measures:</p> <ul style="list-style-type: none"> • The Project will reduce the classification of Otay Lakes Road from the City /County boundary to the second Project entry from a 6-Lane Prime Arterial to a 4-Lane Boulevard with Raised Median in the Otay Ranch GDP/SRP. • Sidewalks have minimized in natural areas and D.G. pathways and walkways are provided for pedestrian travel. • Public infrastructure, including dry utilities, drainage, sewer, potable water facilities and construction of culverts to accommodate runoff from the Project Area will be co-located within the roadway right-of-way to avoid additional impacts. • The "Final Salt Creek Basin Gravity Sewer Analysis" prepared by Dexter Wilson Engineering, Inc. dated November 8, 1994, included sewer service for the County's unincorporated Villages and Planning Areas, including the Project in the analysis. • Otay Lakes Road has been designed to accommodate drainage from the roadway. <p>The public safety site is anticipated to accommodate both a fire station and Sheriff's storefront facility. In addition to the on-site fire station, fire and medical emergencies include mutual aid response from Chula Vista as needed and available. Further wildfire emergencies would include mutual aid from regional fire agencies and beyond, including the full weight response of CAL FIRE.</p>	Consistent
<p>LU-12.4 Planning for Compatibility. Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved.</p>	<p>All the public facilities and services are planned outside the preserve with the exception of select water quality basins and an OWD water reservoir which are within the preserve but comply with the MSCP sitting criteria. The location of the water reservoir is determined by the required pressure zone to serve the Project.</p> <p>To minimize impacts related to the construction of public infrastructure, the Project includes an amendment to the Otay SRP to improve Otay Lakes Road within the existing alignment, as well as a GPA to reclassify Otay Lakes Road to a Boulevard with Raised Median. By maintaining the current alignment of Otay Lakes Road and following the Boulevard-series design standards, impacts to both the County MSCP Subarea Plan South County Segment and City of San Diego MSCP Cornerstone lands are minimized.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
GOAL LU-13 Adequate Water Quality, Supply, and Protection. A balanced and regionally integrated water management approach to ensure the long-term viability of San Diego County's water quality and supply.		
Policies		
LU-13.1 Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high-quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.	<p>The Otay Water District prepared a Water Supply and Assessment Verification (WSAV) Report that was adopted by their Board of Director's on May 2, 2018, which states the district anticipates sufficient water supply in normal, single dry and multiple dry years to serve the Project.</p> <p>Water conservation is maximized through implementation of strategies and measures identified in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.</p> <p>The Project also includes a plant palette which is water-efficient to minimize irrigation needs along landscaped parkways and manufactured slopes.</p>	Consistent
LU-13.2 Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.	The Otay Water District prepared a WSAV Report which states the district anticipates sufficient water supply in normal, single dry and multiple dry years to serve the Project.	Consistent.
GOAL LU-14 Adequate Wastewater Facilities. Adequate wastewater disposal that addresses potential hazards to human health and the environment.		
Policies		
LU-14.2 Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.	Sewer service will be provided to the Project via the Salt Creek Interceptor, which is owned and operated by the City of Chula Vista and has been planned to accommodate flows from the Project since 1994. The County of San Diego and City of Chula Vista have entered into a Sewage Transportation Agreement that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Project, to be conveyed through the Salt Creek Interceptor. Under this agreement, the Project will be required to annex into the San Diego County Sanitation District, but sewer flows from the Project will be conveyed to and treated by the San Diego Metro System.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Mobility Element		
GOAL M-2 Responding to Physical Constraints and Preservation Goals. A road network that provides adequate capacity to reasonably accommodate both planned land uses and regional traffic patterns, while supporting other General Plan goals such as providing environmental protections and enhancing community character.		
Policies		
M-2.1 Level of Service Criteria. Require development projects to provide associated road improvements necessary to achieve a level of service of "D" or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in the accompanying text box (Criteria for Accepting a Road Classification with Level of Service E/F). When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network. Refer to the Background Material section (Road Segments Where Adding Travel Lanes is Not Justified) at the end of this chapter for list of road segments accepted to operate at LOS E/F.	<p>The Project includes improvements to Otay Lakes Road, a road included in the County Mobility Element. The road will be improved to a 4-lane Boulevard with Raised Median to the second project entry and improved to a 2-lane Community Collector east of the second entry to the Project boundary. The Project includes a General Plan Amendment to amend the Mobility Element of the Otay Community Plan Area to reclassify Otay Lakes Road from a 6-Lane Major Road to a 4-Lane Boulevard with Raised Median. With adoption of the General Plan Amendment, consistent with the Mobility Element Map, Otay Lakes Road will operate at LOS A (on the 4-lane section) and LOS D (east of the second entry) with full build-out of the Project. In addition, traffic control along Otay Lakes Road would include four roundabouts which will provide traffic calming.</p> <p>The Project applicant will pay the appropriate Transportation Impact Fee (TIF).</p>	Consistent
M-2.2 Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.	<p>The Project includes three roundabouts serving as community entries along Otay Lakes Road. A fourth dedicated entry is planned for the Resort Site on the easternmost portion of the project. Driveway 1 is the western most driveway and is approximately 3,500 lineal feet from the nearest offsite intersection, Wueste Road and Otay Lakes Road. The use of roundabouts improves safety and capacity for the functioning of Otay Lakes Road. The separation between the nearest offsite intersection and between the Project entries meets the County road standards for the buildout classification of Otay Lakes Road while also providing the necessary emergency and fire access.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>M-2.3 Environmentally Sensitive Road Design. Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce road kill and to direct animals to under crossings.</p>	<p>The Project includes an amendment to the Otay Subregional Plan, a component of the County General Plan, to improve Otay Lakes Road in its current alignment, rather than relocating the road north into the Project site where it would disturb significant biological resources. By keeping Otay Lakes Road in its current alignment, the Project minimizes impacts to significant biological and other environmental and visual resources. The Project also includes a GPA to reclassify Otay Lakes Road to a Boulevard with Raised Median. By following the Boulevard-series design standards, impacts to both the County MSCP Subarea Plan South County Segment and City of San Diego MSCP Cornerstone lands are minimized.</p> <p>The circulation network has been designed to minimize grading impacts along the project frontage and when crossing environmentally sensitive areas. A wildlife culvert under Otay Lakes Road is provided in the eastern portion of the project to facilitate movement of animal species present or expected to occur on site. The circulation network has also been designed in accordance with the County's General Plan guiding principles calling for consolidated development footprints and protection of natural resources.</p>	Consistent
<p>M-2.4 Roadway Noise Buffers. Incorporate buffers or other noise reduction measures consistent with standards established in the Noise Element into the siting and design of roads located next to sensitive noise-receptors to minimize adverse impacts from traffic noise. Consider reduction measures such as alternative road design, reduced speeds, alternative paving, and setbacks or buffers, prior to berms and walls. Sensitive noise-receptors are described in the Noise Element.</p>	<p>No noise-sensitive receptors currently exist on the site. The nearest such receptor is approximately 1,700 ft. northwest of the site (City of Chula Vista) and will be buffered by open space and an existing hillside. Where future noise sensitive receptors (residential land uses) are planned, landscaped buffers and noise walls between Otay Lakes Road are planned such that homes are setback from the roadway. Otay Lakes Road has also been designed to a lower design speed (40 mph vs. 45 mph) to further reduce noise levels. The Final EIR includes Mitigation Measures M-N-1a-e which would reduce potential noise impacts to less than significant.</p> <p>The maximum speed limit within residential neighborhoods is anticipated to be 25 mph. Lastly, the Project includes noise reducing sound walls internal to the Project, where necessary to reduce road noise on adjacent homes.</p>	Consistent
<p>M-2.5 Minimize Excess Water Runoff. Require road improvements to be designed and constructed to accommodate stormwater in a manner that minimizes demands upon engineered stormwater systems and to maximize the use of natural detention and infiltration techniques to mitigate environmental impacts.</p>	<p>Storm water facilities for the Project have been designed in accordance with the County's Standard Urban Stormwater Mitigation Plan, Hydromodification Plan, and Low Impact Development Design Guidelines. Drainage and urban runoff from the developed portions of the site, including streets, sidewalks, driveways, and parking areas, will drain into biofiltration basins to address water quality. These basins will discharge via an internal storm drain system and will outlet below the high-water elevation of Lower Otay Reservoir to avoid erosion. Where the outfalls are not below the high-water elevation of Lower Otay Reservoir, hydromodification practices are employed.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
GOAL M-3 Transportation Facility Development. New or expanded transportation facilities that are phased with and equitably funded by the development that necessitates their construction.		
Policies		
<p>M-3.1 Public Road Rights-of-Way. Require development to dedicate right-of-way for public roads and other transportation routes identified in the Mobility Element roadway network (see Mobility Element Network Appendix), Community Plans, or Road Master Plans. Require the provision of sufficient right-of-way width, as specified in the County Public Road Standards and Community Trails Master Plan, to adequately accommodate all users, including transit riders, pedestrians, bicyclists, and equestrians.</p>	<p>The Project's Mobility Element road includes adequate public Right-of-Way to accommodate travel lanes, emergency parking areas/bike lanes, and pedestrian access in accordance with the County's Mobility Element standards.</p> <p>The public roads internal to the project also include non-motorized multi-modal trails, including a village pathway system that connects to the County's Regional Trail System and part of the Otay Valley Regional Park Trails Plan which traverses the southern boundary of the Project along the Reservoir.</p> <p>As mitigation for Project generated traffic impacts, mitigation includes the widening of Otay Lakes Road from Wueste Road to Driveway 2 (Piazza Urbino) from its current 2-lane configuration to a 4-lane Boulevard with Raised Median with bicycle and pedestrian facilities.</p> <p>The Project will also signalize the intersection of Otay Lakes Road and Wueste Road in addition to adding an East-bound and West-bound travel lane. East of Piazza Urbino, the project will improve Otay Lakes Road to a 2-lane Community Collector to accommodate add bicycle lanes and an 8 foot-wide multi-use pathway to connect to a trailhead to the Otay River Valley. Equestrian facilities are not planned in the Project area.</p>	Consistent
<p>M-3.2 Traffic Impact Mitigation. Require development to contribute its fair share toward financing transportation facilities, including mitigating the associated direct and cumulative traffic impacts caused by their project on both the local and regional road networks. Transportation facilities include road networks and related transit, pedestrian, and bicycle facilities, and equestrian.</p>	<p>Mitigation for Project-generated traffic impacts includes the construction of Otay Lakes Road as a 4-lane Boulevard in the City of Chula Vista transitioning to a 2-Lane Community Collector to the existing eastern boundary of the Project. Otay Lakes Road includes a regional trail, as well as bike lanes/emergency lanes along the entire segment.</p> <p>The Project Applicant will also be required to pay the appropriate Transportation Impact Fee.</p> <p>Otay Lakes Road will accommodate the planned build-out traffic volumes. Equestrian facilities are not planned in the Project area.</p>	Consistent
<p>M-3.3 Multiple Ingress and Egress. Require development to provide multiple ingress/egress routes in conformance with State law and local regulations.</p>	<p>The Project complies with the County's Subdivision Ordinance, the County Fire Code, and state regulations governing ingress, egress, and circulation. The Project includes four fully improved access points along Otay Lakes Road, as well as a backbone roadway connecting all the residential neighborhoods. There are secondary access points within each neighborhood, via an extensive internal circulation with loop streets and multiple ingress and egress points. The County Fire Marshal and the Fire Authority having jurisdiction over the Project have reviewed the Circulation Plan, including the proposed street sections and fire access.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
GOAL M-4 Safe and Compatible Roads. Roads designed to be safe for all users and compatible with their context.		
Policies		
M-4.1 Walkable Village Roads. Encourage multi-modal roads in Villages and compact residential areas with pedestrian-oriented development patterns that enhance pedestrian safety and walkability, along with other non-motorized modes of travel, such as designing narrower but slower speed roads that increase pedestrian safety.	<p>The Project Specific Plan incorporates pedestrian routes, including sidewalks, walking paths, and trails, throughout the project site with connections to onsite parks and school facilities, as well as offsite connections to regional trails, open space, and other recreational opportunities. The internal street system and landscaped parkways are designed to support equally all modes of transportation, including bicycling and walking. Otay Lakes Road, a County circulation element roadway, will remain in its existing alignment along the southern boundary of the Project to maintain high volume traffic outside of the village core and residential neighborhoods.</p> <p>Design speeds have been reduced to increase pedestrian safety and traffic calming measures including raised intersections, intersection neckdowns, parallel bay parking and landscaped pop-outs are integrated to further enhance the pedestrian experience.</p>	Consistent
M-4.3 Rural Roads Compatible with Rural Character. Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character. [See applicable community plan for possible relevant policies.]	<p>The Resort Village Alternative H Design Plan establishes an overall character for the community. The Project road network is designed to comply with the County's Mobility Element Map. Street sections include either separate bike lanes or "sharrows" to accommodate bicyclists. The internal streets include landscaped parkways to separate sidewalks from the streets to create a more semi-rural feel to the neighborhoods. A decomposed granite (DG) Village pathway connects activity centers through the project.</p> <p>Four roundabouts are planned at key intersections with Otay Lakes Road and neighborhood entries slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. Equestrian trails are not planned in the Project area as the residential land uses are at a higher density than allowed in the Semi-Rural and Rural lands which more appropriately accommodate equestrians.</p>	Consistent
M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.	<p>The Project roadways have been designed to provide adequate lane width for fire apparatus and emergency vehicles, while minimizing paved width to increase pedestrian and vehicle safety. Where needed a drivable median designed to accommodate emergency vehicles has been provided. The Project provides additional median breaks along Otay Lakes Road to accommodate emergency access.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
M-4.5 Context Sensitive Road Design. Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors.	<p>The Project circulation network has been designed to minimize grading impacts along the project frontage and when crossing environmentally sensitive areas. A wildlife undercrossing in the eastern portion of the project facilitates movement of animal species present or expected to occur on site. The circulation network has also been designed in accordance with the County's General Plan guiding principles calling for consolidated development footprints and protection of natural resources. Where roads cross wildlife corridors, the roads have been designed to follow the natural contour of the landscape to minimize the grading impacts of the road as it crosses the corridor.</p>	Consistent
M-4.6 Interjurisdictional Coordination. Coordinate with adjacent jurisdictions so that roads within Spheres of Influence (SOIs) or that cross jurisdictional boundaries are designed to provide a consistent cross-section and capacity. To the extent practical, coordinate with adjacent jurisdictions to construct road improvements concurrently or sequentially to optimize and maintain road capacity.	<p>The Project H includes one roadway connection with the neighboring City of Chula Vista via Otay Lakes Road. The existing Otay Lakes Road is constructed as four-lane major collector to Wueste Road and narrows down to two lanes as it leaves the jurisdictional boundary of Chula Vista. The Project includes the widening of Otay Lakes Road to four lanes from Wueste Road to the second Project roundabout ensuring Otay Lakes Road is a consistent width of four lanes from the Project into the City of Chula Vista.</p> <p>The Project would also signalize the intersection of Otay Lakes Road and Wueste Road in addition to adding an East-bound and West-bound travel lane. A development Cooperation Agreement between the Project applicants and City of Chula Vista was approved by the City Council of December 10, 2019, which provides for the design and construction of traffic improvements located within the City.</p> <p>The Resort Village 13 Traffic Impact Study identifies an impact to the intersection of Otay Lakes Road and SR-94 which is within the jurisdiction of Caltrans. Improvements to reduce the impact to below a level of significance have been identified and negotiations are on-going with Caltrans.</p>	Consistent
M-8.5 Improved Transit Facilities. Require development projects, when appropriate, to improve existing nearby transit and/or park and ride facilities, including the provision of bicycle and pedestrian facilities, provisions for bus transit in coordination with NCTD and MTS as appropriate including, but not limited to, shelters, benches, boarding pads, and/or trash cans, and to provide safe, convenient, and attractive pedestrian connections.	<p>The San Diego Association of Governments (SANDAG) is responsible for regional transportation and transit planning. The SANDAG Board of Directors adopted the 2050 Regional Transportation Plan (RTP) for the San Diego region in 2011. At this time the Project is not planned to be served by transit. SANDAG confirmed no existing or future transit routes are planned in the vicinity of the project site; however, a potential transit stop may be accommodated in the Multiple-Use planning area in the future.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
GOAL M-10 Parking for Community Needs. Parking regulations that serve community needs and enhance community character.		
Policies		
M-10.1 Parking Capacity. Require new development to: <ul style="list-style-type: none"> • Provide sufficient parking capacity for motor vehicles consistent with the project's location, use, and intensity • Provide parking facilities for motorcycles and bicycles • Provide staging areas for regional and community trails 	<p>The Project is predominantly comprised of single-family residential neighborhoods where parking needs will be accommodated with on-site private garages, driveways, and on-street parking. The parking areas for the Multiple-Use site and the Village Resort site will be subject to future Site Plans which include meeting the County's parking standards for these uses. The Traffic Impact Study (Appendix C-12) includes Chapter 10 which analyzes the anticipated parking demand generated by the Project and concludes the Project "would provide adequate parking per the County Zoning Ordinance and would not result in potentially significant impacts."</p> <p>Parking facilities for motorcycles and bicycles will be provided at the Multiple-Use, school and public park sites consistent with the County's parking standards. Private parks and swim clubs will accommodate both motorcycle and bicycle parking on-site.</p> <p>Alternative H includes trail heads to a perimeter trail at the east and west boundaries of the development and connections to the regional trail along the southern boundary of the Project. Potential parking at the trailheads are off-site and not within control of the Project.</p>	Consistent
M-10.6 On-Street Parking. Minimize on-street vehicular parking outside Villages and Rural Villages where on-street parking is not needed, to reduce the width of paved shoulders and provide an opportunity for bicycle lanes to retain rural character in low-intensity areas. Where on-street parking occurs outside Villages and Rural Villages, require the design to be consistent with the rural character. [See applicable community plan for possible relevant policies.]	<p>On-street parking is minimized outside of the Project area. On-street parking is prohibited along Otay Lakes Road. Bike lanes are planned within the Otay Lakes Road right-of-way through the Project area. On-street parking is provided along all residential streets.</p>	Consistent
M-10.7 Parking Area Design for Stormwater Runoff. Require that parking areas be designed to reduce pollutant discharge and stormwater runoff through site design techniques such as permeable paving, landscaped infiltration areas, and unpaved but reinforced overflow parking areas that increase infiltration. Require parking areas located within or adjacent to preserve areas to also include native landscaping and shielded lighting.	<p>Parking lot areas for the Multiple-Use site, elementary school, 10.5-acre neighborhood park and the Village Resort site will be subject to future Site Plans which will include storm water runoff requirements. The Resort Village 13 Master Drainage Study and Storm Water Management Plan anticipate development of parking lots and identified and sized water quality basins to accommodate flows from parking lots.</p> <p>The CEQA Drainage Study and Priority Development Project Storm Water Quality Management Plan anticipates development of parking lots and identified and sized biofiltration basins to accommodate flows from parking lots.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
GOAL M-11 Bicycle and Pedestrian Facilities. Bicycle and pedestrian networks and facilities that provide safe, efficient, and attractive mobility options as well as recreational opportunities for County residents. See also Goals and Policies in the Conservation and Open Space Element, Biological Resources section, which address the protection of sensitive biological resources and habitat areas.		
Policies		
M-11.1 Bicycle Facility Design. Support regional and community-scaled planning of pedestrian and bicycle networks.	<p>Otay Lakes Road has been designed to include bike lanes and an 8' -10' regional trail which is part of the Otay Valley Regional Park Trails Plan.</p> <p>Internal to the site, a network of sidewalks connects bicyclists and pedestrians from residential areas to the project park system, Village Core and the Resort Area.</p> <p>Internal streets have been designed at lower design speeds and are planned to have a posted speed limit of 25 mph. Stamped "sharrows" may be utilized where bicyclists share the travel ways with autos.</p>	Consistent
M-11.2 Bicycle and Pedestrian Facilities in Development. Require development and Town Center plans in Villages and Rural Villages to incorporate site design and on-site amenities for alternate modes of transportation, such as comprehensive bicycle and pedestrian networks and facilities, including both on-street facilities as well as off-street bikeways, to safely serve the full range of intended users, along with areas for transit facilities, where appropriate and coordinated with the transit service provider.	<p>The Project includes a network of sidewalks to connect bicyclists and pedestrians from residential areas to the project park system, Village Core and the Resort Area. Design speeds have been reduced to increase pedestrian safety and traffic calming measures including raised intersections, intersection neckdowns, parallel bay parking and landscaped pop-outs are integrated to further enhance the pedestrian experience.</p> <p>Four roundabouts planned at key intersections with Otay Lakes Road and neighborhood entries slow traffic to 25 mph. Walkability and pedestrian safety to and around the elementary school site will be enhanced through implementation of traffic calming measures including roundabouts and intersection neckdowns. A "Safe routes to School" program may include implementation of additional features such as setback limit lines, non-slip sidewalks, pedestrian ramps, ADA compliant sidewalks and flashing yellow beacons/school warning signs. In addition, a Walking School Bus program may be established, in cooperation with the elementary school.</p>	Consistent
M-11.3 Bicycle Facilities on Roads Designated in the Mobility Element. Maximize the provision of bicycle facilities on County Mobility Element roads in Semi-Rural and Rural Lands to provide a safe and continuous bicycle network in rural areas that can be used for recreation or transportation purposes, while retaining rural character.	<p>Bike lanes are planned on Otay Lakes Road, a County Mobility Element roadway. Further, an 8'-10' regional pathway is also designed on the south side of the road as part of the Otay Valley Regional Park Trails Plan to provide a safe and continuous bicycle network between the City of Chula Vista and the eastern regions within south San Diego County.</p>	Consistent
M-11.8 Coordination with the County Trails Program. Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan's proposed trails and pathways.	<p>A network of trails was designed to connect to existing community and regional trails, including the Otay Valley Regional Park Trails Plan, and complies with the County's Community Trails Master Plan. This includes a regional trail connect along Otay Lakes Road and a perimeter trail within the private open space adjacent to the designated Preserve.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
GOAL M-12 County Trails Program. A safe, scenic, interconnected, and enjoyable non-motorized multi-use trail system developed, managed, and maintained according to the County Trails Program, Regional Trails Plan, and the Community Trails Master Plan.		
Policies		
M-12.1 County Trails System. Implement a County Trails Program by developing the designated trail and pathway alignments and implementing goals and policies identified in the Community Trails Master Plan.	The Project includes a pedestrian network, including multi-modal pathways, designed to connect to existing community and regional trails, per the Otay Valley Regional Park Trails Plan, and County's Community Trails Master Plan. An 8'-10' regional pathway which is identified as a trail for the Otay Valley Regional Park is designed within the ROW on the south side of Otay Lakes Road. In addition, the Project includes a Type C perimeter trail within the private open space adjacent to the designated Preserve.	Consistent
M-12.2 Trail Variety. Provide and expand the variety of trail experiences that provide recreational opportunities to all residents of the unincorporated County, including urban/suburban, rural, wilderness, multi-use, staging areas, and support facilities.	The Project includes a pedestrian trail system comprised of a variety of trail experiences, including: a regional trail connection along Otay Lakes Road and a Type C primitive trail along the perimeter of the project.	Consistent
M-12.3 Trail Planning. Encourage trail planning, acquisition, development, and management with other public agencies that have ownership or jurisdiction within or adjacent to the County.	The Otay Ranch RMP Preserve is jointly managed by the County of San Diego and City of Chula Vista in their capacity as Preserve Owner/Manager (POM). The County, in conjunction with local jurisdictions and agencies, is preparing the "Otay Regional Trail Alignment Study," which will identify sustainable and feasible trail alignments within and adjacent to the Project. The Project includes a regional trail connection along Otay Lakes Road.	Consistent
M-12.4 Land Dedication for Trails. Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.	An 8'-10' regional pathway which is identified as a trail for the Otay Valley Regional Park is designed within the ROW on the south side of Otay Lakes Road. In addition, a Type C primitive trail along the perimeter of the project is also proposed.	Consistent
M-12.5 Future Trails. Explore opportunities to designate or construct future trails on County-owned lands, lands within the Multiple Species Conservation Program (MSCP), or other lands already under public ownership or proposed for public acquisition.	The Project includes approximately 1,107 acres of open space preserve land which is connected to much larger network of open space and preserve land. The Otay Ranch Preserve Owner Manager is responsible for limiting access to these trails as well as developing an overall master plan for trails within the Otay Ranch Preserve to balance the protection of critical environmental habitat and public access.	Consistent

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Policies		
M-12.9 Environmental and Agricultural Resources. Site and design specific trail segments to minimize impacts to sensitive environmental resources, ecological system and wildlife linkages and corridors, and agricultural lands. Within the MSCP preserves, conform siting and use of trails to County MSCP Plans and MSCP resource management plans.	<p>A Type C perimeter trail is proposed within the fuel management zone to connect to Otay Lakes Road on the west and east limits of the development. Public use trails are not planned within the Preserve due to incompatibilities with the sensitive species and/or habitats.</p> <p>The County of San Diego, in cooperation with the POM and wildlife agencies, is currently preparing an updated Community Trails Master Plan which will determine the feasibility of trails within the RMP Preserve. The County has initiated the Otay Regional Trail Alignment Study, which will determine the feasibility and alignment of trails within and surrounding the Project.</p>	Consistent
M-12.10 Recreational and Educational Resources. Design trail routes that meet a public need and highlight the County's biological, recreational and educational resources, including natural, scenic, cultural, and historic resources.	<p>The County of San Diego, in cooperation with the POM and wildlife agencies, is currently preparing an updated Community Trails Master Plan which will determine the feasibility of trails within the RMP Preserve. The County has initiated the Otay Regional Trail Alignment Study, which will determine the feasibility and alignment of trails within and surrounding the Project.</p>	Consistent
Noise Element		
GOAL N-1 Land Use Compatibility. A noise environment throughout the unincorporated County that is compatible with the land uses.		
Policies		
N-1.1 Noise Compatibility Guidelines. Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses.	<p>The Project's Noise Analysis uses the Noise Compatibility Guidelines and Noise Standards to determine the acceptability of exterior and interior noise levels for the proposed land uses. The various land uses have been assembled with careful consideration to avoid noise incompatibilities and to attenuation noise sources such as vehicles and outdoor equipment.</p>	Consistent
N-1.2 Noise Management Strategies. Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary: <ul style="list-style-type: none"> • Avoid placement of noise sensitive uses within noisy areas • Increase setbacks between noise generators and noise sensitive uses • Orient buildings such that the noise sensitive portions of a project are shielded from noise sources 	<p>The various land uses, including residential, multiple-use, public, resort, and institutional uses have been planned to avoid noise incompatibilities. Homes along Otay Lakes Road and the Project's backbone road are setback from the roadway to shield homes from road/traffic noise. Buildings exposed to noise levels in excess of 60 dBA CNEL will be insulated to ensure that interior noise levels do not exceed 45 dBA CNEL. See the Acoustical Analysis Report, Final EIR Appendices C-11 and D-11, for noise barrier locations and heights.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<ul style="list-style-type: none"> • Use sound-attenuating architectural design and building features • Employ technologies when appropriate that reduce noise generation (i.e. alternative pavement materials on roadways) 		Consistent
N-1.3 Sound Walls. Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall.	The Project layout and design considered the relationships between proposed residential, multiple-use, public, and institutional land uses to avoid noise incompatibilities. Homes along Otay Lakes Road and the backbone roads are setback to shield homes from roadway/traffic noise. Where single-family residences are exposed to noise levels in excess of 60 dBA CNEL a minimum 6-foot-high solid noise barrier will be constructed along the exposures. See the Acoustical Analysis Report, Final EIR Appendices C-11 and D-11, for noise barrier locations and heights.	Consistent
N-2 Protection of Noise Sensitive Uses. A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels.	The Project would provide a noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels. For example, the project includes Noise Abatement Mitigation Measures (M-N-1 through M-N-6) and Environmental Design Considerations (N-ED-1 through N-ED-12) that would reduce potential noise from stationary equipment as well as construction noise through the use of exhaust mufflers, use of electrical equipment when feasible, locating staging areas away from noise-sensitive land uses, and other noise attenuation techniques. Blasting involves drilling a series of bore holes and placing explosives in each hole. By limiting the amount of explosives in each hole, the blasting contractor can limit the fraction of the total energy released at any single time, which in turn can reduce noise and vibration levels. Rock drilling generates impulsive noise from the striking of the hammer with the anvil within the drill body, which drives the drill bit into the rock. Blasting (and the associated drilling that precedes blasting) would only occur between 7 a.m. and 7 p.m. Construction blasting generates a maximum noise level of approximately 94 dBA at 50 feet (FHWA 2006). To conduct blasting, a blasting permit must be obtained from the County Sheriff's Department prior to any blasting activities. The permit is issued in accordance with California Health and Safety Code requirements. The permit ensures that blasting is conducted in a safe manner. As part of the permit conditions, pre-blast notifications, pre-blast structure survey inspections for structures within 300 feet of the blast site, monitoring, and post-blast inspections are necessary. Mitigation measures M-N-4-6 require the preparation of a blast drilling and monitoring plan which would reduce potentially significant impacts to below a level of significance.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
N-2.1 Development Impacts to Noise Sensitive Land Uses. Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.	The Final EIR includes a mitigation measure (M-N-1c) requiring the preparation of an acoustical study prior to issuance of a building permit when a building or land use would be subject to exterior noise levels in excess of 60 dBA. In order to more accurately determine noise levels, this acoustical study will be conducted after floor plans have been designed and buildings plotted based on horizontal and vertical setbacks from the noise generator. The Final EIR also includes noise mitigation measures for sensitive land uses to reduce noise impacts from other noise sources, including outdoor equipment, traffic, etc.	Consistent
N-2.2 Balconies and Patios. Assure that in developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use developments exceed 65 CNEL, a solid noise barrier is incorporated into the building design of balconies and patios while still maintaining the openness of the patio or balcony.	The Final EIR includes a mitigation measure requiring the preparation of an acoustical study prior to issuance of a building permit when a building or land use would be subject to exterior noise levels in excess of those contained in the County Noise Ordinance. In order to more accurately determine noise levels, this acoustical study will be conducted after floor plans have been designed and buildings plotted based on horizontal and vertical setbacks from the noise generator.	Consistent
N-3 Groundborne Vibration. An environment that minimizes exposure of sensitive land uses to the harmful effects of excessive groundborne vibration.		
Policies		
N-3.1 Groundborne Vibration. Use the Federal Transit Administration and Federal Railroad Administration guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from trains, construction equipment, and other sources.	The Final EIR includes noise mitigation measures for ground-borne vibration from construction equipment such that a vibration monitoring plan shall be required prior to beginning construction within 200 feet of an existing or future occupied residence. The roundabouts along Otay Lakes Road are designed for W-40 truck movement, accommodating trucks with a trailer of 35' or shorter. Minimizing large truck circulation has the potential to result in reduced groundborne vibration. All blasting and crushing construction operations are subject to strict implementation of applicable County ordinances.	Consistent
GOAL N-4 Transportation-Related Noise Generators. A noise environment that reduces noise generated from traffic, railroads, and airports to the extent feasible.		
Policies		
N-4.2 Traffic Calming. Include traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise in development that may impact noise sensitive land uses.	The road network has been designed in accordance with the County Public Road and Private Street Standards with approved design exceptions to reduce the posted speed limit to improve safety and reduce noise generation. Mitigation measures to perform acoustic studies are included to mitigation noise impacts that exceed County guidelines.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
N-4.5 Roadway Location. Locate new or expanded roads designated in the Mobility Element in areas where the impact to noise sensitive land uses would be minimized.	The Project includes the widening of Otay Lakes Road to a 4- lane Boulevard. The widened alignment of the road will remain largely the same as the existing alignment, thereby minimizing the potential to create new noise impacts in areas supporting sensitive land uses.	Consistent
N-4.6 Road Improvement Projects. For County road improvement projects, evaluate the proposed project against ambient noise levels to determine whether the project would increase ambient noise levels by more than three decibels. If so, apply the limits in the noise standards listed in Table N-2 for noise sensitive land uses that may be affected by the increased noise levels. For federally-funded roadway construction projects, use the limits in the applicable Federal Highway Administration Standards.	The Project includes widening Otay Lakes Road. While the resulting roadway would result in a greater than three decibels increase due to the increase in traffic volumes, the increase is not cumulatively significant. Further, noise impacts associated with increased traffic on Otay Lakes Road are less than significant because adjacent properties are or would be attenuated by a noise wall.	Consistent
N-4.9 Airport Compatibility. Assure the noise compatibility of any development projects that may be affected by noise from public or private airports and helipads during project review by coordinating, as appropriate, with appropriate agencies such as the San Diego County Regional Airport Authority (SDCRAA) and the Federal Aviation Administration (FAA).	The Acoustical Analysis Report concluded that the Project will not experience significant impacts from airport noise. The nearest private airstrip is the John Nichol's Field Airport, located at 13531 Otay Lakes Road, Jamul, California. The airport is located less than 1/2 mile to the southeast of the project site. Because of the facility size, type of aircraft, and frequency of airport operations, the project would not expose people living or residing in the project area to excessive noise levels from private airstrips or associated activities.	Consistent
GOAL N-5 Non-transportation Related Noise Sources. A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods.		
Policies		
N-5.1 Truck Access. Design development so that automobile and truck access to industrial and commercial properties abutting residential properties is located at the maximum practical distance from residential zones.	Best design considerations will be implemented in the preparation of Site-Specific Site Plans for commercial uses within the village core to shield adjacent land uses (residential, school, etc.) from noise generated by parking lots and deliveries. A Site Development Permit is required for development which will evaluate the specific access for a project.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
GOAL N-6 Temporary and/or Nuisance Noise. Minimal effects of intermittent, short-term, or other nuisance noise sources to noise sensitive land uses.		
Policies		
N-6.3 High-Noise Equipment. Require development to limit the frequency of use of motorized landscaping equipment, parking lot sweepers, and other high-noise equipment if their activity will result in noise that affects residential zones.	Onsite uses, including landscape maintenance and other noise generating uses, will be governed by the CC&Rs to control noise, hours of operations and impacts on residential uses and sensitive receptors consistent with the County Noise Ordinance.	Consistent
N-6.4 Hours of Construction. Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses.	Construction activities will comply with the County's standard hours of construction. The CC&Rs will restrict and control homeowner landscape and construction activities after the homes are occupied.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Safety Element		
GOAL S-3 Minimized Fire Hazards. Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.		
Policies		
S-3.1 Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.	The Project has been designed to comply with the County's Fire Code, the County Subdivision Ordinance, and the County's Wildland Fire & Fire Protection Guidelines. Buildings will include automatic fire sprinklers systems and comply with the California Building Code, Chapter 7A. Buildings along the perimeter of the Project will be protected by a minimum of 100 feet of defensible space (100' Fuel Modification Zone) and fire-rated perimeter walls. In addition to the 100' Fuel Modification Zone, a wet zone between structures and rear property lines is required. The Project also includes an onsite fire station and sheriff's substation, as well as the construction of an on-site Otay Water District 980 Zone water reservoir.	Consistent
S-3.2 Development in Hillside and Canyons. Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires.	The Fire Protection Plan includes mapping fire environment risk analysis, including fire behavior modeling to assist in estimating the necessary defensible space, including areas where the terrain or topography affect a structure's susceptibility to wildfire. Flame lengths were modeled under worst case conditions; summer fire flame length is estimated to be 21 feet and fall fire with gusty Santa Ana winds flame length is 31 feet. Buildings along the perimeter will be protected by a minimum of 100 feet of defensible space. This 100' fuel modification zone will be planned and managed to reduce fire intensity, slow fire spread, and minimize the spread of flames into/from the Project Area. The plant palette has been reviewed and approved by a wildfire specialist. The Fire Protection Plan includes restrictions on plant height and spacing in the fuel medication zone to further minimize the spread of flames.	Consistent
S-3.3 Minimize Flammable Vegetation. Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.	The Project has been designed to achieve a careful balance between protecting wildlife corridors and linkages and minimizing the potential for wildland fires to penetrate the developed areas. Development is concentrated around the village core which has reduced the overall edge effect with no significant sources of flammable vegetation internal to the community. The HOA-maintained landscaping complies with the approved plant list for urban-wildland areas and the CC&Rs will require private yard landscape to comply with this plant list as well. In addition, the LBZ established on lots bordering open space/conservation areas requires that buildings must be 100' from open space areas. The 100' Preserve Edge requirements will be enforced and managed via the CC&Rs.	Consistent
S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned.	The Project includes a public safety site which will house a future onsite fire station and sheriff's station. The Fire Protection Plan calls for interim service to be provided by a temporary onsite fire station to serve the projects' initial phases prior to construction of a permanent fire station within the Village Core. Under interim service, the temporary station, and the permanent station, the General Plan response time threshold of 5-minutes is met.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>S-3.5 Access Roads. Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.</p>	<p>A Fire Protection Plan (FPP) (Final EIR, Specific Plan Appendix II) has been prepared for the Project. The Project includes four fully improved access points along Otay Lakes Road, a backbone roadway through the Project connecting the various neighborhoods. There are secondary access points within each neighborhood, via an extensive internal circulation with loop streets and multiple ingress and egress points. Otay Lakes Road completes the regional connection between the City of Chula Vista and the communities of Jamul and Dulzura. The roadways have been designed to ensure adequate travel width for fire apparatus and emergency vehicles. Residential Collector Streets without driveways or homes fronting provide wider travel lanes to accommodate evacuation routes.</p> <p>In addition, a Wildland Urban Interface (WUI) Plan has been prepared by the County for the Project. The Project will be conditioned to comply with the requirements in the FPP and WUI Plan.</p>	Consistent
<p>S-3.6 Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.</p> <p>Mitigation measures include, but are not limited to, the use of ignition resistant materials, multiple ingress and egress routes, and fire protection systems.</p>	<p>The Project has been designed to comply with the County's Fire Code, the County Subdivision Ordinance, and the County's Wildland Fire & Fire Protection Guidelines. Buildings will include automatic fire sprinkler systems and comply with California Building Code, Chapter 7A. Buildings along the perimeter of the Project Area will be protected by a minimum of 100 feet of defensible space. This 100-foot fuel modification zone will be landscaped to protect against the spread of flames into the project. The plant palette has been reviewed and approved by a wildfire specialist. The Project also includes an onsite fire station and Sheriff's storefront facility, as well as an Otay Water District 980 Zone 5.0 million-gallon water reservoir and is immediately adjacent to Otay Reservoir with a capacity of almost 50,000-acre feet. The roadways have been designed to ensure adequate travel width for fire apparatus and emergency vehicles. Backbone spine roads without driveways or homes fronting on these roads are widened roads to accommodate evacuation routes.</p> <p>In addition, the landscape buffer zone established on lots bordering open space/conservation areas requires that buildings must be 100' from open space areas. The 100' Preserve Edge requirements will be enforced and managed via the CC&Rs.</p>	Consistent
<p>S-3.7 Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire hazards areas.</p>	<p>Buildings will be designed with automatic fire sprinklers and will comply with California Building Code, Chapter 7A, as well as the County Fire Code.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
GOAL S-6 Adequate Fire and Medical Services. Adequate levels of fire and emergency medical services (EMS) in the unincorporated County.		
Policies		
S-6.1 Water Supply. Ensure that water supply systems for development are adequate to combat structural and wildland fires.	<p>The Specific Plan includes the Overview of Water Service facility plan, which addresses fire flow requirements necessary to serve the Project, as discussed further in the FPP. The phasing and financing of water facilities are addressed in the PFFP.</p> <p>The Otay Water District approved an SB610/SB221 water supply assessment/water verification report on May 2, 2018 for the Project. This report, prepared by the Otay Water District, ensures that the Specific Plan's water demand, in conjunction with other existing and future development, can be met by available and reliable water supplies through Otay Water District, the San Diego County Water Authority, and Metropolitan Water District.</p>	Consistent
S-6.3 Funding Fire Protection Services. Require development to contribute its fair share toward funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.	The Project includes a public safety site to house a future onsite fire station. The Applicant will be required to provide the land and construct the fire station which offsets payment of the County Fire Mitigation Fee. The Project will enter into a Fire Services Agreement, which will determine the Project's fair share of maintenance and operations costs necessary to serve the Project.	Consistent
S-6.4 Fire Protection Services for Development. Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).	The Fire Protection Plan calls for interim service to be provided by a temporary onsite fire station to serve the projects' initial phases prior to construction of a permanent fire station within the Village Core. Under interim service, the temporary station, and the permanent station, the General Plan response time threshold of 5-minutes is met. The City of Chula Vista Fire Department has resources that may be available to respond to emergency calls as second or third engine via the existing or an updated automatic or mutual aid agreement.	Consistent
S-6.5 Concurrency of Fire Protection Services. Ensure that fire protection staffing, facilities and equipment required to serve development are operating prior to, or in conjunction with, the development. Allow incremental growth to occur until a new facility can be supported by development.	The Project Applicant will enter into a Fire Services Agreement prior to Project approval. This agreement will address development phasing as well as fire protection services and facilities phasing and financing in conformance with this Policy.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
GOAL S-7 Reduced Seismic Hazards. Minimized personal injury and property damage resulting from seismic hazards.		
Policies		
S-7.1 Development Location. Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.	No known earthquake faults are located on the Project site as depicted on the most recent Alquist-Priolo Earthquake Fault Zoning Map. The Rose Canyon and Newport-Ingelwood fault zones are located approximately 14 miles to the west are the closest known active fault zones to the Project Area. The La Nacion Fault, a potentially active fault, is located approximately 6 miles west of the Project Area.	Consistent
S-7.2 Engineering Measures to Reduce Risk. Require all development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards.	No unusual climatic, geologic, or seismic conditions on or near the Project Area exist to warrant building code, engineering standards, or construction methods in excess of California Building Code requirements, County building codes and land use regulations, and other formally established and conventional engineering and design standards and practices.	Consistent
GOAL S-10 Floodway and Floodplain Capacity. Floodways and floodplains that have acceptable capacity to accommodate flood events.		
Policies		
S-10.4 Stormwater Management. Require development to incorporate low impact design, hydromodification management, and other measures to	The Stormwater Management Plan for the Project has been designed in accordance with the County's Standard Urban Stormwater Mitigation Plan, Hydromodification Plan, and Low Impact Development Design Guidelines. Drainage from paved areas, including streets, sidewalks, driveways, and parking areas, is directed into biofiltration basins to remove trash, debris, and pollutants prior to discharging into the downstream natural conveyance channels.	Consistent

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Policies		
S-10.5 Development Site Improvements. Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.	The Priority Development Project Stormwater Management Plan for the Project identifies necessary facilities required both on and off-site to drain the Project and avoid impacts due to storm water runoff. This site will include regional-type biofiltration basins at the downstream portions of the developed areas and along Otay Lakes Road, which will act to address both pollution control and flow control measures. The BMPs were selected based on their effectiveness for pollutant removal and ability to also be utilized for flow control.	Consistent
S-10.6 Stormwater Hydrology. Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology. Increases in velocities and peak flow rates can result in flooding, erosion, and other problems downstream. Decreases can deprive biological resources of a needed water source.	The CEQA Drainage Study has been prepared in accordance with the County of San Diego Hydrology and Hydraulic Design Manuals to minimize adverse impacts on the surrounding area. The Project currently and ultimately drains into the Lower Otay Reservoir. Natural runoff from most areas north of the Project will be separated from the developed site runoff via separate storm drain systems. Thus, runoff from natural (undeveloped) areas would continue to drain directly the Lower Otay Reservoir and not comingle with runoff from the development until downstream of the proposed biofiltration basins (after low flows from the development have been treated). The onsite storm drains which convey developed flows will be routed through a biofiltration basin prior to discharging into the Lower Otay Reservoir. Increased peak flows to the Lower Otay Reservoir due to the development will be accepted by the City of San Diego on the condition that the quality of runoff is treated and the Source Protection Guidelines for New Development are used to address water quality.	Consistent
GOAL S-12 Adequate Law Enforcement Facilities. Timely development of law enforcement facilities in locations that serve the unincorporated areas of the County.		
Policies		
S-12.1 New Law Enforcement Facilities. Coordinate new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County.	The Project includes an onsite public safety site which is anticipated to house a future Sheriff's storefront facility.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
GOAL S-13 Safe Communities. Law enforcement facilities and services that help maintain safe communities.		
Policies		
S-13.1 Sheriff Facility Locations. Locate Sheriff facilities to best serve existing and planned development and the corresponding demand for services.	The Project includes a public safety site which is anticipated to house a Sheriff's storefront facility. (See S-12.1 above)	Consistent
S-13.2 Sheriff Facilities in Non-Residential Areas. Locate future Sheriff facilities in commercial, industrial, or mixed-use areas; they may also be located within residential areas when other sites are unavailable or unsuitable based on circulation, geography, proximity to demand, and other factors that impact the practical provision of services.	The Project includes a public safety site which is anticipated to house a Sheriff storefront facility. As an alternative, the Sheriff's facility may be located in the commercial/retail Mixed Use Site.	Consistent
GOAL S-14 Crime Prevention. Crime prevention through building and site design.		
Policies		
S-14.1 Vehicular Access to Development. Require development to provide vehicular connections that reduce response times and facilitate access for law enforcement personnel, whenever feasible.	Many of the internal streets within the Project have been designed to connect to and through the neighborhoods rather than end in cul-de-sacs. The Project is bisected by a backbone street and includes three fully improved roundabouts along Otay Lakes Road; a fourth roundabout serves the Resort site. Public parks and other facilities are situated along within the community for easy access and visibility from adjacent homes.	Consistent
S-14.2 Development Safety Techniques. Require development within Village areas to utilize planning and design techniques, as appropriate, that deter crime. Examples of design features include the following: <ul style="list-style-type: none"> Avoiding landscaping that might create blind spots or hiding places Centrally locating open green spaces and recreational uses so that they are visible from nearby homes and streets Designing streets to discourage cut-through or high-speed traffic 	The street network has been designed in accordance with County Public Road Standards which incorporate public safety and includes separate bicycle and pedestrian access design considerations. Neighborhoods are designed to promote connectivity and interaction with other neighborhoods. Public and private park and recreation facilities are located central to neighborhoods to enhance visibility and deter crime. Monument/signage will mark primary community entries, backbone circulation system, and neighborhood entrances. Landscaping and street lighting will be designed to enhance pedestrian safety and deter crime. The Project includes four gated access points and accommodates a Sheriff's storefront facility within the public safety site or Multiple-Use Site. The Village Design Plan includes building siting guidelines and CPTED design guidelines intended to deter crime. The Project will have an HOA, which generally implements a positive approach to facilitate neighbor communication and cooperation regarding community safety.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<ul style="list-style-type: none"> • Installing paving treatments, plantings, and architectural design features, such as columned gateways, to guide visitors to desired entrances and away from private areas • Installing walkways in locations safe for pedestrians • Designing lots, streets, and homes to encourage interaction between neighbors • Including mixed land uses that increase activities on the street • Siting and designing buildings oriented for occupants to view streets and publicspaces 		

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
VILLAGE 13 - VILLAGE CHARACTER POLICIES		
A single SPA Plan should address all Resort Village areas.	<p>The existing Otay SRP includes the Birch Family Estate Parcel, a non- contiguous property located in the City of Chula Vista, as part of the Resort Village. The Project includes text amendments to the Otay SRP to permit the Birch Family Estate Parcel to be planned independently because it falls under separate ownership, is geographically separated from the Project site, and lies within the City of Chula Vista.</p> <p>A similar amendment was approved by the City of Chula Vista in 1996. With approval and adoption of the GPA by the County Board of Supervisors, The Project would be consistent with Resort Village policies and the Chula Vista GDP.</p>	Consistent
<p>To mitigate visual and policy impacts from the realignment of Otay Lakes Road, a scenic roadway visual resource evaluation shall be conducted by the applicant once the actual roadway alignment and surrounding development have been determined to identify key view corridors that would be available to travelers. Significant views of Lower Otay Reservoir and the San Ysidro Mountain and foothills shall be preserved by a combination of the following measures:</p> <ul style="list-style-type: none"> • Heights of buildings adjacent to the southern edge of the roadway shall be limited to heights that enable views of the Reservoir and surrounding hillsides, or site planning adjacent to the southern edge of the roadway shall enable view corridors of the Reservoir and surrounding hillsides <p>Viewing areas shall be established along the roadway corridor to allow travelers to stop and enjoy the view above the Reservoir.</p>	<p>Modifications to the circulation plan for the site require amendments to the adopted Otay SRP Circulation Plan, a component of the County General Plan. Proposed amendments would generally maintain Otay Lakes Road in its existing location, immediately adjacent to the southern boundary of the site. The realignment of Otay Lakes Road from the center of the site, as shown in the 1993 Otay SRP, to its current physical location, just north of Lower Otay Reservoir, would conserve the scenic corridor, significant environmental resources onsite and avoid extensive grading through the central portion of the site. With approval and adoption of the GPA by the County Board of Supervisors, the Project would be consistent with Resort Village policies.</p> <p>Modifications to the land use mix to reduce the number of multi-family units and increase the number of single-family units results in an overall reduction in the structure heights of the development. Locating the single-family development along the northern edge of Otay Lakes Road effectively limits structure heights and enables views of the Reservoir and surrounding hillsides from the lots as they terrace upward from the road. With approval and adoption of the GPA by the County Board of Supervisors, The Project would be consistent with the Resort Village policies.</p> <p>Additionally, the Project seeks to amend Otay SRP policy references and to implement the proposed road realignment. With the adoption of these Otay SRP amendments by the Board of Supervisors, the Project would be consistent with the Resort Village policies.</p>	Consistent
Identify an additional point of public access between the two staging areas on Otay Lakes Road and the bike/walk way, at the SPA level. Provide a continuous bike and walkway along the lakefront, in the existing Otay Lakes Road alignment, to encourage public use and access to the Reservoir. This should provide a connection with a visitor-serving commercial use associated with the resort commercial area.	As discussed above, the Project maintains Otay Lakes Road in its existing location adjacent to Lower Otay Reservoir. To implement this proposed amendment the referenced policy is deleted. Otay Lakes Road will be improved with a multi-use pathway and bike lanes, however, due to concerns regarding trespassing and water quality/safety of the reservoir, there are no public access points. With the adoption of these Otay SRP amendments by the Board of Supervisors, the Project would be consistent with the Resort Village policies.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
VILLAGE 13 - VILLAGE CHARACTER POLICIES		
The abandoned Otay Lakes Road alignment shall be rehabilitated and opened for pedestrian and bicycle viewing access. Rest areas and vistas shall be incorporated into the rehabilitated walkway or promenade.	The Project does not abandon the existing Otay Lakes Road alignment. Proposed amendments to the adopted Otay SRP Circulation Plan maintain Otay Lakes Road in its existing alignment, immediately adjacent to the southern boundary of the site. The re-alignment of Otay Lakes Road from the center of the site, as shown in the Otay SRP, to its current physical location, just north of Lower Otay Reservoir, conserves significant environmental resources onsite and avoids extensive grading in the eastern and western portions of the site. Bike lanes and a pathway will be provided along the existing Otay Lakes Road alignment. With the adoption of these Otay SRP amendments by the Board of Supervisors, the Project would be consistent with the Resort Village policies	Consistent
VILLAGE 13 – BIRCH FAMILY ESTATE PARCEL POLICIES		
The Birch Family Estate Parcel will be utilized for a specialty conference center/community center, with low density residential uses and open space on its western edge, consistent with the residential densities of nearby East Lake Vistas and East Lake Woods. The City of Chula Vista's greenbelt would continue to the east of the Ranch House next to the City of San Diego property.	The Project does not include plans for the Birch Family Estate Parcel. Proposed amendments to the Otay SRP call for modifying other policies to permit the Birch Family Estate Parcel (a separate land area owned by separate entities located to the northwest of Lower Otay Reservoir) to be processed independently from the Project. With the adoption of these Otay SRP amendments by the Board of Supervisors, the Project would be consistent with the Resort Village policies.	Consistent
Organize land uses based upon the village/town center concept to produce a cohesive, pedestrian-friendly community, encourage non-vehicular trips, and foster interaction amongst residents.	The design of the Project is based upon the village concept with public land uses centrally located, including an elementary school and park and recreation facilities, in proximity and linked through a system of pedestrian pathways and trails to residential areas. The proposed land uses provide opportunities for active and passive recreation and serve as a gathering spot for residents and visitors.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
VILLAGE 13 - VILLAGE CHARACTER POLICIES		
<p>The village character should be guided by the following qualities:</p> <ul style="list-style-type: none"> • Location in proximity to the lake; • Variable topographic conditions; • Views, especially of the lake; • Location adjacent to a scenic corridor; • Location in proximity to large blocks of open space; and • Opportunity for recreational activities. 	<p>The Project incorporates land uses on hillside terraces created within the natural topography to optimize views of Lower Otay Reservoir, the mountains and surrounding open spaces (including two natural north-south corridors) while preserving variable topographic conditions. Recreational opportunities include six parks totaling 25.1 acres, a homeowner's recreation facility of 6.1 acres, and a trail and pathway system traversing the development and open space areas. Thus, the Project Specific Plan is consistent with the Village 13 – Village Character Policies.</p>	Consistent
VILLAGE 13 - VILLAGE POLICIES		
Provide for public access along the Reservoir.	Public access is provided through a pedestrian pathway adjacent to Otay Lakes Road and bike lanes along Otay Lakes Road.	Consistent
Blend day-to-day services intended for permanent residents with visitor-oriented attractions such as art galleries and specialty stores.	Restaurants, recreation, and retail facilities within the Resort complex are planned permitted uses to serve both visitors and residents. Additional commercial uses are permitted in the Multiple-Use (MU) planning area.	Consistent
Provide a transit stop for local bus service.	The Project is not planned to be served by transit. SANDAG confirmed no existing or future transit routes are planned in the vicinity of the Project site; however, a potential transit stop may be accommodated in the Multiple-Use planning area in the future.	Consistent
Provide well-defined linkages to the lakefront pedestrian and bicycle pathways.	The Resort Village 13 Specific Plan includes a pathway and bike lanes along Otay Lakes Road. Pathways within the Project connect to the pathway on Otay Lakes Road and to existing trails on the development perimeter. The bike lanes are accessible from the four project entries	Consistent
Buffer the Reservoir edge from development through a variable setback and landscaping.	This policy was adopted when the Otay SRP located Otay Lakes Road through the middle of the Project Site. The Resort Village 13 Specific Plan leaves Otay Lakes Road in its existing alignment, along Lower Otay Reservoir, such that the road and landscaped slopes associated with the development area provide a buffer with variable setbacks. The Project Land Use Plan includes Otay Lakes Road and graded, landscaped slopes as buffers between the Reservoir edge and development.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
VILLAGE 13 - VILLAGE POLICIES		
Public recreational uses established along the lakefront should be complementary to existing recreational uses on the Reservoir.	The Resort Village 13 Specific Plan includes a pathway on the south side of Otay Lakes Road. Any potential future recreational amenities will be coordinated with the City of San Diego and be complementary with existing recreational uses on the Reservoir.	Consistent
Establish Resort square footage and floor area ratios at the Major Use Permit or Plot Plan level. The GDP/SRP Land Use Map specifies the number of dwelling units. The number of hotel rooms should be 200 maximum. The final number of rooms will be determined at the SPA level, based upon traffic, resource, visual impacts and conformance to these guidelines.	The maximum number of hotel rooms associated with the Resort hotel would not exceed 200 rooms. The actual square footage and FAR of the Resort site will be established through the Site Plan Permit process.	Consistent
Establish a detailed set of design guidelines for architecture in conjunction with the Resort Village SPA Design Plan. These guidelines should address the following: bulk, scale, intensity, style, and colors, including roofs, which will complement the natural surroundings.	The Design Plan addresses architecture with details given for bulk, scale, style and colors. Unifying elements in a consistent theme will be carried throughout the site. Architectural design for the Resort hotel facilities and Multiple-Use area will be approved as part of a Site Plan Permit.	Consistent
Buildings along the bluff and Otay Lakes Road should be clustered and arranged to ensure that the architecture does not become a Wall, preventing longer views and creating a solid edge atop the bluff. Buildings should have varied orientations, punctuated by pockets of internal open space at key intervals along the bluff edges.	In order to preserve critical habitat and observe the MSCP hardline boundary, the Project consists of a contiguous development footprint with variations in topography and land uses, including single-family neighborhoods, the main project entry to the Village Core, the Thornmint preserve, the resort, and open space. This plan, coupled with site design criteria in the Design Plan, ensures variation and view opportunities.	Consistent
High quality residential uses located in the northern portions of the village should have an average density of three dwelling units per acre in sloping high elevation areas. Geographic isolation and design standards for sloping areas will provide view-oriented lots with a low intensity character.	Development intensity in the Project ranges from residential densities of 2.5 to 6.1 dwelling units per acre. Intensity generally decreases in the higher elevations furthest from the Reservoir. The Alternative H Specific Plan complies with these standards.	Consistent
Buildings should step-down slopes and/or incorporate slopes into the structure where feasible, especially in areas of steeper slopes.	The grading plan for the site is integrated into the natural topography. Single family lots are generally terraced. Landscaped slopes separate development sites.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
VILLAGE 13 - VILLAGE POLICIES		
Buildings shall be visibly compatible in terms of height, scale, and bulk and shall be set back from the edge of the mesa and composed of low-rise structures no more than three stories in height, with occasional four-story buildings or iconic architectural element within the Resort and Multiple Use land use designations approved pursuant to a Major Use Permit.	Residential development will be one-, two-, and three-story structures. The multiple-use site may include three and four-story buildings. The Resort hotel facilities generally will be low-rise with some three-and four-story buildings with additional height for an architectural element. The Design Plan and Development Regulations provide guidelines for building height, scale and bulk.	Consistent
Buildings shall maximize the use of non-reflective/non-glare surfaces.	The Design Plan and Development Regulations limit the use of reflective surfaces and maximize the use of non-glare surfaces.	Consistent
Buildings and materials that may be hazardous to wildlife shall not be used in proximity to wildlife corridors.	The Design Plan includes guidelines for buildings and materials utilized when developing adjacent to natural open space areas, which restricts the use of materials hazardous to wildlife. In addition, the Preserve Edge Plan provides guidelines to buffer uses from the Preserve.	Consistent
Access to out parcels shall be considered at the SPA level.	The Project is designed to allow future access to the one out parcel within the site.	Consistent
A visual analysis shall be performed at the SPA level to assess visual impacts along Otay Lakes Road and identify important view corridors from Otay Lakes Road and prominent natural features. This analysis should illustrate natural and proposed topography, together with methods for protecting key view corridors and shall be consistent with the requirements set forth in the Overall Ranch Design Plan.	A visual analysis was performed as part of the Final EIR to assess visual impacts and identify important view corridors. The Site Utilization and Grading Plans locate development areas to minimize the perception of sprawl along Otay Lakes Road and protect the view of higher elevation features within the open space areas. In addition, the Design Plan includes guidelines for site design to protect view sheds.	Consistent
Buildings adjacent to the northern edge of Otay Lakes Road shall be terraced upward to promote views of the Reservoir and surrounding hillsides.	Development adjacent to the northern edge of Lower Otay Reservoir is predominately single-family homes and natural open spaces. Homes are oriented to promote views of the Reservoir and surrounding hillsides and are limited to two stories. The terraced nature of the development will promote views of the Reservoir.	Consistent
Ensure sufficient setback and building configuration to minimize conflicts with the wildlife corridors and scenic roadways.	The development areas have been defined based on the location of wildlife corridors and scenic roadways. The Design Plan and Development Regulations specify setbacks and building configurations to minimize conflicts. In addition, the Preserve Edge Plan provides guidelines to buffer uses from the Preserve.	Consistent
The resort will be a "Destination Resort" with low-rise buildings, materials, and colors, which blend with the natural environment and special design features to complement the natural terrain.	The Design Plan and Development Regulations include requirements for low-rise buildings (three and four stories, with architecture elements up to 75' possible) and use of materials compatible with the natural environment. The design of the Resort structures will be specifically approved through the Site Plan permit process.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
VILLAGE 13 - CORE POLICIES		
<p>Create a village core with sufficient intensity to provide facilities needed to establish a community focus: a viable commercial center, elementary school, multi-family residential uses, parks and a focal point for public assembly. The village core will include a variety of housing types. Residential uses up to medium density (6-11 du/acre) are appropriate close to the village core. Affordable housing may be accommodated through limited high intensity housing in the village core. Affordable housing will be provided in accordance with the provisions of the Otay Ranch GDP/SRP Housing Chapter (Part II, Chapter 3).</p>	<p>The Project includes a synergistic mix of land uses within the Village Core. The Village Core is in the heart of the Project Area and includes:</p> <ul style="list-style-type: none"> • An elementary school site • Neighborhood Park (Public Park P-1) • Multiple-Use Village Square containing up to 20,000 sq. ft. of commercial/retail use • Public Safety Site planned to accommodate a fire station and Sheriff's storefront facility • The Village Core includes a higher density residential use • The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles. 	Consistent
VILLAGE 13 - PARKS AND OPEN SPACE POLICIES		
<p>Preserve the major north-south canyon near the eastern side of the village. Provide an undercrossing beneath Otay Lakes Road where it traverses this major canyon.</p>	<p>Otay Lakes Road will remain in its current alignment consistent with the Otay SRP and County Circulation Element. The plan includes a two-lane roadway crossing the canyon on the eastern side of the village. This roadway includes a wildlife crossing traversing the canyon.</p>	Consistent
<p>Careful design consideration shall be given to areas adjacent to natural vegetation, to include the use of native plant materials, indigenous species, and restoration and/or revegetation of habitat areas.</p>	<p>This area is the subject of the Preserve Edge Plan. The Preserve Edge Plan provides guidelines to buffer uses from the Preserve. Use of invasive plant material will be prohibited.</p>	Consistent
<p>Wildlife corridors should be designated and sized in accordance with the findings of the Wildlife Corridor Study.</p>	<p>The site contains one regional corridor identified in the Wildlife Corridor Study: Jamul Mountains to Dulzura Creek (identified as the R2 linkage). The corridor currently allows animal movement between Dulzura Creek and the Jamul Mountains through the topographically steep drainage in the eastern portion of the site.</p> <p>The site is surrounded by a variety of public lands and provides multiple linkages throughout the project site. In addition, the Project includes design features to facilitate and enhance north-south wildlife movement, including construction of a wildlife movement culvert under the existing Otay Lakes Road, and construction of a bridge over the easternmost canyon on the site. Therefore, the project satisfies the intended function of the R2 linkage and therefore is consistent with this policy.</p>	Consistent
<p>Ensure that the resort development areas comply with the Resource Management Plan.</p>	<p>The development area is in conformance with the Otay Ranch Phase I RMP and the updated Otay Ranch Phase II RMP.</p>	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
VILLAGE 13 - PARKS AND OPEN SPACE POLICIES		
The Otay SRP Land Use Map depicts the general location and approximate acreage of a golf course. Final environmental studies and site studies completed at the SPA level may suggest variation in routing, location, and precise acreage. These modifications are permissible, as long as the character of the adjacent development.	The Project does not propose a golf course. Although allowed by the Otay SRP, a golf course is not a required element within the development.	Consistent
If provided, the resort golf course should be a "links" or "modified links" course to preserve sensitive habitat areas and wildlife corridors; incorporate native vegetation; and to visually blend with the surrounding hillsides and natural areas. This type of golf course disrupts less of the natural landscape and uses less water due to reduced or minimal greens and fairways, and by incorporating natural vegetation "roughs" into the course.	Please see above regarding golf course uses on the Project site.	Consistent
VILLAGE 13 – GRADING AND LANDFORM		
Develop landform grading guidelines as part of the Otay Ranch Overall Design Plan.	The Otay Ranch Overall Design Plan includes landform-grading guidelines and was adopted by the Board of Supervisors in 1997.	Consistent
Contour grading (i.e., recontouring, slope variation, etc.) should be utilized to transition graded slopes into the natural topography of the area. Guidelines for landform grading should be incorporated in the SPA plans for the area.	Grading techniques are included in the Otay Ranch Resort Village 13 Specific Plan. Contouring, slope variation, and other techniques will be utilized and result in more natural appearance of graded slopes.	Consistent
Residential and resort buildings should follow the topography. Hillside sites offer opportunities to create outdoor decks, terraces, bridged walkways between buildings, and viewing areas.	The Otay Ranch Resort Village 13 Specific Plan accommodates the hillside topographic features of the site to take advantage of views throughout the site. The Design Plan includes design elements to further incorporate views with decks, terraces, and pathways.	Consistent
Roadways should follow the existing landforms, to the extent possible.	Roadways have been designed to follow landforms to the extent possible along with maintaining a balance site and minimizing street grades as practicable.	Consistent
Natural features should be retained, including natural drainage courses, major canyons, and prominent ridgelines.	The land use plan contained in the Otay Ranch Resort Village 13 Specific Plan retains and accentuates natural features of the site including drainage courses, major ridgelines, and canyons. Of note, the Otay Ranch Resort Village 13 Specific Plan generally conserves the R2 wildlife corridor and drainage.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
VILLAGE 13 – WATER QUALITY POLICIES		
Protect the water quality of Otay Lakes as part of the environmental planning process. Develop protection measures at the SPA level which ensure that potential impacts on water quality are avoided or mitigated.	The Otay Ranch Resort Village 13 Specific Plan includes a Drainage Study and a Stormwater Management Plan to protect the water quality of Lower Otay Reservoir.	Consistent
VILLAGE 13 – OTHER POLICIES		
The Project plans shall be submitted to the Federal Aviation Administration (FAA) for review as soon as possible to determine whether or not land use incompatibilities exist between the Project and the existing Tactical Air Operations Center. If it is determined by the FAA that such incompatibilities exist, then the SPA plan shall be designed to avoid such interface impacts. The Project Applicant shall then revise the Project's phasing plan to allow for use of the Tactical Air Operations until its option expires.	The Tactical Air Operations center is not regulated by the FAA, rather by the County as the lead agency which is required to utilize the Caltrans Airport Land Use Planning Handbook for a compatibility determination. A compatibility study was prepared and submitted to the County in conjunction with public review of the Project and environmental documents (Final EIR Section 2.6.1.9 and Appendices C-20 and D-20).	Consistent
OTAY RANCH GDP/SRP -- LAND USE GOALS		
Develop comprehensive, well integrated and balanced land uses, which are compatible with the surroundings.	<p>The Specific Plan for the Project integrates the village land uses within the natural setting of the site. The land uses include: a destination Resort hotel site with associated facilities, a mix of single-family and Multiple-Use residential neighborhoods, an elementary school, a public safety site to include a fire station, parks and recreation facilities, and open space. The streets and buildings will be integrated into the natural topography on the hillsides. Neighborhood-serving land uses are located within walking distance of most residential neighborhoods. Landscaping within the site will reference the historic agricultural setting with groves of trees and will sensitively transition between development areas and the natural open space Preserve areas.</p> <p>The project conforms to the MSCP hardline boundary which preserves the R2 wildlife corridor and drainage, establishing a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, and the City of San Diego "Cornerstone" properties. This open space Preserve corridor contains high-quality natural habitats.</p>	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- LAND USE GOALS		
Environmentally sensitive development should preserve and protect significant resources and large open space areas.	The Project Specific Plan conforms to the MSCP hardline boundary and implements this goal through the designation of 1,107.2 acres of Preserve land. An additional approximately 69.3 acres of land identified as conserved open space is planned to be added to the Preserve upon approval of the Project. As described in the Otay Ranch Phase II RMP, 1.188 acres of Preserve land for every acre of land that is mapped for development (except common areas) within the Project Specific Plan site will be conveyed to the Otay Ranch Preserve Owner Manager. Accordingly, the build out of Otay Ranch will ensure the conveyance of the Preserve lands surrounding the site.	Consistent
Reduce reliance on the automobile and promote alternative modes of transportation.	This policy is more applicable to the more intense development areas with the Otay Valley Parcel of Otay Ranch. The Otay Ranch GDP/SRP established Village 13 as a Specialty Village that also serves as a Transitional Village between the more intensive development with Chula Vista and the rural communities to the east. The site accommodates the alternative mobility program described in the Otay SRP. The Alternative H Specific Plan's land use plan centrally locates school, park, and a public safety site in proximity to residential uses to encourage pedestrian and bicycle travel as an alternative to the automobile. The plan provides for bicycle and pedestrian circulation. Pedestrian pathways and/or sidewalks are provided along all streets in the site.	Consistent
Promote village land uses, which offer a sense of place to residents and promotes social interaction.	The Village Core includes an elementary school, public park and recreation facility, and a public safety site which are linked with the residential areas through a system of pedestrian pathways and trails. These land uses provide opportunities for active and passive recreation and serve as gathering spots for residents and visitors. The Project also includes a Multiple-Use residential/commercial area which includes 57 residential units and up to 20,000 square feet of commercial uses.	Consistent
Diversify the economic base within Otay Ranch.	<p>The foundation for a diverse economic base within Otay Ranch lies within the Otay Ranch GDP/SRP which identified Planning Area 12 and the EUC (within the City of Chula Vista) as the urban heart of Otay Ranch, Industrial Planning Areas as the Ranch's job generators, a University Area, Urban Villages (Villages 1 through 11), Rural Estate Areas (Planning Areas 16 and 17) and Specialty Villages. Village 13 is planned as a Specialty Village, in the Otay Ranch GDP/SRP.</p> <p>The "specialty" focus of Village 13 is to provide Otay Ranch the opportunity to construct a destination resort and create neighborhoods within which to locate executive-level homes. Higher end homes were deemed necessary to achieve South County's economic development strategies to attract value enhanced manufacturing and research opportunities.</p> <p>The acquisition of Village 15 by conservation entities for conservation purposes effectively eliminated 516 higher-end single family detached homes, making Village 13 an even more important component of the region's economic strategy. The Project is consistent with the policy by creating the resort planning area and a range of single-family neighborhoods.</p>	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- LAND USE GOALS		
Promote synergistic uses between the villages and town centers of the Otay Ranch to provide a balance of activities, services, and facilities.	The Project implements this goal by providing a unique combination of land uses, a mix of single-family neighborhoods and a Multiple-Use Site, an elementary school site, a public safety site planned to accommodate a fire station and Sheriff's storefront facility, and public and private park and recreation facilities.	Consistent
OTAY RANCH GDP/SRP -- MOBILITY GOALS		
Provide a safe and efficient transportation system within Otay Ranch with convenient linkages to regional transportation elements abutting the Otay Ranch.	<p>This policy is more applicable to the more intense development areas within the Otay Valley Parcel of Otay Ranch. The Otay Ranch GDP/SRP established Village 13 as a Specialty Village, that also serves as a Transitional Village between the more intensive development within the City of Chula Vista and the rural communities. To the greatest extent feasible and considering the isolated location, the Specific Plan endeavors to accommodate the alternative mobility program described in the Otay Ranch GDP/SRP.</p> <p>The internal circulation concept provides adequate vehicular access, provides alternate routes to disperse traffic, and avoids "through routes" within the residential neighborhoods. Neighborhood streets within the Project site are proposed for a maximum travel speed of 25 miles per hour. This reduced speed will contribute to traffic calming and allow bicycles to travel on streets without designated travel lanes.</p> <p>Primary local access to the Project site is provided from the west by Otay Lakes Road, which also serves as a continuous link to the west as Telegraph Canyon Road. In the City of Chula Vista, Telegraph Canyon Road is a 6-Lane Prime Arterial. Telegraph Canyon Road transitions to Otay Lakes Road, a 4-Lane Boulevard with Raised Median. Otay Lakes Road transitions to a 2-Lane Community Collector beyond Piazza Urbino.</p> <p>Regional access is currently provided by I-805, which is located approximately three miles west of the Project site. SR-125 provides additional north-south access for the traffic generated with build-out of the south San Diego County areas, including Otay Ranch and other portions of the Chula Vista Eastern Territories. Secondary north-south access is available on I-5, along the Bay front, approximately nine miles west of the Project site. SR-54 provides regional east-west circulation north of the Project site and is approximately five miles from the Project.</p>	Consistent
Achieve a balanced transportation system which emphasizes alternatives to automobile use and is responsive to the needs of residents.	The circulation plan incorporates vehicular and non-vehicular modes of transportation. These facilities are designed to create an integrated system of roadways, bike lanes, trails, and pedestrian pathways. Roads are arranged into a hierarchy, organized by function, to facilitate access within and around the Project. Road classifications are based on the General Plan classifications and have been refined thru the design exception process to reflect the specific opportunities and constraints within the Project. An effort has been made, where feasible, to reduce street paving to slow the flow of traffic and create a pleasant walking environment. Roundabouts and intersection neckdowns are planned to slow traffic and enhance bicycle and pedestrian access.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- MOBILITY GOALS		
Village entry streets should incorporate medians and be landscaped to reinforce village character and identity.	The Project includes four roundabouts as access points along Otay Lakes Road. Enhanced landscaping and signage within the roundabout create a gateway into the residential neighborhoods and reinforces the Tuscan Hill Town theme for the community. In addition, landscaped parkways along these roadways carry the landscape theme into the residential neighborhoods, which are further reflected in the gated entry elements. See the Village 13 Design Plan for additional details.	Consistent
OTAY RANCH GDP/SRP -- HOUSING GOALS		
Create a balanced community exemplified by the provision of a diverse range of housing styles, tenancy types, and prices.	<p>The Project balances the diversity of housing found throughout Otay Ranch with a greater emphasis on executive level single-family homes. Higher density housing is more appropriately located in closer proximity to transit and employment centers, with lower density communities planned on the edge of urban development.</p> <p>The ratio of SF to MF units within the Otay Valley Parcel authorized in the 1993 Otay SRP was 49.5:50.5. The current ratio of SF to MF is approximately 33:67, pursuant to Otay SRP amendments already approved by the Chula Vista City Council which include Villages 2, 3, 4, 8, 9, 10, and Planning Area 12. This change reflects the land use policy trend toward more efficient and consistent development patterns necessary to encourage walking and reduce reliance on the automobile as popularized by the phrase "smart growth."</p> <p>The impact of the conservation agency acquisitions, the 2001 Village 13 amendment, and the City of Chula Vista Otay Valley Parcel amendments greatly alters the ratio of SF to MF homes throughout Otay Ranch. The Project plan amendment would serve to bring the ratio closer to that which was originally approved in 1993 when evaluated from the goals of the Otay Ranch Master Plan.</p> <p>The Project includes 5 single family lot sizes within 10 neighborhoods, which are anticipated to accommodate approximately 15 varied single-family floorplans. Lot sizes range from 4,250 sq. ft. to 27,000 square feet. The Project also includes a location for multi-family homes in a horizontal or vertical multiple-use configuration.</p> <p>The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles.</p>	Consistent
The provision of sufficient housing opportunities for persons of all economic, ethnic, religious, and age groups, as well as those with special needs such as the handicapped, elderly, single-parent families and the homeless.	An Affirmative Fair Marketing Plan or participation in the San Diego County Building Association's Plan, that describes outreach efforts and lending practices will be undertaken to attract prospective homebuyers and/or tenants in the proposed housing marketing area, regardless of gender, age, race, religion, handicap, or economic status, will be prepared prior to construction and sales of the housing within the Project Area.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- HOUSING GOALS		
	The Project is consistent with the way the County Housing Element addresses reservations by income level. Pursuant to the implementation measures set forth in the Otay Ranch GDP/SRP, "after 1996, the reservations by income level shall be consistent with the policies and programs contained in the Housing Elements of the appropriate land use jurisdiction." See also the GPAR discussion of the types of residential uses and the Final EIR <i>Chapter 1.0 - Project Description</i> .	
OTAY RANCH GDP/SRP -- PARKS, RECREATION, OPEN SPACE GOALS		
Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural, and aesthetic needs of project residents of all ages and physical abilities.	<p>The Alternative H Specific Plan implements this goal by providing six parks comprising approximately 25.1 acres consistent with the Otay SRP and County PLDO requirement. The parks range from 2.4 to 10.5 Acres. Most homes are within easy walking distance of a planned park.</p> <p>The public and private park system provides a variety of recreational experiences. In addition, the Project provides a pedestrian network which connects the Project to the regional trail along Otay Lakes Road. In addition, about 76.4 acres of internal open space is provided. Further, the Project will satisfy the Preserve Conveyance Obligation requirement that 1.188 acres of Preserve land be conveyed per one acre of developable land. A pathway and trail system are incorporated as mobility and recreation components of the Alternative H Specific Plan.</p>	Consistent
OTAY RANCH GDP/SRP -- CAPITAL FACILITY GOALS		
Overall Goal Assure the efficient and timely provision of public services and facilities of developable areas of Otay Ranch concurrent with need.	A Public Facility Financing Plan (PFFP) and Fiscal Impact Analysis (FIA) have been prepared in conjunction with the Project in compliance with the Otay Ranch GDP/SRP goal to assure the efficient and timely provision of services and facilities concurrent with need. The PFFP provides descriptions of public infrastructure, thresholds, financing mechanisms, phasing, and construction responsibilities for each facility. The Fiscal Impact Analysis concludes that the Project generates an annual surplus revenue of \$3,305,127 to the County at build-out.	Consistent
Drainage Facilities Provide protection to the Otay Ranch project area and surrounding communities from fire, flooding, and geologic hazards. Ensure that water quality within the Otay Ranch project area is not compromised. Ensure that the City of San Diego's water rights within the Otay River Watershed shall not diminish.	<p>The Specific Plan implements the drainage and runoff goals with the provision of a storm drain system which filters urban runoff from the developed areas before mixing it with natural runoff from the undeveloped portion. Thus, runoff will meet water quality requirements before draining to Lower Otay Reservoir. Drainage and urban runoff from the developed portion of the Project will drain to discharge locations via an internal storm drain system. First flush and dry weather runoff from developed areas will be diverted to biofiltration basins prior to discharge into Lower Otay Reservoir.</p> <p>In addition, a CEQA Drainage Study and a Priority Development Project Storm Water Quality Management Plan have been prepared for the Project to protect the water quality in Upper Otay Reservoir. The phasing and financing of the drainage facilities are addressed in the PFFP.</p>	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- CAPITAL FACILITY GOALS		
Sewerage Facilities Provide a healthful and sanitary sewerage collection and disposal system for the residents of Otay Ranch and the region, including a system designed and constructed to accommodate the use of reclaimed water.	<p>The Project includes the Overview of Sewer Service facility plan. This report analyzes that sewer service will be provided through the San Diego County Sanitation District via the Salt Creek Interceptor (City of Chula Vista). The County of San Diego and City of Chula Vista entered into a Sewage Transportation Agreement that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Project, to be conveyed through the Salt Creek Interceptor. The Salt Creek Interceptor has enough capacity to accommodate flows from the Project.</p> <p>The phasing and financing of wastewater facilities are addressed in the PFFP.</p> <p>The Project does not propose utilizing recycled water for irrigation due to the proximity of the site to the Lower Otay Reservoir, which is a drinking water reservoir owned and operated by the City of San Diego.</p>	Consistent
Integrated Solid Waste Management Facilities Provide solid waste facilities and services which emphasize recycling of reusable materials and disposal of remaining solid waste so that the potential adverse impacts to public health are minimized.	<p>The Project implements this goal with a waste management system providing for curbside recycling and landfill capacity. Curbside pickup and recycling will be accomplished through contracting with a local service provider. The recyclables will be collected curb-side and disposed at the Otay Landfill. To promote recycling, it is anticipated that a waste service provider will offer different monthly trash service rates depending on the size of each trash container.</p>	Consistent
Urban Runoff Facilities Ensure that water quality within the Otay Ranch Project Area is not compromised.	<p>The Project will be required to comply with the California Regional Water Quality Control Board San Diego Region Tentative Order R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100. All urban runoff will be diverted through state of the art biofiltration basins to clean urban storm flows prior to release to any natural water course to comply with the most recent water quality requirements. These basins will discharge via an internal storm drain system and will outlet below the high-water elevation of Lower Otay Reservoir to avoid erosion. Where the outfalls are not below the high-water elevation of Lower Otay Reservoir, hydromodification practices are employed.</p>	Consistent
Water Quality Ensure that the City of San Diego's water rights within the Otay River watershed shall not diminish.	<p>The City of San Diego Source Water Protection Guidelines for New Development were published in January of 2004. The document set Best Management Practice Standards for new development within any of the watershed's tributary to City of San Diego Reservoirs. Village 13 is tributary to the Lower Otay Reservoir and is therefore required to comply with the City Source Water Protection Guidelines.</p> <p>In the years after the 2004 City of San Diego Ordinance the California Regional Water Quality Control Board have required the urban runoff from all projects be treated to a greater threshold than those contemplated in the City Source Water Protection requirements. the Project will be designed in compliance with both the City of San Diego Source Water Protection Guidelines and the California Regional Water Quality Control Board San Diego Region Tentative Order R9-2013-0001as amended by R9-2015-0001 and R9-2015-0100.</p>	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- CAPITAL FACILITY GOALS		
	All urban runoff will be diverted through biofiltration basins to clean urban storm flows prior to release to any natural water course. These basins will discharge via an internal storm drain system and will outlet below the high-water elevation of Lower Otay Reservoir to avoid erosion. Where the outfalls are not below the high-water elevation of Lower Otay Reservoir, hydromodification practices are employed to ensure compliance with the Water Quality Ordinance in effect at the time of project approval.	
Water Facilities Ensure an adequate supply of water for build-out of the entire Otay Ranch project area; design the Otay Ranch project area to maximize water conservation.	<p>The Project includes the Overview of Water Service Facility Plan. The phasing and financing of water facilities are addressed in the PFFP.</p> <p>The Otay Water District approved an SB610/SB221 water supply assessment/water verification report on May 2, 2018 for the Project. This report, prepared by the Otay Water District, ensures that the Specific Plan's water demand, in conjunction with other existing and future development, can be met by available and reliable water supplies through Otay Water District, the San Diego County Water Authority, and Metropolitan Water District.</p> <p>The Project proposes to receive water service by expanding the existing 980 and 1296 Zones within the Central Service Area of the Otay Water District. There are several major 980 and 1296 Zone water system improvements within the Project that are identified in the Otay Water District's Capital Improvement Program.</p> <p>Water conservation is maximized through implementation of the strategies in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.</p> <p>The street parkways, parks, and open spaces implemented by the Specific Plan will utilize water conservation landscape practices. Additionally, all non-residential developments will provide water-efficient landscaping and water-efficient irrigation.</p> <p>The Specific Plan, therefore, conforms to the water goals and policies of the Public Facilities Element.</p>	Consistent
Water Reclamation Facilities Design a sewerage system which will produce reclaimed water. Ensure a water distribution system will be designed and constructed to use reclaimed water. Construction of a "dual system" of water supply will be required for all development where reclaimed water is used.	The Project does not propose the use of recycled water to reduce potable water usage due to its proximity to Lower Otay Reservoir.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- CAPITAL FACILITY GOALS		
Arts and Cultural Facilities Plan sites for facilities dedicated to the enhancement of the arts at the community level that can contain indoor and outdoor facilities capable of supporting community theater, training and exhibit of art and sculpture, musical training and concerts, film and cultural festivals, public meetings, and other community events.	The Otay Ranch Facility Implementation Plan anticipated a multi-use cultural complex in the Eastern Urban Center of Otay Ranch. In addition, public art and artistic public improvements will be visible in the design of the Alternative H Specific Plan such as landscaping, gateways, signage, street lights, paving materials, fencing, street and park furniture, and other key focal points. These design issues are addressed in the Village Design Plan. The neighborhood park (P-1) also includes outdoor areas which can be used for arts and cultural performances.	Consistent
Childcare Facilities Provide adequate child care facilities and services to serve the Otay Ranch project area.	The Specific Plan Development Regulations provide opportunities to locate and phase childcare facilities to meet the needs of the community. Childcare facilities may be located within private homes, commercial centers, offices, and/or adjacent to public schools when appropriate. Home-based child care includes small family day care homes that serve 6 children and large family day care homes that serve 7-12 children. Consistent with County zoning and the Development Regulations, small family day care homes could potentially be located within all residential zones. Facility-based childcare may be non-profit or commercial facilities located in non-residential land use areas of the Project. The State of California has adopted regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements, and the physical environment for child day care and day care centers. Child care facilities within the Project will comply with state and local regulations.	Consistent
Health and Medical Facilities Ensure provision of and access to facilities which meet the health care needs of Otay Ranch residents.	Based on existing and projected services provided in southern San Diego County, no additional acute hospital facility is needed to serve the Project. Both Scripps Memorial Hospital and Sharp Chula Vista Medical Center have the capacity to meet the medical needs of the Project's residents. The area may also be served by Paradise Valley Hospital and private facilities. In the area of mental health, recent service trends indicate an increase in day treatment and out-patient services as an alternative to traditional therapy in a hospital setting. This change in service delivery compensates for increased service demand resulting from the Project's population. Build-out of the Project generates an incremental demand for additional nursing home beds. This demand could be met in existing nursing facilities within southern San Diego County. Build-out of the Project also generates the need for medical practitioners (doctors, dentists, chiropractors, and allied health professionals). Space for purchase or lease, which is accessible to the public and suitable for siting medical practitioner services, will be available within the commercial (for-profit) and Community Purpose Facility (CPF, non-profit) areas of the Eastern Urban Center, other areas of the Otay Valley Parcel in the City of Chula Vista and in the adjacent community of East Lake. In addition, these uses are permitted within the Project's Multiple-Use Site.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- CAPITAL FACILITY GOALS		
Community and Regional Purpose Facilities Designate areas within the Otay Ranch project area for religious, ancillary private, educational, day care, benevolent, fraternal, health, social and senior services, charitable, youth recreation facilities, and other county regional services.	The Otay SRP identified the Eastern Urban Center as the location for regional services. The Resort Village 13 Specific Plan reserves approximately 12.5 acres of civic uses including a public safety site and an elementary school site. In addition, the Specific Plan includes six parks located on 25.1 acres including a 10.5-acre neighborhood park located in the village core. The land uses identified above provide opportunities for community and social service facilities.	Consistent
Social and Senior Facilities Ensure that Otay Ranch project area residents have adequate access to sources of governmental and private social and senior services programs.	Social service programs are mandated by state and federal statutes and regulations and are largely funded from state and federal sources. The public sector provides many basic support services to needy segments of the population. At the regional level, the County of San Diego has the primary responsibility to provide social services to County residents. The Department of Social Services serves one out of every 11 County residents, or over 100,000 persons each month. There are numerous non-profit health and social service organizations located in the southern San Diego County area. The City of Chula Vista provides an adult literacy program, a Youth Action Program, and the Police Activities League program. The County Area Agency on Aging provides social and nutrition programs, legal services, ombudsman programs, and services to prevent or postpone institutionalization. The City of Chula Vista provides senior services and the Park and Recreation Department coordinates activities and programs at the Norman Park Senior Center.	Consistent
Animal Control Facilities Ensure that the community of Otay Ranch is served by an effective animal control program that provides for the care and protection of the domestic animal population, safety of people from domestic animals, and the education of the public regarding responsible animal ownership.	Animal control services and facilities for the Project are provided by the County animal health and regulatory services. Build-out of the Project generates a demand for additional facilities; however, no specific facilities are required for the development of the Project. The payment of property taxes, which contribute to the County General Fund that are allocated to the County Capital Improvement Program, assure the provision of required future facilities. The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Project will generate surplus tax revenues to the County of San Diego; therefore, more tax revenue than is necessary to serve demand will be generated by the project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by this project. Additionally, the Otay Ranch GDP/SRP obligates the Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- CAPITAL FACILITY GOALS		
Civic Facilities Assure the efficient and timely provision of public services and facilities to developable areas of the Otay Ranch project area concurrent with need, while preserving environmental resources of the site and ensuring compatibility with the existing character of surrounding communities, integrate different types of public facilities where such facilities are compatible and complementary.	<p>The Otay Ranch Facility Implementation Plan states that 420 square feet of civic administrative facility per 1,000 residents should be used to determine the project's demand for civic facilities. Based on an estimated population of approximately 6,957 residents, approximately 2,922 gross square feet floor area of civic facilities is required.</p> <p>The Otay Ranch GDP/SRP locates a Civic facility in the Eastern Urban Center, which serves as the Civic presence in Otay Ranch. Additionally, the fiscal analysis concluded that the project will result in a net fiscal annual surplus at build-out. These revenues could be budgeted to fund additional facilities within the County of San Diego to meet the incremental increase in demand generated by this project. The Otay Ranch GDP/SRP also obligates the Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established.</p>	Consistent
Correctional and Justice Facilities Prevent injury, loss of life, and damage to property resulting from crime occurrence through the provision of justice facilities.	<p>The South Bay Regional Center provides Municipal and Superior Court services for the South Bay Judicial District. Office space for the District Attorney, Public Defender, Law Library, Revenue and Recovery, Probation, and the Marshal also are provided at or near the South Bay Regional Center. The increased population of the Project may contribute to the need for additional correctional facilities.</p> <p>The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Project will generate surplus tax revenues to the County of San Diego, that is, more tax revenue than is necessary to serve demand generated by the project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by the Project. Additionally, the Otay Ranch GDP/SRP obligates the Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established.</p>	Consistent
Fire Protection and Emergency Services Facilities Provide protection to the Otay Ranch project area and surrounding communities from the loss of life and property due to fires and medical emergencies.	<p>The Project reserves a 2.3-acre public safety site to ensure that adequate fire and emergency medical services are available to serve the Project. The PFFP and the Fire Protection Plan (FPP) identify the equipment needs, financing, and implementation necessary for site development, including the proposed fire station. To prevent loss of life and property due to fires, the Fire Protection Plan and Preserve Edge Plan address fuel modification and brush management on and surrounding the Project. The PFFP and FPP also include alternative service options to comply with County response time thresholds. The County Fire Mitigation Fee Ordinance, as implemented by Cal Fire, is also addressed into the PFFP/FIA and FPP.</p>	Consistent
Law Enforcement Facilities Protection of life and property and prevention of crime occurrence.	<p>The County currently provides law enforcement services to the Project area. Build out of the Project will increase the demand for law enforcement services from the Project.</p> <p>The Sheriff's Department has stated that a 500-square foot Sheriff storefront facility in the approximately 2.3-acre Public Safety site where the fire station will be located could satisfy their needs. CPTED Development guidelines also have been included in the Village Design Plan to ensure that homes, recreational, and business facilities are designed in such a way to deter crime.</p>	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- CAPITAL FACILITY GOALS		
Library Facilities Sufficient libraries to meet the information and education needs of Otay Ranch residents.	<p>The PFFP analyzes the demand for library facilities generated by the Project. The Otay Ranch GDP/SRP plans for the location of a 36,758-sq. ft. main library in the Eastern Urban Center (EUC). The demand for library facilities generated by the build-out of the Project will ultimately be satisfied by this main Otay Ranch library, along with existing libraries within the vicinity of the Project. Future trends in the delivery of library services include the County's 24/7 "Library To Go Program" and e-library programs.</p> <p>The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Project will generate surplus tax revenues to the County of San Diego; therefore, more tax revenue than is necessary to serve demand will be generated by the project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by the Project. The Otay Ranch GDP/SRP obligates the Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established.</p>	Consistent
School Facilities Provide high quality, K-12 educational facilities for Otay Ranch residents by coordinated planning of school facilities with the appropriate school district. Coordinate the planning of adult educational facilities with the appropriate district.	<p>The site is within the boundaries of the Chula Vista Elementary School District.</p> <p>The 1,938 planned homes generate the need to accommodate approximately 794 elementary (K-6) students. The Specific Plan reserves an approximately 10.5-acre elementary school site sized to serve approximately 800 students adjacent to a neighborhood park to accommodate joint use facilities. In addition, the Project generates the need to accommodate approximately 232 middle school (7-8) students and approximately 437 high school students. The Project is within the boundaries of the Sweetwater Union High School District.</p> <p>The Alternative H Specific Plan will satisfy the statutory requirement to mitigate this impact through the payment of school fees pursuant to state statutes, or in the alternative enter into a school mitigation agreement.</p> <p>The demand for adult school facilities will be satisfied within existing facilities in the Sweetwater Union High School District, until a new facility could be constructed in the Otay Ranch Eastern Urban Center in the City of Chula Vista, on a site reserved pursuant to the Otay Ranch GDP/SRP.</p>	Consistent
OTAY RANCH GDP/SRP -- AIR QUALITY GOALS		
Minimize the adverse impacts of development on air quality.	<p>The Project implements this goal through the application of the Air Quality Impact Report. In addition, the Project includes a Greenhouse Gas Emissions Technical Report which addresses greenhouse gas emissions in conformance with AB32 and seeks to reduce emissions and energy use through design methods to reduce vehicle trips, maintain or improve traffic flow, and reduce vehicle miles traveled. For further information, please refer to Final EIR, <i>Section 2.10, Global Climate Change</i>.</p>	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- AIR QUALITY GOALS		
Create a safe and efficient multi-modal transportation network which minimizes the number and length of single passenger vehicle trips.	<p>The Resort Village is a “specialty village” with only limited multi-modal opportunities. However, the proposed development facilitates pedestrian and bicycle travel. The site circulation system is designed with pedestrian-friendly sidewalks and includes pedestrian enhancements, such as shaded pathways, lighting, benches, and other amenities</p> <p>Bicycles are accommodated on pathways and streets. Bicycle racks will be provided at strategic locations, such as Multiple-Use commercial areas and parks.</p>	Consistent
Land development patterns which minimize the adverse impacts of development on air quality.	<p>The Project implements this goal by creating a land use pattern that encourages walkability. This is accomplished through the creation of the Village Core which encompasses major community activity centers including an elementary school site, a public neighborhood park and Multiple-Use Village Square comprised of up to 20,000 sq. ft. of commercial/ retail uses. The Village Core also includes a public safety site, planned to accommodate a fire station and Sheriff’s storefront. Additionally, the land pattern includes streets with sidewalks separate from adjacent streets by landscaped parkways. Implementation of safe routes to school and a Walking School Bus Program² will encourage students to walk to school, minimizing adverse impacts on air quality while improving overall health and wellbeing through an active lifestyle. These components contribute to meeting the goals of an active pedestrian-oriented community.</p>	Consistent
OTAY RANCH GDP/SRP -- NOISE GOALS		
Promote a quiet community where residents live without noise which is detrimental to health and enjoyment of property.	<p>An Acoustical Analysis Report has been prepared as part of the Final EIR. Consistent with the noise analysis, the Final EIR includes feasible mitigation measures incorporated into the design to minimize the noise impacts associated with the Project. The design is consistent with the County exterior and interior CNEL noise levels. For further information, please refer to Final EIR, <i>Section 2.7, Noise</i>.</p>	Consistent
Ensure residents are not adversely affected by noise.	<p>An Acoustical Analysis Report has been prepared as part of the Final EIR and feasible mitigation measures will be incorporated into the Project design to ensure that residents are not adversely affected by noise.</p>	Consistent

² See <http://www.walkingschoolbus.org/> for additional information.

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- PUBLIC SAFETY GOALS		
<p>Consistent. Promote public safety and provide public protection from fire, flooding, seismic disturbances, geologic phenomena, and man-made hazards in order to:</p> <p>Preserve life, health, and property;</p> <p>Continue government functions and public order;</p> <p>Maintain municipal services; and</p> <p>Rapidly resolve emergencies and return the community normalcy and public tranquility.</p>	<p>The Project reserves a 2.3-acre public safety site which is planned to have a fire station and Sheriff's storefront facility. The Project further implements this goal by participating in emergency disaster plans and programs, establishing safe and effective evacuation routes, and facilitating post-disaster relief and recovery programs. In addition, a Wildland Urban Interface (WUI) Plan has been prepared by the County for the Project. The Project will be conditioned to comply with the requirements in the FPP and WUI Plan.</p>	Consistent
OTAY RANCH GDP/SRP -- GROWTH MANAGEMENT GOALS		
<p>Develop Otay Ranch villages to balance regional and local public needs, respond to market forces, and assure the efficient and timely provision of public services and facilities concurrent with need.</p>	<p>A PFFP/FIA has been prepared in conjunction with the Specific Plan. The PFFP assures the efficient and timely provision of services and facilities concurrent with need, and provides descriptions of public infrastructure, thresholds, financing mechanisms, phasing, and responsibilities for each facility.</p>	Consistent
OTAY RANCH GDP/SRP -- RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT GOALS		
<p>Resource Preserve</p> <p>Establishment of an open space system that will become a permanent preserve dedicated to the protection and enhancement of the biological, paleontological, cultural resources (archaeological and historical resources), flood plain, and scenic resources of Otay Ranch, the maintenance of long-term biological diversity, and the assurance of the survival and recovery of native species and habitats within the preserve and to serve as the functional equivalent of the County of San Diego Resources Protection Ordinance (RPO).</p>	<p>As described in the Otay Ranch Phase II RMP, 1,188 acres of RMP Preserve land will be conveyed to the POM for every acre of development in conjunction with each final map. One open space corridor (R2) extends through the Project to establish a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, and the City of San Diego "Cornerstone" properties. The open space Preserve corridor contains high-quality natural habitats.</p>	Consistent
<p>Mineral Resources</p> <p>Encourage the completion of the extraction of mineral resources before conflicts with planned development could occur.</p>	<p>A Mineral Resources Reports was prepared for the Project which concluded that there are no known mineral resources located within the Project. In addition, based on site visits, there are no past or present mining extraction activities within the Project. As a result, there are no conflicts between mineral extraction activities and planned development. There may be the opportunity to reuse some material excavated during grading activities as road base or as surface materials on the multi-use pathways. For further responsive information, please refer to Final EIR, Section 3.4, <i>Mineral Resources</i>.</p>	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT GOALS		
Soils Minimize soil loss due to development.	Based on the Geotechnical Review of the Preliminary Tentative Map and Grading Plan, the onsite soils consist of alluvium, colluvium, soil, and artificial fill. During grading and construction of the Project, soil erosion may occur on the Project site; however, best management practices will be implemented to ensure that erosion and the loss of topsoil are minimized. For further information, please refer to Final EIR, <i>Section 2.5, - Geology and Soils</i> .	Consistent
Steep Slopes Reduce impacts to environmentally sensitive and potential geologically hazardous areas associated with steep slopes.	The Alternative H Specific Plan conforms with this goal by minimizing impacts to steep slopes in conformance with the Otay Ranch-wide requirement to preserve 83% of existing steep slopes with gradients of 25% or greater. For further information, please see the RMP 2 and Final EIR Sections 2.1 – <i>Aesthetics</i> and 3.3 – <i>Land Use and Planning</i> .	Consistent
Floodways Preserve floodways and undisturbed flood plain fringe areas.	There are no mapped floodplains or floodways within the Project. In addition, the Project requires construction of adequate drainage facilities to minimize the exposure of people and property to flooding.	Consistent
Visual Resources Prevent degradation of the visual resources.	Otay Lakes Road is County Designated Scenic Highway and is proposed to remain in its current alignment. The Alternative H Specific Plan is consistent with this goal by implementing a terraced development plan, which preserves the expansive views over Lower Otay Reservoir and the Otay River Valley to the south. The mountains to the north and east provide a dramatic backdrop for the Resort component of the Alternative H Specific Plan. A canyon within the open space Preserve extends from the Reservoir north through the Project site, defining development areas and creating a dramatic scenic corridor. Preserve open spaces to the north and east of the development areas also contribute to the preservation of the existing visual resources.	Consistent
Energy Conservation Establish Otay Ranch as a "showcase" for the efficient utilization of energy resources and the use of renewable energy resources.	<p>An Energy Conservation Plan has been prepared with the Alternative H Specific Plan. The Energy Conservation Plan includes requirements related to building siting and design, construction, energy efficiency, water conservation lighting and solar access. Of interest, all residential and non-residential development areas would exceed the requirements of the now-applicable 2016 Title 24 energy standards. More specifically, Alternative H proposes to construct all single-family homes to Zero Net Energy design standards, as defined by the California Energy Commission (see Final EIR M-GCC-4). Additionally, high-efficiency lighting and EnergyStar appliances shall be used in multi-family homes and non-residential buildings (see Final EIR M-GCC-2 and M-GCC-3). Multi-family homes and non-residential buildings also shall be designed to improve building energy efficiency by 10 percent over the 2016 Building Energy Efficiency Standards set forth in Part 6 of the Building Code (see Final EIR M-GCC-5).</p> <p>The Alternative H Specific Plan also implements this goal, in part, through the proposed land use plan, which is aimed at minimizing transportation requirements by locating school and park land uses in proximity to residential areas to encourage pedestrian and bicycle travel to reduce energy consumption.</p>	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT GOALS		
Water Conservation Conserve water during and after construction of Otay Ranch.	<p>Water conservation is maximized through the preparation of a Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the development and establish standards that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.</p> <p>The Village Design plan identifies a "California Friendly" landscape palette which includes a large majority of plants with a crop coefficient of 0.30 (representing very low usage plants). Finally, a Water Conservation Plan has been prepared and included with the Overview of Water Service. This plan identifies implementable measures, including a low water usage plant palette, to reduce outdoor water consumption on single family lots by a minimum of 30% below business as usual through compliance with the Model Landscape Ordinance</p> <p>Outdoor water usage comprises over 50% of the total single-family home water usage and offers the greatest opportunities for measurable reductions in water consumption. These plans implement conservation measures that significantly reduce overall water consumption and the reliance on imported water.</p> <p>With regard to implementing this goal, the site is located above the Lower Otay Reservoir, a drinking water source for the City of San Diego. Use of recycled water is not permitted above a potable water source.</p>	Consistent
Astronomical Dark Skies Preserve dark-night skies to allow for continued astronomical research and exploration to be carried out at the County's two observatories, Palomar Mountain and Mount Laguna.	<p>The Project will comply with the San Diego County Code of Regulatory Ordinances, Sections 51.210 – 51.209, Light Pollution Code. Lighting fixtures will be carefully placed and provided with glare shields and louvers to mitigate light spilling into the sky or onto adjacent properties. Trees and landscape features to be illuminated will be equipped with automatic shut-off controls that will turn-off lights no later than 11:00 p.m. Thus, the Project conforms to this goal.</p>	Consistent
Agriculture Recognize the presence of important agricultural soils both in areas subject to development and within the preserve.	<p>The site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program. According to the Soils Conservation Service Data (1973), the Specific Plan site contains Local Farmland of Importance; however, the impact associated with such agricultural resources is considered less than significant.</p> <p>In addition, the site and surrounding areas are neither zoned for agricultural use, nor is the land under a Williamson Act contract. Therefore, the Alternative H Specific Plan does not conflict with existing zoning for agriculture use or a Williamson Act contract.</p>	Consistent