

CHAPTER 1.0 PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING

1.1 Project Objectives

Pursuant to Section 15124 (b), of the CEQA Guidelines, the statement of objectives sought by the proposed Project is described below. The objectives are intended to assist the County in developing a reasonable range of alternatives to evaluate in the EIR and aid the decision makers in preparing findings or a statement of overriding considerations.

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

- Implement the goals, objectives, and policies of the adopted Otay SRP, the Otay Ranch RMP, and the County MSCP Subarea Plan South County segment.
- Create a prestigious destination resort that maximizes unique South County open space, high-terrain, and ~~lake~~-views [of the reservoir](#) within a distinct, predominantly single-family home community, and allow first-time buyers and others to transition to distinct, high-quality homes within Otay Ranch.
- Decrease the intensity of development at higher elevations away from Lower Otay ~~Lake~~[Reservoir](#), and thereby enhance unique South County open space, high-terrain, and ~~lake~~-views [of the reservoir](#).
- Establish an executive-level, "specialty" housing enclave within Otay Ranch that attracts business owners and employers within both the Otay Ranch and Otay Mesa planned business parks, urban centers, and university uses, thereby providing this segment of the housing community with opportunities to live and work in South County.
- Create increased housing diversity within Otay Ranch by balancing higher densities associated with Otay Ranch's multi-family development with lower density, predominantly single-family homes to ensure a balance of housing opportunities in South County, consistent with the Otay SRP.
- Ensure public facilities are provided in a timely manner and financed by the residents and occupants, and thereby ensure no adverse fiscal consequences to other neighboring communities within Otay Ranch.
- Preserve the Project site's most sensitive resources, including the Quino checkerspot butterfly and higher-quality vernal pools.
- Preserve the major north/south rocky canyon located in the eastern portion of the Project site as a wildlife corridor, and connect to wildlife crossings under Otay Lakes Road.

- Relocate the Otay Ranch Village 15 elementary school site to the Otay Ranch Resort Village in order to create a neighborhood elementary school environment within the village core and thereby enhance the self-sufficiency of the Project's land use plan.
- Provide a continuous public trail system through the community, with access to the resort, the village core, mixed-use area and surrounding trails, including the California Riding and Hiking Trail.
- Provide for a neighborhood park system that provides a variety of active recreational opportunities within walking distance of all planned neighborhoods.
- Create an internal, safe, and efficient street circulation system that is safe and efficient and that promotes walking and community cohesiveness while minimizing paved surfaces.
- Incorporate sustainable design elements and the latest conservation technologies, consistent with creating a distinct destination-resort unique to South County.

1.2 Project Description

1.2.1 Background

1.2.1.1 *History of the Otay Subregional Plan*

On October 28, 1993, the San Diego County Board of Supervisors and the Chula Vista City Council jointly certified the Otay Ranch Program EIR 90-01 (Program EIR or PEIR; SCH No. 89010154), and approved the Otay Ranch Project, including the Otay SRP, following an extensive 4-year collaborative planning and environmental review process. The Otay Ranch Project was jointly planned and concurrently processed by the County and the City of Chula Vista (City) because the site was located in unincorporated San Diego County¹ and the City of Chula Vista had proposed annexing portions of the site.

The planning of Otay Ranch was directed by an Interjurisdictional Task Force composed of elected officials and citizen representatives from the County and cities of Chula Vista and San Diego. The planning process included 11 citizen advisory task forces and more than 130 meetings with South County citizen participation to help formulate the design of the Otay Ranch land plan. Over a 4-year planning process, numerous alternative land use plans were developed and refined, incorporating comments from the citizen advisory task forces, a joint planning team, and elected officials. In addition, the Otay Ranch Program EIR evaluated eight Project alternatives, including the No Project Alternative, an environmental alternative, and five off-site alternative Project locations. After several hearings before the jointly convened County and Chula Vista Planning Commissions, and the County Board of Supervisors and Chula Vista City Council, the Otay SRP was approved on October 28, 1993.²

¹ Except approximately 300 acres in the City of San Diego (Otay Mesa).

² Thereafter, Chula Vista, in cooperation with the County, annexed the western most 9,000 acres of Otay Ranch. The San Diego County Local Agency Formation Commission (LAFCO) approved the annexation on July 1, 1996, and the annexation was effectuated upon execution of the required tax-sharing agreement between the County and Chula Vista.

1.2.1.2 *Approved Otay SRP*

The approved Otay SRP, which is a part of the County General Plan (County of San Diego 2011), contemplates development of the Otay Ranch community. The Otay Ranch community is to be composed of a broad range of residential, mixed-use, and non-residential land uses within a series of villages and planning areas with schools; recreational parks; business/industrial parks; a circulation system; neighborhood commercial areas; regional-serving commercial centers; open space; preserve land; trails; and other infrastructure, public services and amenities.

The Otay SRP encompasses the Project site and designates it as a specialty village composed of a destination resort, residential neighborhoods (single- and multi-family homes), local parks, commercial areas, and public uses. Described as “Village 13/Resort Village,” the Otay SRP establishes policies to reflect the unique aspects of this village based on its physical attributes and location within Otay Ranch. The Otay SRP, as amended in 2001, specifies permitted uses within Village 13/Resort Village include hotel uses with up to 800 rooms, shops, restaurants, and conference facilities. The residential component calls for a maximum of 2,066 homes (658 single-family residential homes and 1,408 multi-family residential homes), with a buildout population of approximately 5,269 residents. The specified land uses also identify two neighborhood parks and commercial areas. The Otay SRP allows for the possibility of a golf course with up to 27 holes, but does not require its inclusion in the Project site.

At the time the Otay SRP was originally adopted, the Village 13/Resort Village included the Birch Family Estate Parcel, located to the west of the Project site. This 135-acre parcel was identified for use as a specialty conference center/community center, with low-density residential uses and open space, consistent with the residential densities of the nearby areas. A total of 128 single-family homes were designated on this parcel. The Birch Family Estate Parcel is not included as part of the proposed Project because it is geographically separated from the Project site, lies within the City of Chula Vista, is owned by a different entity, and is not currently proposed for development. As a result, for the area within the proposed Resort Village boundary, the Otay SRP permits 1,938 homes (530 single-family residential homes³ and 1,408 multi-family residential homes).

Under the implementation program for the approved Otay SRP and pursuant to Government Code Section 65450 et seq., adoption of a Specific Plan is necessary to govern development of the Project site. The proposed Otay Ranch Resort Village Specific Plan (Specific Plan) further refines the land use plans, development regulations, goals, objectives, and policies of the proposed Project.

The PEIR prepared for the Otay SRP analyzed the existing conditions, significant impacts, and mitigation measures related to developing a new community over the entire 23,000-acre Otay Ranch area. As permitted under sections 15152 and 15168 of the CEQA Guidelines, this EIR tiers from the previously certified Otay Ranch PEIR, and concentrates on the issues specific to the proposed Project. The certified PEIR prepared for the Otay SRP evaluated development of the entire Otay Ranch community, including the Project site. As such, this EIR, in some instances, relies on the analysis contained in the PEIR. However, where the proposed Project differs

³ 658 single family homes in the Resort Village/Village 13 overall minus the 128 single family homes designated on the Birch Family Estate Parcel which are not included as part of the proposed Project.

substantively from what was analyzed in the previously certified PEIR, or where the existing conditions have significantly changed, additional analysis is provided in this EIR to ensure all potential significant impacts are adequately analyzed and applicable mitigation measures are included.

This EIR evaluates the proposed Project in the context of both the County General Plan and the approved Otay SRP, which is part of the General Plan. For that reason, the previously approved Otay SRP primary planning principles are identified below.

1.2.1.3 Otay Subregional Plan Primary Planning Principles

Three primary planning principles have guided overall development and implementation of the approved Otay SRP. Those principles are to (a) create neighborhoods with a sense of place and reduce reliance on the automobile; (b) create a managed preserve system to conserve important natural resources, including multiple sensitive species and their habitats; and (c) provide public facilities in a timely manner without burdening existing residents/taxpayers. Each of these principles is discussed further below.

Principle: Create Neighborhoods with a Sense of Place and Reduce Reliance on the Automobile

In the 1980s, the prevailing planning approach was to divide areas into zones that segregated residential, commercial, and civic uses into separate areas, thereby requiring residents to drive or use public transportation for nearly all daily activities. Otay Ranch sought to replace this prevailing planning ethic by combining land uses within each neighborhood, locating specific uses and other activity centers within walking distance of most homes, and linking the community with enhanced sidewalks, trails, pedestrian bridges, and pathways. Otay Ranch's planning approach provided for neighborhoods with a "sense of place" and reduced reliance on the automobile through adoption of the Otay Ranch Land Use Plan and the Otay Ranch Village Concept Policies. These plans and policies established a series of 11 urban villages and one planning area (seven of which are transit-oriented), located in the westernmost 9,500 acres of Otay Ranch (the Otay Valley Parcel), most of which was annexed to the City of Chula Vista in 1996. In the Otay SRP adopted in 1993, these 11 urban villages and one planning area contained 80 percent of the residential units planned for Otay Ranch.

The remaining residential units in Otay Ranch were located in the three specialty villages and two rural estate areas on the two eastern Otay Ranch parcels: the Proctor Valley Parcel and the San Ysidro Mountains Parcel. Villages 13, 14, and 15 are the "specialty villages" within Otay Ranch.⁴ Village 13, along with the neighboring Village 15, were intended to accommodate higher-end residential units to house executive personnel associated with Otay Ranch's planned business parks (plus the Otay Mesa area's planned business parks), urban centers, planned university uses, and the Otay Mesa industrial area.

The Resort Village creates a sense of place by establishing major activity centers distributed throughout the village. The Multiple Use Planning Area at the western edge of the proposed Project

⁴ Village 13 represents the proposed Project for purposes of this EIR and is referred to as "Otay Ranch Resort Village" or "Resort Village" in this EIR.

includes 57 multi-family residences and up to 20,000 square feet of commercial/retail uses. This area is intended to serve the day-to-day needs of the Resort Village population. Farther east, the Village Core Activity Center includes a 10.3-acre neighborhood park, an elementary school site, and a public safety site. The Otay Ranch Facility Implementation Plan located a fire station within Village 15 and the Otay SRP located an elementary school within Village 15. Subsequently, Village 15 was acquired for conservation purposes. To ensure future fire services and school services are available, the Project proposes amendments to the Otay SRP to locate these civic uses in the Resort Village. This area is designed to be the civic center where residents can socialize as they drop their children at school or take them to the park. The eastern portion of the Project site includes the Resort Activity Center, which will include resort-style amenities, up to 200 guest rooms, and up to 20,000 square feet of ancillary commercial/office uses.

In addition to these major activity centers, the proposed Project distributes neighborhood parks throughout the Project site, which will serve as smaller gathering spaces for residents. These parks are connected by an integrated pathway and trail plan. The pedestrian experience is enhanced by the street sections, which provide landscaped parkways as a barrier between pedestrians and vehicle traffic. Traffic calming features such as intersection neckdowns and raised intersections are also incorporated throughout the Resort Village to slow travel speeds and increase pedestrian safety.

Principle: Create a Managed Preserve System to Conserve Important Natural Resources, Including Multiple Sensitive Species and their Habitats

In the 1980s, the prevailing regulatory scheme was to focus on single species conservation and set aside patches of open space to accommodate sensitive species and their habitats. Otay Ranch sought to replace this approach by creating a large, contiguous preserve system to be professionally managed and funded in perpetuity. The Otay SRP provided for this managed preserve system through adoption of the Otay Ranch RMP, designation of an 11,375-acre Otay Ranch Preserve, and establishment of the Otay Ranch Preserve Owner Manager (POM), funded in perpetuity through a series of assessment mechanisms.

The 11,375-acre Otay Ranch Preserve was created concurrent with the development of Otay Ranch. For every “Developable acre” (as defined by the Phase 2 RMP) of land approved for development, 1.188 acres of preserve land is conveyed to the designated POM. To date, more than 3,200 acres of preserve land have been offered for dedication to public ownership due to development of Otay Ranch.

The Otay Ranch Preserve is designed to protect not only biological resources, but also preserve natural resources such as floodplains, archeology, paleontology, watersheds, wetlands, viewsheds, steep slopes, and wildlife linkages. It is also a multi-species system planned to protect both species that currently are threatened and endangered, and to preserve the habitat of other species so they do not become endangered.

Significantly, the Otay Ranch Preserve is a managed system. Experience has shown that setting aside open space is not sufficient to ensure the survival of sensitive species and habitats; instead, land must be actively managed and, in some instances, restored or enhanced. Examples include

Otay Ranch programs to restore maritime succulent scrub and Otay tarplant, which have been successfully implemented. The Preserve also has an established assessment mechanism to generate funds to pay for the active management of the entire 11,375-acre Preserve. As of this writing, the assessment mechanism generates roughly \$500,000 annually for management, maintenance, and monitoring, as described in the adopted Otay Ranch RMP. In addition, the Preserve provides educational and recreational opportunities.

The Preserve is also a part of San Diego's Multi-Species Conservation Program (MSCP) adopted in 1997. In addition, the Preserve has improved the MSCP plan in several important respects. First, Otay Ranch generally conserves sensitive species at a higher level than the MSCP. While the MSCP primarily focuses on upland species, the RMP and the Otay Ranch Preserve also protect wetland habitats in a system-wide fashion, conserving 90 percent of identified wetlands within the Preserve and providing mitigation for impacts to wetlands outside the Preserve through wetland creation, restoration, or enhancement within the Preserve. Specifically, the Otay Ranch Preserve conserves the following within the Preserve:

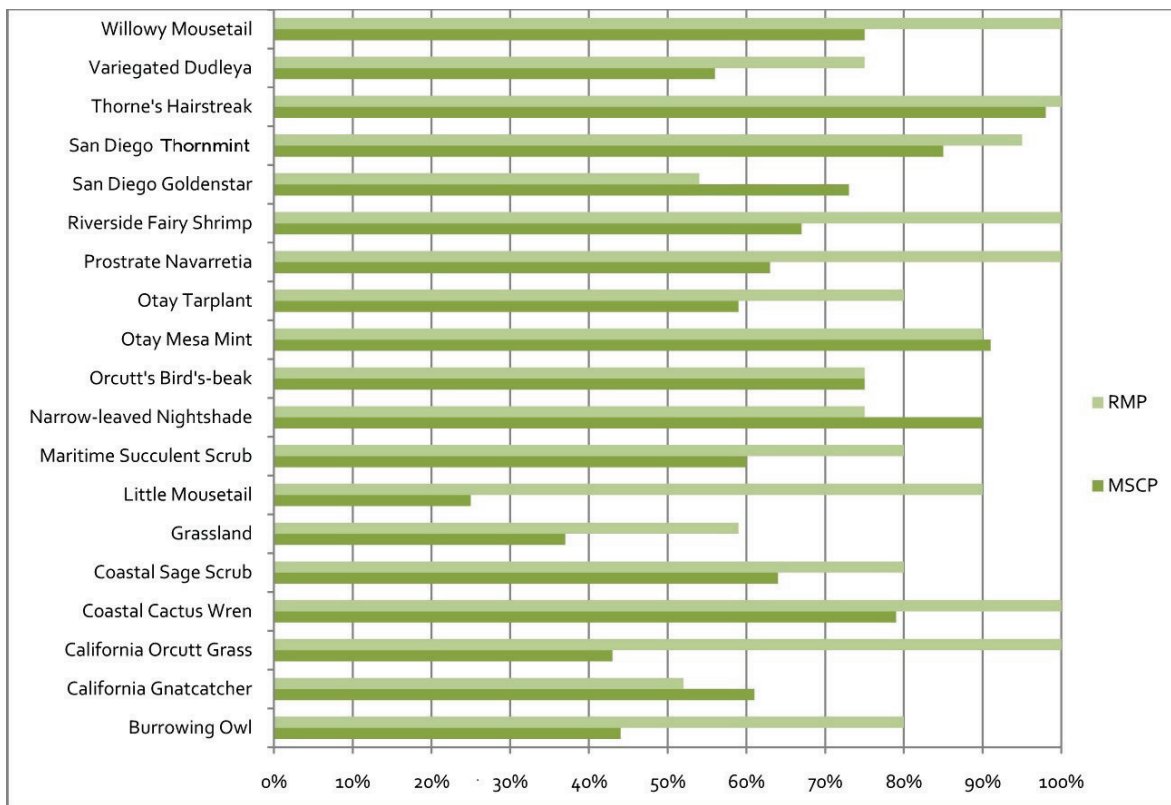
- a. 93 percent of southern willow scrub habitats;
- b. 100 percent of freshwater marsh habitats;
- c. 95 percent of vernal pool habitat, including a vernal pool preserve of 330 acres on Otay Mesa;
- d. 95 percent of the San Diego button celery; and
- e. 100 percent of the Otay thornmint.

The table below graphically illustrates (by percentage) the greater conservation levels that have been achieved by implementing the Otay Ranch Preserve as compared to the MSCP.

In addition, while portions of the MSCP Preserve will be acquired through public funding, the Otay Ranch Preserve is currently being assembled through land dedications and without the need for public funding.

Since the Otay SRP and RMP were adopted in 1993, the Otay Ranch Preserve also has been enhanced by the following actions:

- a. Otay Valley Road was removed from the Preserve;
- b. The Wolf Canyon trail system was removed from the Preserve;
- c. The Wolf Canyon sewer system was removed from the Preserve;
- d. Alta Road was removed from the Preserve;
- e. The size of the university permitted in the Preserve was restricted;
- f. The Preserve along Wolf Canyon was expanded to protect a stand of thornmint;
- g. Restoration of maritime succulent scrub was restored beyond that required by the RMP or MSCP; and



- h. The size of active recreation in the Otay River Valley was reduced by approximately 200 acres.

The proposed Project will further the implementation of the Otay Ranch Preserve. First, the development footprint has been revised to reduce impacts to the most sensitive biological resources including the QCB and high quality vernal pools. As a result of this redesign, the proposed Project also includes wildlife corridors that were not identified in the original Project design. Second, the proposed Project will convey Preserve land to the Otay Ranch Preserve at the required conveyance ratio consistent with the requirements of the Otay Ranch Phase 2 RMP. Implementation of the proposed Project would contribute to the dedication of approximately 888 acres to the Otay Ranch Preserve. By conveying land to the Otay Ranch Preserve, the proposed Project will help ensure the preservation of high quality, regionally integrated, fully managed Preserve lands. In addition, the single and multi-family homes, commercial area and Resort will pay into the Preserve assessment mechanism, increasing the funds available for Preserve management and monitoring. For further discussion of the Otay Ranch Preserve, please refer to Section 2.3 – Biological Resources and Section 3.3 – Land Use and Planning.

Principle: Provide Public Facilities in a Timely Manner without Burdening Existing Residents/Taxpayers

In the 1980s, growing communities throughout California, in the wake of Proposition 13, found it difficult to fund or build the new public facilities and infrastructure necessary to serve new development. Otay Ranch sought to address these concerns through creation of a series of “pay as you grow” facility thresholds and processes to assure that new development would construct needed public facilities and infrastructure concurrent with need. The adopted Otay SRP provided for the timely provision of public facilities without burdening existing residents and taxpayers through adoption of the Otay Ranch Facility Implementation Plan, which provides specific facility thresholds, service levels, and facility financing policies and mechanisms.

Since construction commenced in Otay Ranch in 1999, four elementary schools have been constructed (Heritage, McMillin, Veterans, and Wolf Canyon). In addition, Otay Ranch development assisted in funding Hedenkamp Elementary School in the adjacent Sunbow community. Two public high schools have also been constructed (Otay Ranch and Olympian).

Further, six neighborhood parks and 12 pedestrian parks have been constructed by new development in Otay Ranch since 1999. Additionally, Otay Ranch development has contributed land and funds for the eventual construction of a 70-acre community park.

Chula Vista Fire Station No. 7 was also constructed in Village 2. This new station was funded by new development in Otay Ranch, and it serves Otay Ranch and surrounding communities.

In addition, Otay Ranch development constructed the following new arterials: Olympic Parkway, Heritage Road, La Media Road, and the extension of Birch Road and Eastlake Parkway. The expansion of Telegraph Canyon Road was also funded by Otay Ranch development. As critical components of a comprehensive facility financing and funding program, all of these arterials were sized to accommodate forecasted Otay Ranch development, including the proposed Project.

Similarly, the development in the Salt Creek sewer basin financed construction of the Salt Creek Interceptor sewer, which was constructed based on plans that it would serve development within the southern half of the Otay Valley Parcel and portions of the San Ysidro Mountains and Proctor Valley Parcels, including the proposed Project.

Otay Ranch also shifts the burden from the general tax base to the residents and businesses that directly benefit from the development through creation of maintenance assessment districts. These districts fund a variety of maintenance and operational services related to landscape medians and parkways, street trees, pedestrian lighting, graffiti abatement, and private open space. Public neighborhood and pocket parks, which provide residents with walkable recreation opportunities, are funded through an assessment district mechanism such as Homeowner Association (HOA) fees rather than public funds.

The proposed Project includes a Public Facilities Financing Plan (PFFP) as Appendix IV to the Resort Village Specific Plan. The PFFP identifies the public facilities required in the Resort Village and infrastructure improvements necessitated by the proposed Project. It also identifies the

phases of development that would finance and construct these facilities, as well as thresholds for their construction to prevent falling out of compliance with Otay SRP requirements.

1.2.2 Project Components

The Project application includes a Specific Plan (SP04-002), General Plan Amendment (GPA04-003), Rezone (REZ04-009), Tentative Maps (TM5361A and TM5361B), the Otay Ranch RMP amendment/adoption, and the County MSCP Subarea Plan South County Segment Boundary Adjustment. **Table 1.0-1** lists the discretionary approvals and permits associated with the proposed Project. Discretionary actions likely to be processed in the future, but not part of the proposed Project, are listed in **Table 1.0-2**. The following describes the major components and characteristics of the proposed Project.

1.2.2.1 Specific Plan

The Specific Plan is an implementation document required by the Otay SRP to refine and implement the land use plans, goals, objectives, and policies of the Otay SRP. Pursuant to Government Code Section 65450–65457, the Specific Plan includes a description of the land uses, public facilities and services, development regulations, and implementation strategies for the proposed Project.

The Otay SRP identifies implementation tasks that must be performed as conditions of approval of Specific Plans, including the preparation of particular plans and technical reports. These implementation requirements have been satisfied through the preparation of various supporting documents and plans included or referenced in the Specific Plan. The components of the Specific Plan, including the supporting documents and plans that provide its framework, are identified below.

Development Plan

The Specific Plan’s Development Plan consists of the Site Utilization Plan or Land Use Plan, the Grading Concept Plan, the Circulation Plan, and the Landscape Concept Plan. Each plan is discussed below.

Site Utilization Plan/Land Use Plan

The Otay SRP requires the preparation of a Site Utilization Plan that describes the proposed land uses for the Project. The uses proposed by the Resort Village Specific Plan consists of single-family residential uses, mixed-use residential and neighborhood commercial uses, resort hotel and associated commercial facilities, park and recreational uses, public safety site, elementary school site, open space, Preserve land, circulation, and associated public services and amenities. **Figure 1.0-1** depicts the proposed Land Use Plan, as described in the Specific Plan (Site Utilization Plan).

The proposed Land Use Plan is anchored by the location of the Project site’s three significant activity centers: (1) Resort Planning Area, (2) Mixed-Use Planning Area, and (3) Village Core. The Resort and Mixed-Use planning areas are each depicted in **Figure 1.0-1** and described below.

The Village Core is centrally located within the Project site and includes the public safety site, a neighborhood park, and an elementary school site. Each use is described further below.

Three access points are provided from Otay Lakes Road to and from the Project site. Strada Piazza would serve as the primary access from Otay Lakes Road from the western edge of the Project site, continuing east toward Neighborhood R-5 and the Resort planning area. Strada Ravenna would provide secondary access from Otay Lakes Road in the southeastern edge of the Project site, fronting the easternmost residential neighborhood (R-5), and leading to the Resort planning area. Strada Sicilia would provide access from Otay Lakes Road in the northwestern portion of the Project site to the westernmost residential neighborhoods (R-1).

Single-Family Residential Uses

As shown in **Figure 1.0-1** and as depicted in **Table 1.0-3**, 525.0 acres (28.1 percent) of the total Project site would be designated as single-family residential, which would accommodate 1,881 homes. This designation would allow for five single-family residential neighborhoods, with an average density ranging from 3.2 to 4.4 dwelling units per acre (du/acre). Site Plans would be required to refine the design, architecture, and landscape architecture for the proposed single family neighborhoods.

Multiple-Use

The Project site would include a 14.1-acre multiple-use (MU) area located adjacent to Otay Lakes Road, north of the Strada Piazza entrance to the community. As shown in **Table 1.0-3**, the MU designation would allow for 57 attached homes and up to 20,000 square feet of neighborhood commercial, retail, and office uses. A Site Plan would be required to refine the development program, facilities, site design, architecture, and landscape architecture for the proposed mixed-use area.

Resort Uses

The proposed Resort site would be located on a 17.4-acre promontory in the southeastern portion of the Project site. The resort land use designation would allow a hotel with up to 200 guest rooms and up to 20,000 square feet of ancillary commercial/office uses, including meeting rooms, a conference center, offices, shops, and restaurants. A Site Plan would be required to refine the development program, facilities, site design, architecture, and landscape architecture for the proposed resort uses.

Parks and Recreation Uses

The Project site would include 28.6 acres of parks on nine park sites. As illustrated in **Figure 1.0-1** and as shown in **Table 1.0-3**, the P-5 neighborhood park is 10.3 acres and would be located in the Village Core, adjacent to the elementary school site and the public safety site. The P-5 park and five additional public parks (P-1, P-2, P-3, P-4, and P-8) located within residential neighborhoods, would be maintained by an assessment district/mechanism. Three parks (P-6, P-7, and P-9) are planned as private parks, to be maintained by an HOA.

Public Uses

The 1993 Otay Ranch Facility Implementation Plan located a fire station within Village 15. Village 15 has been acquired for conservation purposes. To ensure that a site for future fire services is available, the Project reserves a 2.1-acre public safety site, which could house a fire station and a law enforcement storefront. As depicted in **Figure 1.0-1**, the public safety site would be located in the Village Core, across from the elementary school site.

The 1993 Otay SRP located an elementary school within Village 15. However, Village 15 has been acquired for conservation purposes. To ensure that a site for future school services is available, the Project proposes to locate the Village 15 elementary school to the Project site, with the designation of a 10-acre elementary school site located in the Village Core, adjacent to the neighborhood park (P-5).

Open Space

Approximately 144.0 acres of the Project site are designated as Open Space. This designation generally includes the fuel modification zone and exterior manufactured slopes within the Project development footprint and excludes internal residential manufactured slopes. Open space areas are planned to be maintained by either an HOA or an assessment district/mechanism, consistent with the requirements of the Resort Village Specific Plan.

Otay Ranch Preserve

The Land Use Plan designates approximately 1,089.0 acres of the 1,869-acre Project site (approximately 58.3 percent of the site) as Preserve land, which will be offered for dedication to the Otay Ranch Preserve system. Preserve land is generally undisturbed land or restored habitats set aside for dedication to the public. The Preserve land would be maintained by the Otay Ranch POM, the funding of which would be through an assessment district/mechanism.

Grading Plan

The Specific Plan design calls for development on terraces integrated into the natural landform to minimize grading, optimize views, and promote passive solar heating and cooling opportunities. The goal of the proposed Land Use Plan is to concentrate development on the flatter areas (e.g., mesas, hilltops) and retain the unique topographic features of the Project site. The proposed Project's grading would integrate Project development into the natural landform.

Cut and fill slopes occur across the Project site due to the variability of existing topography. These slopes range in height up to approximately 140 feet in higher elevation areas. The proposed pad for the resort site would be created by removing up to 70 feet from the hilltop and placing fill up to 70 feet in depth. Manufactured slopes would occur between neighborhoods, at the rear of residential lots, and along Otay Lakes Road and the internal streets. To soften the manufactured appearance, large expanses of slopes would be landscaped with a mixture of drought-tolerant trees, shrubs, and groundcover. **Figure 1.0-2** depicts the Grading Concept Plan for the proposed Project.

Retaining walls may occur in rear yards; however, these walls would be guided by the Resort Village Design Plan and Resort Village Specific Plan Development Regulations which limit the height of such walls.

Geotechnical reports and soils evaluations have identified the Project site as suitable for development. These reports are included as **Appendices C-6, C-7, and C-8** to this EIR. Because of the underlying geology, blasting and rock crushing/processing will be required as part of the grading operations for the proposed Project. The rock crushing/processing operation would provide materials suitable for road base, pad leveling, and utility bedding. No concrete batch plant is proposed to be operated on-site. Blasting will occur in the northern and eastern portions of the Project site, consistent with the location of rock formations suitable for use as construction aggregate. Impacts associated with blasting, including impacts to air quality and noise, are evaluated throughout this EIR as part of the proposed Project.

Approximately 14.2 million cubic yards of cut and 14.2 million cubic yards of fill are proposed in a balanced grading operation. The project proposes retaining walls in the rear yard or side yards of residential lots. The heights range between one and six feet. The walls will follow San Diego Regional Standard Drawings C-1 through C-6. Larger retaining walls are proposed that range in height from 6.5 feet to as high as 25 feet. An example of these walls can be found in HOA Lot 13B-20 shown on Sheet 10 of Tentative Map 5361 (B) (**Figure 1.0-11B**). For a visual simulation of the tallest project retaining wall refer to **Figure 2.1-8B**. These walls may be a Mechanically Stabilized Earth (MSE)/Geogrid Retaining Wall or similar wall equivalent structural capacity.

Landscape Concept Plan

The Specific Plan includes a Landscape Concept Plan, depicted in **Figure 1.0-3**. This style includes flowing, informal, timeless forms, pedestrian scaled building masses, indoor/outdoor spaces, and use of warm, natural materials and colors. Maintenance of the various components of the Landscape Concept Plan is detailed in the Specific Plan's Landscape Maintenance Plan. A "California friendly" landscape palette corresponds with the different landscape zones identified in **Figure 1.0-3** and is proposed to reduce water use and wildfire risk. This plant palette can also be found in the Resort Village Design Plan, Resort Village Fire Protection Plan, Resort Village Preserve Edge Plan, and Resort Village Water Conservation Plan.

Circulation Plan

Regional Circulation and Access

Regional access is provided by State Route 125 (SR-125), located approximately three miles west of the Project site. Located approximately six miles west of the Project site, Interstate 805 (I-805) provides secondary north/south access for traffic generated by buildout of the area, including Otay Ranch and other portions of the Chula Vista Eastern Territories. SR-54, located approximately six miles north of the Project site, connects to SR-125 and I-805, and provides regional east/west access. I-905, located approximately 6 miles south of the Project site, provides additional east/west access and connects to SR-125 and I-805.

Local Circulation and Access

The proposed Project would be served by a transportation system that uses existing routes and planned new or expanded facilities. The Specific Plan's proposed Circulation Plan incorporates vehicular and non-vehicular modes of transportation to create an integrated system of roads, bike lanes, trails, pathways, and sidewalks. Roads are arranged in a hierarchy, organized by function, to facilitate access within and around the Project site. The Circulation Plan includes a variety of street sections and other traffic-calming techniques to slow traffic, create a pleasant walking environment, and reduce urban "heat island" effects.

Primary local access to the Project site is provided from the west along Telegraph Canyon Road, a six-lane Prime Arterial in the City of Chula Vista. Telegraph Canyon Road transitions to Otay Lakes Road (a six-lane Prime Arterial) approximately 3.5 miles west of the Project site. The existing alignment of Otay Lakes Road along the northern edge of Lower Otay ~~Lake~~ Reservoir would be retained by the proposed Project. This alignment is inconsistently depicted in the Otay SRP and the General Plan Mobility Element. The adopted Otay SRP depicts Otay Lakes Road bisecting the proposed Project away from the edge of the ~~lake~~ reservoir, while the adopted County General Plan Mobility Element depicts Otay Lakes Road traversing along the edge of the ~~lake~~ reservoir.

The Mobility Element of the County General Plan classifies Otay Lakes Road as a four-lane (4.1B) Major Road with Intermittent Turn Lanes, from the City/County boundary to the second Project entry (Strada Piazza), and transitions to a two-lane (2.1D) Community Collector with Improvement Options, to the east. The Project proposes an amendment to the County General Plan Mobility Element and an Otay SRP Amendment to reclassify Otay Lakes Road to a four-lane (4.2A) Boulevard with Raised Median from the City/County boundary to Strada Piazza; and transitions to a two-lane (2.2C) Community Collector with Intermittent Turn Lanes to the east. **Figure 1.0-4** shows that Otay Lakes Road maintains its current alignment as depicted by the County General Plan Mobility Element. The Mobility Element roadway designations are shown by symbols 1, 1a, and 1b.

Internal Circulation

Figure 1.0-4 depicts the internal circulation concept for the proposed Project. The Circulation Concept Plan provides vehicular access via alternative routes to disperse traffic and avoid "through routes" within the residential neighborhoods. Internal circulation comprises approximately 39.0 acres of the Project site.

As noted above, the proposed Project provides three access points to and from the Project site from Otay Lakes Road. Strada Piazza (map symbol 2a) would serve as the primary access from Otay Lakes Road from the western portion of the Project site, continuing east toward residential neighborhood R-5 and the Resort planning area. A roundabout is proposed at the intersection with Otay Lakes Road and Strada Piazza to calm traffic and help establish the design theme and the pedestrian-oriented character of the community.

Strada Ravenna (map symbol 3b) would provide secondary access from Otay Lakes Road in the southeastern edge of the Project site to the easternmost residential neighborhood (R-5) and the Resort planning area. A roundabout is also proposed at the intersection of Otay Lakes Road and Strada Ravenna. Strada Sicilia (westernmost map symbol 3a) would provide access from Otay Lakes Road in the northwestern portion of the Project site to the westernmost R-1 residential neighborhood.

The internal circulation plan also includes a series of collectors and residential streets to provide access to the residential neighborhoods. Streets within the community are proposed for a maximum travel speed of 30 miles per hour (mph), which would allow bicycle travel on streets without designated travel lanes. Pathways and sidewalks are separated from travel lanes with a landscaped parkway to encourage walking.

Transit

Future bus service to the Resort Village may be provided by MTS. Currently, MTS Routes 703 and 709 serve the Otay Ranch Town Center via Olympic Parkway. Route 709 continues north on Eastlake Road and Lane Avenue to westbound Proctor Valley Road/East H Street. Route 707 travels eastbound on East H Street/Proctor Valley Road and Eastlake Road to the Otay Ranch Town Center. These routes provide service throughout the Chula Vista Eastern Territories, including the Eastlake Business Center and Southwestern College. Future expansion of transit service to the Resort Village may include a bus route to the Multiple-Use Planning Area.

Housing Plan

The Otay SRP requires the preparation of a Housing Plan to be included with the submittal of a Specific Plan. A Housing Plan is included in the Specific Plan. The Housing Plan describes how the proposed Project helps achieve the Otay SRP requirement to provide a diverse housing supply in Otay Ranch, and requires the preparation of an Affirmative Fair Marketing Plan.

Agricultural Plan

The Otay SRP requires the preparation of an Agricultural Plan to be included concurrent with the approval of any specific plan affecting on-site agricultural resources. The Agricultural Plan must indicate the type of agricultural activity allowed as an interim use, including buffering guidelines designed to prevent potential land use interface impacts related to noise, odors, dust, insects, rodents, and chemicals that may accompany agricultural activities and operations. The Agricultural Plan is included in the Specific Plan.

Public Facilities and Services Proposed By the Specific Plan

The Specific Plan calls for the provision of the public facilities and services described below. As required by the adopted Otay SRP, a Public Facilities Financing Plan (PFFP) has been prepared in conjunction with the Specific Plan to ensure facilities and services are available concurrent with need. The PFFP provides descriptions of the Specific Plan's public services and infrastructure, phasing thresholds, and financing mechanisms. Facilities are sized and designed to serve the

Specific Plan land uses as depicted in **Figure 1.0-1**. The PFFP is included as Appendix IV in the Specific Plan.

Water Service

A Water Service Plan is provided as a separate facility plan. The Water Service Plan is summarized in the Overview of Water Service for Otay Ranch Village 13 (Overview of Water Service) and included as **Appendices C-17** to this EIR. Impacts associated with the provision of water service are evaluated in this EIR. The phasing and financing of water facilities are also addressed in the PFFP. If approved, it is anticipated that the Project site would be annexed into the service areas of the Otay Water District (OWD), the San Diego County Water Authority (SDCWA), and the Metropolitan Water District of Southern California (MWD). These subsequent annexations are governed by the San Diego County Local Agency Formation Commission (LAFCO).

As stated, OWD is identified as the water provider for the proposed Project. As of this writing, the Project area is not within the OWD service area or the OWD sphere of influence. Before the Project site may be annexed, an update of the sphere of influence, including the Project site, must first be approved by LAFCO. In addition, a Municipal Service Review may be required as part of the sphere update/annexation request.

The Specific Plan's total projected potable water demand is 1.42 million gallons per day (mgd), or approximately 1,590 acre-feet per year (afy). OWD's revised 2010 Urban Water Management Plan (2010 UWMP) anticipated that the proposed Project would use only potable water due to the historic constraints on use of recycled water use in close proximity to Lower Otay [Lake Reservoir](#), a drinking water reservoir for the City of San Diego. The water demand projections and supply requirements for the proposed Project are currently within OWD's 2010 UWMP and other water resources planning documents of OWD.⁵ Because less development is proposed on the Project site than is allowed under the adopted Otay SRP (fewer hotel rooms, no golf course proposed), OWD also has acknowledged that the proposed Project's current water demand projections and supply requirements are less than those contained in the UWMP and other OWD planning documents.⁶

On May 7, 2014, the OWD Board of Directors approved an update to the proposed Project's Water Supply Assessment and Verification Report, originally approved in February 2009. This report is included as **Appendix C-18** to this EIR. The report identifies the water demand projections and supply requirements for the proposed Project and states that such requirements have been included in the water demand and supply forecasts contained in OWD's 2010 UWMP and other OWD planning documents. The proposed Project's Water Supply Assessment and Verification Report documents that sufficient water supplies are planned for and intended to be available over a 20-year planning horizon, in normal, single-dry, and multiple-dry years, to meet the proposed Project's projected water demand, in conjunction with all other existing and other planned development in OWD's service area.

⁵ See OWD's "Water Supply Assessment and Verification Report" for the proposed Project, found in **Appendix C-18** to this EIR, pp. 7–8.

⁶ See OWD's "Water Supply Assessment and Verification Report" for the proposed Project, found in **Appendix C-18** to this EIR, p. 8.

Under the plan, the proposed Project's potable water would be provided by OWD, which relies on SDCWA, a member of MWD. MWD's water supply sources include the State Water Project (SWP) and the Colorado River Aqueduct (CRA). Upon annexation into OWD's service area, the proposed Project would be served by expanding OWD's existing 980 Zone within OWD's Central Service Area in the vicinity of the proposed Project. **Figure 1.0-5** illustrates the proposed Water Service Plan, including the major water facilities needed to serve the Project site. Annexation into OWD's service area is further discussed in Section 3.7 – Utilities and Service Systems, and is listed as a future discretionary action.

The proposed Project would require the extension of a 20-inch transmission line from the existing 24-inch transmission line within Otay Lakes Road, from just east of Hunte Parkway to a new reservoir in the 980 Pressure Zone. This new reservoir, referred to as the 980-4 Reservoir, will be located on the Project site and is planned to have a capacity of 5 million gallons. The 20-inch transmission line is proposed to extend to Strada Ravenna on the eastern end of the Project site. All other internal facilities would be sized for the proposed Project to meet OWD looping criteria and pressure requirements.

The Otay SRP establishes a goal for conserving water during and after construction of Otay Ranch, and requires the preparation of a Water Conservation Plan. Consistent with this requirement, a Residential Water Conservation Plan is included as **Appendix VI** to the Specific Plan. The plan identifies the proposed water conservation measures to be implemented in conjunction with the proposed Project. These measures are incorporated into this EIR, Section 3.7.1 – Water Supply.

Sewer Service

A Sewer Service Plan is provided as a separate facility plan. The Sewer Service Plan is summarized in the Otay Ranch Resort Village Overview of Sewer Service (Overview of Sewer Service), provided as **Appendix C-16** to this EIR. Impacts associated with the provision of sewer service are evaluated separately in this EIR. The phasing and financing of wastewater facilities also are addressed in the PFPFP. The average sewage generation for the proposed Project area is estimated at approximately 0.51 mgd. The Project site is not currently within the boundary of a wastewater service district.

Based on the evaluation provided in the Overview of Sewer Services, the Project proposes wastewater facilities to be provided by the San Diego County Sanitation District (SDCSD) and City of Chula Vista by constructing facilities to convey flow to the Salt Creek Interceptor. The Salt Creek Interceptor has been sized to accommodate ultimate development in the service area, including the proposed Project. **Figure 1.0-6** illustrates the Specific Plan's recommended Sewer Service Plan to convey flows from the Project site to the Salt Creek Interceptor, three on-site permanent sewer lift stations, dual force mains, and off-site improvements would be required as described below.

Lift Station 1 would be sized with capacity for the entire Project site. The western portion of the proposed Project would flow to Lift Station 1 by gravity and the remainder of flow would be conveyed from Lift Station 2. The required capacity of Lift Station 1 is 1,000 gpm to accommodate

peak gravity flows plus flows from Lift Station 2. Dual 10-inch force mains would convey this flow to the Salt Creek Interceptor.

Lift Station 2 would collect gravity flows from the central portion of the Project site as well as flows from Lift Station 3. Lift Station 2 would require a capacity of approximately 825 gpm to accommodate peak dry weather gravity flows and pumped flows. Dual 10-inch force mains would convey flow from Lift Station 2 to Lift Station 1.

Lift Station 3 would collect flows from the eastern portion of the Project site and pump them westerly along Otay Lakes Road to Lift Station 2. To accommodate peak dry weather flows, Lift Station 3 would require a capacity of approximately 300 gallons per minute (gpm). Dual 6-inch force mains would convey this flow.

From Lift Station 1, sewage flows would be conveyed to the existing Salt Creek Sewer Interceptor along Otay Lakes Road. Sewer mains would be installed within the existing right-of-way and be a combination of 10-inch dualforce mains and a 15-inch gravity main.

The County of San Diego does not have established detailed design standards for lift stations. On recent projects, the County has used City of San Diego Guidelines for lift stations as a reference. These lift stations would be designed to include redundant pumping units, standby power, odor control, overflow storage, and telemetry. The proposed design would also include adequate access to all equipment and fencing for security. These facilities would be owned by the County and operated by the County DPW, and would convey flows to the Salt Creek Interceptor.

Drainage and Stormwater Management

A Drainage Plan and a Stormwater Management Plan are provided as separate facility plans. The Drainage Plan is summarized in the Otay Ranch Resort Village Drainage Study (**Appendix C-13**), and the Stormwater Management Plan is contained in the Otay Ranch Resort Village Stormwater Management Plan (**Appendix C-14**). The phasing and financing of drainage and stormwater management facilities also are addressed in the PFFP.

Natural runoff from most areas north of the Project site will be separated from the developed site runoff via separate storm drain systems. Thus, runoff from natural (undeveloped) areas would continue to drain directly to the Lower Otay Reservoir, and not mix with runoff from the development until downstream of the proposed water quality basins (after low flows from the Project development areas have been treated). However, due to storm drain optimization, and to avoid a double storm drain system in many streets of the proposed development, some runoff from natural areas will mix with runoff from developed areas. **Figure 1.0-7** depicts the Project's proposed Drainage Plan. First flush and dry weather runoff from developed areas would be diverted to water quality basins prior to discharge into the Lower Otay [LakeReservoir](#). These water quality basins are designed to protect the existing water quality in the Lower Otay [LakeReservoir](#). **Figure 1.0-8** shows the locations of the seven water quality basins.

All runoff conveyed in the proposed Project's storm drain systems would be treated in compliance with RWQCB regulations and federal criteria prior to discharge into natural water courses. All

structural BMPs for the proposed Project would be located to infiltrate, filter, or treat the required runoff volume or flow (based on first flush rainfall) prior to its discharge. The BMPs would be designed to reduce toxin, nutrient, and sediment loading of the first flush runoff from the Project site. Maintenance and monitoring of the BMPs would be the responsibility of an assessment district/mechanism or a Homeowners Association (HOA) if an assessment district/mechanism is not formed.

Schools

The proposed Project's residential component (1,938 homes) would generate approximately 794 elementary school students, 232 middle school students, and 437 high school students. The phasing and funding of school facilities are addressed in the PFFP.

The Project site is within the Chula Vista Elementary School District. The proposed Project reserves a 10.0-acre elementary school site to serve approximately 800 elementary students, which is located adjacent to the P-5 park in the Village Core. Until the school district is able to construct, staff, and operate the school, students would attend an elementary school in the area as determined by the school district.

The Project site also lies within the boundary of the Sweetwater Union High School District. Middle school students would be served by Eastlake Middle School, located approximately two miles west of the Project site, or other facilities as determined by the school district. High school students would be accommodated at either Eastlake High School, located approximately three miles west of the Project site; or other facilities as determined by the school district.

Fire Protection and Emergency Services

The Project site is within the boundaries of the San Diego County Rural Fire Protection District (RFPD). The proposed Project would increase demand for fire protection and emergency services in the area. As described in the Otay Ranch Resort Village Fire Protection Plan (FPP; **Appendix C-21** to this document), fire protection and emergency medical services would initially be provided from a temporary, on-site RFPD station in the Project's Western development area. Prior to the issuance of the first building permit within the Project's Central or Eastern development areas, a permanent station would be established on the Project's Public Safety Site. The proposed Project reserves a 2.1-acre Public Safety Site for the permanent fire station. Chapter 3.6 of this EIR further analyzes fire service and protection issues of the proposed project.

Law Enforcement

The County Sheriff's Department currently provides law enforcement services to the Project site and would continue to provide services in the area. The proposed Project would increase demand for law enforcement services. The proposed Project reserves a 2.1-acre public safety site within the Village Core that could be used to house a sheriff's storefront. Alternatively, a sheriff's storefront could be located in the multiple-use commercial area. In addition, the Specific Plan's development guidelines ensure that homes, recreational areas, and business facilities are designed in such a way as to deter crime. The Sheriff's office has confirmed that a facility within the proposed Project site would not be a permanently staffed space, but would give deputies

responding to calls or patrolling in the area a place to conduct work. The facility could be co-located with the fire facility in a “public safety center” consisting of approximately 300 square feet.⁷ Chapter 3.6 of this EIR further analyzes law enforcement service issues of the proposed Project.

Parks, Recreation, Open Space, Preserve, and Trails

The Specific Plan describes the provision of parks and recreation facilities, open space, and Preserve land. In addition, the PFFP provides additional information regarding phasing and implementation of the facilities. Specifically, the proposed Project would provide 28.6 acres of public and private park and recreation facilities, ranging in size from 1.3 to 10.3 acres; approximately 144 acres of open space; and approximately 1,089.0 acres of Preserve land. **Figure 1.0-9** illustrates the locations of the proposed park facilities, Preserve land, and open space areas.

The Project site also proposes a system of trails and public pathways. The trails system would provide for meandering pathways adjacent to landscaped parkways and trails located in and adjacent to natural open space areas. Connections to the Otay Valley Regional Park trail would be provided at Project boundaries. Pathways along residential streets and private recreation lots would be maintained by an HOA or a similar community-serving entity. Dedicated pathways along Otay Lakes Road would be maintained by the County, and existing trails within the Preserve would be maintained by the Otay Ranch Preserve Owner Manager.

Specific Plan Implementation

Project Phasing

The Project site would be constructed in multiple phases as shown in **Table 1.0-4**, to ensure construction of necessary infrastructure and amenities for each phase. **Figure 1.0-10** depicts the Conceptual Phasing Plan, which reflects anticipated absorption for the proposed land uses.

The Conceptual Phasing Plan is non-sequential to allow for adjustments in response to market changes, economic conditions, or regulatory constraints. Project development is divided into multiple phases, as shown with different colors in **Figure 1.0-10**. The PFFP imposes specific facilities requirements on each development phase to ensure the Otay SRP facility thresholds are met for each phase of development.

Construction and Maintenance Responsibilities

Table 1.0-5 summarizes the Specific Plan’s anticipated construction and maintenance responsibilities for the proposed Project’s facilities and infrastructure; it also provides details with respect to the anticipated responsibilities for acquisition, construction, maintenance, ownership, and access related to the Project components.

⁷ See Sheriff’s email to the County Department of Planning and Development Services, dated November 19, 2008.

Development Regulations

The Specific Plan's Development Regulations provide the applicable zoning regulations for the proposed Project area. The regulations implement and integrate the goals and policies of the County General Plan, the Otay SRP, and the proposed Specific Plan by establishing land use districts and standards for each district. Specifically, the regulations provide for implementation of the proposed Project by setting forth the development and use standards for all property within the project site, and establishing setbacks, building heights, parking and landscaping requirements, use restrictions, development density limitations, lot sizes, fencing requirements, and signage regulations. Additionally, special uses and conditions are discussed and administrative procedures are set forth to implement the identified regulations. The Development Regulations, along with the other components of the Specific Plan, delineate the allowable use of the Project site. The Development Regulations are located in Chapter V of the Specific Plan.

Supporting Documents

The Specific Plan is supported by the documents described below.

Preserve Edge Plan (Appendix I of the Specific Plan)

In accordance with Policy 7.2 of the Otay Ranch RMP [and Section 6.4 of the Phase 2 RMP Update \(RMP2\)](#), a Preserve Edge Plan is required for all Specific Plans that contain areas adjacent to the Otay Ranch Preserve. The purpose of the Preserve Edge Plan is to identify allowable uses within appropriate land use designations for areas adjacent to the Preserve. The Preserve Edge Plan identifies buffer techniques to be implemented within the 100' buffer adjacent to the Otay Ranch Preserve and is designed to complement and integrate the Otay Ranch Resort Village Fire Protection Plan. The Preserve Edge Plan addresses fuel modification, establishes a landscape palette within the buffer, and addresses other land use adjacency considerations at the development/preserve interface.

Energy Conservation Plan (Appendix III of the Specific Plan)

The Energy Conservation Plan is a requirement of the Otay SRP and identifies feasible methods to reduce the consumption of non-renewable energy sources, through transportation, building design and use, lighting, recycling, alternative energy sources, water use, and land use. This plan is in accordance with Appendix F – *Energy Conservation* of the CEQA Guidelines, which states that the goal of energy conservation is the wise and efficient use of energy through the following:

- decreasing overall per capita energy consumption,
- decreasing reliance on natural gas and oil, and
- increasing reliance on renewable energy sources.

Opportunities for energy conservation in the Resort Village development include the arrangement and intensity of land uses; programs to reduce vehicular trips; and building siting, design, and construction, which includes water conservation measures incorporated into landscape and irrigation system design. These Project design features also serve to reduce the emissions of

greenhouse gases, enabling the Project to meet the goals of Assembly Bill (AB) 32. A summary of the key Project features of the Energy Conservation Plan is provided below:

- Design residential buildings to the USGBC LEED – New Home certification or the NAHB National Green Building standard;
- Through the site plan review and building permit process, the Project will incorporate solar panels on buildings to offset the Project’s overall residential electricity usage by 30%;
- Construct residential and commercial structures to improve energy conservation by complying with the 2013 Building Energy Efficiency Standards in Title 24 of the California Code of Regulations, as well as the CALGreen building code;
- Require indoor residential appliances to carry the USEPA ENERGY STAR certification;
- Require indoor residential plumbing products to carry the USEPA Water Sense certification;
- Require high-efficiency irrigation equipment, such as evapotranspiration controllers, soil moisture sensors, and drip emitters, for all projects that install separate irrigation water meters;
- Limit natural turf in residential development to no more than 30 percent of the outdoor open space; and
- Use passive solar design and building orientation to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer.

Further, EIR Section 3.8, Climate Change, evaluates energy usage as it relates to emissions of greenhouse gases and achieving the requirements of AB 32.

Public Facilities Financing Plan (Appendix IV of the Specific Plan)

The PFFP addresses the public facility needs associated with implementation of the Specific Plan. The PFFP is required by the Otay SRP to ensure the phased development of the Project is consistent with the overall goals and policies of the County General Plan and the Otay SRP. The PFFP provides an analysis of infrastructure facilities, such as water and sewer, and the provision of community services, law enforcement, libraries, schools, and parks. The PFFP also includes a Fiscal Impact Analysis, which evaluates the public costs and revenues generated by the proposed Project.

Resort Village Design Plan (Appendix V of the Specific Plan)

The Otay SRP requires the preparation of a Village Design Plan for each village at the Specific Plan level. The Resort Village Design Plan guides the design of sites, buildings, and landscapes within the village to ensure that the quality of the adopted architectural and landscape concepts established for the overall Otay Ranch community are maintained. The Resort Village Design Plan describes the setting for the village, land use plan, and design theme.

Fire Protection Plan (Appendix C-21)

The FPP demonstrates compliance with the County Building Code and the RFPD and San Diego County Fire Code requirements. The FPP also demonstrates compliance with requirements in Title 24, Part 2 (~~2010~~ [2019](#) California Building Code [CBC]) and Title 24, Part 9 (~~2010~~ [2019](#) California Fire Code [CFC]). It is also consistent with Title 14 of the California Code of Regulations (CCR) and the County's Consolidated Fire Code for fire protection plans and vegetation management plans.

Water Conservation Plan (Appendix VI of the Specific Plan)

The Water Conservation Plan identifies the proposed water conservation measures to be implemented in conjunction with the proposed Project to reduce potable water demand on private lots. The Water Conservation Plan includes both outdoor and indoor water conservation measures intended to reduce the overall outdoor water usage by an average of 78 gallons per day per single family home.

1.2.2.2 General Plan Amendment

As evaluated in Appendix B, the Project proposes to amend the County General Plan by amending the Land Use Element, Mobility Element, Otay SRP, and Otay Ranch RMP. The proposed GPA would (1) update the Otay SRP to reflect prior amendments made by the City of Chula Vista and (2) implement the proposed Otay Ranch Resort Village Specific Plan.

Amendments Associated with Prior Action by the City of Chula Vista

As noted above, the County Board of Supervisors and Chula Vista City Council jointly adopted the Otay SRP on October 28, 1993. Since that time, various amendments have been made by the jurisdictions to their respective versions of the Otay SRP. The Project proposes to amend the Otay SRP to align Chula Vista's version of the Otay SRP (also known as the Otay Ranch General Development Plan) with the County's version of the Otay SRP. Specifically, the Project proposes amendments to permit the Birch Family Estate parcel to be planned independently from the proposed Project, to provide performance criteria relative to residential and habitat noise mitigation, and to add a policy regarding habitat protection.

In 1995 the Baldwin Letter agreement, as further discussed in Section 3.3.1.2, resulted in an update to the City of Chula Vista's MSCP Subarea Plan's preserve design and mitigation and management requirements. Chula Vista adopted amendments to the Otay Ranch General Development Plan (GDP) implementing the provisions of the Baldwin Letter as they applied to land within City jurisdiction.

Amendments Associated with Adoption of the Resort Village Specific Plan**County General Plan and Otay Subregional Plan Land Use Designations**

With respect to the Land Use Element, the Project proposes to amend the County Regional Categories Map to reflect the boundary between the areas proposed for development by the Otay

Ranch Resort Village Specific Plan and the areas proposed as open space. Specifically, the Project would change the boundary of the Semi-Rural regional category to be consistent with the portion of the Project site that is proposed for development. The open space portions of the Project would show as a “No Jurisdiction” regional category, which is applied to public/semi-public lands such as the Project’s proposed Open Space (Conservation) lands. In addition, the Project proposes to adjust the boundaries between the Specific Plan Area and the Open Space (Conservation) land use designations of the Otay Subregional Plan to conform to the proposed development footprint.

This map amendment would allow development in previously designated open space areas in order to preserve higher quality habitat within proposed Open Space (Conservation) areas. The adjustment to the County General Plan Otay Subregion map would protect high-quality vernal pool resources, enhance conservation of the Quino checkerspot butterfly (QCB) and its habitat, result in improved preserve design, and facilitate wildlife movement. The adjustment also would preserve more sensitive land, particularly QCB habitat and high-quality vernal pools (K8) not preserved in the existing MSCP. [On July 18, 2001, the County Board of Supervisors adopted an amendment to the Otay SRP reducing the development footprint in the eastern portion of Village 13 as agreed upon in the Baldwin Letter. As agreed upon in the Baldwin Letter, the County’s MSCP was amended to reflect an elimination of approximately 135 acres of development which were then designated as part of the MSCP Preserve.](#)

With respect to the Mobility Element, the project proposes an amendment to reclassify Otay Lakes Road to a four-lane (4.2A) Boulevard with Raised Median from the City/County boundary to Strada Piazza, and transitioning to a two-lane (2.2C) Community Collector with Intermittent Turn Lanes to the east. **Figure 1.0-4** shows that Otay Lakes Road maintains its current alignment as depicted by the County General Plan Mobility Element. The Mobility Element roadway designations are shown by symbols 1, 1a, and 1b.

Otay SRP Volume 2 Amendments

The proposed Project would amend the text of Volume 2 of the Otay SRP, which is specific to Otay Ranch. The proposed text amendments would reflect the proposed Otay Ranch Resort Village development plan, land uses, densities, and circulation, as described below.

First, the Project proposes Otay SRP map amendments to adjust the land plan to maintain as open space areas previously slated for development, and to allow development in previously designated open space areas to preserve higher quality habitat in permanent open space areas. The adjustment to the land use plan would protect high-quality vernal pool resources, enhance conservation of the QCB and its habitat, result in improved preserve design, and facilitate wildlife movement. The adjustment also would preserve more sensitive land, particularly QCB habitat and high-quality vernal pools (K8) not preserved in the existing MSCP.

Second, the proposed Otay SRP map amendments would modify dwelling unit distributions (excluding the Birch Family Estate Parcel) to reduce the number of attached homes from 1,408 to 57 homes, and increase the number of single-family homes from 530 to 1,881 homes. The overall Project density would be 3.6 du/acre.

Third, the proposed Otay SRP map amendments would relocate the resort from a central location in the Project site to the eastern side of the Project site, on a prominent knoll. This relocated resort site would provide improved view opportunities from elevated areas on the eastern side of the Project site.

Fourth, the proposed Otay SRP map amendments would relocate the school site from Village 15 and locate a public safety site (consisting of a fire station and sheriff's storefront) within the Project site.⁸ These public facilities would accommodate school and emergency response needs on the Project site.

The proposed Otay SRP map amendments would allow Otay Lakes Road to be kept in its current physical location, immediately adjacent to the southern boundary of the Project site. By maintaining the current road alignment, Otay Lakes Road would no longer bisect the Project site, as reflected in the current Otay SRP.⁹ Maintaining the current alignment would also minimize grading through sensitive resource areas and generally follow the existing built road, creating a more cohesive village.

Finally, the proposed Project would delete the Sensitive Resource Study Area (SRS) designation in recognition that the K8 vernal pool complex is being preserved and the K6 complex is proposed to be within the development footprint.

The Project also proposes Otay SRP text/policy amendments to revise the Resort Village settings and description to reflect the proposed land plan, including adjusting the number of single-family and attached homes permitted on the Project site; deleting the reference to a golf course; and clarifying that allowable commercial uses include mixed uses (i.e., attached residential and retail/commercial). The proposed Otay SRP text/policy amendments would also revise the Resort Village policies calling for 2 du/acre in sloping high-elevation areas, to be increased to 3 du/acre. The density limitation of 3 du/acre at lower elevations is proposed to be eliminated. The proposed Otay Ranch SRP text/policy amendments would also reduce the maximum number of hotel rooms from 800 to 200 rooms. The proposed Otay SRP text/policy amendments would clarify the parks and open space policy to specify the 28.6 acres of local parks proposed by the Resort Village Specific Plan.

In addition, because the Project proposes to largely maintain Otay Lakes Road in its current alignment, with very minor exceptions, the proposed Otay SRP text/policy amendments would delete the grading and landform policies calling for the abandonment and rehabilitation of Otay Lakes Road and its realignment. Consistent with the General Plan Amendment reclassifying Otay Lakes Road, the proposed Otay SRP text/policy amendments would revise text in the Otay SRP to reclassify Otay Lakes Road from a six-lane Prime Arterial to a four-lane Boulevard with Raised

⁸ As originally drafted and as revised in 2001, the Otay SRP placed a fire station in Village 15; however, the Facility Implementation Plan depicted a fire station in Village 13, not Village 15. Thus, the Otay SRP and the Facility Implementation Plan are inconsistent. The proposed amendment would remedy this inconsistency.

⁹ The alignment of Otay Lakes Road currently runs along the northern edge of Lower Otay ~~Lake~~Reservoir. The alignment of Otay Lakes Road is not consistently depicted in the Otay SRP and the General Plan Circulation Element. The Otay SRP depicts Otay Lakes Road bisecting the proposed Project away from the edge of the ~~lake~~reservoir, while the General Plan Circulation Element depicts Otay Lakes Road traversing along the edge of the ~~lake~~reservoir.

Median, from the western Project boundary south and east to the second access point into the proposed Project. From this point eastward, Otay Lakes Road would transition to a two-lane Community Collector.

The proposed Otay SRP text/policy amendments would also make minor revisions to the mitigation measures previously adopted in connection with the certified Otay Ranch PEIR, which also are included in Part IV of the adopted Otay SRP. The minor revisions to certain specified mitigation measures (landform alteration/aesthetics, cultural resources, vernal pools, and regional and local wildlife corridors) are proposed to recognize changes necessitated by the 2001 amendment to the Otay SRP, found in the General Plan Amendment Report (Appendix B). In conjunction with these proposed Otay SRP amendments, the applicants also request that the same amendments be included in the previously adopted Otay Ranch Mitigation Monitoring Program (adopted on October 28, 1993).

The Project also proposes to amend the Otay Ranch Phase 1 and Phase 2 RMP maps to reflect previously approved preserve boundary modifications and amendments to reflect the Preserve boundary resulting from the adoption of the proposed Resort Village Specific Plan, and to amend and adopt the Otay Ranch Phase 2 RMP, as described below in Section 1.2.2.5.

1.2.2.3 Rezone

The Specific Plan proposes to rezone certain areas currently designated S87 (Limited Control) to S88 (Specific Plan), and to rezone certain areas currently designated S88 and S87 to S80 (Open Space) to reflect the change in the development footprint. Please refer to Section 3.3 – Land Use and Planning of this EIR and Section II.B.3 of the Resort Village GPAR (Appendix B) for existing and proposed zoning.

The proposed Project Zoning Box includes a “D” Special Designator, which requires Site Plans to be prepared for the single-family, multiple-use, and resort neighborhoods. The Site Plans will demonstrate compliance with the Specific Plan and County development regulations.

1.2.2.4 Tentative Map(s)

The proposed Project includes the Tentative Maps (TM5361A and TM5361B) depicted in **Figures 1.0-11A and 1.0-11B**, prepared pursuant to the County Subdivision Ordinance. The TMs show a total of 1,881 single-family residential lots, the commercial/multi-family mixed-use site with up to 57 multi-family homes, resort site, nine park sites, the school site, and the public safety site. TM5361B also includes an option for the 57 multi-family to be lotted out and developed as single-family homes. The TMs also show HOA lots that border the Preserve open space that would be landscaped and managed for fire suppression.

1.2.2.5 Otay Ranch Resource Management Plan

The Otay Ranch RMP is a comprehensive plan for the preservation, enhancement, and management of sensitive natural and cultural resources within Otay Ranch. The Otay Ranch RMP is a support document to, and a part of, the Otay SRP. Furthermore, the Otay Ranch RMP is the

regulatory document governing sensitive lands within Otay Ranch, and is to be applied in lieu of the County Resource Protection Ordinance (RPO). The Phase 1 RMP establishes the policy and framework for the Otay Ranch Preserve system and the Phase 2 RMP establishes the mechanisms for the management of the Preserve. Collectively, the two documents create the Otay Ranch Preserve, and establish the POM and the Preserve funding and conveyance mechanisms.

The Phase 1 RMP was adopted by the County of San Diego and the City of Chula Vista in October 1993, concurrent with the enactment of the Otay SRP. On March 6, 1996, the County adopted portions of the Phase 2 RMP (the Conveyance Schedule and Financing Plan), but not the entire document. The City of Chula Vista adopted the Phase 2 RMP on June 4, 1996, in its entirety. As discussed further below, the County adopted the County of San Diego MSCP Subarea Plan in 1997, which incorporated portions of the Phase 1 and Phase 2 RMPs. The MSCP Preserve boundaries and the RMP Preserve boundaries are not currently consistent.

As described in Biological Resources, Section 2.3.2.5 of this EIR, the Project proposes to establish consistency between the City and County versions of the Phase 2 RMP by amending the Phase 1 and Phase 2 RMP Preserve maps to reflect previously approved Preserve boundary modifications and amendments, and to reflect the Preserve boundary as proposed by the Resort Village Specific Plan. Additionally, the proposed Project ~~seeks-received~~ County approval of the Phase 2 RMP, ~~which, to date, has not been~~ adopted in its entirety by the County on September 12, 2018. ~~This requires much of t~~The Phase 2 RMP, ~~adopted in 1996, to be updated to~~ incorporated changes that have occurred since its adoption, including: (1) already approved policy decisions (conveyance amendment, coastal sage scrub restoration amendment, County cultural survey amendment, City of Chula Vista and County actions on the Financing Plan); (2) creation of Community Facilities District (CFD) 97-02 and corresponding tax rates and revenues; (3) actual performance related to conveyance, steep slopes preservation, and maritime succulent scrub restoration; (4) third-party acquisitions by conservation entities; (5) changes in the number of Otay SRP-authorized homes; (6) adoption of the MSCP Subarea Plans; (7) deletion of the Specific Plan Area (SPA) One-related tasks; and (8) updated financing plan including monitoring budgets.

1.2.2.6 County Multiple Species Conservation Program Subarea Plan South County Segment Boundary Adjustment

Otay Ranch is part of the County MSCP Subarea Plan South County Segment of the overall San Diego County MSCP. The MSCP is a comprehensive habitat conservation planning program for southwestern San Diego County. The MSCP preserves a network of habitat and open space to protect biodiversity and also provides for the issuance of federal and state permits and other authorizations under both the federal and state Endangered Species Acts (ESA) and the National Communities Conservation Planning (NCCP) Act of 1991. The MSCP Preserve boundaries and the County General Plan Otay Land Use Map Preserve boundaries are not currently consistent.

The QCB was not included as a covered species in the County MSCP adopted in 1997 because, at the time the butterfly was listed, the MSCP planning process was nearing completion and it was deemed unnecessary to delay adoption of the MSCP to include coverage for the butterfly. At that time, the U.S. Fish and Wildlife Service (USFWS) stated that the land already included in the MSCP Preserve would address the QCB and, therefore, future modifications to the MSCP to

accommodate the QCB would not compromise MSCP hard-line development plans such as Otay Ranch. In response to that commitment by USFWS, the County initiated an MSCP amendment to provide “take” authorization for the QCB. This MSCP amendment reflects the proposed Project’s development footprint.

If the proposed Project is adopted before the pending County QCB Amendment, the applicants propose to secure take authorization for the QCB and its habitat through the Section 7 consultation process. Should adoption of the amendment occur before or soon after the proposed Project is approved, take authorization shall then comport with the County MSCP.

Surveys have identified the QCB and its habitat on portions of the Project site. Following extensive discussions with USFWS and the California Department of Fish and Game (CDFG), the Project applicants propose to adjust the existing MSCP boundaries within the Project site to create a more viable, connected, and contiguous Preserve system. By eliminating developable areas that were approved in the Otay SRP and County General Plan and moving those developable areas to areas of lesser biological importance, the adjusted Preserve boundaries would preserve more sensitive land, particularly QCB habitats and high-quality vernal pools (K8), not preserved in the existing MSCP. The result is an overall increase in species conservation compared to the existing MSCP Preserve design.

Because the Preserve boundaries in the MSCP and Otay Ranch RMP are not aligned, the proposed Project seeks to adjust the boundary of the South County Segment of the MSCP Subarea Plan to refine and align Preserve boundaries as they relate to the Resort Village.

1.2.3 Technical, Economic, and Environmental Considerations

The land uses proposed by the Project were contemplated as part of the Otay SRP. The Otay SRP identified the Project site as a “Specialty Village,” locating a Resort complex to maximize unique open space and ~~lake-views~~[views of the reservoir](#). The Otay SRP contemplated a higher percentage of multi-family to single-family on the Project site in part because the Resort Village and Village 15 (which was to be located south of Lower Otay ~~Lake~~[Reservoir](#)) were envisioned as complementary villages. Village 15 was to include significantly more single-family homes, as well as residential-services and facilities such as an elementary school and fire station. Subsequent to adoption of the Otay SRP, Village 15 (as well as portions of Village 14 and Planning Area 16 north of the Project site) was acquired by conservation agencies for open space. As a result, the Project site became an urban fringe community, which is better served by lower density and intensity uses than was approved in the Otay SRP. As such, the density and intensity of the Project site is proposed to be reduced by increasing the percentage of single-family homes to multi-family homes and reducing the number of rooms in the Resort area from 800 to 200 and eliminating the golf course. Engineering requirements have also been considered in the design of the proposed Project. The site’s topographic conditions consist of steep slopes and natural drainage courses. The grading concept was also influenced by the economic value of maximizing the scenic view potential from the Project site.

The environmental considerations that influenced the Specific Plan design include the natural topography that constrains development on the steeper areas of the Project site, the open space

preservation requirements of the Otay Ranch RMP, the requirements of the County MSCP Subarea Plan South County Segment, and the natural vegetation on the site. The proposed Project was designed to preserve a habitat connection between the MSCP preserve/wildlife refuge to the north and the City of San Diego's MSCP "Cornerstone Lands" to the south. The proposed design also preserves valuable natural habitats, including vernal pools (K8 series), a 10-acre thornmint preserve, and habitat for the QCB. Avoidance and mitigation of cultural resource impacts and compliance with local, state, and federal "clean water" statutes and best management practices are also proposed.

Lastly, the County General Plan requirement for fire service response times necessitated that the public safety site be located central to the Project such that all residences could be reached within a maximum of five minutes. As such, the public safety site is located just east of the middle of the western development area. This location ensures the 1,881 single-family homes, 57 multi-family homes, Multiple Use and Resort planning areas, and the elementary school can be reached within the required response time.

1.3 Project Location

The proposed Project site consists of approximately 1,869 acres located in southwestern San Diego County, within the Proctor Valley Parcel of the Otay SRP planning area. The Project site is approximately one-quarter mile east of Chula Vista and located entirely within unincorporated San Diego County. Regional access is provided by SR-125, which is located approximately three miles west of the Project site. Local access to the Project site is provided from the west by Telegraph Canyon Road, which transitions to Otay Lakes Road, an east/west arterial that forms the southern boundary of the Project site. **Figure 1.0-12** depicts the boundaries of the Project site in a regional and local context. **Figure 1.0-13** provides an aerial overview of the Project site and surrounding areas. **Figure 1.0-14** depicts the Project boundaries on a U.S. Geological Survey (USGS) quadrangle map.

1.4 Environmental Setting

The following discussion provides an overview of the environmental setting of the proposed Project. Detailed discussions of the environmental setting as it pertains to each environmental issue area are included in Chapters 2.0 and 3.0 of this EIR.

Existing land uses in the areas surrounding the Project site are varied. Existing development, including the Eastlake Vistas residential community and the U.S. Olympic Training Center, are located to the west of the Project site, Lower Otay ~~Lake~~ [Reservoir](#) is located to the south of the Project site, Upper Otay ~~Lake~~ [Reservoir](#) is located to the northwest, and an ultra-light gliding and parachuting airport is located at the east end of the Lower Otay ~~Lake~~ [Reservoir](#). In addition, the MSCP Preserve is located north of the Project site and the City of San Diego's MSCP "Cornerstone Lands" are located to the south.

The Project site is currently vacant, with vegetation consisting of native coastal sage scrub and grassland habitats disturbed by grazing, which terminated in 2001. There also is evidence that a

portion of the Project site was dry farmed, but this has not occurred in recent decades. Some riparian vegetation occurs in drainages located within the Project site.

The topography of the Project site is characterized by 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 parts of steeper slopes. The Project site elevations, where development is proposed, range from approximately 500 feet AMSL at the southern end of the property to approximately 900 feet AMSL in the northeastern neighborhoods. Preserve areas within the Project site extend to elevations of approximately 1,600 feet AMSL. The Project site lies within the watershed of the Otay River, which drains an area of approximately 145 square miles. The Project site is located upstream of Savage Dam, which creates Lower Otay [Lake Reservoir](#). **Figure 1.0-13** depicts the physical characteristics of the site and the surrounding land uses.

1.5 Intended Uses of the EIR

This EIR is a project-level document that evaluates the potential environmental impacts of the proposed Project (i.e., Specific Plan, General Plan Amendments, Rezone, Tentative Map(s), proposed annexations, and other land use approvals). This EIR evaluates all elements of the Project, including the construction (short-term) and operational (long-term) impacts associated with development of the Project site. As explained above, the Otay Ranch Program EIR was previously prepared and certified for the entire Otay Ranch as part of the 1993 review and approval process for the Otay SRP. The certified PEIR evaluated the development of the entire Otay Ranch community, including the Project site. This EIR tiers from the previously certified PEIR, as permitted by sections 15152 and 15168 of the CEQA Guidelines.

This EIR is an informational document that will inform public agency decision-makers and the public of the significant environmental effects of the Project, identify ways to reduce the significant effects, and describe reasonable alternatives to the Project. The decision-makers will consider the information presented in this EIR, along with other information presented to the County, before taking action on the proposed Project.

The County is the lead agency for the proposed Project. For each significant environmental impact identified in the EIR, the County must make findings in accordance with CEQA Guidelines Section 15091 and, if the mitigation presented in this EIR would not reduce impacts to below a level of significance, must prepare a statement of overriding considerations in order to approve the Project. Responsible agencies for the Project are identified in **Tables 1.0-1** and **1.0-2**. **Table 1.0-2** also lists future discretionary actions that may rely upon this EIR, including but not limited to, site plans for future development of the resort, multiple-use development, single-family neighborhoods, park areas, and other land uses and improvements listed in Section 1.2.2 of this EIR.

1.5.1 Matrix of Project Approvals and Permits

The proposed Project would require a variety of discretionary actions, approvals, and permits by various agencies. It is anticipated that this EIR will be used by these agencies in their decision-making process. **Table 1.0-1** summarizes the anticipated discretionary actions, approvals, and permits required for the proposed Project, as well as identifying agencies that would be responsible

for granting the approvals and permits. **Appendix B** describes the proposed General Plan Amendments associated with the proposed Project. **Table 1.0-2** summarizes future discretionary actions anticipated to be required as part of the future development of the Project site. The responsible agencies, identified in **Tables 1.0-1** and **1.0-2**, will use this EIR in their discretionary approval processes involving issuance of required permits or other approvals for the proposed Project.

1.5.2 Related Environmental Review and Consultation Requirements

All current discretionary project permit applications for which the Project is seeking approval are included in **Table 1.0-1**; all anticipated future discretionary actions are listed in **Table 1.0-2**. In addition, the Project applicants will consult with RFPD regarding the design of a public safety site. Site Plans approved by the Department of Planning and Development Services for the Resort, Multiple Use, and single family residential areas are required to be consistent with the provisions of this EIR and rely upon the findings herein for CEQA compliance.

1.6 Project Inconsistencies with Applicable Regional and General Plans

A number of adopted regional and general plans are applicable to the proposed Project. The plans were reviewed and a consistency analysis was conducted to determine whether the proposed Project was consistent with the plans. In particular, the San Diego County General Plan (2011), including the Otay SRP, were reviewed for all applicable land use designations, goals, and policies. Other plans were reviewed, including the San Diego County MSCP Subarea Plan South County Segment, the Otay Ranch Phase 1 RMP, the Otay Ranch Phase 2 RMP, the federal Clean Water Act, the State Implementation Plan (SIP), the San Diego County Air Pollution Control District (SDAPCD) Regional Air Quality Strategy (RAQS), the RWQCB Basin Plan, and SANDAG's Congestion Management Plan (CMP). The proposed Project's consistency with these plans is discussed further in Section 3.3, Land Use and Planning, of this EIR. Specific inconsistencies are noted below.

The proposed Project is consistent with all the above-mentioned plans, with the exception of the County General Plan, Otay SRP, the Otay Ranch RMP, the County Zoning Map, and the County MSCP Subarea Plan South County Segment. However, the Project applicants are proposing GPAs (summarized above and described in **Appendix B**) that, if approved, would result in Project compliance with the County General Plan and Otay SRP. In addition, the applicant is proposing a rezone, a boundary adjustment to the County MSCP Subarea Plan South County Segment, ~~and amendment to the Otay Ranch Phase 1 RMP, and adoption/amendment of the Otay Ranch Phase 2 RMP.~~ Approval of all such amendments and actions would result in Project consistency with all applicable adopted regional and general plans.

1.7 List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area

CEQA Guidelines define cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts” (CEQA Guidelines Section 15335). The guidelines further state that the individual effects may be the various changes resulting from a single project or the changes resulting from the

incremental impact of the project when added to other closely related past, present, and reasonably foreseeable future projects. Cumulative impacts may result from individually minor but collectively significant projects taking place over a period of time (CEQA Guidelines Section 15355). CEQA Guidelines Section 15130 requires that the EIR include either (a) a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or (b) a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document that has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to a cumulative impact.

For purposes of this EIR, the geographic scope of the cumulative analysis for each environmental topic in Chapters 2.0 and 3.0 includes a combination of growth projections and a project list. Population and employment data used for this analysis was developed for the San Diego County region by SANDAG for year 2050 (SANDAG 2010). As stated in Section 2.9.4 of the EIR, the traffic impact analysis used the SANDAG Series 11 Year 2025 Transportation Model for analysis of near-term impacts. The cumulative impact analysis for other environmental issues used the SANDAG 2050 Regional Growth Projections because it describes the impacts of growth from a long-term perspective based on adopted land use plans and is less subject to short-term fluctuations in economic conditions and land development cycles (SANDAG 2010). For long-term traffic impacts, the SANDAG Year 2030 Transportation Model was used. The SANDAG transportation models for various years are available at: <http://gis.sandag.org/tficsr11>. In addition to being used for assessing traffic impacts, the SANDAG model incorporates other projects including growth projections that are analyzed as part of Section 3.3 – Land Use and Planning and Section 3.5 – Population and Housing. **Table 1.0-6** identifies the list of approved/pending projects that were used for the near-term cumulative traffic impact analysis.

A detailed discussion of potential cumulative impacts also is included for each environmental issue in Chapters 2.0 and 3.0 of this EIR.

1.8 Growth-Inducing Impacts

CEQA requires an EIR discuss the growth-inducing impacts of a proposed project. Specifically, Section 15126.2, subdivision (d), of the CEQA Guidelines requires an EIR to discuss “the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment,” including projects that would remove obstacles to population growth. The guidelines also require that an EIR discuss “the characteristics of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.”

This section discusses the characteristics of the proposed Project that have the potential to be growth-inducing, and the ways in which the Project may influence growth in the area.

The growth-inducing impacts of the overall development of Otay Ranch, which includes the proposed Project site, were analyzed in the previously certified PEIR (1993). As noted above, this

EIR tiers from the previously certified PEIR prepared for the Otay SRP.¹⁰ The PEIR concluded that development of Otay Ranch would result in direct and indirect (cumulative) impacts related to growth inducement because it would increase the population, housing, and employment opportunities within the Otay SRP area in excess of the growth already occurring or projected for the area. Additionally, infrastructure would be provided in areas that did not previously have such infrastructure.

The following discussion is provided to evaluate the proposed Project's potential growth-inducing effects, and to determine if such effects are consistent with the level of growth contemplated in the previously certified PEIR. To examine this issue, potential growth-inducing effects are examined below through the analysis of the following questions:

- Would the Project remove obstacles to growth (e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the Project area, or through changes in existing regulations pertaining to land development)?
- Would the Project result in the need to expand one or more public services to maintain desired levels of service?
- Would the Project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
- Would approval of the Project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

Under CEQA, growth-inducing effects are not to be construed as necessarily beneficial, detrimental, or of little significance to the environment (CEQA Guidelines Section 15126.2, subdivision [d]). The growth-inducing effects are discussed below to provide additional information on ways in which the Project could contribute to significant changes in the environment, beyond the direct consequences of developing the land use plan examined in the subsequent sections of this EIR. While implementation of the proposed Project would result in the establishment of new homes, resort facilities, businesses, and public facilities, the associated increases in population, housing, and employment represent growth previously planned for, and anticipated to occur within, the Otay Ranch planning area.

1.8.1 Removal of Obstacles to Growth

Since the PEIR was certified in 1993, four significant changes to the Otay Ranch planning area have occurred that reduce the extent to which the proposed Project would be growth-inducing due to removal of obstacles to growth.

First, the Otay SRP's approved population, housing, and employment projections have been accounted for in regional projections. As a result, the Project's population, housing, and employment opportunities are consistent with the growth projected for the area and are not considered growth-inducing.

¹⁰ The Otay Ranch PEIR is available for public inspection and review at the County of San Diego, Department of Planning and Development Services, 5510 Overland Avenue, San Diego, California.

Second, conservation agencies have acquired developable portions of the San Ysidro Mountain Parcel for conservation purposes, including all of Village 15 south and east of the Project site (approximately 1,650 acres). Accordingly, the Otay SRP presumption that circulation, sewer, water, drainage facilities, and other utilities are needed to serve planning areas east of the Project site, including Village 15, is no longer applicable.

Third, the County MSCP has been adopted since the enactment of the 1993 Otay SRP. While the MSCP Preserve boundaries generally coincide with the RMP Preserve boundaries, the sanctioning of the MSCP by state and federal agencies as a means of implementing their respective ESA obligations has created greater certainty that the Preserve system will be fully implemented. Specifically, with respect to the proposed Project, it is significant to note that the proposed development footprint is essentially surrounded by Preserve lands. As a result of these conservation plans and the acquisition of Otay Ranch development areas by conservation agencies (e.g., Villages 15), roads and facilities needed to serve the proposed Project would no longer be used to extend services farther east in the Otay Ranch planning area.

Lastly, in 2001, the County adopted an amendment to the Otay SRP that reduced the developable area of the Project site by approximately 139 acres and reduced the number of homes proposed to be developed on the Project site by 346 homes (from 2,310 to 1,938 homes).¹¹ The proposed Project would increase the development footprint by approximately 21.6 acres from the Otay SRP as amended in 2001, and adjust the distribution of multi-family and single-family homes permitted under the Otay SRP as amended in 2001; however, the proposed Project development footprint and the total number of homes proposed for development are still less than were analyzed in the previously certified PEIR.

Because of the changes to the Otay Ranch planning area discussed above, the growth-inducing effects of the proposed Project are considered less than was contemplated in the previously certified PEIR.

In addition, a project may result in growth-inducing impacts through revisions to land use policies, such as GPAs, annexations, and rezones. As discussed below, the proposed Project includes an application for GPAs to amend the Land Use Element and for a Rezone.

A GPA to the Land Use Element would adjust the boundary of the Semi-Rural designation of the Regional Category Map and would modify the boundaries between the “Specific Plan Area” and “Open Space (Conservation)” land use designations of the County General Plan and Otay Community Plan.

The Rezone application proposes to rezone certain areas in the Project site currently zoned S87 to S88, and rezone certain areas zoned S88 and S87 to S80 to reflect the change in the proposed development footprint. Project approval, including modifications of the existing Land Use Element and the Rezone, would generally be consistent with the land use designations and the projected growth previously analyzed in the Otay Ranch PEIR.

¹¹ See County General Plan Amendment 98-03, July 18, 2001.

An additional component of the proposed Project is the inclusion of approximately 1,089 acres of Preserve land. This land is part of the RMP Preserve design that establishes an 11,375-acre Preserve in Otay Ranch. The Project's Preserve design establishes an open space system around the eastern and northern boundaries of the site, limiting the growth-inducing impacts of the proposed Project. With development already existing to the west, Lower Otay ~~Lakes~~ Reservoir to the south, and Preserve lands to the north and east, the potential growth-inducing impacts of the proposed Project land uses are further limited.

The Otay SRP Amendment would amend the classification of a portion of Otay Lakes Road as currently shown in the SRP, reducing it from a six-lane Prime Arterial to a four-lane Boulevard with Raised Median, transitioning to a two-lane Community Collector. The lower road classification would reduce the capacity of the road, which would lessen growth-inducing impacts that may otherwise be caused by a road oversized for the needs of the proposed Project. Because of its reduced carrying capacity, the proposed classification of Otay Lakes Road would result in fewer growth-inducing impacts than previously analyzed in the PEIR.

The proposed Project also would require the construction of roads to provide local access to the Project site and provide adequate internal circulation. These roads would not provide direct access to any off-site areas or increase the capacity of the overall regional circulation system.

1.8.2 Require Expansion of Public Services

Growth-inducing impacts may result from extension or expansion of public services to a proposed project site. The proposed Project includes plans to extend public services and utilities to the Project site, giving rise to the potential for growth-inducing impacts.

The proposed Project would require extension of water service to the Project site, which may require annexation into the service areas of OWD, SDCWA, and MWD. The proposed Project also requires extension of sewer service to the Project site. The water and sewer service providers (OWD and San Diego County Sanitation District) have indicated that capacity exists or is planned to serve the proposed Project's water and sewer demands **Appendix C-19**.

As described above in Section 1.8.1, since the 1993 adoption of the Otay SRP, conservation agencies have acquired developable portions of the Proctor Valley Parcel and the San Ysidro Mountain Parcel for conservation purposes, including most of Village 15 south and east of the Project site (approximately 1,650 acres), which was also served by Otay Lakes Road. Accordingly, circulation, sewer, water, drainage facilities, and other utilities are no longer needed to serve areas east of the Project site. For these reasons, potential off-site growth-inducing impacts associated with extension of water and sewer services and road improvements to the Project site are considered to have a less than significant growth-inducing impact.

The proposed Project also requires additional emergency fire service and law enforcement services to the Project site. The proposed Project reserves a public safety site to serve the Project site and the surrounding areas within the Otay SRP planning area. The provision of emergency fire service and a fire station was previously analyzed in the Otay Ranch PEIR and was anticipated to occur in Village 15. Because previous projected growth in the Proctor Valley and San Ysidro Mountain

parcels will not occur, the additional provision of public services beyond that needed to serve the Project is not planned or anticipated.

Lastly, the proposed Project requires school services for the Project site. The proposed Project is expected to generate the need to accommodate approximately 794 elementary school students, 232 middle school students, and 437 high school students. The Project site reserves an elementary school site to serve approximately 800 students. Therefore, the elementary school site is planned to accommodate the needs of the Project site and would not include substantial additional capacity to accommodate the needs of the surrounding area.

1.8.3 Encourage or Facilitate Economic Activities

A project may result in growth-inducing impacts if the project encourages growth in surrounding areas through economic stimulus, including, for example, the construction of homes, golf courses, shopping centers, and industrial facilities. As homes are developed and occupied, residents of the Project site would seek shopping, entertainment, employment, and other economic opportunities in the surrounding area, including Chula Vista. In addition, the construction of the proposed Project's resort hotel component, which would consist of a hotel, resort, and recreation facilities, has the potential to impact growth by encouraging or facilitating economic activities in surrounding areas.

The growth-inducing impacts of the proposed Project were previously analyzed in the Otay Ranch PEIR, and the proposed Project would not foster growth beyond that already analyzed and planned for in the Otay Ranch planning area. In addition, the proposed Project does not include the golf course proposed in the Otay SRP and analyzed in the PEIR, it would reduce the number of hotel rooms in the resort from 800 rooms to 200 rooms, and it has 346 fewer residential units than originally proposed. With development already existing to the west, Lower Otay ~~Lake~~ [Reservoir](#) to the south, and Preserve lands to the north and east, the surrounding area where economic activities might be stimulated by the proposed Project would likely be limited to the urbanized area in the City of Chula Vista; therefore, impacts are considered less than significant.

1.8.4 Involve a Precedent-Setting Action

The Project does not propose any precedent-setting actions that, if approved, would specifically allow or encourage other projects and resultant growth to occur in the area.

1.8.5 Conclusion

The proposed Project includes the development of homes, commercial and resort uses, and public facilities at the Project site, which were previously analyzed in the certified PEIR. As contemplated in the Otay SRP, overall development of Otay Ranch, including the Project site, would remove regulatory obstacles to growth, including the extension of water and sewer services, which was considered growth-inducing in the previously certified PEIR. However, the Project proposes to develop fewer homes than contemplated in the Otay SRP as analyzed in the Otay Ranch PEIR, would not develop the golf course previously planned for the site, would reduce the number of hotel rooms, would reduce the overall development footprint, and is adjacent to Preserve lands to

the north and east and Lower Otay ~~Lake-Reservoir~~ to the south. Because of this, all facilities and services have been sized to serve only the proposed Project site. Thus, the proposed Project accommodates the growth previously approved for the Project area.

Based on the discussion above, Project approval would remove obstacles to growth associated with the proposed Project through the construction of facilities and changes to existing regulations. However, this proposed and anticipated development results in a reduction of growth-inducing impacts identified in the previously certified PEIR. Because the proposed Project's population, housing, and employment projections are now included in SANDAG's Regional Growth Forecasts, and because the Project's growth-inducing impacts are less than previously identified in the PEIR, the proposed Project's growth-inducing impact associated with the removal of obstacles to growth is less than significant.

Although the proposed Project would encourage and facilitate economic activity in the area surrounding the Project site, it is anticipated that this would occur in the already developed areas of Chula Vista. Because the Otay Ranch PEIR identified potentially significant growth-inducing impacts and the project is now considered to have less contribution to those impacts, potential growth-inducing impacts do not need to be restated in this project-level EIR.

1.9 Significant Irreversible Environmental Changes

The California Environmental Quality Act (CEQA) Guidelines Section 15127 requires that irreversible changes be evaluated in EIRs prepared for projects that would involve (a) the adoption, amendment, or enactment of a plan, policy, or ordinance of a public agency; (b) the adoption by a Local Agency Formation Commission of a resolution making determinations; or (c) the requirement for preparing an environmental impact statement pursuant to the National Environmental Policy Act. The proposed Project would involve (a), the adoption of a specific plan and amendment of a general plan.

CEQA Guidelines Section 15126.2(d) indicates the following (14CRR 15126.2(d)):

Use of non-renewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or non-use thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

As required by Section 15126.2(d) of the CEQA Guidelines, irretrievable commitments of resources should be evaluated to ensure that the current consumption is justified. The following analysis addresses proposed Project changes that would be considered irreversible.

This section tiers from the 1993 Otay Ranch Final PEIR (Ogden 1992a) because the project area is within the boundaries of the Otay Ranch GDP/SRP area, and development of the project area was analyzed in the Otay Ranch PEIR. The Otay Ranch PEIR determined there would be

irreversible changes to the existing environment resulting from the conversion of property from open space and cattle grazing uses to an urban development, an irretrievable commitment of important biological, agricultural, mineral, prehistorical, and paleontological resources. Finally, the PEIR determined additional losses to water, wood, aggregate materials and consumption of non-reviewable fossil fuels would occur. As explained in Section 1.2, since certification of the Program EIR, changes in either the regulatory environment or physical setting have occurred and necessitated additional technical analyses which have been performed specific to the proposed Project. Similarly, as the development concept for the proposed Project was refined, more precise and site-specific technical analyses were performed to determine the potential impacts of the proposed Project. The proposed Project would not proposed more homes in Village 13 than approved in the Otay Ranch GDP/SRP as analyzed in the Otay Ranch PEIR, would not include a golf course, and would keep Otay Lakes Road in its existing alignment. These are addressed in technical appendices to the EIR and the EIR itself. This EIR is a project-level document that evaluates the potential environmental impacts of the proposed Project (i.e., Specific Plan, General Plan Amendments, Tentative Map, the Otay Ranch RMP amendment/adoption, and the County MSCP Subarea Plan South County Segment Boundary Adjustment). The EIR is a project-level document that evaluates all elements of the proposed Project, including the construction (short-term) and operational (long-term) impacts associated with its development. Accordingly, although this EIR covers a portion of the same geographic area as the Otay Ranch PEIR, this EIR is a project-level analysis based on more recent technical studies.

Existing on-site natural resources would be removed as part of the proposed Project. Implementation of the proposed Project would result in permanent, direct impacts to approximately 778.78 acres of vegetation communities within Village 13 and outside of the proposed Preserve. Within the Preserve, permanent direct impacts to approximately 3.43 acres of vegetation communities as a result of allowable uses within the MSCP Preserve. A total of 40.06 acres of off-site permanent impacts to lands owned by San Diego, County of San Diego, City of Chula Vista, and other private ownerships within Otay Ranch would result from proposed Project road grading. Most of the indirect impact to vegetation communities and special-status wildlife. Although irreversible, these impacts would be mitigated by measures outlined in Section 2.3, Biological Resources, of this EIR.

The proposed Project would also preclude future extraction of mineral resources, as more fully explained in Section 3.4, Mineral Resources. As analyzed herein, these impacts were determined to be less than significant based on the feasibility of mining these resources.

Implementation of the proposed Project would consume non-renewable resources. This consumption would occur during the construction phase of the proposed Project and would continue throughout its operational lifetime. The proposed Project would require a commitment of resources that would include building materials, fuel, and operational materials and resources, and fuel for the transportation of goods and the people to and from the project site.

Construction of the proposed Project would require consumption of resources that are not renewable or that may renew so slowly as to be considered non-renewable. These resources would include certain types of lumber and other forest products; aggregate materials used in concrete and asphalt such as sand, gravel, and stone; metals such as steel, copper, and lead; petrochemical construction materials such as plastics; water; and fossil fuels such as gasoline and oil.

The resources that would be committed during operation of the proposed Project would include water and fossil fuels for electricity, natural gas consumption, and transportation. Fossil fuels would represent the primary energy source associated with both construction and operation of the proposed Project, and the existing finite supplies of these natural resources would be incrementally reduced. However, the proposed Project includes an Energy Conservation Plan that identifies design features to reduce the consumption of non-renewable energy resources. The three main categories identified in the Energy Conservation Plan where reductions in energy use may occur are land use and community design, building siting and construction techniques, and transit facilities and alternative transportation modes (see Appendix III of the Specific Plan). Additionally, a Water Conservation Plan was prepared (Appendix VI of the Specific Plan) for the proposed Project, which will require mandatory water reduction measures for residential and non-residential land uses.

The proposed Project would involve an unquantifiable, but limited, use of potentially hazardous materials typical of residential, office, and commercial uses, including cleaning solvents and fertilizers and/or pesticides for landscaping. These materials would be contained, stored, and used on site in accordance with manufacturer instructions and applicable standards and regulations. Compliance with regulations would serve to protect against a significant and irreversible environmental change that could result from the accidental release of hazardous materials.

In summary, construction and operation of the proposed Project would result in the irretrievable commitment of non-renewable resources, which would limit the availability of these particular resources for future generations or for other uses during the life of the proposed Project. However, the proposed Project includes requirements for energy and water conservation so that use of those resources would be of a relatively small scale compared to similar development without such requirements. Additionally, the proposed Project would accommodate growth forecasted for the Otay Ranch area, as discussed in Section 3.5, Population and Housing. The loss of such resources would not be highly accelerated when compared to existing conditions and growth projections for San Diego County. The proposed Project's irretrievable commitments of resources have been evaluated and, based on that evaluation, the County of San Diego has determined that the proposed Project's consumption of those resources is justified (14 CCR 15126.2(c)). Therefore, although irretrievable commitments of resources would result from the proposed Project, such changes would be *less than significant*.

**Table 1.0-1
Proposed Discretionary Approvals and Permits**

Discretionary Approval/Permit	Agency Description	Agency Status	Notes/Explanation
General Plan Amendments	County of San Diego	Lead Agency	See Appendix B for a summary of General Plan Amendments.
Rezone	County of San Diego	Lead Agency	Rezone from S87 to S88 and from S88 and S87 to S80 to reflect change in development footprint. (Note: Zoning and development regulations for specific land uses are found in the Specific Plan.)
Otay Ranch RMP amendments/adoption	County of San Diego and City of Chula Vista	Lead Agency; Responsible Agency	Amend the Phase 1 RMP, amend portions of the Phase 2 RMP (previously adopted), and adopt portions of Phase 2 RMP not previously adopted. (Note: RMP2 was updated and adopted by City of Chula Vista and SD County in 2018 County previously adopted the RMP Financing Plan and Conveyance Schedule.)
Specific Plan	County of San Diego	Lead Agency	Specific Plan required by County Zoning and the Otay SRP. The Specific Plan addresses development of the proposed Project.
County MSCP Subarea Plan South County Segment Boundary Adjustment	County of San Diego	Lead Agency	Proposal is to adjust the boundary of the South County Subarea Plan to refine and align preserve boundaries as between the MSCP and the Otay Ranch RMP/Preserve in relation to the proposed Project.
Tentative Map(s)	County of San Diego	Lead Agency	Applicants propose two tentative maps covering the Project site.

**Table 1.0-2
Future Discretionary Approvals and Permits**

Discretionary Approval/Permit	Agency Description	Agency Status	Notes/Explanation
Construction and Encroachment Permit(s)	County of San Diego	Lead Agency	Construction and encroachment permits are required for work performed within the County's road right-of-way (e.g., Otay Lakes Road).
Construction and Encroachment Permit(s)	City of Chula Vista	Responsible Agency	Construction and encroachment permits are required for work performed within the City's road right-of-way.
License, Easement, Entry Permit, Encroachment Permit, land sale, land exchange, Site Development Permit , Boundary Line Adjustment , or other similar action	City of San Diego	Responsible Agency	Approval to locate Otay Lakes Road improvements and/or other infrastructure (e.g., detention basins) on property currently owned by the City of San Diego

**Table 1.0-2
Future Discretionary Approvals and Permits**

Discretionary Approval/Permit	Agency Description	Agency Status	Notes/ Explanation
Grading Permit(s)	County of San Diego	Lead Agency	Estimated grading includes 14.2 million cubic yards of cut and 14.2 million cubic yards of fill.
Site Plans	County of San Diego	Lead Agency	Site plans for single-family residential, the multiple-use site, resort site, and park developments.
<u>Give of 10-acre Marlin Parcel to the MSCP</u>	<u>County of San Diego</u>	<u>Lead Agency</u>	<u>The 10-acre offsite parcel will be added to the current MSCP Preserve to balance the MSCP Boundary Adjustment. All development potential of this parcel will be removed with its incorporation into the MSCP.</u>
Annexations and associated Reorganizations, and Sphere of Influence Updates	LAFCO	Responsible Agency	<u>Action required for Annexations (and any associated reorganization proceedings) for the provision of water service involving to OWD; San Diego County Water Authority, and the Metropolitan Water District, if necessary; are anticipated for water service.</u> Potential detachment from the <u>San Diego Rural FPD if the City of Chula Vista provides structural fire protection and emergency medical services; and sphere of influence and service area changes associated with extension of sewer service to the project site involving either San Diego County or the City of Chula Vista.</u>
Section 401 Permit - Water Quality Certification	RWQCB	Responsible Agency	Action required for development projects affecting waters of the U.S.
Section 404 Permit - Clean Water Act	U.S. Army Corps of Engineers	Responsible Agency	Action required for development projects affecting waters of the U.S.
Section 1600, et seq. Streambed Alteration Agreement/ Memorandum of Understanding (MOU)	CDFW G	Responsible Agency/Trustee Agency	Action required for development projects affecting jurisdictional streams/waters.
Section 7 Consultation or Section 10(a) Incidental Take Permit	USFWS	Responsible Agency	If it is determined that the proposed Project will jeopardize a listed endangered or threatened species not currently covered by the MSCP, a formal consultation with USFWS and an approved habitat conservation program will be required as a condition of Project approval. Specifically, a Section 7 consultation meeting may be provided in connection with take authorization of the QCB <u>and fairy shrimp</u> . The

**Table 1.0-2
Future Discretionary Approvals and Permits**

Discretionary Approval/Permit	Agency Description	Agency Status	Notes/ Explanation
			proposed Project may involve consultation with USFWS pursuant to Sections 7 or 10(a) of the Endangered Species Act.
Air Quality Permit to Construct/Permit to Operate	SDAPCD	Responsible Agency	Action required for construction and development projects using certain machinery, such as back-up or emergency generators.
National Pollutant Discharge Elimination System Permit (NPDES); General Construction Activity Storm Water Permit, including the Storm Water Pollution Prevention Plan (SWPPP)	RWQCB	Responsible Agency	Action required for development projects.
NPDES General Groundwater Extraction Waste Discharge Permit	RWQCB	Responsible Agency	Permit would be applicable if groundwater disposal is proposed during construction.
General Construction Storm Water Permit	RWQCB	Responsible Agency	Action required for development projects.
Subarea Master Plan (SAMP)	OWD	Responsible Agency	Reporting approval required from OWD for overall water availability, service connection, etc.
Water Supply Assessment and Verification Report	OWD	Responsible Agency	Approved by the OWD Board of Directors on February 4, 2009.
Chula Vista General Plan Amendment; Otay Ranch General Development Plan Amendment;	City of Chula Vista	Responsible Agency	Reconciliation of Chula Vista Land Use Regulations to be consistent with County adopted Land Use Plans.

**Table 1.0-3
Detailed Land Use Summary**

Single-family Residential	Acres	Units	Density
R-1	248.7	796	3.2
R-2	55.9	211	3.8
R-3	90.2	401	4.4
R-4	74.	263	3.5
R-5	55.8	210	3.8
Single-family Total¹	525.1	1,881	3.6
Mixed-use			
MU ²	14.1	57	4.0
Mixed-use Total	14.1	57	4.0
Residential Total	539.1	1,938	3.6
Parks			
P-1	2.9		
P-2	1.7		
P-3	2.3		
P-4	2.2		
P-5	10.3		
P-6	2.4		
P-7	2.9		
P-8	1.3		
P-9	2.6		
Parks Total	28.6		
Resort			
Resort ³	17.4		
Resort Total	17.4		
Public Uses			
Public Safety	2.1		
School	10.0		
Public Uses Total	12.1		
Open Space and Preserve			
Open Space ⁴	143.6		
Preserve	1,089.0		
Open Space and Preserve Total	1,232.9		
Circulation			
Circulation	39.1		
Circulation Total	39.0		
Total	1,869.0	1,938	1.04

¹ Residential Neighborhoods include Residential Streets and Residential Manufactured Slopes.

² Mixed-Use includes up to 20,000 square feet of commercial use.

³ Resort includes 200 rooms and up to 20,000 sq. ft. of commercial use.

⁴ Open Space includes large Manufactured Open Space outside of Neighborhoods and excludes Residential Manufactured Slopes.

**Table 1.0-4
Conceptual Phasing Plan**

	Blue		Gold		Copper		Green		Orange		Purple		Red		Silver		Tan		Yellow		Total	
	DUs	Acres	DUs	Acres	DUs	Acres	DUs	Acres	DUs	Acres	DUs	Acres	DUs	Acres	DUs	Acres	DUs	Acres	DUs	Acres	DUs	Acres
Neighborhood																						
R-1			196		180		205		215												796	248.7
R-2	211																				211	55.9
R-3													401								401	90.2
R-4															263						263	74.5
R-5																	210				210	55.8
MU-1											57	14.1									57	14.1
Parks																						
P-1						2.9																2.9
P-2						1.7																1.7
P-3				2.3																		2.3
P-4								2.2														2.2
P-5														10.3								10.3
P-6														2.4								2.4
P-7																2.9						2.9
P-8																		1.3				1.3
P-9																		2.6				2.6
Land Use																						
Resort																			17.4			17.4
Elementary School														10.0								10.0
Public Safety Site								2.1														2.1
Open Space																						143.6
Preserve																						1,089.0
Circulation																						39.1
TOTAL	211		218	2.3	180	4.6	201	4.3	215		57	14.1	401		263	2.9	210	3.9		17.4	1,938	1,869

DUs = dwelling units

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Table 1.0-5
Construction and Maintenance Responsibilities for Facilities and Infrastructure

	Acquisition	Construction	Maintenance	Ownership	Access
Public Roads	Developers	Developers	County	County	Public
Private Roads	Developers	Developers	HOA	HOA	Private
Resort Private Driveway	Developers	Developers	Private	Private	Private
Off-Site Road Improvements	Developers and Fair Share Contribution	Developers and Fair Share Contribution	County/City of Chula Vista	County/City of Chula Vista	Public
On Site Trails/Pathways	Developers	Developers	HOA or County/District	HOA or County/District	Public
Existing Preserve Trails	Preserve Dedication	N/A	POM Assessment	POM	Public
Landscaped Parkways	Developers	Developer	HOA or County/District	HOA or County/District	Public/Private
Otay Ranch Preserve	Preserve Dedication	NA	POM Assessment	POM	Public
Internal Open Space (HOA)	Developers	Developers	HOA	HOA	Public/Private
Internal Open Space (Public)	Developers	Developers	County/District	County/District	Public
Public Parks	Developers	Developers	County District or HOA	County	Public
Private Parks	Developers	Developers	HOA	HOA	Private
Water System	Developers	Developers	OWD	OWD	NA
Sewer System	Developers	Developers	County/District	County/District	NA
Drainage System	Developers	Developers	County/District	County	NA
Fire Station	Developers/District	Developers/District	Fire District	Fire District	NA
Sheriff Storefront	Developers/Sheriff	Developers/Sheriff	Sheriff Dept.	Sheriff Dept.	NA
Schools	Developers/District	Developers/District	School District	School District	Public

Definitions:

Developer and Fair Share Contribution – Obligation will be satisfied through a combination of Developers' performance and payment of impact fees.

Preserve Dedication – Obligation will be satisfied through compliance with the RMP dedication requirements.

POM Assessment – Obligation will be satisfied through compliance with the RMP requirement to establish an assessment mechanism.

Developers/District – Acquisition and construction may be performed by the Developers but funded through an assessment mechanism such as a CFD.

County/District – Performance or title may be held by the County but funded through an assessment mechanism such as a CFD.

Table 1.0-6
List of Projects Included in Cumulative Traffic Analysis

No.	Project Name	Location	Description
County of San Diego			
1	National Enterprises Storage and Recycling Facility (MUP 98-001)	East and west side of Alta Road north of Old Otay Mesa Road	The project proposes to develop areas for interim use including automobile storage, scrap and recycling operations, and wood and green material recycling, and will include temporary office trailers of 720 s.f. each and 200 employee parking spaces. Project would provide space for approximately 11,000 vehicles.
2	Travel Plaza Truck Stop (TPM 20414; MUP 98-024)	East side of Enrico Fermi Drive, north of Airway Road, south of Old Otay Mesa Road	Four parcels, ranging from 7.35 to 42.16 acres each. Full-service truck stop travel plaza. Driver facilities, restaurant, convenience store, service bays, fuel sales, 122-room hotel, office building, parking.
3	Otay Tech Centre - Previously Sunroad Tech Centre (TM 5139)	Northeast of Otay Mesa Road and Harvest Road	Technology business park and commercial retail on 289.5 gross acres
4	Enrico Fermi Industrial (TM 5394)	Southwest corner of Old Otay Mesa Road and Enrico Fermi Drive	79.37 acres of industrial development
5	Aron Construction Auto Auction Park (MUP 00-012)	Northwest corner of Old Otay Mesa Road and Alta Road	38.2 acres
6	Airway Business Centre (Saeed Industrial TM 5304)	North side of Airway Road between Michael Faraday Drive and Pasea de las America	35 acres
7	PG&E Substation/Otay Mesa Generating Plant (TPM 2057)	East of Alta Road between Loop Road and Energy Centre Way	Natural gas-fired electric generating plan
8	Otay Mesa Generating Plant Industrial Lots	East of Alta Road, between Loop Road and Energy Centre Way	30.60 acres of industrial uses
9	Otay Hills Mineral Extraction (MUP 04-004/RP 04-001)	Eastern extension of Old Otay Mesa Road, 2.5 miles northeast of Otay Mesa crossing	Hard rock quarry on 2+10 acres
10	Rowland Property (MUP 03-001)	Northeast corner of Old Otay Mesa Road and Enrico Fermi Drive	Auto storage and wrecking yard on 40.44 acres
11	Otay Crossings Commerce Park Otay 310	South of Old Otay Mesa Road, east of Alta Road	311 acres mixed industrial, rural residential , and SR11
12	Correctional Facility (Proposed Project)	West of Alta Road near existing prison facility	2,112-bed Correctional Detention Facility
13	Otay Business Park (Paragon)	South of Airway Road, east of Enrico Fermi Drive	2,202,800 sf ² business park on 161.6 gross acres
14	Otay Logistics Industrial Park	East of Enrico Fermi Dr, between Airway Road & Siempre Viva Road	277 ksf ² of warehousing
15	California Crossing (40 acres Commercial)	East of SR-1 25, north of Otay Mesa Road, west of Harvest Road	28.50 net acres of Community Shopping Center
16	Pilot Travel Centre	North quadrant of Piper Ranch and Otay Mesa Road	Construction of a 10,000-sq. ft. commercial center including Wendy's restaurant and driver amenities, gas station and parking (71 car and 139 truck spaces). 65 employees (18 – 20 per shift).
17	Piper Otay Park	Northeast quadrant of Piper Ranch and Otay Mesa Road	25 gross acres (19.8 net acres) of light industrial use
18	Donovan Health Facility	480 Alta Road	15 bed facility with approx 1,200 staff and 75-100 visitors anticipated per day
19	International Industrial Park (TM 5549)	The project site is located in the East Otay Mesa Specific Plan Area, part of the Otay Subregional Planning Area, within unincorporated San Diego County. Parcels 1–5 would be accessed via Vann Centre Blvd. Parcels 7–10 would take access off Enrico Fermi Road. intersection	133 acres of Technology/Business Park

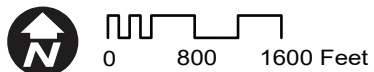
Table 1.0-6
List of Projects Included in Cumulative Traffic Analysis

No.	Project Name	Location	Description
20	RTX (S08-022)	Immediately south of Via de la Amistad, east of Enrico Fermi Drive	18.75 acres of Truck Park and Storage
21	Jamul Casino	Southwest quadrant of SR-94/ Melody Road	Casino (unique land use)
City of San Diego			
22 ⁴	California Terraces	North of Otay Mesa Road, off of Ocean View Hills Parkway	Phase I = 644 MF dus ³ , Phase II = 1,585 dus, 2.4 acres commercial
23 ²	La Media Truck Park site	Northeast corner of La Media Road & Lonestar	Industrial use (approx imately 70 acres)
24 ³	Robinhood Ridge	West side of Otay Valley Road/Heritage Road north of Otay Mesa Road	3.8 acres of neighborhood commercial, 4.6 acres of light industrial
25 ⁴	La Media Truck Park II	East side of La Media Road, north of Windstock Street	40 acres
26 ⁵	World Petrol III	North of Otay Mesa Road, east of La Media Road	22 fueling stations, 3,632 sf convenience market, 2,041 sf restaurant, 290 sf office
27 ⁶	Ingalls Property	South of Vista Santo Domingo	13 SF dus, 24 townhomes , 106 apartments , 430 MF , 19,700 sf office, 20,396 sf retail, 39,450 sf industrial
28 ⁷	Otay Corporate Centre North; Otay Corporate Centre South	North and south of Otay Mesa Road, west of Heritage Road	Industrial park
29 ⁸	San Ysidro High School (Expansion)	Southwest corner of Airway Road and Caliente Avenue	High school for 814 students
30 ²⁹	Semi-Trailer Storage Facility (Planned Development permit 12083)	Southwest corner of Otay Mesa Road and Innovation -Innovative Drive	8.02 net acres
31 ⁰	Southwestern Junior College	North of Airway Road, between Britannia & La Media	500 Students Higher Education Center
32 ⁴	Sunroad Otay Park (TM 91-0394)	South of Otay Mesa Road, west of Piper Ranch Road	1,337,000 sf of small industrial park, 79.3 acres
33 ²	Esplande	Northeast of Airway Road and La Media Road	1,337 SF dus on 77.6 Acres
34 ³	Interstate Industrial Centre (TPM 98-0759)	East side of Piper Ranch Road, south of Otay Mesa Road	453,000 sf of warehousing
35 ⁴	Handler Otay Mesa	South of Otay Mesa Road, west of Corporate Centre Drive	Mixed commercial/retail/office project
36 ⁵	Pardee Commercial	Southeast corner of Otay Mesa Road/Palm Ave	16 acre commercial use
37 ⁶	Candlelight Villas West	West side of Caliente Avenue, south of San Ysidro High School	223 MF dus on 23 acres
38 ⁷	Southview	Southeast of Caliente Ave and Airway Road	553 MF dus
39 ⁸	Candlelight	Southeast of Caliente Avenue and Airway Road	435 MF dus
40 ³⁹	Brownfield Tech park	South of Otay Mesa Rd, west of Britannia Blvd.	741180 SF of business park on 50 acres
41 ⁰	Las Californias	South of Siempre Viva Road, between Britannia & La Media	374,300 sq ft small industrial park, 305,90 sq ft large industrial park

¹ sf = square feet² ksf = 1,000 square feet³ dus = dwelling units⁴ MF = multi-family



SOURCE: Hunsaker & Associates 2010



**Figure 1.0-1
Land Use Plan**



SOURCE: Hunsaker & Associates 2014

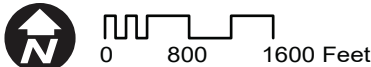


Figure 1.0-2
Grading Concept Plan Map



SOURCE: Hunsaker & Associates 2010

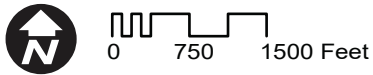
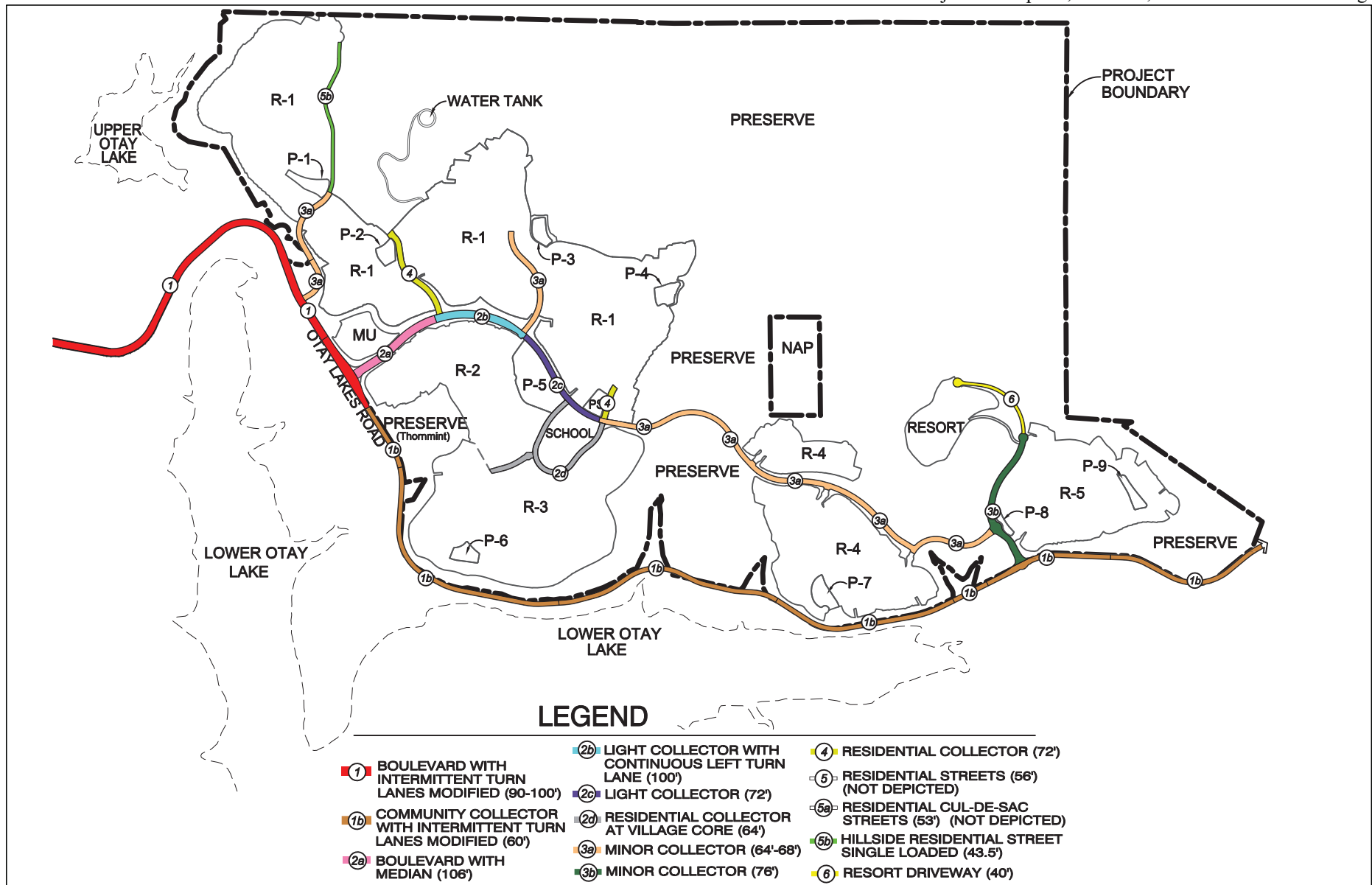


Figure 1.0-3
Landscape Concept Plan



SOURCE: Hunsaker & Associates 2010

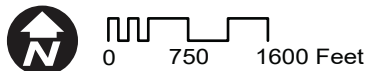
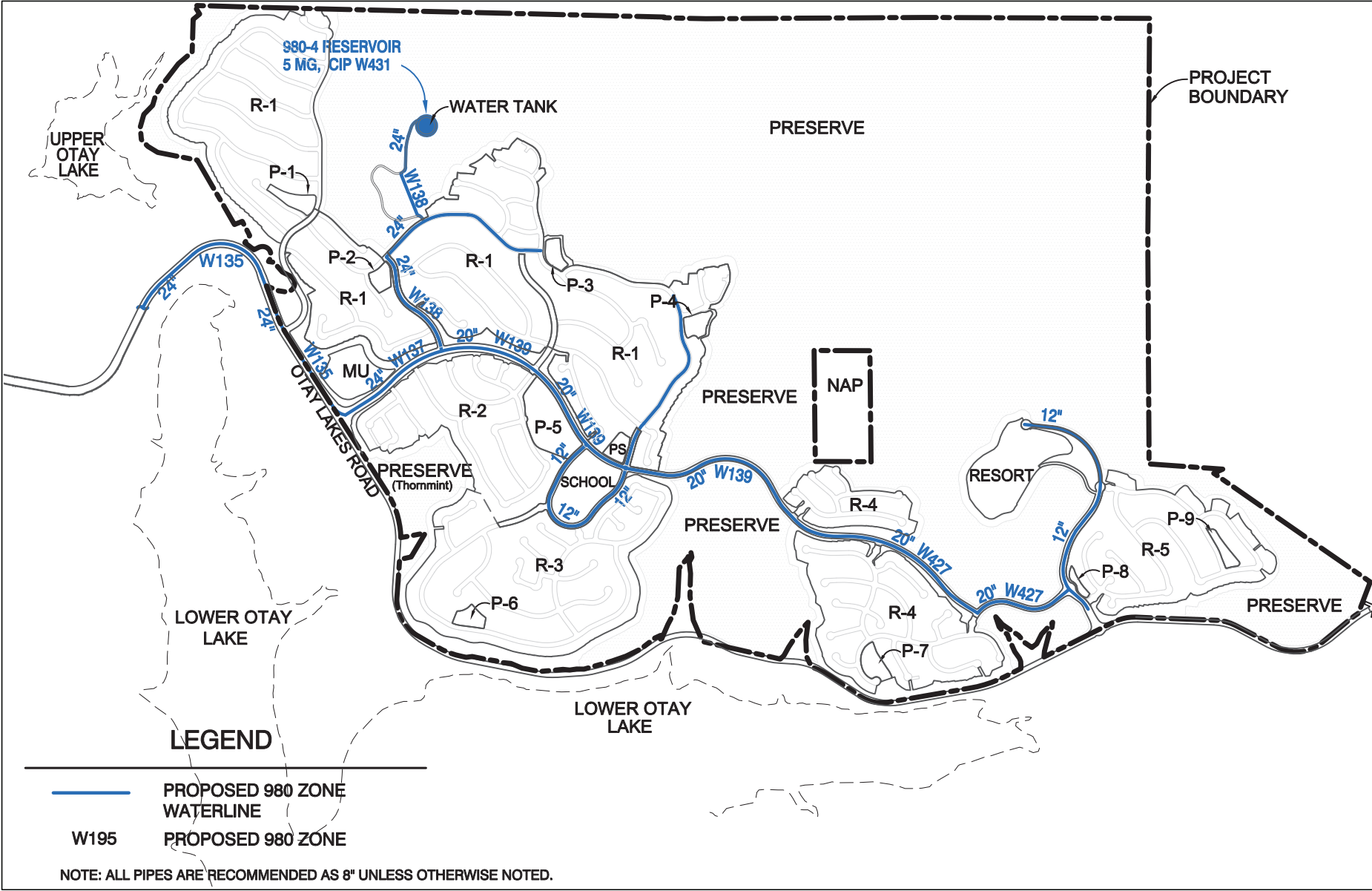


Figure 1.0-4
Circulation Concept Plan



SOURCE: Hunsaker & Associates 2010

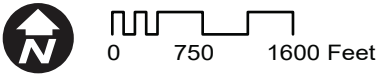
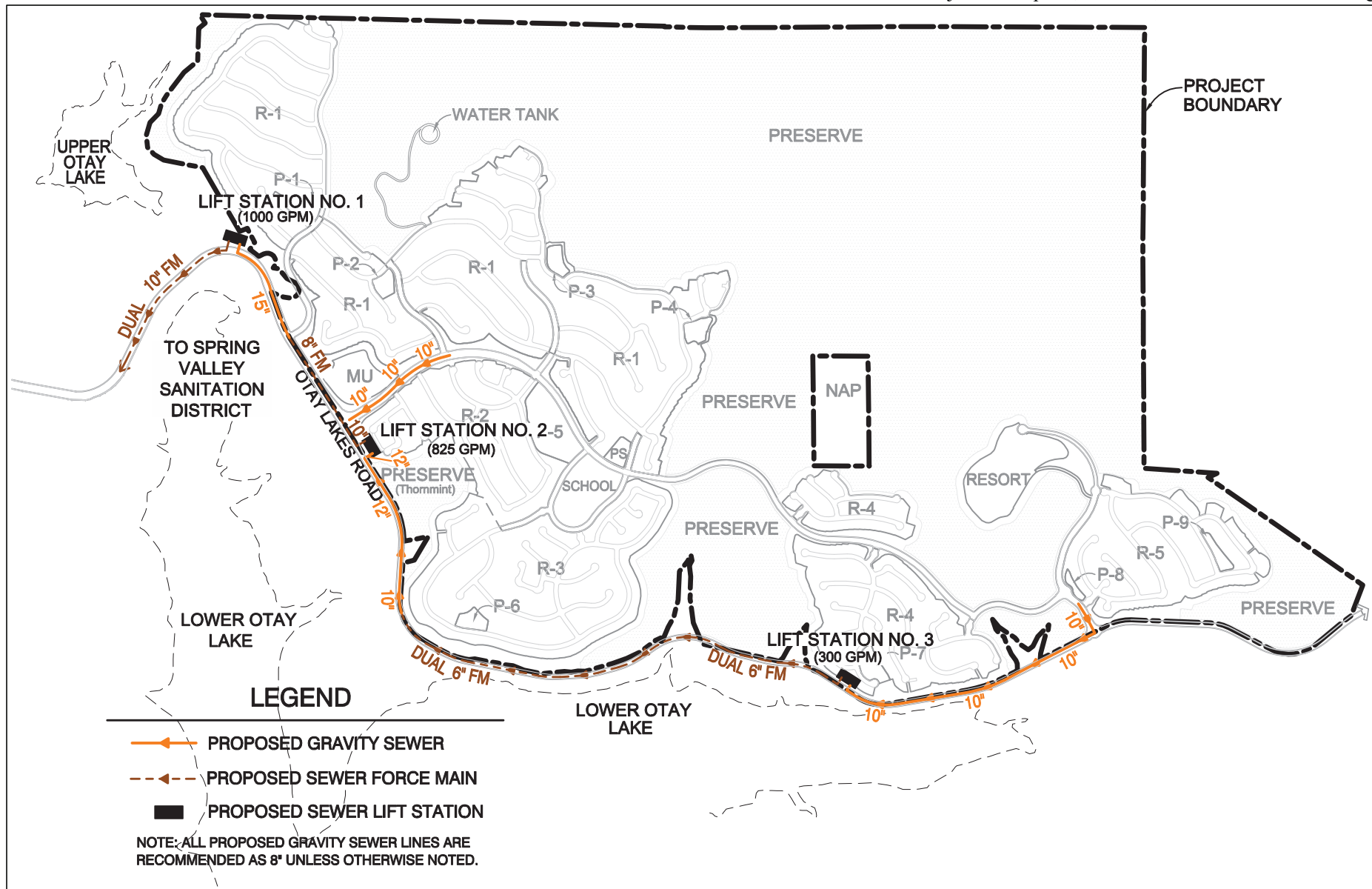


Figure 1.0-5
Water Service Plan



SOURCE: Hunsaker & Associates 2010

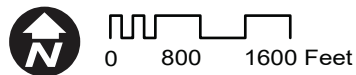
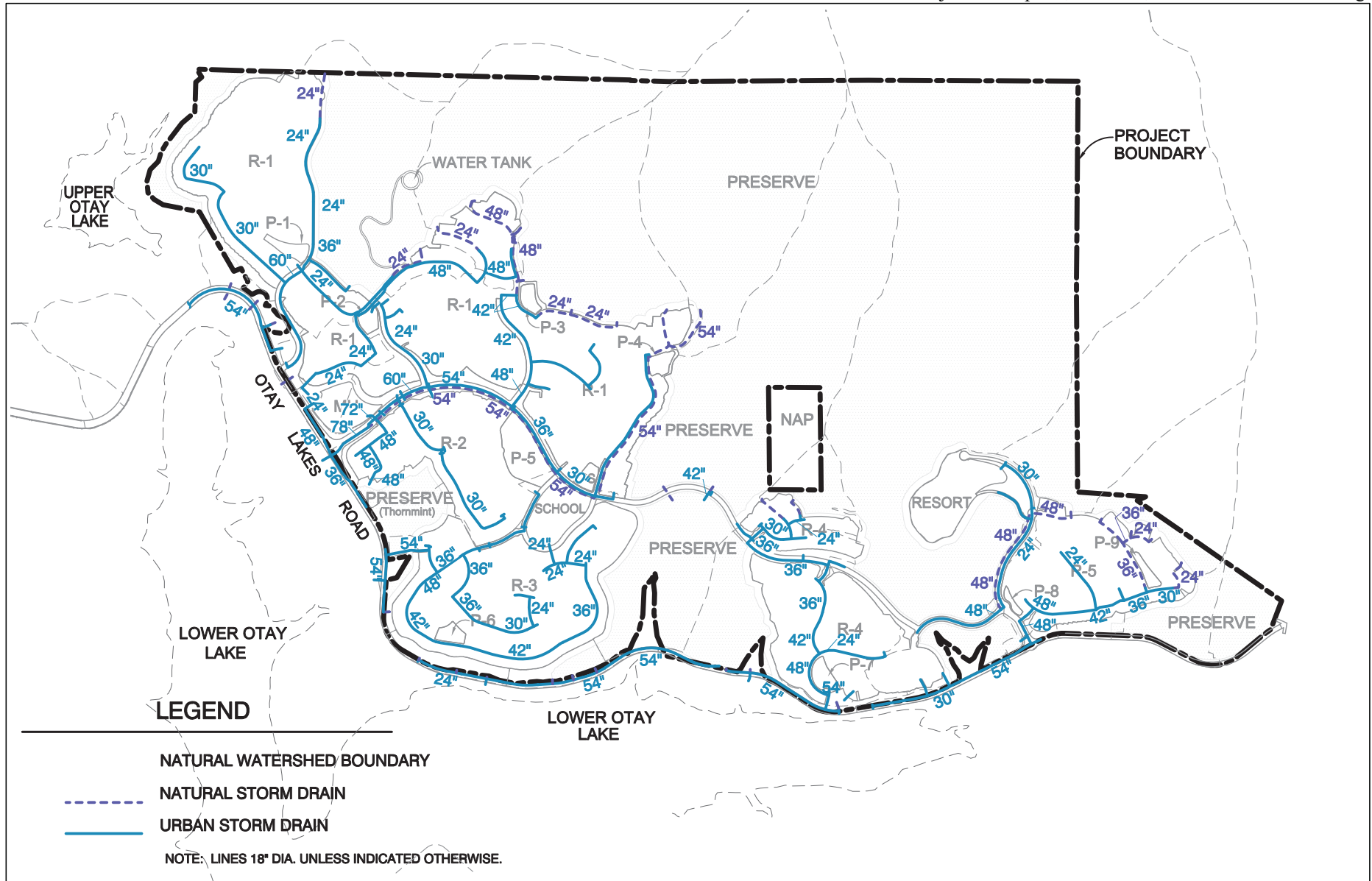
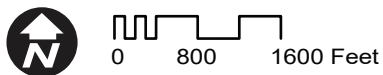


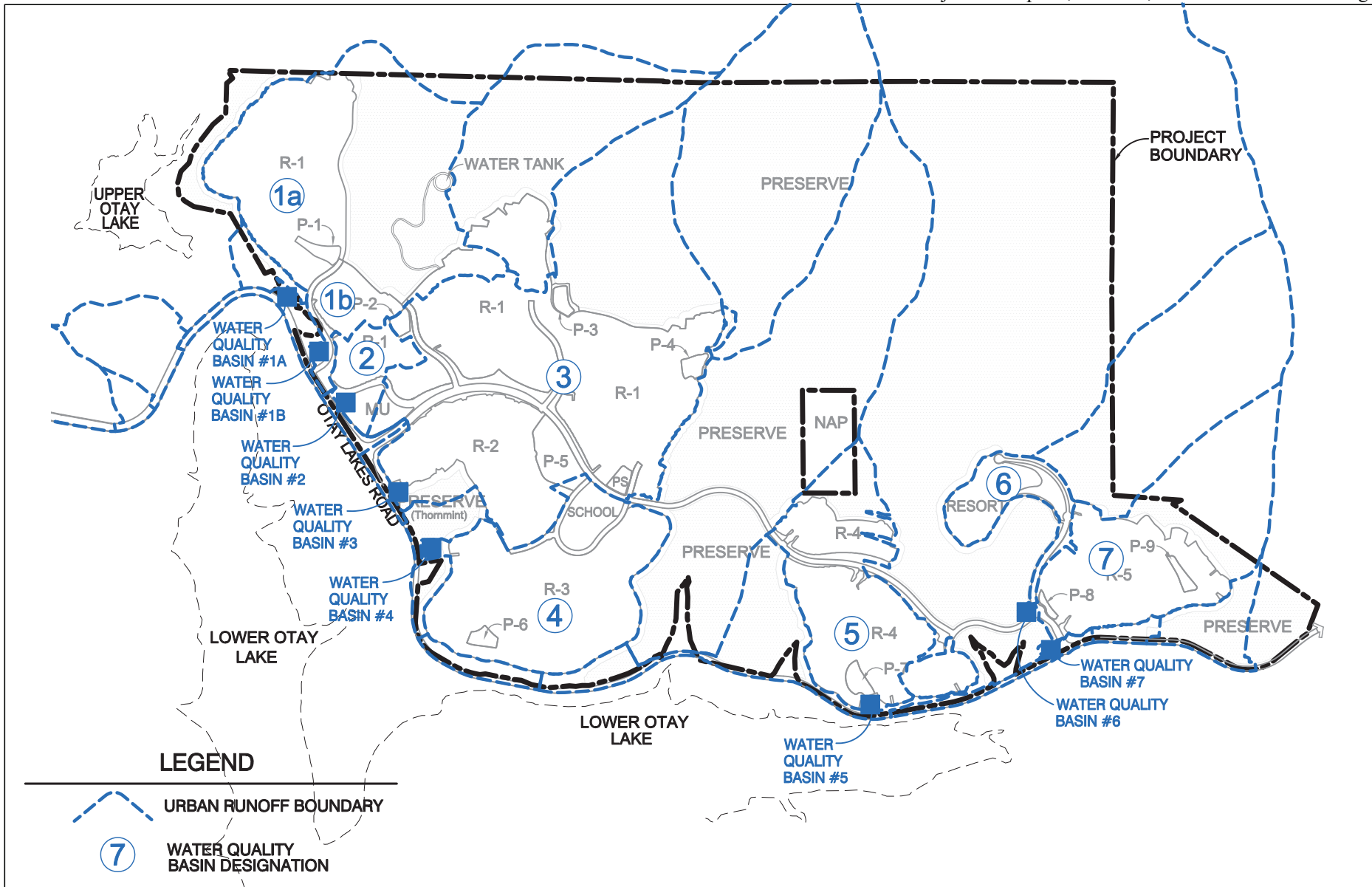
Figure 1.0-6
Sewer Service Plan



SOURCE: Hunsaker & Associates 2010



**Figure 1.0-7
Drainage Plan**



SOURCE: Hunsaker & Associates 2010

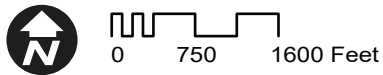
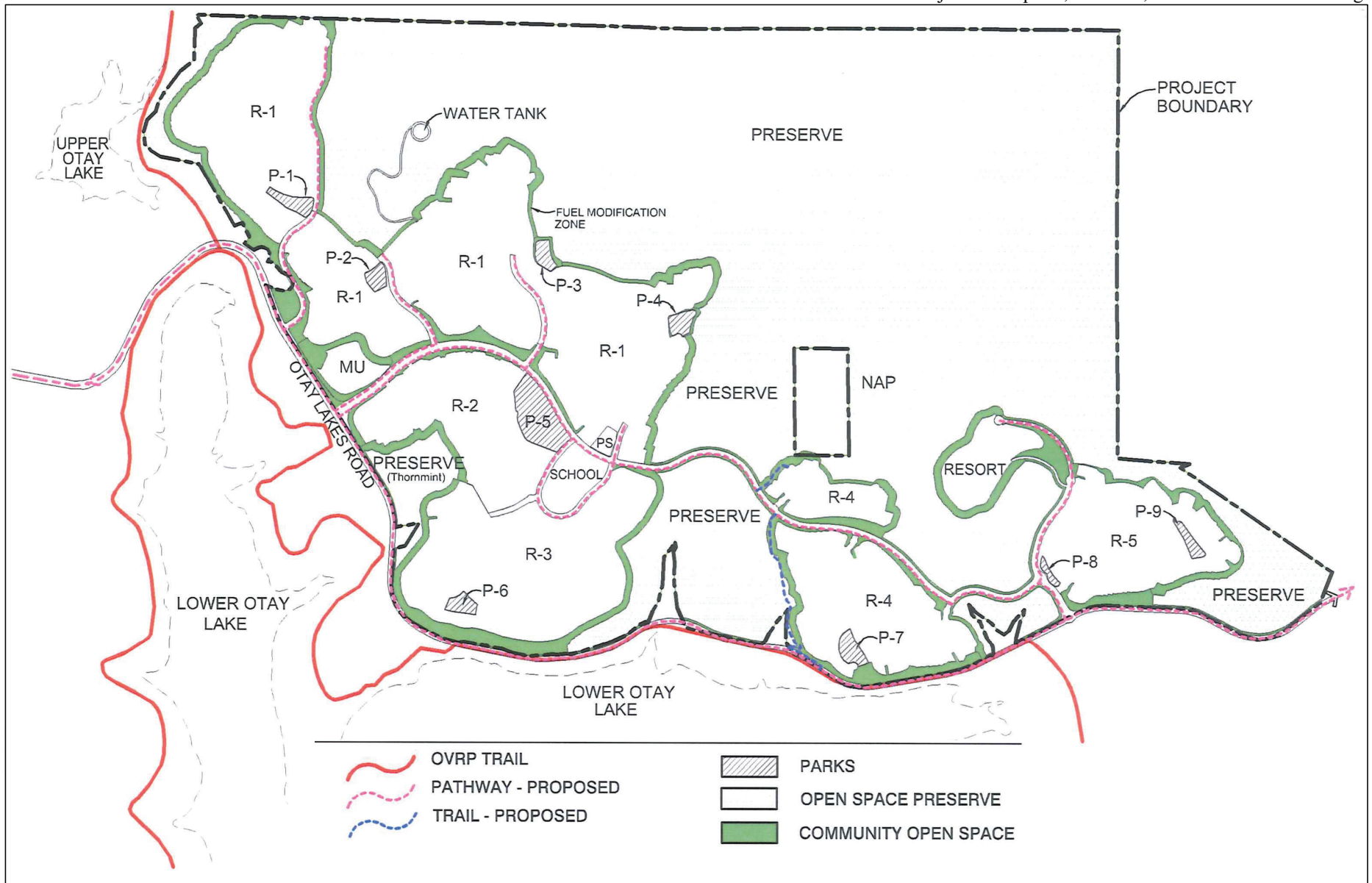


Figure 1.0-8
Stormwater Management Plan



SOURCE: Hunsaker & Associates 2010

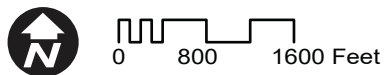
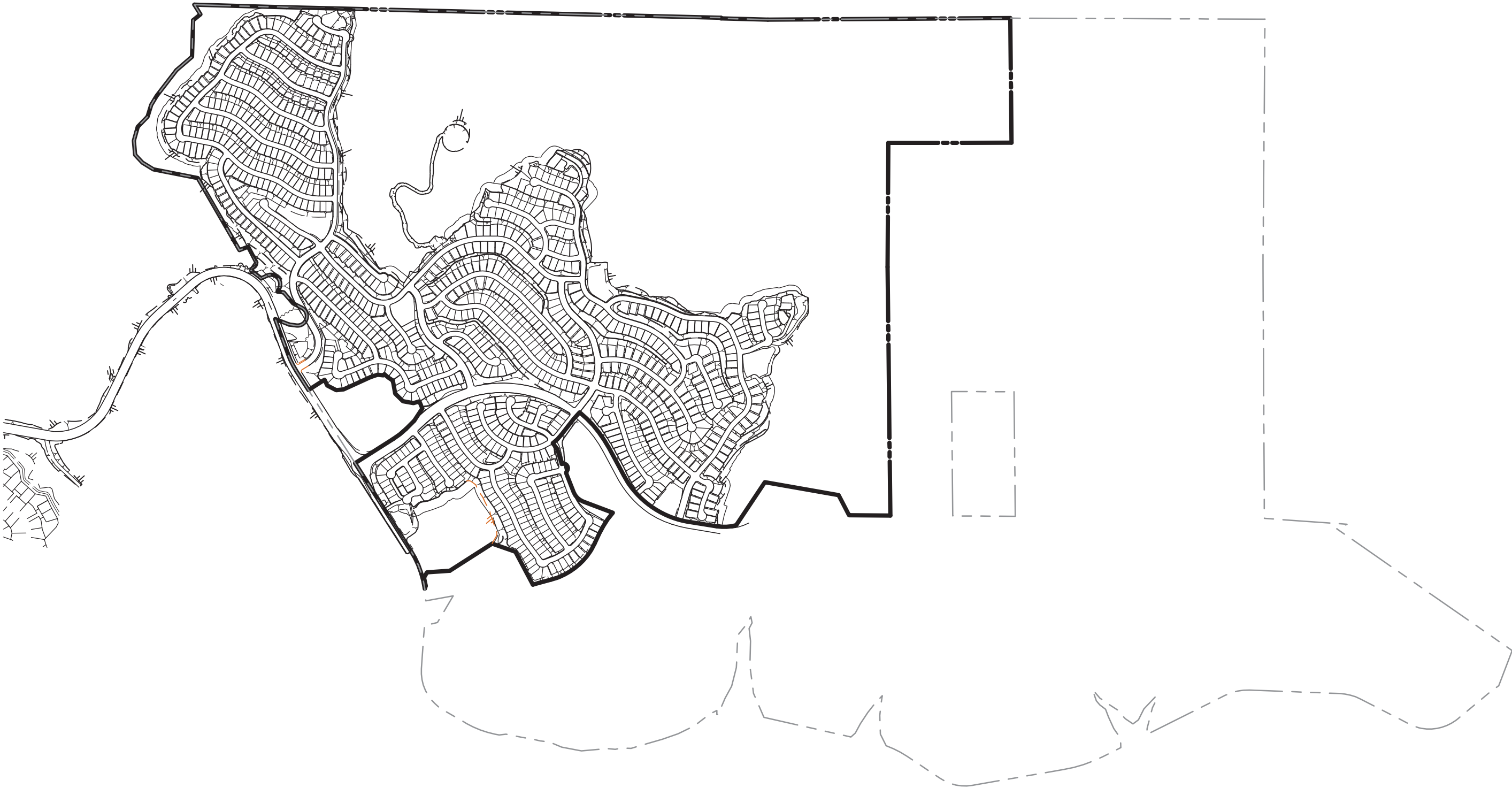


Figure 1.0-9
Preserve, Parks, Recreation, and Internal Open Space

Otay Ranch Resort Village DSEIR
GPA04-003; SP04-002; REZ04-009; TM5361 A and B; ER LOG 04-19-005

County of San Diego
January 2020

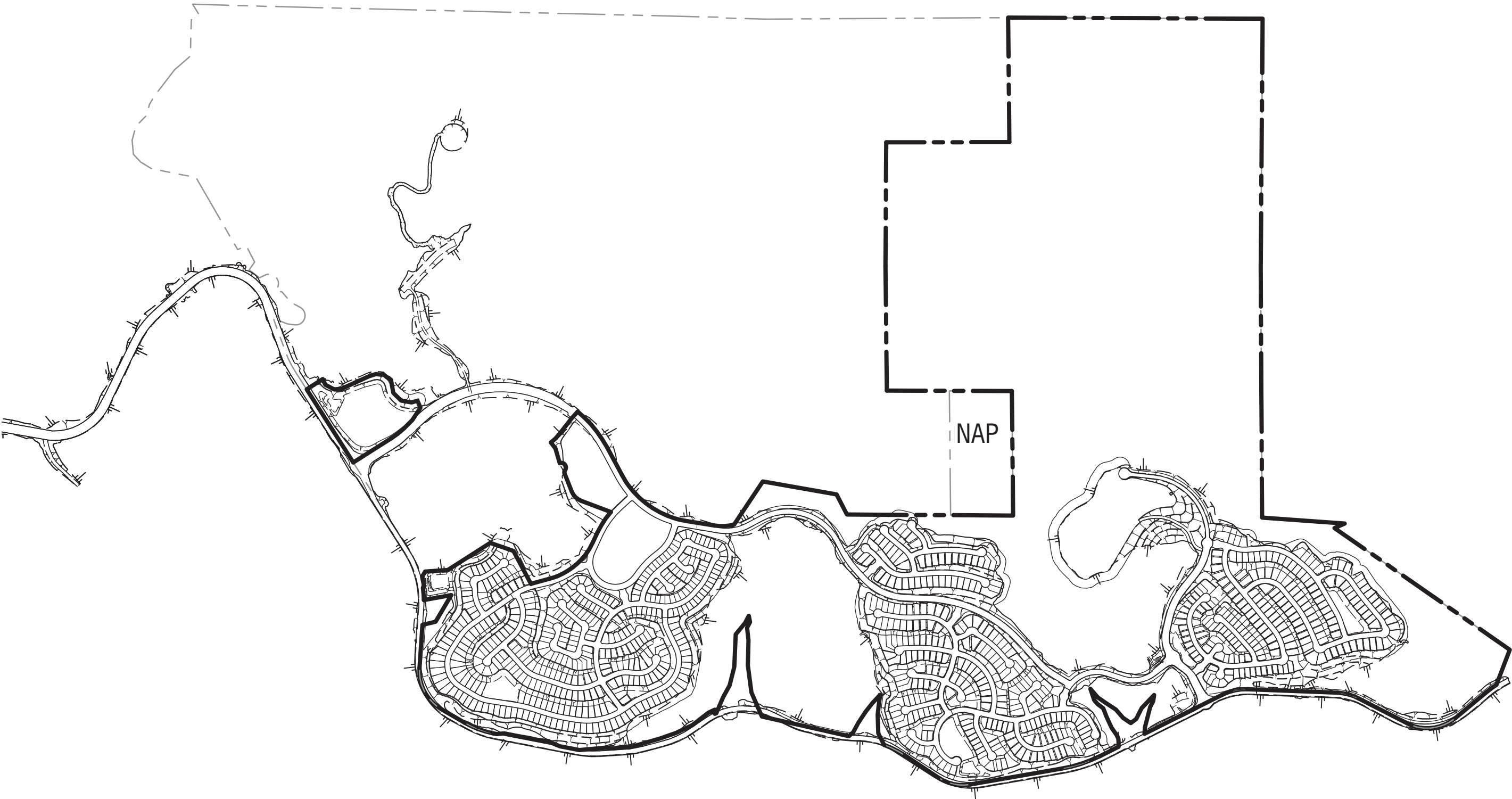
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SOURCE: Hunsaker & Associates 2014



Figure 1.0-11A
Tentative Map A

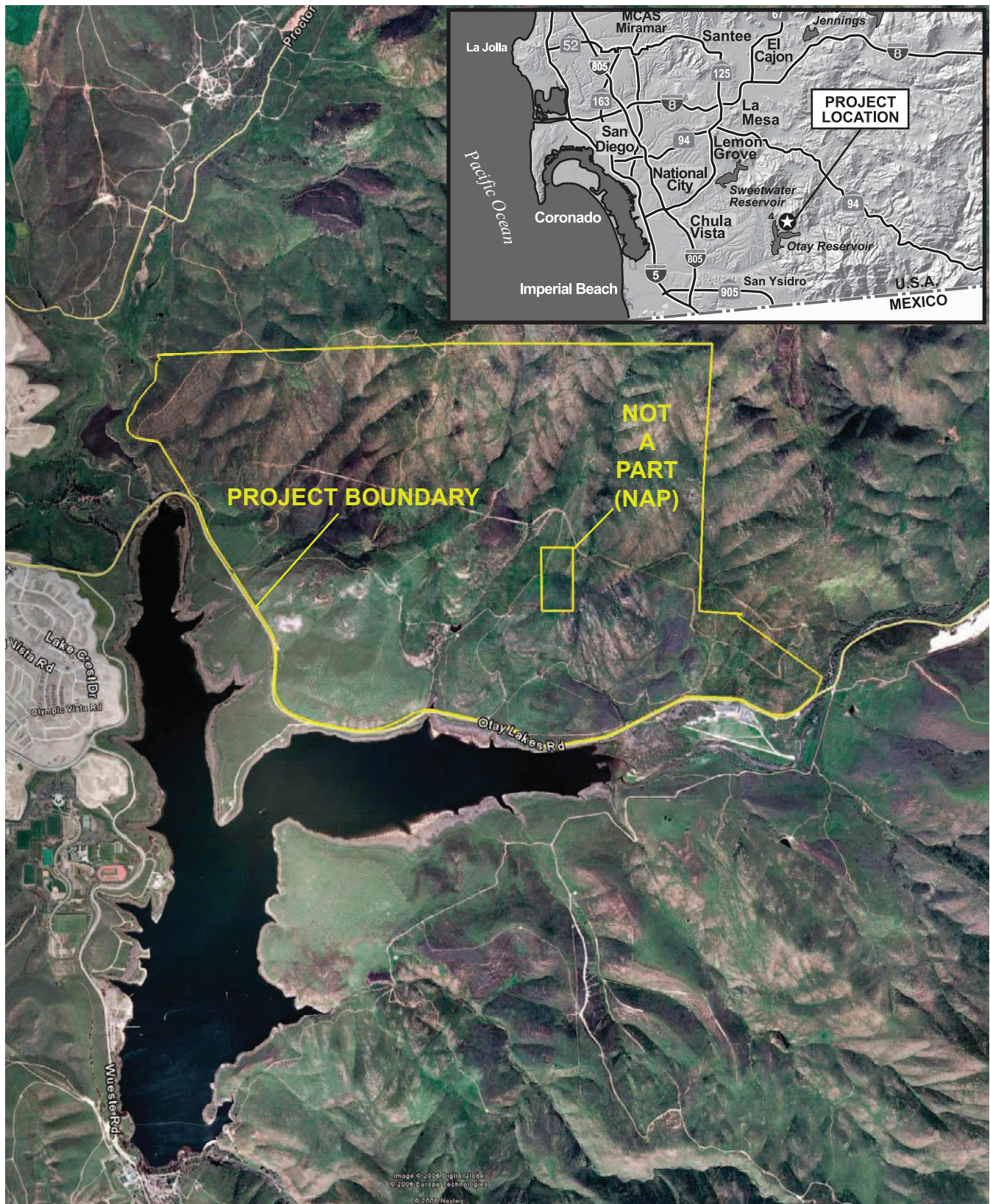


SOURCE: Hunsaker & Associates 2014



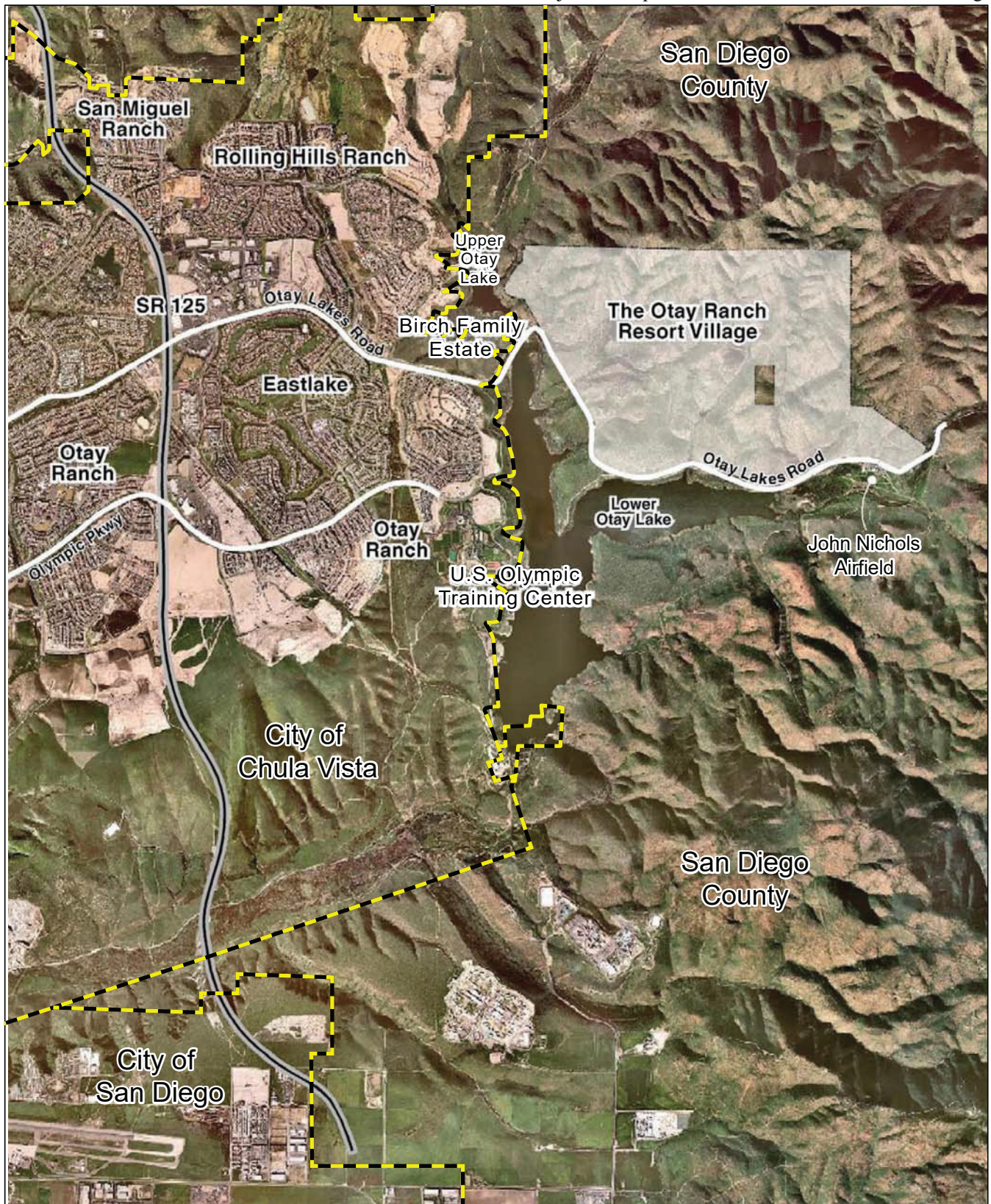
Figure 1.0-11B
Tentative Map B

1.0 Project Description, Location, and Environmental Setting



SOURCE: Google Earth 2006

**Figure 1.0-12
Regional Location and
Project Vicinity Map**

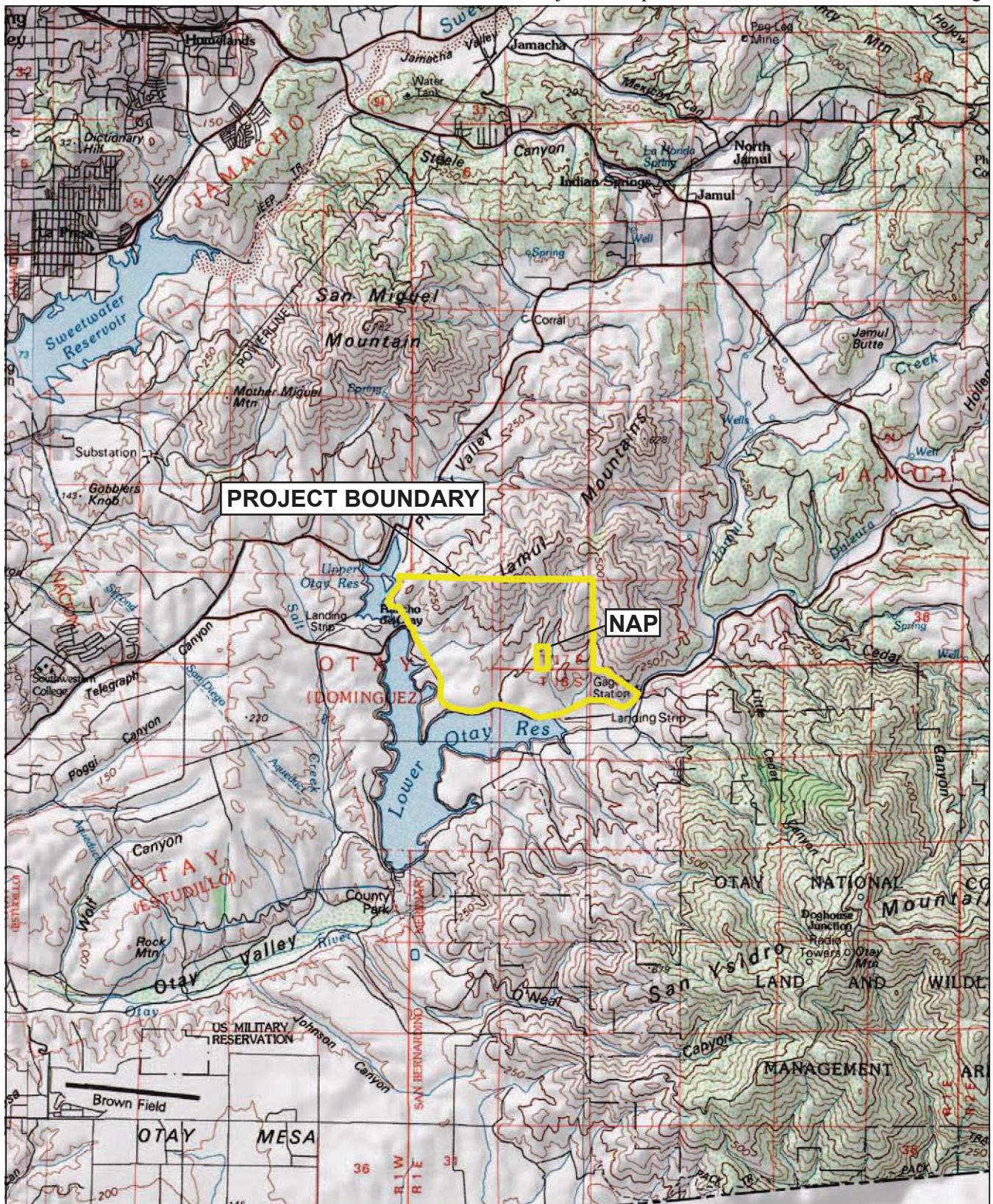


SOURCE: Lenska Aerial Photos; Flown 2006



No Scale

Figure 1.0-13
Aerial Overview of Project Site and
Surrounding Uses



SOURCE: USGS 15-Minute Quad Series, El Cajon, California



0 415 830 1660 Feet

Figure 1.0-14
USGS Quadrangle

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