

APPENDIX E-1
GENERAL PLAN AMENDMENT REPORT
OTAY RANCH RESORT VILLAGE – ALTERNATIVE H

JANUARY 2019

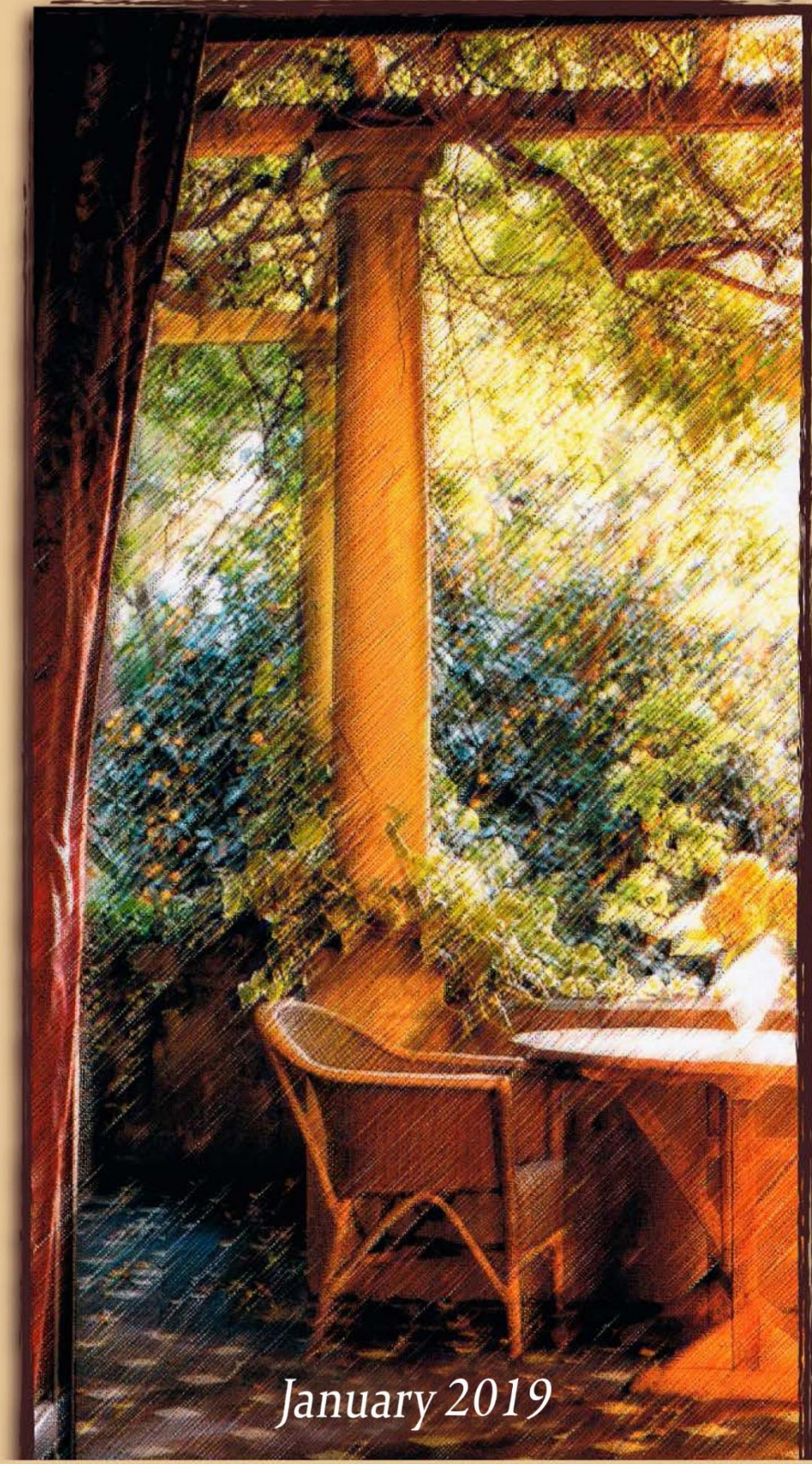
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OTAY RANCH RESORT VILLAGE

ALTERNATIVE H



January 2019

GENERAL PLAN AMENDMENT REPORT

Otay Ranch Resort Village Alternative H General Plan Amendment Report

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

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I. Introduction

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

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

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

A. PHYSICAL SETTING

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

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

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

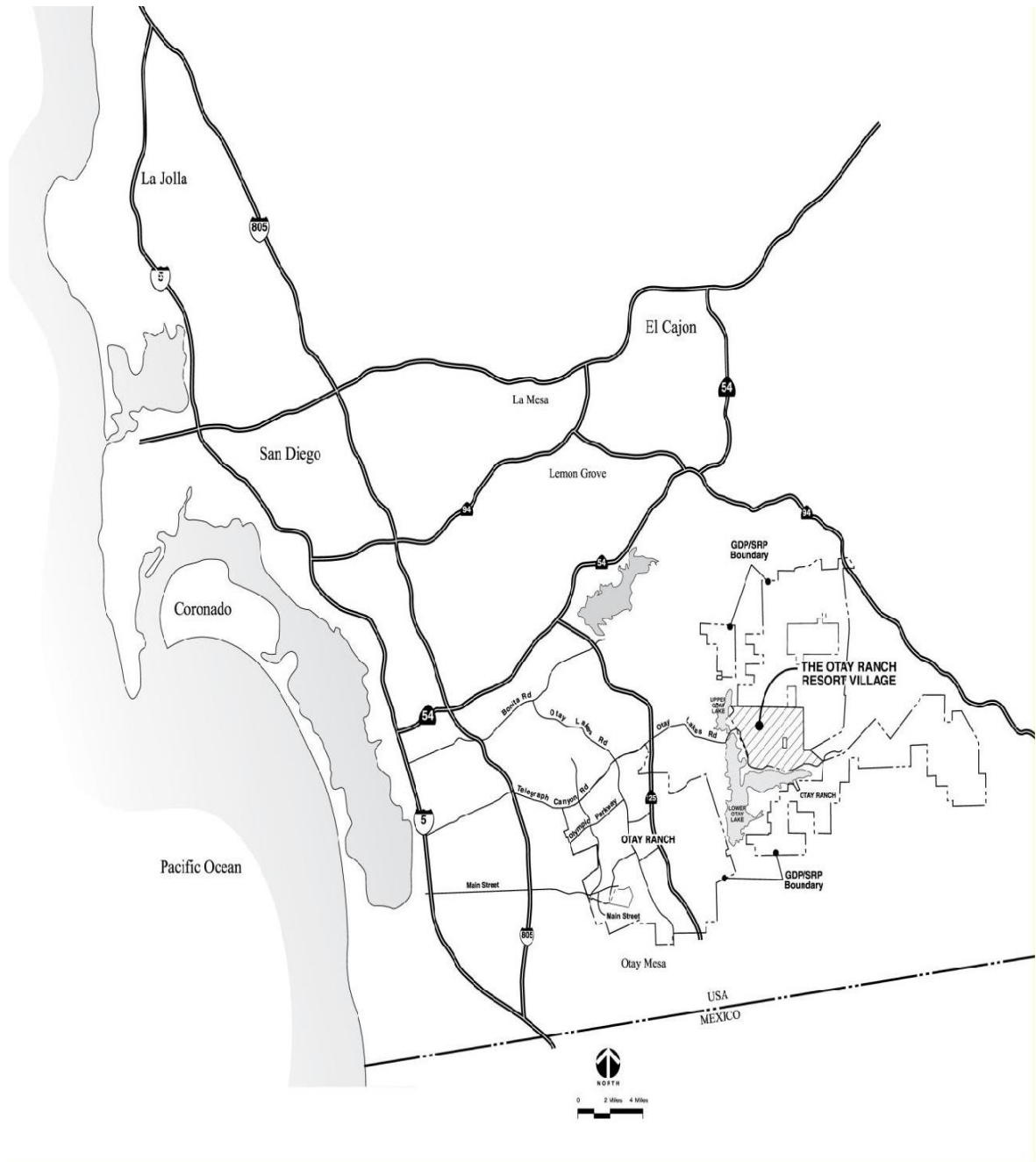


Exhibit A
Regional Location Map



Lenska Aerial Photos: Flown 2006

Not to Scale

Exhibit B
Surrounding Land Uses

B. PROPOSED PLAN

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

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

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

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

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

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

The Otay Ranch Resort Village planning area also includes approximately 109 acres of open space and approximately 1,107 acres of Preserve land. Open space generally consists of large manufactured slopes outside of neighborhoods and brush management areas. Preserve land is usually undisturbed lands or restored habitats set aside for dedication to the Otay Ranch Preserve Owner/Manager in satisfaction of Otay Ranch RMP conveyance requirements. An additional approximately 69.8 acres will be conserved to protect sensitive habitat related to thorn mint, vernal pools, and the Quino Checkerspot Butterfly.

Internal circulation comprises about 32.3 acres of the planning area.

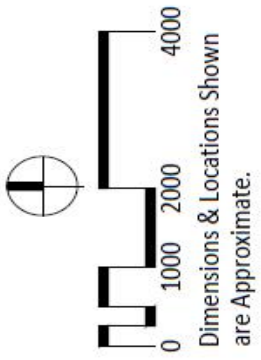


Exhibit C
Site Utilization Plan

Table 1
Otay Ranch Resort Village - Land Use Summary Table

Land Use	Acres ¹	Units	Density
Single Family Residential			
R-1	32.9	147	4.5
R-2	37.6	213	5.7
R-3	89.1	288	3.2
R-4	115.3	284	2.5
R-5	18.1	54	3.0
R-6	39.8	145	3.6
R-7	30.5	187	6.1
R-8	66.0	249	3.8
R-9	59.0	205	3.5
R-10	28.6	109	3.8
Single Family Total ²	516.9	1,881	3.6
Multiple Use			
MU-1 ³	2.7		
MU-2 ³	3.9	57	
Multiple Use Total	6.6	57	8.6
Residential Total	523.5	1,938	3.7
Parks			
P-1	10.5		
P-2	2.7		
P-3	3.7		
P-4	2.7		
P-5	3.1		
P-6	2.4		
Parks Total	25.1		
Resort			
Resort ⁴	16.6		
Homeowners Recreation Facility	6.1		
Resort Total	22.7		
Public Uses			
Public Safety (PS)	2.3		
School	10.1		
Public Uses Total	12.4		
Open Space and Preserve			
Open Space ⁵	145.8		
Preserve	1,107.2		
Open Space & Preserve Total	1253.0		
Circulation			
Circulation	32.3		
Circulation Total	32.3		
TOTAL	1,869.0	1,938	

¹Rounded to one tenth of an acre

²Single Family Residential includes residential streets and internal slopes.

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

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

⁵Open Space includes an additional 69.8 acres of habitat land for conservation, manufactured slopes outside of Single Family Residential and associated internal slopes.

C. PLAN ISSUES

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

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

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

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

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

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

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

density, single family uses predominate, with potential recreation and resort uses also provided. Open space is primarily undisturbed natural habitat, golf course, trails and promenades. (Emphasis added, Otay SRP Page 86).

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

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

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

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

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

2. Location of Otay Lakes Road

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

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

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

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

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

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

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

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

4. MSCP Hardline/Quino Checkerspot Butterfly Coverage

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

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

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

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

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

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

The County of San Diego adopted the Resource Management Plan (RMP) Phase 2 in the summer 2018 which includes protocols and monitoring intervals for the QCB. This is in

anticipation of the completion of the existing County process to add the QCB as a covered species to the MSCP County Subarea Plan. The applicant is pursuing a concurrent track with the Army Corps of Engineers and a Section 7 consultation with the Service for incidental take for Quino checkerspot butterfly.

5. Prior Chula Vista GDP/Otay SRP Amendments

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

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

D. MERITS OF PROPOSAL

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

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

development and manufacturing opportunities to the region.

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

II. Plan Amendment Components

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

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

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

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

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

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

Performance Standard:

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

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

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

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

Building Design and Use

- Use of solar energy systems, as practical.

B. AMENDMENTS ASSOCIATED WITH THE PROPOSED ALTERNATIVE H SPECIFIC PLAN

1. County General Plan Land Use Element Amendment

a) Regional Category Designation

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

b) Land Use Designation (Specific Plan Area)

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

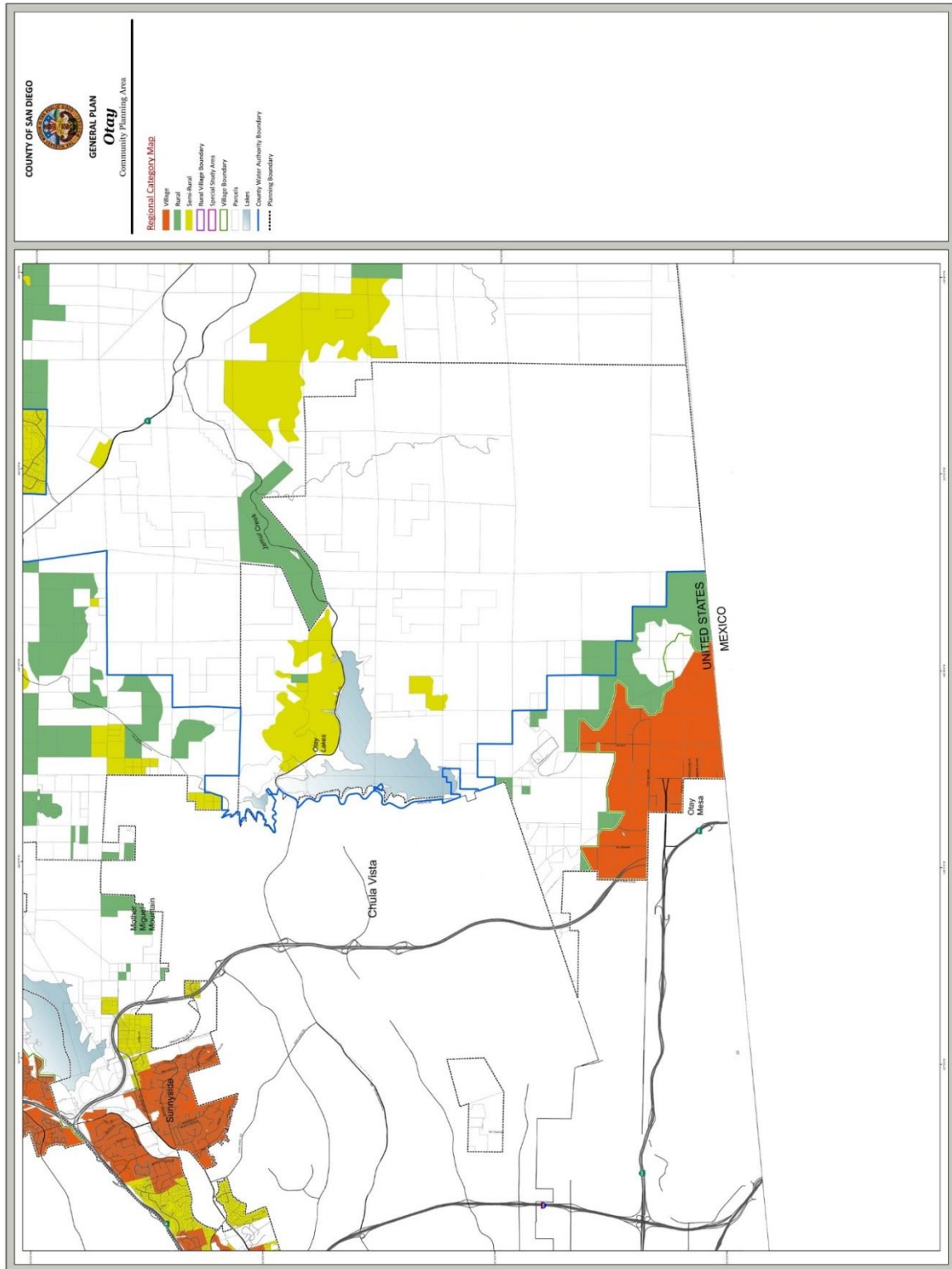


Exhibit D
Existing General Plan Regional Category Designations

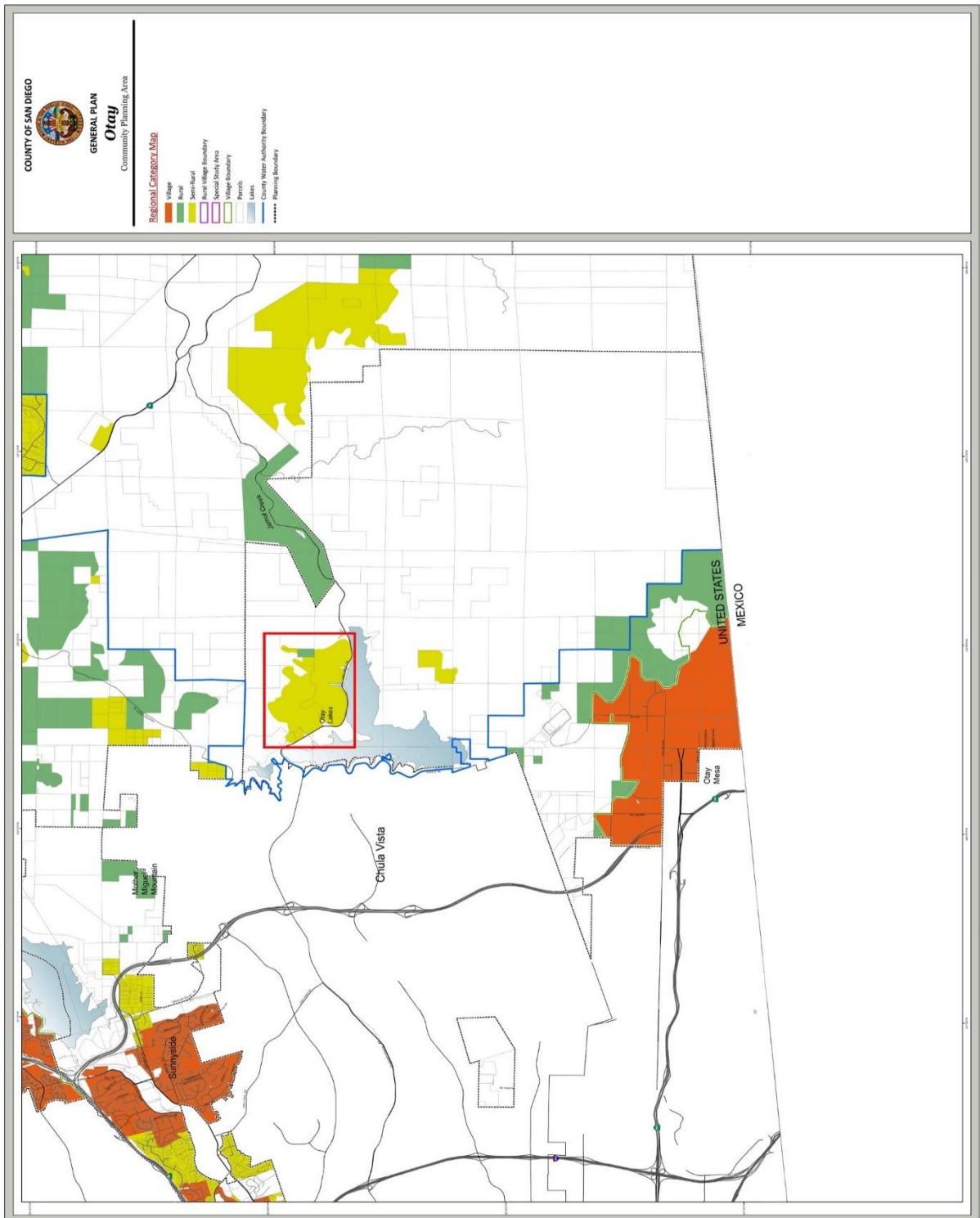
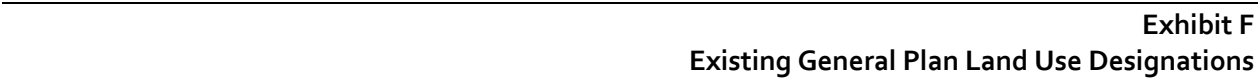


Exhibit E
Proposed General Plan Regional Category Designations





2. County General Plan Circulation Element Amendment

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

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

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

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

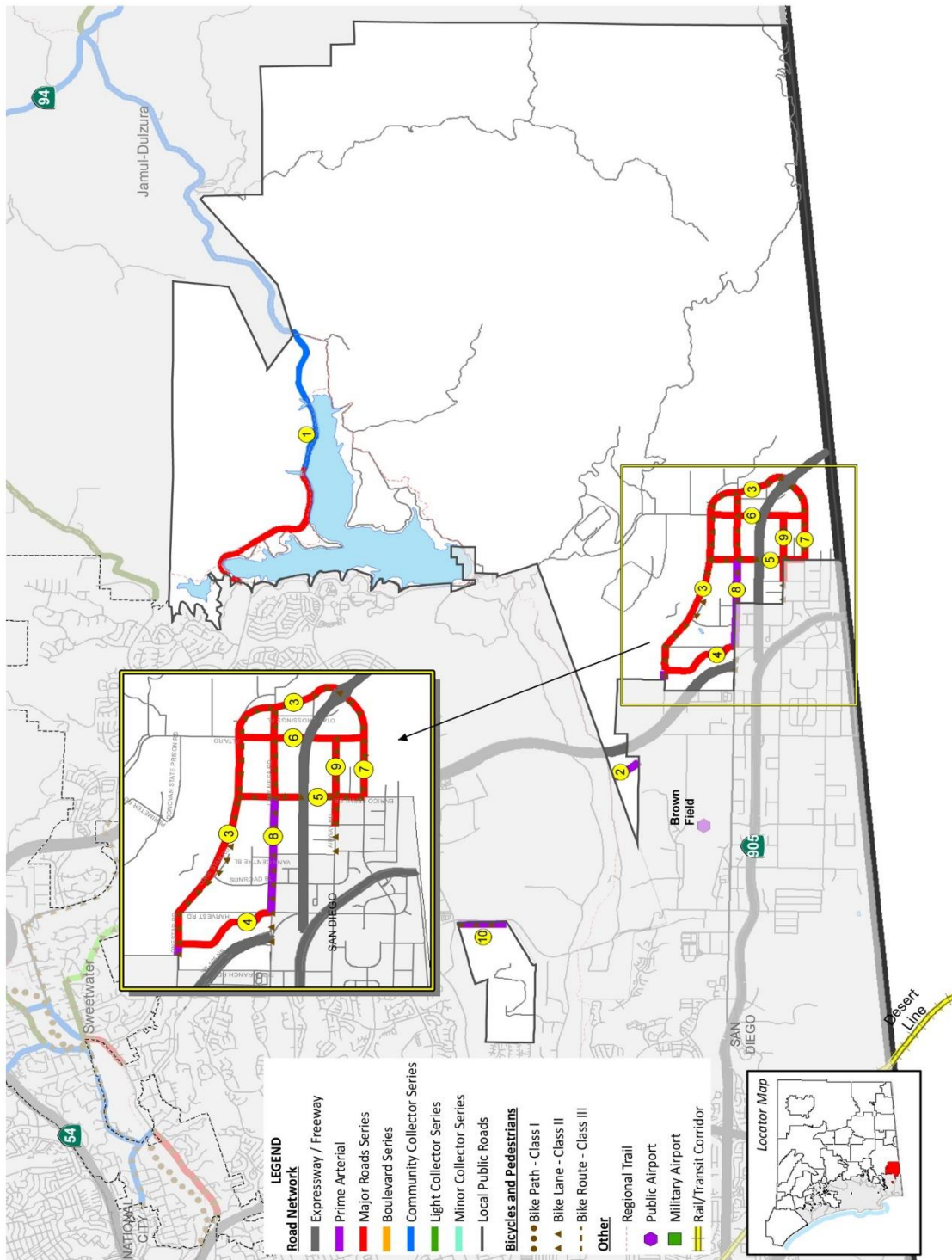


Exhibit H
Existing County General Plan Circulation Map

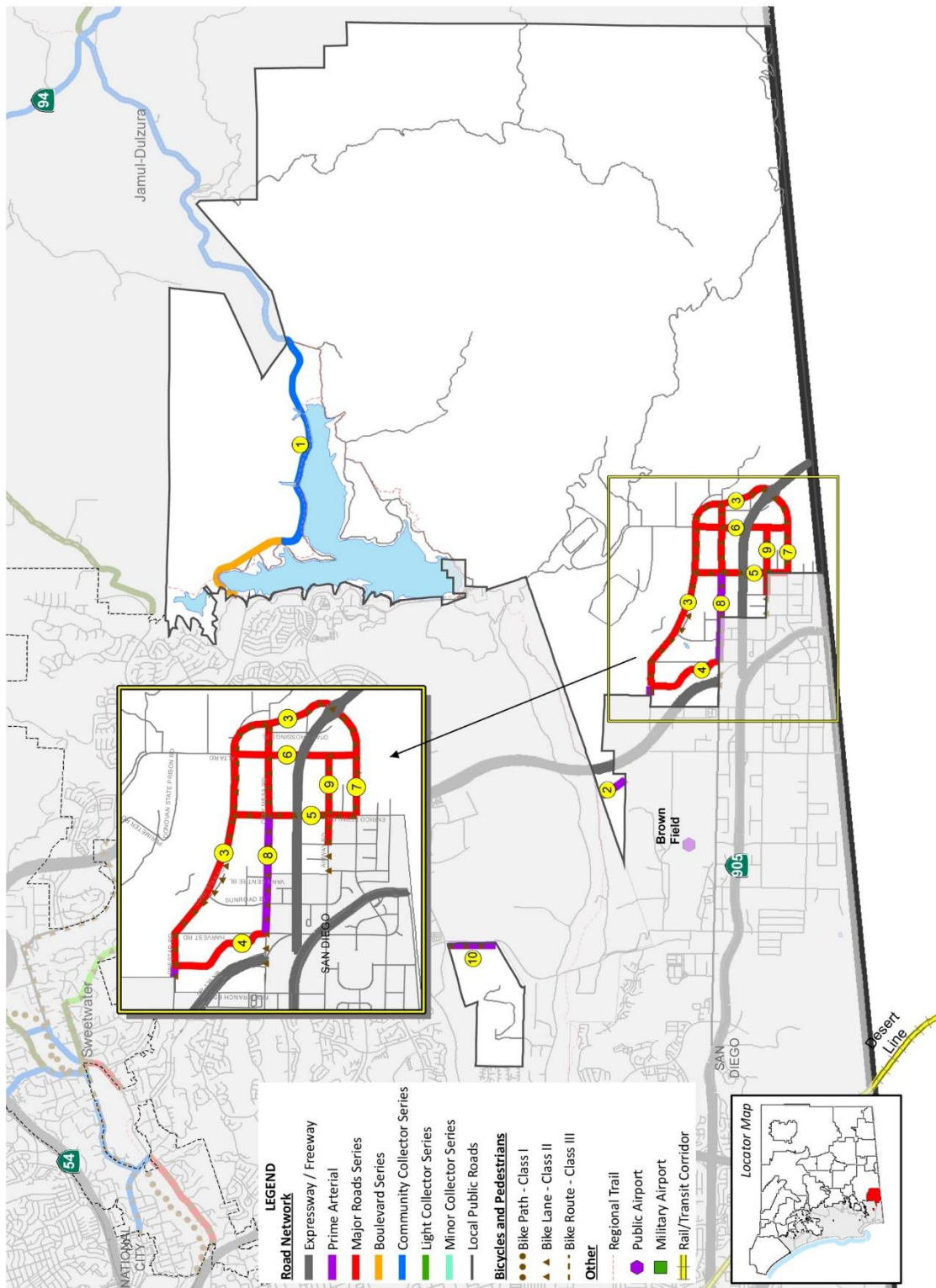


Exhibit I
Proposed County General Plan Circulation Map

3. Rezone

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

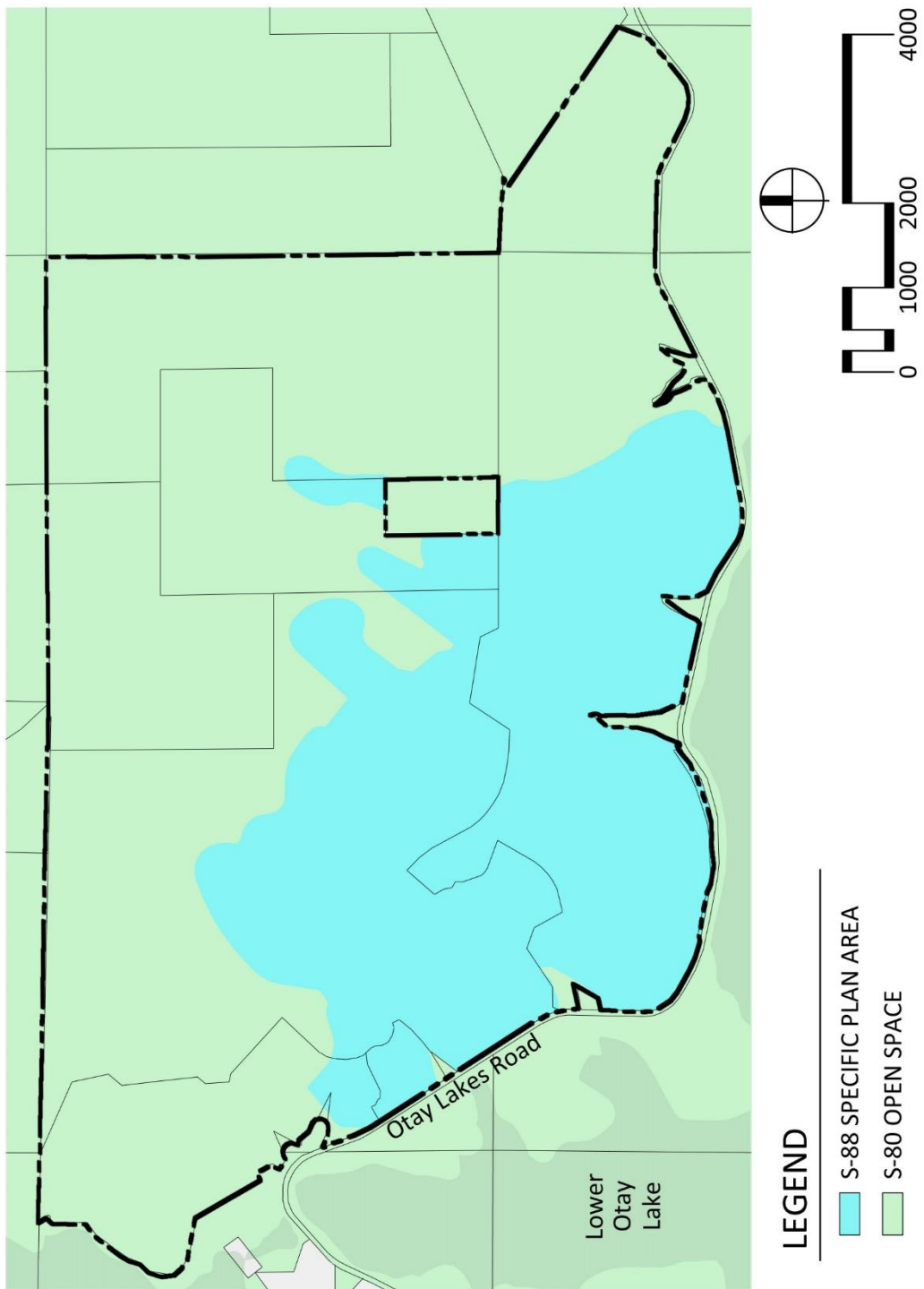


Exhibit J
Existing Zoning Map

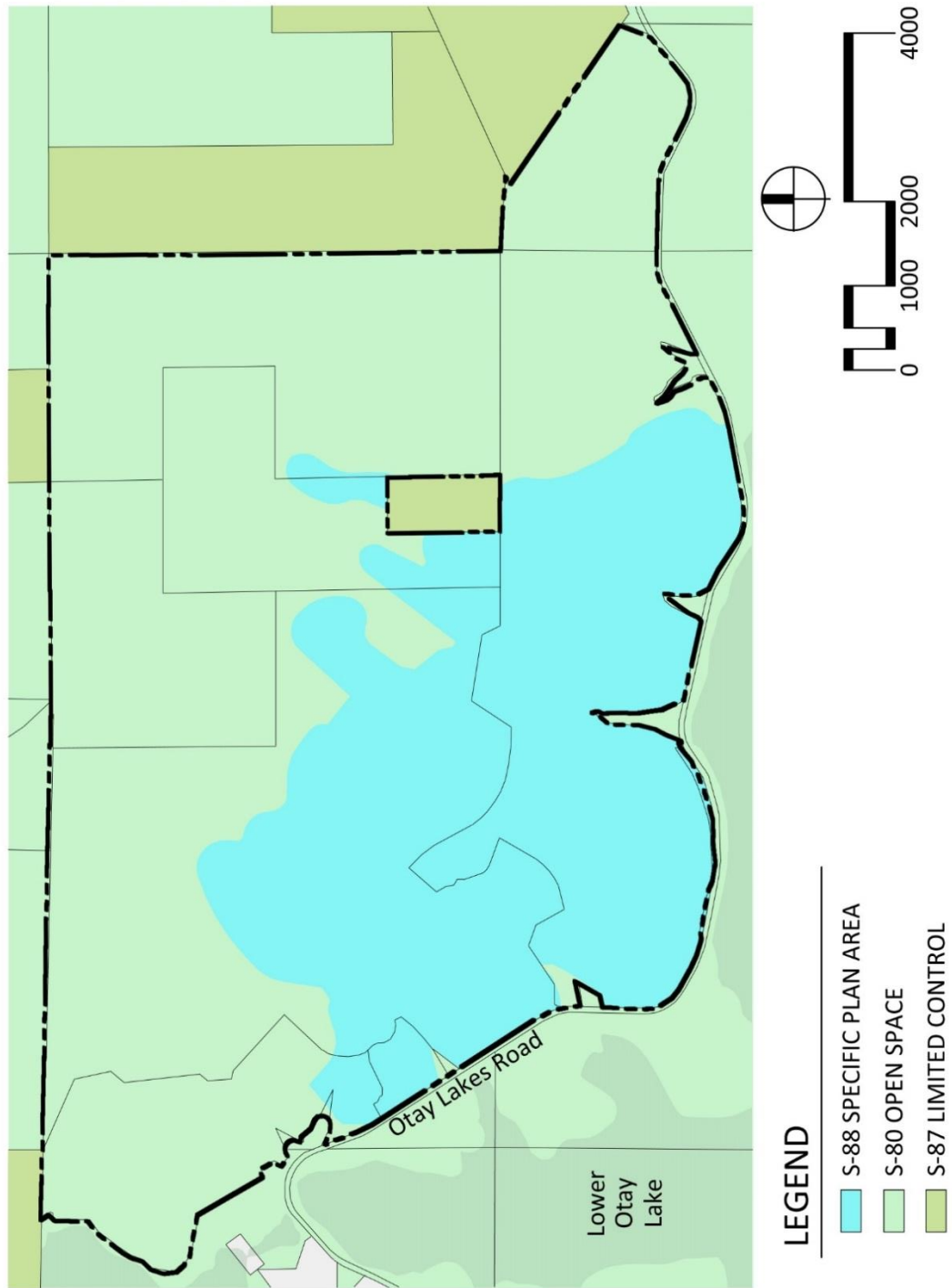


Exhibit K
Proposed Zoning Map

4. Otay Ranch Subregional Plan Amendments (Otay SRP)

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

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

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

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

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

Table 2
Otay SRP Proctor Valley Parcel Land Use Table

Proctor Valley Parcel													
Use	SF Units	MF Units	Total Units	Res. Ac.	Park Ac.	CPF Ac.	Sch. Ac	C'ml. Ac.	Open Sp.	Art. Ac.	Other	Total Ac.	Approx. Pop*
Village 13	658 <u>1,881</u>	1,408 <u>57</u>	2,066 <u>1,938</u>	375.1 <u>516.9</u>	0.0 <u>25.1</u>	7.3 <u>0.0</u>	0.0 <u>10.1</u>	0.0 <u>23.2</u>	139.7 <u>145.8</u>	12.2 <u>0</u>	249.1 <u>40.7</u>	783.4 <u>761.8</u>	5,269 <u>6,166</u>
Birch Estate	<u>128</u>	<u>0</u>	<u>128</u>	<u>64.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0</u>	<u>18.7</u>	<u>82.7</u>	<u>410</u>
Village 14	<u>1,563</u>	<u>150</u>	<u>1,713</u>	<u>773.8</u>	<u>10.0</u>	<u>7.5</u>	<u>10.0</u>	<u>2.9</u>	<u>0.8</u>	<u>23.7</u>	<u>0.0</u>	<u>828.7</u>	<u>5,384</u>
Plng. Area 16	<u>390</u>	<u>0</u>	<u>390</u>	<u>716.9</u>	<u>2.5</u>	<u>1.7</u>	<u>0.0</u>	<u>0.0</u>	<u>370.0</u>	<u>25.4</u>	<u>0.0</u>	<u>1,116.5</u>	<u>1,248</u>
Plng. Area 19	<u>20</u>	<u>0</u>	<u>20</u>	<u>20.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>20.0</u>	<u>64</u>
Other:													
Open Sp.	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	5,146.4 <u>5,067.1</u>	<u>0.0</u>	<u>0.0</u>	5,146.4 <u>5,067.1</u>	<u>0</u>
Total	2,631 <u>3,982</u>	1,558 <u>207</u>	<u>4,189</u>	1,885.8 <u>2,091.6</u>	12.5 <u>37.6</u>	16.5 <u>9.2</u>	10.0 <u>20.1</u>	<u>26.1</u>	5,656.9 <u>5,583.7</u>	61.3 <u>49.1</u>	249.1 <u>59.4</u>	<u>7,876.8</u>	11,965 <u>13,272</u>

* Neighborhood park land included in residential acreage.

Commercial acreage includes mixed use and resort site.

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

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

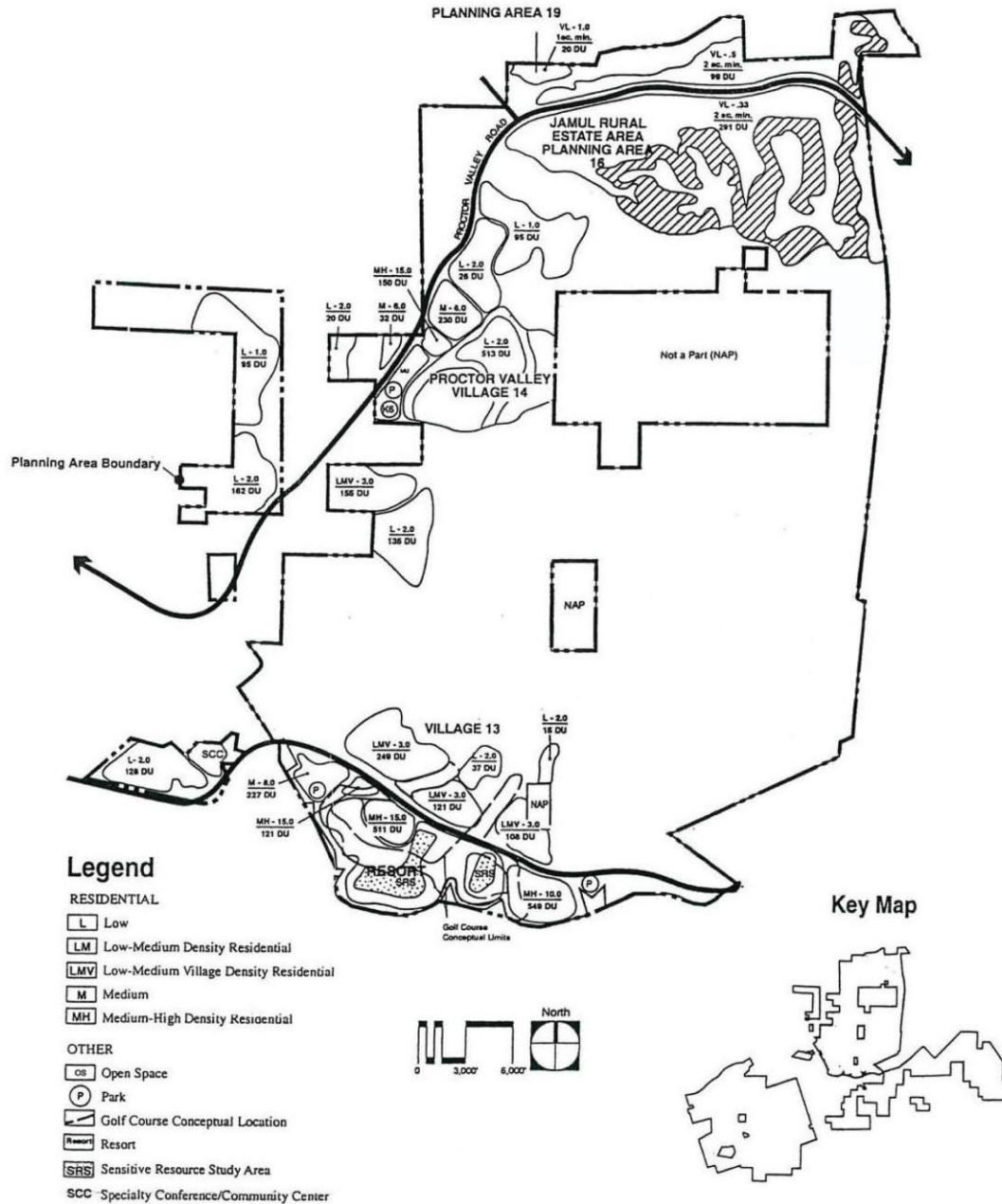


Exhibit L (Otay SRP Exhibit 22)
Existing Otay SRP Land Use Map (Proctor Valley Parcel)

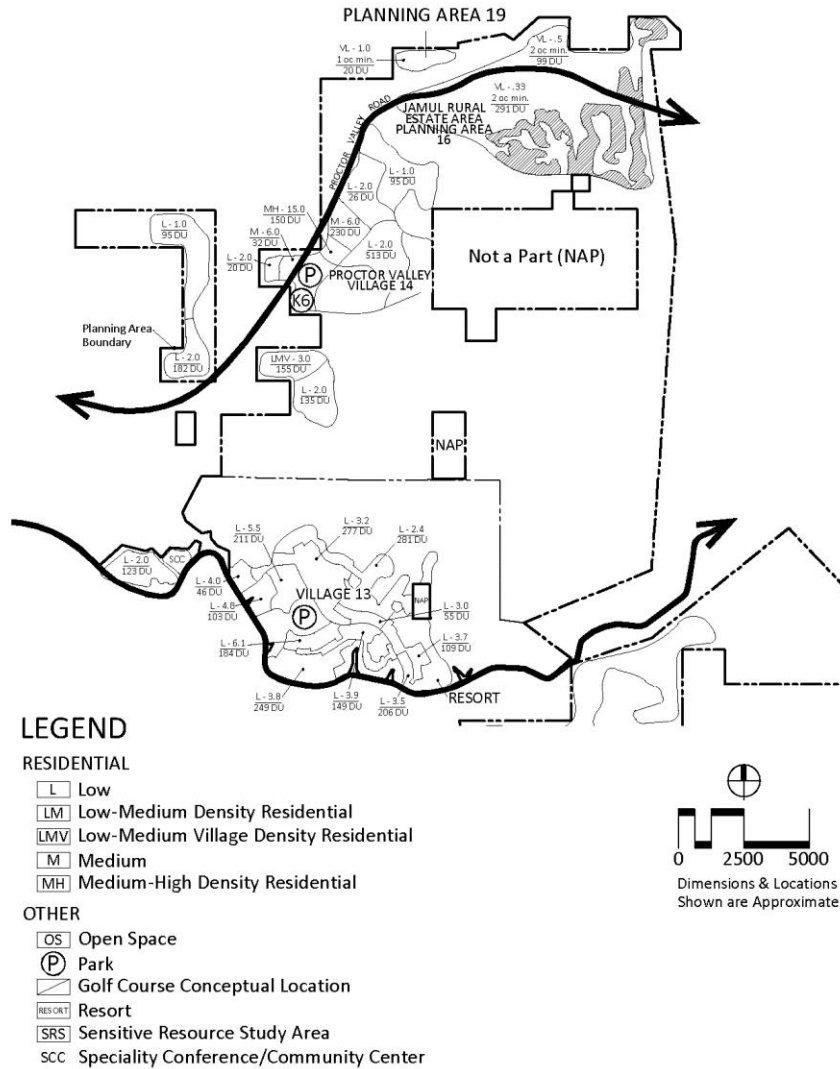


Exhibit M
Proposed Otay SRP Land Use Map (Proctor Valley Parcel)

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

The Resort ~~Center~~ Village located north of the lake will contain ~~230+~~ 16.6 acres of resort/ancillary commercial uses, and approximately ~~375-4~~ 517 acres of residential uses. The ~~resort center~~ Resort Village will include a hotels, ~~golf course resort-related residential uses,~~ recreational clubhouse and commercial and ~~public-service~~ uses. Planning for all areas around the lake must be coordinated into a cohesive design.

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

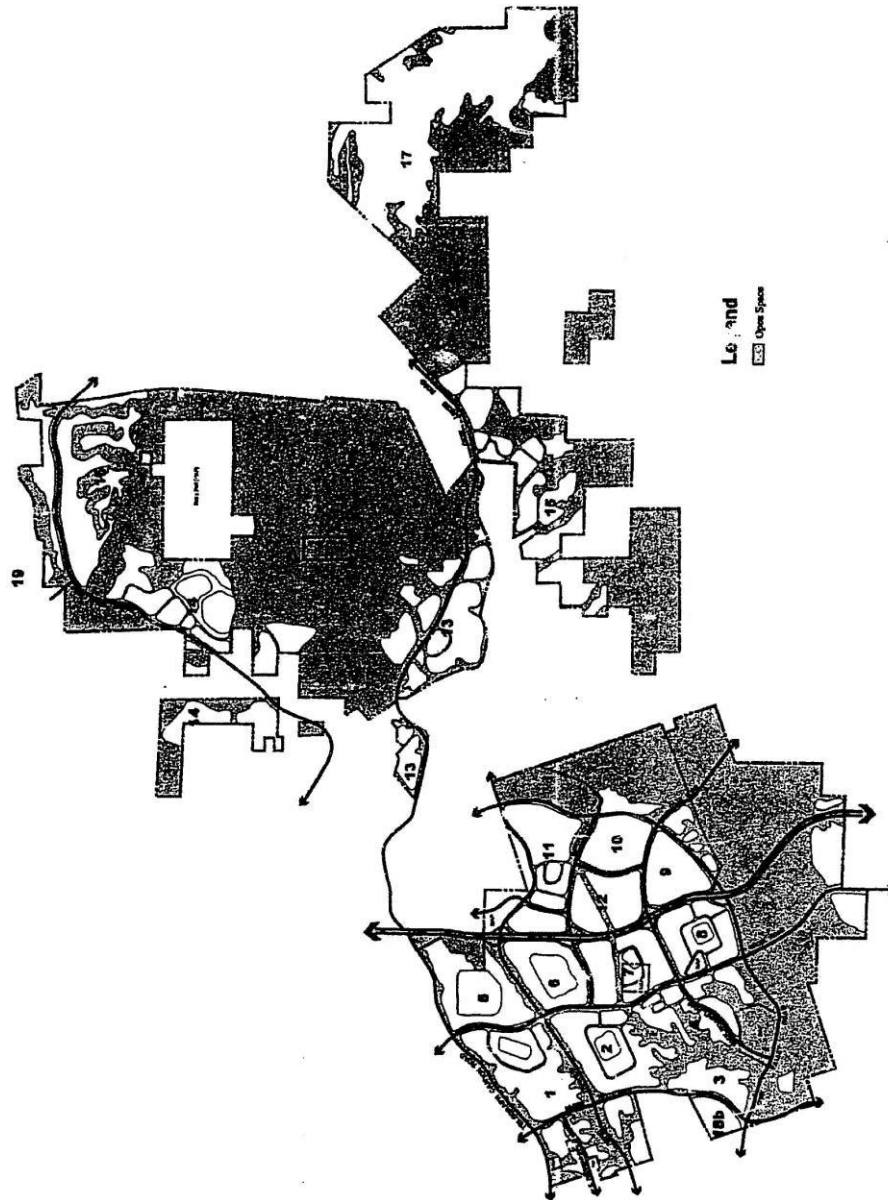


Exhibit N (Otay SRP Exhibit 27)
Existing Otay Ranch Open Space Map

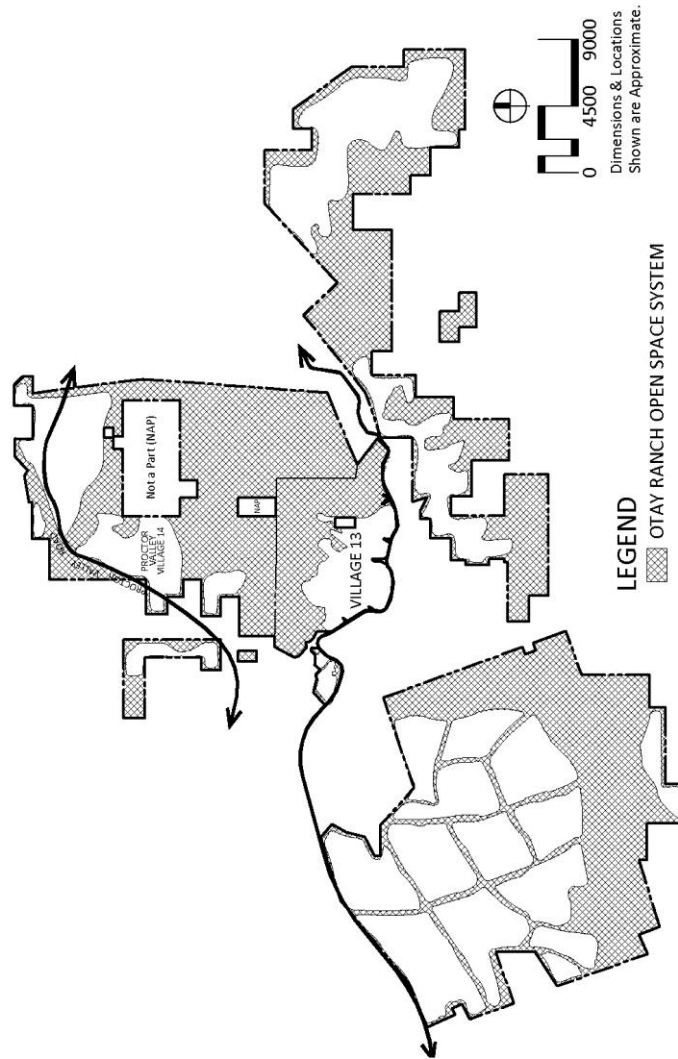


Exhibit O
Proposed Otay Ranch Open Space Map

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

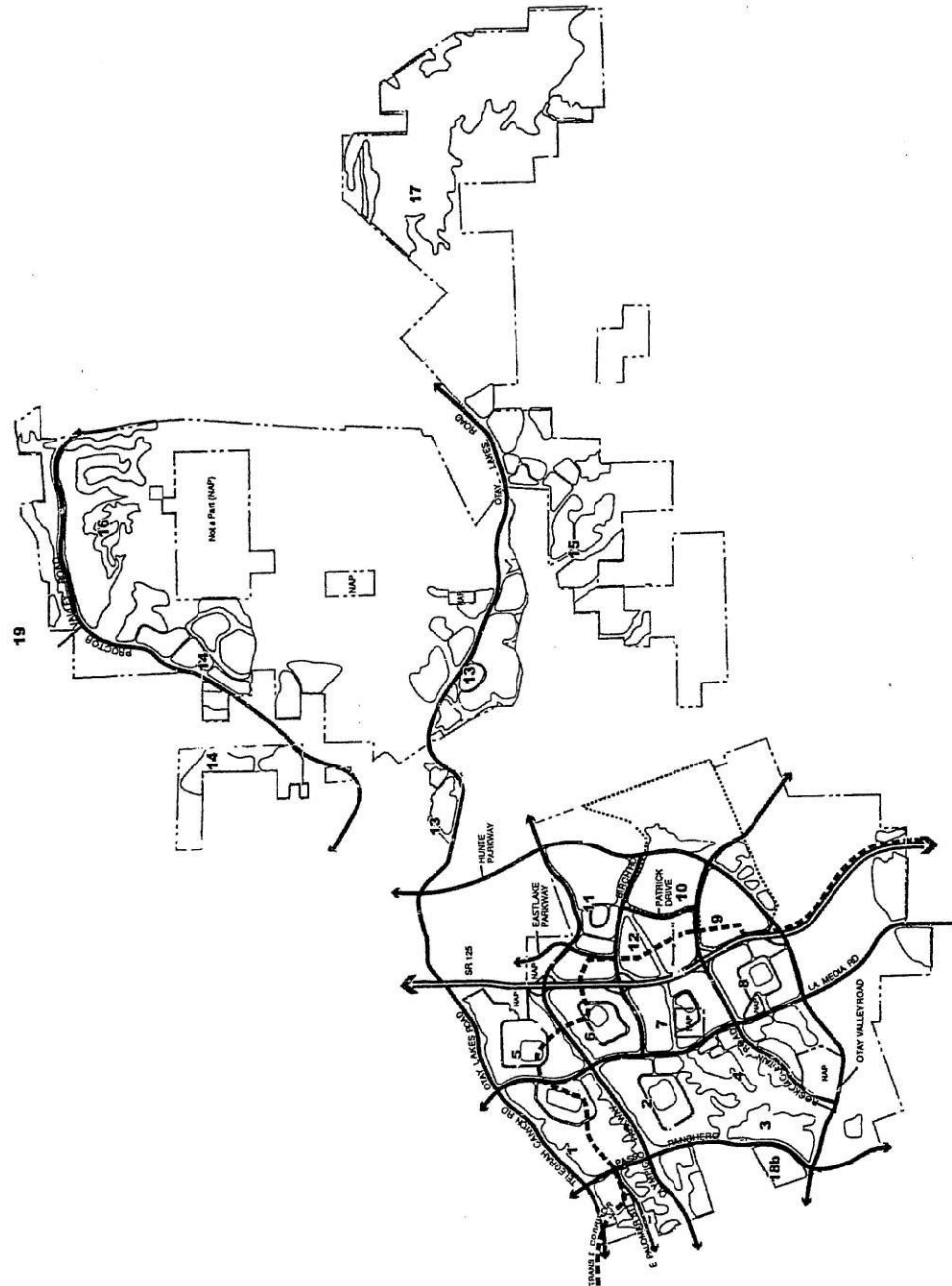


Exhibit P (Otay SRP Exhibit 28)
Existing Circulation Element Roads and Light Rail Transit Alignment Map

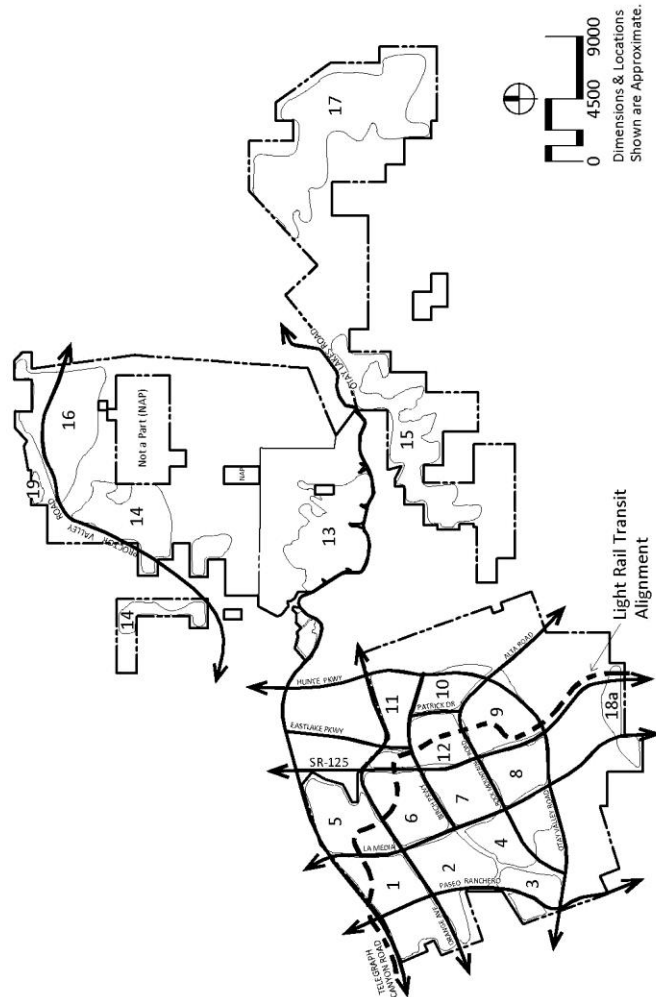


Exhibit Q
Proposed Circulation Element Roads and Light Rail Transit Alignment Map

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

13. Resort Village (Village 13)

a. Resort Village Setting

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

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

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

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

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

Water Quality: The protection of Lower Otay Reservoir, a vulnerable water

resource, is of paramount concern. Various methods of insuring its protection must be examined and evaluated for implementation in conjunction with the development of this village.

b. Resort Village Description

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

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

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

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

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

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

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

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

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

Table 3
Otay SRP Village 13 Land Use Table

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

Village Thirteen												
Use	SF Units	MF Units	Total Units	Res. Ac.	Dens	Park Ac.	Sch. Ac.	Other Ac./CPF	O.S. Ac.	Art. Ac.	Total Ac.	Approx. Pop*
LM	<u>1,881</u>		<u>1,881</u>	<u>516.9</u>	<u>3.6</u>		<u>10.1</u>	<u>6.6</u>			<u>523.5</u>	<u>6,019</u>
MU		<u>57</u>	<u>57</u>	<u>6.6</u>	<u>8.6</u>						<u>6.6</u>	<u>147</u>
Resort								<u>16.6</u>			<u>16.6</u>	<u>0</u>
Other						<u>25.1</u>		<u>34.6</u>	<u>145.8</u>		<u>205.5</u>	<u>0</u>
Subtotal	<u>1,881</u>	<u>57</u>	<u>1,938</u>	<u>523.5</u>	<u>3.7</u>	<u>25.1</u>	<u>10.1</u>	<u>57.3</u>	<u>145.8</u>	<u>0.0</u>	<u>761.8</u>	<u>6,166</u>
Birch Family Estate												
L	<u>128</u>		<u>128</u>	<u>64.0</u>	<u>2.0</u>						<u>64.0</u>	<u>410</u>
SCC								<u>18.7</u>			<u>18.7</u>	
Subtotal	<u>128</u>	<u>0</u>	<u>128</u>	<u>64.0</u>	<u>2.0</u>	<u>0.0</u>	<u>0.0</u>	<u>18.7</u>	<u>0.0</u>	<u>0</u>	<u>82.7</u>	<u>410</u>
TOTAL	<u>2,009</u>	<u>57</u>	<u>2,066</u>	<u>603.2</u>	<u>3.4</u>	<u>28.6</u>	<u>10.0</u>	<u>77.3</u>	<u>143.6</u>	<u>0</u>	<u>862.7</u>	<u>6,576</u>

* Population Factor for Village 13 reflects Otay SRP Population Factor

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

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

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

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

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

- The resort will be a “Destination Resort,” with low-rise buildings, materials and colors which blend with the natural environment and special design features to complement the natural terrain.

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

Application of the 3 acres per 1,000 residents standard would result in the development of ~~15.8~~ ~~16.8~~ about 16.7 acres of local parks in the Resort Village. To satisfy this requirement, ~~15.8~~ 25.1 acres of neighborhood parks/town squares are planned. ~~The remaining obligation is satisfied through the provision of community parks in Villages 2, 10 and the EUC.~~

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

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

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

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

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

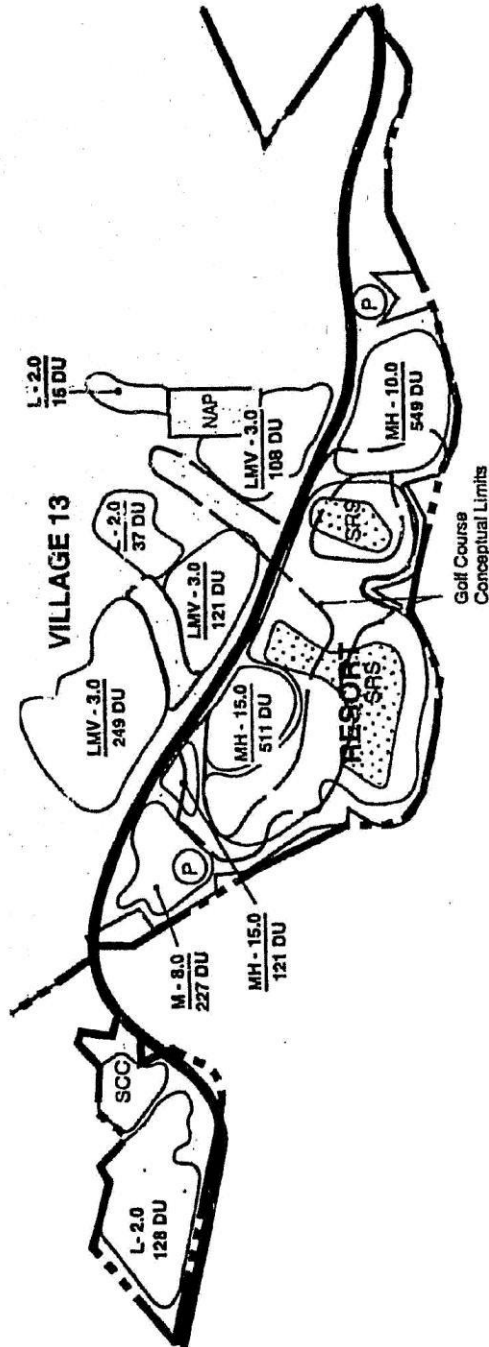


Exhibit R (Otay SRP Exhibit 66)
Existing Resort Village Land Use Map

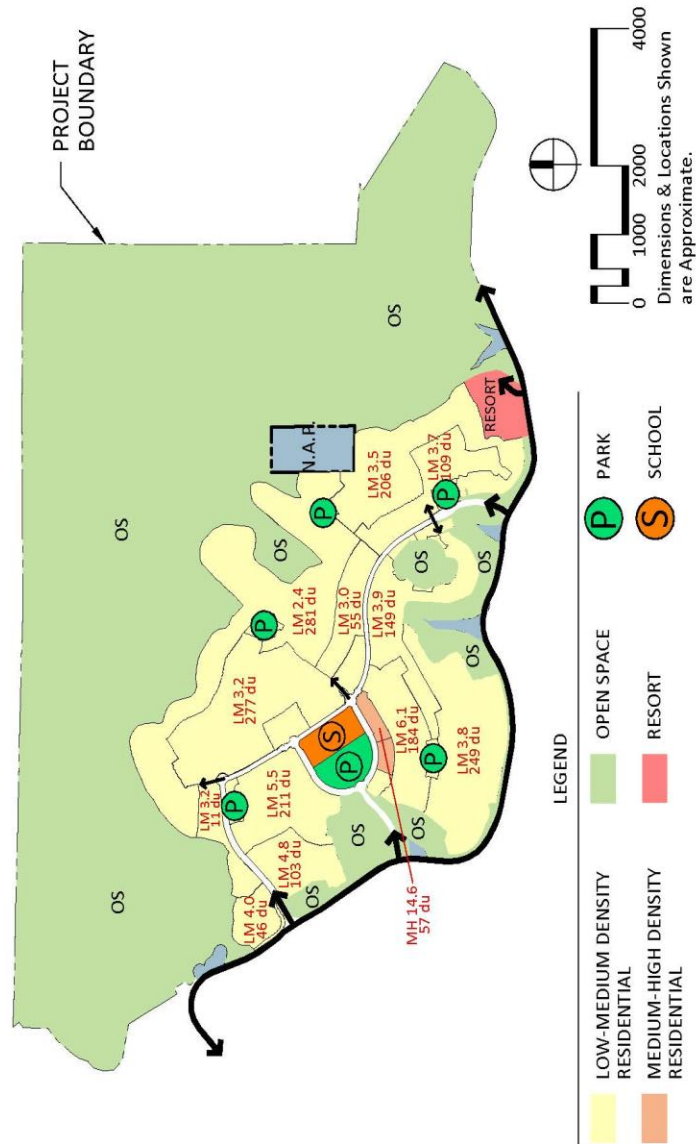


Exhibit S
Proposed Resort Village Land Use Map

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

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

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

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

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

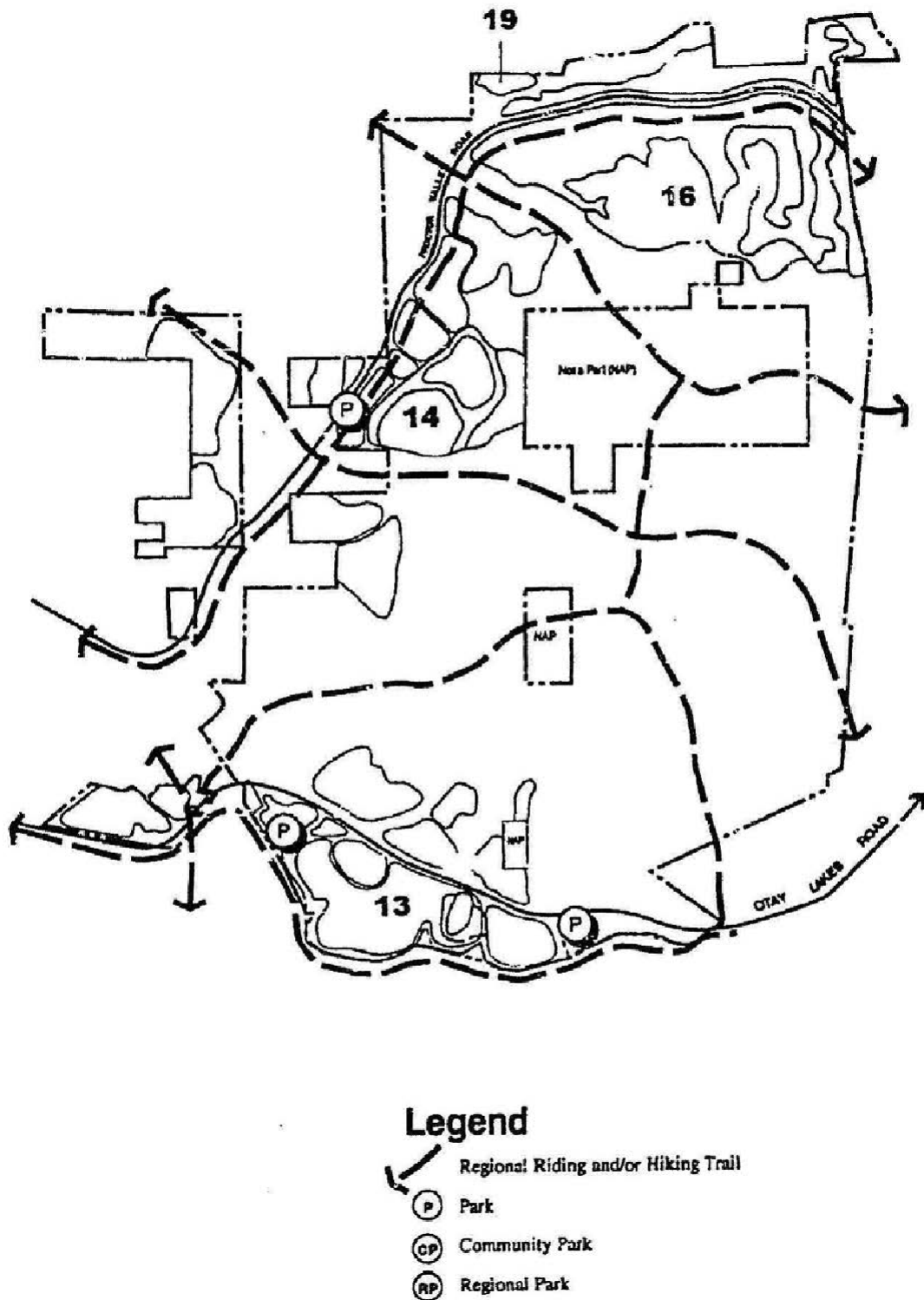
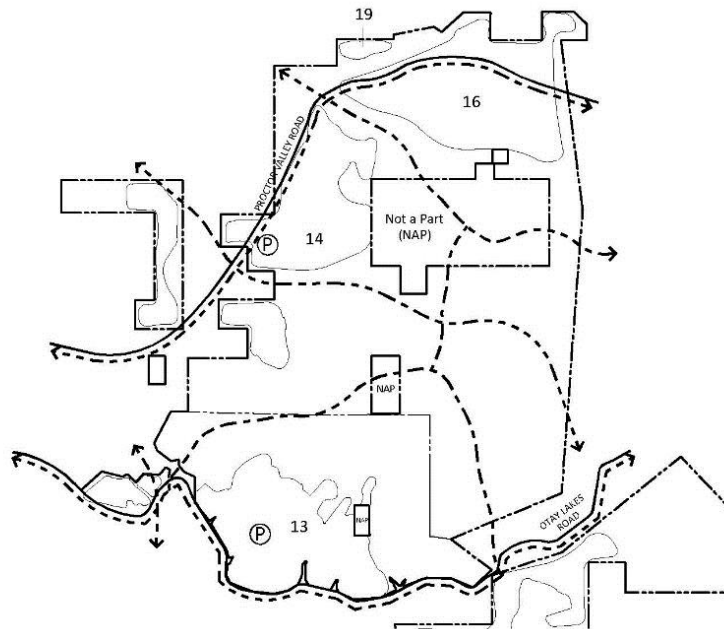


Exhibit T (Otay SRP Exhibit 95)
Existing Proctor Valley Parcel Park and Trail Map



LEGEND





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

Exhibit U
Proposed Proctor Valley Parcel Park and Trail Map

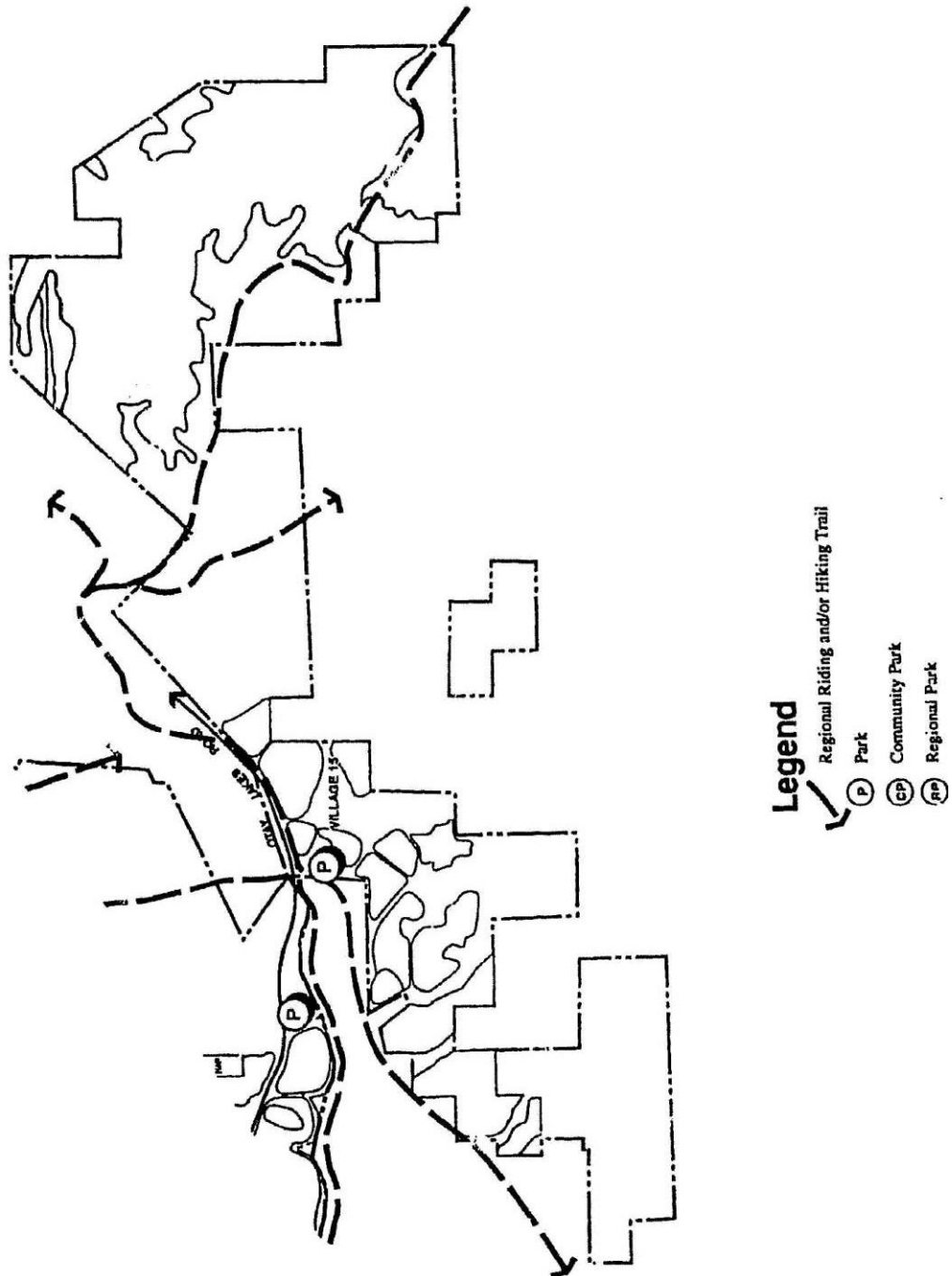


Exhibit W (Otay SRP Exhibit g6)
Existing San Ysidro Mountains Parcel Park and Trail Map

San Ysidro Mountains Parcel Park and Trail Map: The Project seeks to amend the San Ysidro Mountains Parcel Park and Trail Map exhibit (Otay SRP Exhibit 96, Otay SRP Page 258) to eliminate the Proctor Valley Parcel from the exhibit to avoid confusion. Exhibits W and X depict the existing and proposed San Ysidro Mountains Parcel Park and Trail Maps, respectively.

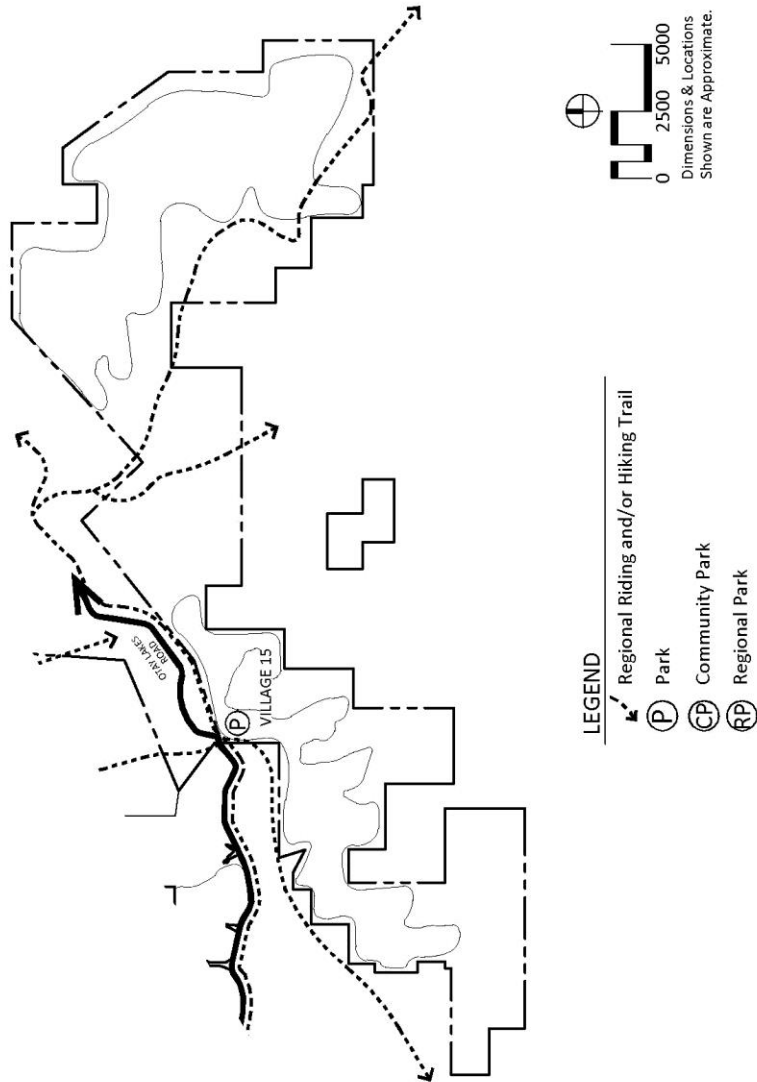


Exhibit X
Proposed San Ysidro Mountains Parcel Park and Trail Map

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

Within the Chula Vista Elementary School District, 13 elementary schools will be located in the EUC, each of the Urban Villages, and Specialty Villages (except Villages 3 and ~~15-19~~). The Sweetwater Union High School District would require two middle schools located in Villages ~~10~~ 8 West and ~~7~~ 11, and two high schools in Villages ~~12~~ and 7.

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

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

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

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

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

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

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

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

- ~~Heights of b~~Buildings adjacent to the ~~southern~~ northern edge of the roadway Otay Lakes Road shall be limited to heights which enable terraced upward to promote views of the lake and surrounding hillsides, ~~or site planning adjacent to the southern edge of the roadway shall enable view corridors of the lake and surrounding hillsides.~~
- Viewing areas shall be established along the roadway corridor to allow travelers to stop and enjoy the view above the lake.
- ~~The abandoned alignment shall be rehabilitated and~~ A bike lane and trail/pathway shall be established along Otay Lakes Road and shall be open for pedestrian and bicycle viewing access. Rest areas and vistas shall be incorporated into the rehabilitated walkway or promenade.

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

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

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

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

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

Regional and Local Wildlife Corridors: Alternative H revises the location of the proposed park that was located in the easternmost ravine in Village 13 and plans it within the proposed development footprint. Additionally, Otay Lakes Road is proposed to remain in its current location. This proposed amendment recognizes these changes to the Otay SRP. A Strike-out/Underline version of the proposed amendment regarding the Regional and Local Wildlife Corridors (Otay SRP Page 480, first bullet) follows:

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

III. Plan Consistency Analysis

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

A. SAN DIEGO COUNTY GENERAL PLAN CONSISTENCY ANALYSIS

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

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

General Plan Consistency Analysis – Land Use Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL LU-3	
Diversity of Residential Neighborhoods. A land use plan that accommodates a range of building and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.	
Policies	
LU-3.2 Mix of Housing Units in Large Projects. Require new large residential developments (generally greater than 200 dwelling units) to integrate a range of housing types and lot and building sizes.	<p>The Resort Village community includes six lots sizes, each of which is anticipated to accommodate at least three unique floor plans for a minimum of eighteen single family plans. Lot sizes range from 4,250 sq. ft. to over 27,000 sq. ft.</p> <p>The mixed use site is planned as 57 multifamily units, further adding to the diversity of the Resort Village community.</p>
LU-3.3 Complete Neighborhoods. Require new development sufficiently large to establish a complete neighborhood (typically more than 1,000 dwelling units) to include a neighborhood center within easy walking distance of surrounding residences.	<p>The Resort Village land plan includes three major activity centers, the mixed use planning area which includes 57 residences arranged in a mixed use configuration with up to 20,000 sq. ft. of commercial/retail, a Village Core planning area which includes the elementary school, 10.5-acre neighborhood park and public safety site, and the Resort planning area which will be home to a 200-room resort hotel with up to 20,000 sq. ft. of commercial/retail uses.</p>
GOAL LU-5	
Climate Change and Land Use. A land use plan and associated development techniques and patterns that reduce emissions of local greenhouse gases in accordance with state initiatives, while promoting public health.	
<p><i>[Note: The Otay Ranch Resort Village is part of the Otay Ranch GDP/SRP and, as such, is part of the General Plan's existing land use framework. The Resort Village land plan would not result in residential densities or non-residential intensities that exceed the framework set forth in the Otay Ranch GDP/SRP for the Village 13 area. The GDP/SRP was developed to provide a master framework for the Otay Ranch planned community and captures the environmentally beneficial results of a systematic and comprehensive site design and planning effort for Otay Ranch.]</i></p>	

General Plan Consistency Analysis – Land Use Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
LU-5.1 Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.	The land plan has a mix of uses including a centrally-located elementary school and neighborhood park, a public safety site, pedestrian parks, a mixed use commercial/retail area and a resort hotel. Trails, bike lanes and the internal village pathway connect these uses and provide alternative travel modes to reduce emissions.
LU-5.2 Sustainable Planning and Design. Incorporate into new development sustainable planning and design.	<p>The land plan has a mix of uses including a centrally-located elementary school and neighborhood park, a public safety site, pocket pedestrian parks, a community-serving HOA facility/amenity, a mixed use commercial/retail area and a resort hotel. Trails, bike lanes and the internal village pathway connect these uses and provide alternative travel modes to reduce emissions.</p> <p>All residential and non-residential development areas would exceed the requirements of the now-applicable 2016 Title 24 energy standards. More specifically, Alternative H proposes to construct all single-family homes to Zero Net Energy design standards, as defined by the California Energy Commission (see EIR M-GCC-4). Additionally, high-efficiency lighting and EnergyStar appliances shall be used in multi-family homes and non-residential buildings (see EIR M-GCC-2 and M-GCC-3). Multi-family homes and non-residential buildings also shall be designed to improve building energy efficiency by 10 percent over the 2016 Building Energy Efficiency Standards set forth in Part 6 of the Building Code (see EIR M-GCC-5). In addition, the project will comply with the latest California Green Building Code requirements.</p> <p>Alternative H's Water Conservation Plan requires a 30% reduction in outdoor water usage through compliance with the County's"</p>

General Plan Consistency Analysis – Land Use Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	<p>Water Conservation in Landscaping Ordinance” (aka, “Model Landscape Ordinance”). In addition, compliance with the California Green Building Code will further reduce indoor water usage by 12%. The project also includes a plant palette which is water-efficient to minimize irrigation needs along landscaped parkways and manufactured slopes.</p> <p>The land plan has been designed to incorporate passive solar design and building orientation principles to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer.</p> <p>Alternative H includes parkways landscaped with trees adjacent to all streets to minimize heat gain and reduce the urban heat island effect. In addition, site plans for the mixed use and resort planning areas will ensure sufficient landscaping in and around large parking lot areas to reduce heat gain.</p>
<p>LU-5.3 Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi Rural Land Use Designations.</p>	<p>Alternative H is located entirely within a village boundary established by the Otay Ranch Subregional Plan. The largest component of the Resort Village is 1,107 acres of open space Preserve which will become part of the Otay Ranch Preserve.</p>
<p>LU-5.5 Projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.</p>	<p>All street sections in the Resort Village include landscaped parkways separating sidewalks from travel lanes to increase pedestrian safety. The project provides trails and multi-use pathways which connect the project site to regional trails. In addition, bike lanes are proposed on Otay Lakes Road.</p>
<p>GOAL LU-6</p>	
<p>Development—Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.</p>	

General Plan Consistency Analysis – Land Use Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
<p>LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.</p>	<p>The Specific Plan implements the Otay Ranch RMP, which designates 11,375 acres of Preserve within Otay Ranch. The largest component of open space in the Project site is 1,107 acres of land that is to be conveyed to the Otay Ranch Preserve Owner/Manager. The Otay Ranch Preserve lands to be conveyed are consistent with the County MSCP Subarea Plan South County Segment.</p> <p>The easternmost portion of the site adjacent to the Wildlife Refuge provides a wider corridor through the Specific Plan area to establish a valuable habitat connection between the County MSCP Subarea Preserve, Chula Vista Subarea Preserve, the National Wildlife Refuge, and the City of San Diego "Cornerstone properties." This open space Preserve corridor contains high-quality natural habitats, including vernal pools and Quino Checkerspot Butterfly host plants.</p>
<p>LU-6.3 Conservation-Oriented Project Design. Support conservation-oriented project design. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character.</p>	<p>Alternative H is within a specified Specific Plan Area of the County General Plan. The Resort Village Specific Plan has been prepared for the project. The land use plan contained within the Specific Plan was developed to achieve a conservation-oriented project. 1,107 acres of open space Preserve which will become part of the Otay Ranch Preserve. This open space Preserve contains high-quality natural habitats, including vernal pools and Quino checkerspot butterfly host plants. The proposed Tentative Map includes single family lots smaller than the County's standard lot sizes to achieve greater conservation.</p>

General Plan Consistency Analysis – Land Use Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-6.4 Sustainable Subdivision Design. Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities.</p>	<p>The Resort Village Alternative H Specific Plan was developed to achieve conservation-oriented objectives by dedicating 1,107 acres of open space to the Otay Ranch Preserve. This open space Preserve contains high-quality natural habitats, including thornmint, vernal pools and Quino Checkerspot Butterfly host plants.</p> <p>The Resort Village Fire Protection Plan establishes a 100' Fuel Modification Zone around the perimeter of the project. The FPP plant palette for this area includes native vegetation and a 50' irrigated zone nearest combustible materials.</p> <p>All residential and non-residential development areas would exceed the requirements of the now-applicable 2016 Title 24 energy standards. More specifically, Alternative H proposes to construct all single-family homes to Zero Net Energy design standards, as defined by the California Energy Commission (see EIR M-GCC-4). Additionally, high-efficiency lighting and EnergyStar appliances shall be used in multi-family homes and non-residential buildings (see EIR M-GCC-2 and M-GCC-3). Multi-family homes and non-residential buildings also shall be designed to improve building energy efficiency by 10 percent over the 2016 Building Energy Efficiency Standards set forth in Part 6 of the Building Code (see EIR M-GCC-5). In addition, the project will comply with the latest California Green Building Code requirements.</p> <p>The project's Water Conservation Plan requires a 30% reduction in outdoor water usage through compliance with the Model Landscape Ordinance. In addition, compliance with the California Green Building Code will further reduce indoor water usage by</p>

General Plan Consistency Analysis – Land Use Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	<p>12%. The project also includes a plant palette which is water-efficient to minimize irrigation needs along landscaped parkways and manufactured slopes.</p> <p>The land plan has been designed to incorporate passive solar design and building orientation principles to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer.</p> <p>All single-family residences will be designed and constructed to: (1) facilitate the installation of solar hot water heating systems, and (2) install rooftop photovoltaic systems in furtherance of Zero Net Energy design objectives (see EIR M-GCC-4).</p> <p>The Resort Village Parks, Recreation, Trails and Open Space Plan includes six parks, ranging in size from 2.4 acres to 10.5 acres. These parks provide a variety of recreational experiences. In addition, the project provides trails and pathways which connect the project site to regional trails.</p>
<p>LU-6.5 Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.</p>	<p>The Project's storm water facilities have been designed in accordance with the County's Standard Urban Stormwater Mitigation Plan, Hydromodification Plan, and Low Impact Development Design Guidelines. Drainage from paved areas, including streets, sidewalks, driveways, and parking areas, is directed into treatment units to remove trash, debris, and pollutants and then into natural detention basins for further treatment and natural infiltration.</p>

General Plan Consistency Analysis – Land Use Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-6.6 Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.</p>	<p>The Resort Village Alternative H Specific Plan land use plan was developed to achieve a conservation-oriented project. 1,107 acres of open space Preserve which will become part of the Otay Ranch Preserve. This open space Preserve contains high-quality natural habitats, including vernal pools and Quino checkerspot butterfly host plants.</p> <p>The project design also maintains the major rock canyon and outcropping in the eastern portion of the project site, upon which the resort facility is located.</p>
<p>LU-6.7 Open Space Network. Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.</p>	<p>The Specific Plan implements the Otay Ranch Phase 1 RMP, which designates 11,375 acres of Preserve within Otay Ranch. The largest component of open space in the t site is 1,107 acres of land that is to be conveyed to the Otay Ranch Preserve. The Otay Ranch Preserve lands to be conveyed are consistent with the County MSCP Subarea Plan South County Segment.</p> <p>The easternmost portion of the site adjacent to the Wildlife Refuge provides a wider wildlife corridor to establish a valuable habitat connection between the County MSCP Subarea Preserve, Chula Vista Subarea Preserve, the National Wildlife Refuge, and the City of San Diego "Cornerstone properties." This open space Preserve corridor contains high- quality natural habitats, including vernal pools and Quino Checkerspot Butterfly host plants.</p>
<p>LU-6.8 Oversight of Open Space. Require that open space associated with future development that is intended to be preserved in perpetuity either be:</p> <ol style="list-style-type: none"> 1) Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or 	<p>The Specific Plan implements the Otay Ranch Phase 1 RMP, which designates 11,375 acres of Preserve within Otay Ranch. The largest component of open space in the Project site is 1,107 acres of land that is to be conveyed to the Otay Ranch Preserve.</p> <p>The Otay Ranch Phase 2 Resource Management Plan requires</p>

General Plan Consistency Analysis – Land Use Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>2) Transferred into public ownership of an agency that manages preserved open space.</p> <p>The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County.</p>	<p>that for every developable acre which is final mapped, 1.188 acres of land be conveyed to the Otay Ranch POM. As such, development of Otay Ranch ensures dedication of the Otay Ranch Preserve system into public ownership at no cost.</p> <p>The POM is responsible for monitoring, management, and maintenance of the Otay Ranch Preserve. The POM will be fully funded by a Community Facilities District, the only such fully-funded and managed regional preserve within the MSCP system. Through the conveyance process outlined in the Phase 2 RMP development of Otay Ranch ensures dedication of the Otay Ranch Preserve system into public ownership at no cost.</p>
<p>LU-6.9 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.</p>	<p>Alternative H also includes an amendment to the Otay SRP which converts the project from predominately multifamily (1,408 MF units) to mostly single family (only 57 MF units). As a result, the site is much more sensitively graded and contoured to existing slopes and ridgelines in the project site, rather than creating larger, flat multifamily pads. Likewise, the size of the resort complex has been reduced to maintain the rock canyon and outcropping in the eastern portion of the project site.</p>
<p>LU-6.10 Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.</p>	<p>A Phase 1 Environmental Site Assessment was prepared for the Alternative H which evaluates the potential for man-made hazards and includes mitigation measures to reduce and such impacts.</p> <p>Geotechnical Investigations were prepared for each Tentative Map to identify potential natural hazards including landslides, faults, liquefaction and seiches.</p>

General Plan Consistency Analysis – Land Use Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL LU-10	
Function of Semi-Rural and Rural Lands. Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.	
Policies	
LU-10.1 Residential Connectivity. Require residential development in Semi-Rural areas to be integrated with existing neighborhoods by providing connected and continuous street, pathway/trail, and recreational open space networks.	<p>The site is not adjacent to any existing or planned communities. The Resort Village is part of the Otay SRP; however because of previous changes to the SRP land use plan, the project includes an Otay SRP amendment to convert the project from predominately multifamily (1,408 MF units) to mostly single family (only 57 MF units) and reducing the number of resort rooms from 800 to 200. The amendment is necessary because the Resort Village is now a “fringe” community and single-family is more appropriate than multifamily.</p> <p>Alternative H includes a pathway along Otay Lakes Road connecting to existing development within the City of Chula Vista to the west.</p>
LU-10.2 Development—Environmental Resource Relationship. Require development in Semi- Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.	<p>The site is located entirely within a village boundary established by the Otay Ranch Subregional Plan. The largest component of open space in the site is 1,107 acres of land that is to be conveyed to the Otay Ranch Preserve. The Otay Ranch Preserve lands to be conveyed are consistent with the County MSCP Subarea Plan South County Segment, as implemented through an accompanying boundary adjustment.</p>
	<p>The easternmost portion of the site adjacent to the Wildlife Refuge provides a wider wildlife corridor through the Specific Plan area to establish a valuable habitat connection between the County MSCP Subarea Preserve, Chula Vista Subarea Preserve, the National Wildlife Refuge, and the City of San Diego "Cornerstone properties." This open space Preserve corridor contains high-quality natural habitats, including vernal pools and</p>

General Plan Consistency Analysis – Land Use Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	Quino Checkerspot Butterfly host plants.
GOAL LU-12	
Infrastructure and Services Supporting Development. Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development.	
Policies	
LU-12.1 Concurrency of Infrastructure and Services with Development. Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.	The Resort Village Alternative H Specific Plan includes a Public Facilities Financing Plan which identifies public facilities and services thresholds and triggers for provision of those facilities and services. Each phase of development is independently analyzed such that any area may be developed and have services and facilities constructed without relying upon another phase. Village-wide thresholds apply for larger facilities such as the public safety site, elementary school and 10.5 acre neighborhood park.
LU-12.2 Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.	<p>The Resort Village Alternative H Specific Plan includes a Public Facilities Financing Plan which identifies public facilities and services thresholds and triggers for provision of those facilities and services.</p> <p>Otay Lakes Road is planned to be widened to a 4-lane Boulevard with Raised Median. The project includes a General Plan Amendment to amend the Mobility Element of the Otay Community Plan Area to reclassify Otay Lakes Road from a 4-Lane Major Road to a Boulevard with Raised Median. With adoption of the General Plan Amendment, and with implementation of the requirements in the project Traffic Impact Analysis, the project will be consistent with the Mobility Element designation and prior to the road falling below a LOS D.</p>

General Plan Consistency Analysis – Land Use Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-12.3 Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate.</p>	<p>Improvements to Otay Lakes Road will include drainage facilities, specifically, the widening of existing culverts under Otay Lakes Road to accommodate projected runoff from the site. Further, Otay Lakes Road has been designed to accommodate drainage from the roadway.</p> <p>The public safety site is anticipated to co-locate a fire station and a sheriff's storefront.</p>
<p>LU-12.4 Planning for Compatibility. Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved.</p>	<p>All the public facilities and services are planned outside the preserve with the exception of select water quality basins and a water reservoir which are within the preserve but comply with the MSCP sitting criteria.</p> <p>To minimize impacts related to the construction of public infrastructure, Alternative H includes an amendment to the Otay SRP to realign Otay Lakes Road in the existing alignment, as well as a GPA to reclassify Otay Lakes Road to a Boulevard with Raised Median. By maintaining the current alignment of Otay Lakes Road and following the Boulevard-series design standards, impacts to both the County MSCP Subarea Plan South County Segment and City of San Diego MSCP Cornerstone lands are minimized.</p>
<p>GOAL LU-13</p>	
<p>Adequate Water Quality, Supply, and Protection. A balanced and regionally integrated water management approach to ensure the long-term viability of San Diego County's water quality and supply.</p>	

General Plan Consistency Analysis – Land Use Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
<p>LU-13.1 Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.</p>	<p>The Otay Water District prepared a Water Supply and Assessment Verification Report for Alternative H which states the district anticipates sufficient water supply in normal, single dry and multiple dry years to serve the project.</p> <p>The Water Conservation Plan requires a 30% reduction in outdoor water usage through compliance with the Model Landscape Ordinance. In addition, compliance with the California Green Building Code will further reduce indoor water usage by 12%. The project also includes a plant palette which is water- efficient to minimize irrigation needs along landscaped parkways and manufactured slopes.</p>
<p>LU-13.2 Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.</p>	<p>The Otay Water District prepared a Water Supply and Assessment Verification Report for Alternative H which states the district anticipates sufficient water supply in normal, single dry and multiple dry years to serve the project.</p>
GOAL LU-14	
Adequate Wastewater Facilities. Adequate wastewater disposal that addresses potential hazards to human health and the environment.	
Policies	
<p>LU-14.2 Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.</p>	<p>The Alternative H Overview of Sewer Service Study provides for the transportation of sewerage flows through the Salt Creek Interceptor, with treatment capacity provided by the San Diego County Consolidated Sanitation District.</p>
GOAL M-2	
<p>Responding to Physical Constraints and Preservation Goals. A road network that provides adequate capacity to reasonably accommodate both planned land uses and regional traffic patterns, while supporting other General Plan goals such as providing environmental protections and enhancing community character.</p>	

General Plan Consistency Analysis – Land Use Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
<p>M-2.1 Level of Service Criteria. Require development projects to provide associated road improvements necessary to achieve a level of service of “D” or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in the accompanying text box (Criteria for Accepting a Road Classification with Level of Service E/F). When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network.</p>	<p>Alternative H includes improvements to Otay Lakes Road, a road included in the County Mobility Element. The road will be upgraded to a 4-lane Boulevard with Raised Median to the second project entry and improved to a 2-lane Community Collector east of the second entry. Alternative H includes a General Plan Amendment to amend the Mobility Element of the Otay Community Plan Area to reclassify Otay Lakes Road from a 4-Lane Major Road to a Boulevard with Raised Median. With adoption of the General Plan Amendment, consistent with the Mobility Element Map, Otay Lakes Road will operate at LOS C (on the 4-lane section) and LOS D (east of the second entry) with full build-out of the Project.</p>
<p>M-2.2 Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.</p>	<p>Alternative H includes three roundabouts serving as entries along Otay Lakes Road. A fourth dedicated entry is planned for the Resort Site on the easternmost portion of the project. Driveway 1 is the western most driveway and is approximately 3,500 lineal feet from the nearest offsite intersection, Wueste Road and Otay Lakes Road. The use of roundabouts improves safety and capacity for the functioning of Otay Lakes Road. The separation between the nearest offsite intersection and between the project entries meets the County road standards for the buildout classification of Otay Lakes Road while also providing the necessary fire access.</p>
<p>M-2.3 Environmentally Sensitive Road Design. Locate and design public and private roads to minimize impacts to significant biological</p>	<p>Alternative H includes an amendment to the Otay Subregional Plan, a component of the County General Plan, to realign Otay Lakes Road</p>

General Plan Consistency Analysis – Mobility Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce road kill and to direct animals to under crossings.</p>	<p>in its current alignment, rather than relocating the road north into the project site where it would disturb significant biological resources. By keeping Otay Lakes Road in its current alignment, Alternative H minimizes impacts to significant biological and other environmental and visual resources. The project also includes a GPA to reclassify Otay Lakes Road to a Boulevard with Raised Median. By following the Boulevard-series design standards, impacts to both the County MSCP Subarea Plan South County Segment and City of San Diego MSCP Cornerstone lands are minimized.</p> <p>The circulation network has been designed to minimize grading impacts along the project frontage and when crossing environmentally sensitive areas. A wildlife culvert under Otay Lakes Road is provided in the eastern portion of the project to facilitate movement of animal species present or expected to occur on site. The circulation network has also been designed in accordance with the County's General Plan guiding principles calling for consolidated development footprints and protection of natural resources.</p>
<p>M-2.4 Roadway Noise Buffers. Incorporate buffers or other noise reduction measures consistent with standards established in the Noise Element into the siting and design of roads located next to sensitive noise-receptors to minimize adverse impacts from traffic noise. Consider reduction measures such as alternative road design, reduced speeds, alternative paving, and setbacks or buffers, prior to berms and walls.</p>	<p>No noise-sensitive receptors currently exist on the site. The nearest such receptor is approximately 1,700 ft. northwest of the site (City of Chula Vista) and will be buffered by open space and an existing hillside. Where future noise sensitive receptors (residential land uses) are planned, landscaped buffers and noise walls between Otay Lakes Road are planned such that homes are setback from the roadway. Otay Lakes Road has also been designed to a lower design speed (40 mph vs. 45 mph) to further reduce noise levels.</p>
	<p>Within the project, the maximum speed limit inside the project boundaries on public roads is anticipated to be 25 mph. Lastly, Alternative H includes noise reducing sound walls internal to the</p>

General Plan Consistency Analysis – Mobility Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>M-2.5 Minimize Excess Water Runoff. Require road improvements to be designed and constructed to accommodate stormwater in a manner that minimizes demands upon engineered stormwater systems and to maximize the use of natural detention and infiltration techniques to mitigate environmental impacts.</p>	<p>Project, where necessary to reduce road noise on adjacent homes.</p> <p>Alternative H's storm water facilities have been designed in accordance with the County's Standard Urban Stormwater Mitigation Plan, Hydromodification Plan, and Low Impact Development Design Guidelines. Drainage from paved areas, including streets, sidewalks, driveways, and parking areas, is directed into treatment units to remove trash, debris, and pollutants and then into natural detention basins for further treatment and natural infiltration.</p>
GOAL M-3	
<p>Transportation Facility Development. New or expanded transportation facilities that are phased with and equitably funded by the development that necessitates their construction.</p>	
Policies	
<p>M-3.1 Public Road Rights-of-Way. Require development to dedicate right-of-way for public roads and other transportation routes identified in the Mobility Element roadway network (see Mobility Element Network Appendix), Community Plans, or Road Master Plans. Require the provision of sufficient right-of-way width, as specified in the County Public Road Standards and Community Trails Master Plan, to adequately accommodate all users, including transit riders, pedestrians, bicyclists, and equestrians.</p>	<p>Alternative H's Mobility Element road includes adequate public Right- of-Way to accommodate travel lanes, emergency parking areas/bike lanes, and pedestrian access in accordance with the County's standards.</p> <p>The public roads internal to the project also include non-motorized multi-modal trails, including a village pathway system that connects to the County's Regional Trail System and part of the Otay Valley Regional Park Trails Plan which traverses the southern boundary of the Project along the Reservoir.</p>

General Plan Consistency Analysis – Mobility Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>M-3.2 Traffic Impact Mitigation. Require development to contribute its fair share toward financing transportation facilities, including mitigating the associated direct and cumulative traffic impacts caused by their project on both the local and regional road networks. Transportation facilities include road networks and related transit, pedestrian and bicycle facilities, and equestrian.</p>	<p>As mitigation for Alternative H generated traffic impacts, mitigation includes the widening of Otay Lakes Road from Wueste Road to Driveway 2 (Piazza Urbino) from its current 2-lane configuration to a 4-lane Boulevard with Raised Median with bicycle and pedestrian facilities.</p> <p>Alternative H will also signalize the intersection of Otay Lakes Road and Wueste Road in addition to adding an East-bound and West-bound travel lane. East of Piazza Urbino, the project will improve Otay Lakes Road to a 2-lane Community Collector to accommodate the planned build-out traffic volumes...</p>
<p>M-3.3 Multiple Ingress and Egress. Require development to provide multiple ingress/egress routes in conformance with State law and local regulations.</p>	<p>Alternative H complies with the County's Subdivision Ordinance, the San Diego County Consolidated Fire Code, and state regulations governing ingress, egress, and circulation. Alternative H includes four fully improved roundabouts along Otay Lakes Road, as well as a backbone road that connects all of the Project's neighborhoods and extensive internal circulation with loop streets and multiple ingress and egress points. The County Fire Marshal and the San Diego County Fire Authority having Jurisdiction have reviewed the projects Tentative Map, including the proposed street sections, gates and fire access.</p>
<p>GOAL M-4</p>	
<p>Safe and Compatible Roads. Roads designed to be safe for all users and compatible with their context.</p>	
<p>Policies</p>	
<p>M-4.1 Walkable Village Roads. Encourage multi-modal roads in Villages and compact residential areas with pedestrian-oriented development patterns that enhance pedestrian safety and walkability, along with other non-motorized modes of travel, such as designing narrower but slower speed roads that increase pedestrian safety.</p>	<p>Alternative H incorporates pedestrian routes, including sidewalks, walking paths, and trails, throughout the project site with connections to onsite parks and school facilities, as well as offsite connections to regional trails, open space, and other recreational opportunities. The internal street system and landscaped parkways are designed to support equally all modes of transportation,</p>

General Plan Consistency Analysis – Mobility Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	including bicycling and walking. Design speeds have been reduced to increase pedestrian safety and traffic calming measures including raised intersections, intersection neckdowns, parallel bay parking and landscaped pop-outs are integrated to further enhance the pedestrian experience.
M-4.3 Rural Roads Compatible with Rural Character. Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character. [See applicable community plan for possible relevant policies.]	The Resort Village Alternative H Design Plan establishes an overall character for the community. The Alternative H road network is designed to comply with the County's Mobility Element Map. Street sections include either separate bike lanes or "sharrows" to accommodate bicyclists. The internal streets include landscaped parkways to separate sidewalks from the streets to create a more semi-rural feel to the neighborhoods. A decomposed granite (DG) Village pathway connects activity centers through the project.
M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.	Alternative H roadways have been designed with consideration for ensuring adequate travel width for fire apparatus and emergency vehicles, while minimizing paved width to increase pedestrian and vehicle safety. The road network also accommodates evacuation by widening roads to two outgoing lanes at the four project roundabout entries.
M-4.5 Context Sensitive Road Design. Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors.	Alternative H's circulation network has been designed to minimize grading impacts along the project frontage and when crossing environmentally sensitive areas. A wildlife undercrossing in the eastern portion of the project facilitates movement of animal species present or expected to occur on site. The circulation network has also been designed in accordance with the County's General Plan guiding principles calling for consolidated development footprints and protection of natural resources. Where roads cross wildlife corridors, the roads have been designed to follow the natural contour of the landscape to minimize the grading impacts of the road as it crosses the corridor.

General Plan Consistency Analysis – Mobility Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>M-4.6 Interjurisdictional Coordination. Coordinate with adjacent jurisdictions so that roads within Spheres of Influence (SOIs) or that cross jurisdictional boundaries are designed to provide a consistent cross-section and capacity. To the extent practical, coordinate with adjacent jurisdictions to construct road improvements concurrently or sequentially to optimize and maintain road capacity.</p>	<p>Alternative H includes one roadway connection with the neighboring City of Chula Vista and Otay Lakes Road. The existing Otay Lakes Road is constructed as four-lane major collector to Wueste Road and narrows down to two lanes as it leaves the jurisdictional boundary of Chula Vista. Alternative H includes the widening of Otay Lakes Road to four lanes from Wueste Road to the second Project roundabout ensuring Otay Lakes Road is a consistent width of four lanes from the Project into the City of Chula Vista.</p> <p>Alternative H would also signalize the intersection of Otay Lakes Road and Wueste Road in addition to adding an East-bound and West-bound travel lane. The Resort Village Alternative H Traffic Impact Study does not identify any other impacts to facilities in other jurisdictions.</p>
<p>M-8.5 Improved Transit Facilities. Require development projects, when appropriate, to improve existing nearby transit and/or park and ride facilities, including the provision of bicycle and pedestrian facilities, provisions for bus transit in coordination with NCTD and MTS as appropriate including, but not limited to, shelters, benches, boarding pads, and/or trash cans, and to provide safe, convenient, and attractive pedestrian connections.</p>	<p>Alternative H is not planned to be served by transit. SANDAG confirmed no existing or future transit routes are planned in the vicinity of the project site; however, a potential transit stop may be accommodated in the Mixed-Use planning area in the future.</p>
<p>M-10.1 Parking Capacity. Require new development to:</p> <ul style="list-style-type: none"> • Provide sufficient parking capacity for motor vehicles consistent with the project's location, use, and intensity 	<p>Alternative H is predominantly comprised of single-family residential neighborhoods where parking needs will be accommodated with on-site private garages, driveways, and on-street parking. The parking areas for the Mixed-Use site and the Village Resort site will be subject to future Site Plans which include meeting the County's parking standards for these uses. The Traffic Impact Study includes Chapter 10, which analyzes the anticipated parking demand generated by the project and concludes</p>

General Plan Consistency Analysis – Mobility Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	Alternative H “would provide adequate parking per the County Zoning Ordinance and would not result in potentially significant impacts.”
<ul style="list-style-type: none"> • Provide parking facilities for motorcycles and bicycles 	Parking facilities for motorcycles and bicycles will be provided at the Mixed-Use site, Resort site, and school and public park sites consistent with the County’s parking standards.
<ul style="list-style-type: none"> • Provide staging areas for regional and community trails 	Alternative H includes trail heads to a perimeter trail at the east and west boundaries of the development and connections to the regional trail along the southern boundary of the Project.
M-10.7 Parking Area Design for Stormwater Runoff. Require that parking areas be designed to reduce pollutant discharge and stormwater runoff through site design techniques such as permeable paving, landscaped infiltration areas, and unpaved but reinforced overflow parking areas that increase infiltration. Require parking areas located within or adjacent to preserve areas to also include native landscaping and shielded lighting.	Parking lot areas for the Mixed-Use site, elementary school, 10.5-acre neighborhood park and the Village Resort site will be subject to future Site Plans which will include storm water runoff requirements. The Resort Village Alternative H Master Drainage Study and Storm Water Management Plan anticipate development of parking lots and identified and sized water quality basins to accommodate flows from parking lots.
GOAL M-11	
Bicycle and Pedestrian Facilities. Bicycle and pedestrian networks and facilities that provide safe, efficient, and attractive mobility options as well as recreational opportunities for County residents.	
Policies	
M-11.1 Bicycle Facility Design. Support regional and community-scaled planning of pedestrian and bicycle networks.	<p>Otay Lakes Road has been designed to include bike lanes and an 8’ regional trail which is part of the Otay Valley Regional Park Trails Plan.</p> <p>Internal to the site, a network of sidewalks connects bicyclists and pedestrians from residential areas to the project park system, Village Core and the Resort Area.</p> <p>Internal streets have been designed at lower design speeds, are planned to have a posted speed limit of 25 mph and may have</p>

General Plan Consistency Analysis – Mobility Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	stamped “sharrows” which would allow bicyclists in the travel ways.
M-11.2 Bicycle and Pedestrian Facilities in Development. Require development and Town Center plans in Villages and Rural Villages to incorporate site design and on-site amenities for alternate modes of transportation, such as comprehensive bicycle and pedestrian networks and facilities, including both on-street facilities as well as off-street bikeways, to safely serve the full range of intended users, along with areas for transit facilities, where appropriate and coordinated with the transit service provider.	Alternative H includes a network of sidewalks to connect bicyclists and pedestrians from residential areas to the project park system, Village Core and the Resort Area. Design speeds have been reduced to increase pedestrian safety and traffic calming measures including raised intersections, intersection neckdowns, parallel bay parking and landscaped pop-outs are integrated to further enhance the pedestrian experience.
M-11.3 Bicycle Facilities on Roads Designated in the Mobility Element. Maximize the provision of bicycle facilities on County Mobility Element roads in Semi-Rural and Rural Lands to provide a safe and continuous bicycle network in rural areas that can be used for recreation or transportation purposes, while retaining rural character.	Bike lanes are planned on Otay Lakes Road, a County Mobility Element roadway. Further, an 8’ regional pathway is also designed on the south side of the road as part of the Otay Valley Regional Park Trails Plan.
M-11.8 Coordination with the County Trails Program. Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan’s proposed trails and pathways.	A network of trails was designed to connect to existing community and regional trails, including the Otay Valley Regional Park Trails Plan, and complies with the County’s Community Trails Master Plan.
GOAL M-12	
County Trails Program. A safe, scenic, interconnected, and enjoyable non-motorized multi-use trail system developed, managed, and maintained according to the County Trails Program, Regional Trails Plan, and the Community Trails Master Plan.	
Policies	
M-12.4 Land Dedication for Trails. Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.	An 8’ regional pathway which is identified as a trail for the Otay Valley Regional Park is designed within the ROW on the south side of Otay Lakes Road.

General Plan Consistency Analysis – Mobility Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>M-12.5 Future Trails. Explore opportunities to designate or construct future trails on County-owned lands, lands within the Multiple Species Conservation Program (MSCP), or other lands already under public ownership or proposed for public acquisition.</p>	<p>Alternative H includes approximately 1,107 acres of open space preserve land which is connected to much larger network of open space and preserve land. The Otay Ranch Preserve Owner Manager is responsible for limiting access to these trails as well as developing an overall trails plan for trails within the Otay Ranch Preserve.</p>
<p>M-12.9 Environmental and Agricultural Resources. Site and design specific trail segments to minimize impacts to sensitive environmental resources, ecological system and wildlife linkages and corridors, and agricultural lands. Within the MSCP preserves, conform siting and use of trails to County MSCP Plans and MSCP resource management plans.</p>	<p>A perimeter trail is proposed within the fuel management zone to connect to Otay Lakes Road on the west and east limits of the development. Public use trails are not planned within the Preserve due to incompatibilities with the sensitive species and/or habitats</p>

General Plan Consistency Analysis – Conservation and Open Space Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL COS-1	
Inter-Connected Preserve System. A regionally managed, inter-connected preserve system that embodies the regional biological diversity of San Diego County.	
Policies	
COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.	<p>The Specific Plan implements the Otay Ranch Phase 1 RMP, which designates 11,375 acres of Preserve within Otay Ranch. The largest component of open space in the Project site is 1,107 acres of land that is to be conveyed to the Otay Ranch Preserve. The Otay Ranch Preserve lands to be conveyed are consistent with the County MSCP Subarea Plan South County Segment.</p> <p>The easternmost portion of the site adjacent to the Wildlife Refuge provides a wider wildlife corridor through the Alternative H Specific Plan area to establish a valuable habitat connection between the County MSCP Subarea Preserve, Chula Vista Subarea Preserve, the National Wildlife Refuge, and the City of San Diego "Cornerstone properties." This open space Preserve corridor contains high- quality natural habitats, including vernal pools and Quino Checkerspot Butterfly host plants.</p>
COS-1.2 Minimize Impacts. Prohibit private development within established preserves. Minimize impacts within established preserves when the construction of public infrastructure is unavoidable.	To minimize impacts related to the construction of public infrastructure, an amendment to the Otay SRP to realign Otay Lakes Road in the existing alignment and a GPA to reclassify Otay Lakes Road to a Boulevard with Raised Median is proposed. By maintaining the current alignment of Otay Lakes Road and using the Boulevard-series design standards, impacts to both the County MSCP Subarea Plan South County Segment and City of San Diego MSCP Cornerstone lands are minimized
COS-1.3 Management. Monitor, manage, and maintain the regional preserve system facilitating the survival of native species and the preservation of healthy populations of rare, threatened, or endangered species.	The Otay Ranch Preserve is managed by the County of San Diego and City of Chula Vista, jointly serving as the Otay Ranch Preserve Owner/Manager (POM). The POM is responsible for monitoring, management, and maintenance of the Otay Ranch Preserve. The

General Plan Consistency Analysis – Conservation and Open Space Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	POM will be fully funded by a Community Facilities District, the only such fully-funded and managed regional preserve within the MSCP system.
COS-1.4 Collaboration with Other Jurisdictions. Collaborate with other jurisdictions and trustee agencies to achieve well-defined common resource preservation and management goals.	Otay Ranch, including the Otay Ranch Preserve, was jointly planned by the County of San Diego and City of Chula Vista. The Otay Ranch Preserve was designed to preserve the most sensitive habitat and species and create a regional reserve system connected by wildlife corridors. The Otay Ranch Resource Management Plan preservation standards meet or exceed most of the MSCP preservation standards.
COS-1.6 Assemblage of Preserve Systems. Support the proactive assemblage of biological preserve systems to protect biological resources and to facilitate development through mitigation banking opportunities.	The Otay Ranch Phase 2 Resource Management Plan requires that for every developable acre which is final mapped, 1.188 acres of land be conveyed to the Otay Ranch POM. As such, development of Otay Ranch ensures dedication of the Otay Ranch Preserve system into public ownership at no cost.
COS-1.7 Preserve System Funding. Provide adequate funding for assemblage, management, maintenance, and monitoring through coordination with other jurisdictions and agencies.	The POM is responsible for monitoring, management, and maintenance of the Otay Ranch Preserve. The POM is fully funded by a Community Facilities District, the only such fully-funded and managed regional preserve within the MSCP system. Through the conveyance process outlined in the Phase 2 RMP development of Otay Ranch ensures dedication of the Otay Ranch Preserve system into public ownership at no cost.
COS-1.9 Invasive Species. Require new development adjacent to biological preserves to use non-invasive plants in landscaping. Encourage the removal of invasive plants within preserves.	Alternative H includes the Resort Village Preserve Edge Plan. The Preserve Edge Plan establishes a plant palette for the 100' preserve buffer, the outer-most 100' of development adjacent to the Preserve. The plant palette restricts the types of plants permitted adjacent to the Preserve to drought-tolerant, native plants.

General Plan Consistency Analysis – Conservation and Open Space Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL COS-2	
Sustainability of the Natural Environment. Sustainable ecosystems with long-term viability to maintain natural processes, sensitive lands, and sensitive as well as common species, coupled with sustainable growth and development.	
Policies	
COS-2.1 Protection, Restoration and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.	The project site is within the County MSCP Subarea Plan South County Segment.
COS-2.2 Habitat Protection through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.	The development footprint has been designed to avoid impacts to the Quino checkerspot butterfly and its host plant, San Diego fairy shrimp and high-quality vernal pools. In addition, the easternmost portion of the site adjacent to the Wildlife Refuge provides a wider wildlife corridor through the site to establish a valuable habitat connection between the County MSCP Subarea Preserve, Chula Vista Subarea Preserve, the National Wildlife Refuge, and the City of San Diego "Cornerstone properties."
GOAL COS-3	
Protection and Enhancement of Wetlands. Wetlands that are restored and enhanced and protected from adverse impacts.	
Policies	
COS-3.1 Wetland Protection. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.	The project footprint preserves the most sensitive wetlands on-site (the K-8 vernal pool complex) and provides a 100' buffer. Further, by maintaining the current alignment of Otay Lakes Road, impacts to City of San Diego "Cornerstone" properties including wetlands are minimized. Mitigation for impacts to lower quality vernal pools includes restoration and enhancement of on-site vernal pools.
COS-3.2 Minimize Impacts of Development. Require development projects to: Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and	Alternative H includes a Conceptual Wetlands Restoration Plan to restore and enhance on-site vernal pools as mitigation for impacts to lower quality (K-6) vernal pools.

General Plan Consistency Analysis – Conservation and Open Space Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species.	Alternative H avoids impacts to the higher quality K-8 vernal pools, including any impacts associated with discharges, dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing. The Preserve Edge Plan establishes a plant palette for the 100' which restricts the types of plants permitted adjacent to the Preserve to drought-tolerant, native plants.
GOAL COS-4	
Water Management. A balanced and regionally integrated water management approach to achieve the long-term viability of the County's water quality and supply.	
Policies	
COS-4.1 Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.	The Resort Village Alternative H Water Conservation Plan reduces outdoor water usage to by 30% through a combination of weather-wise irrigation systems and water efficient landscaping. Additionally, the Alternative H will comply with the California Green Building Code, which further reduces indoor water usage through low flow fixtures, and will install water-wise appliances.
COS-4.2 Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.	The Resort Alternative H Village Water Conservation Plan reduces outdoor water usage by 30% through a combination of weather-wise irrigation systems and water efficient landscaping.
COS-4.3 Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.	The site is characterized by soil which is not conducive to infiltration. Additionally, the City of San Diego Water Utilities Department has requested the project maintain drainage volumes into Lower Otay Reservoir. Thus, this policy does not apply to the site.

General Plan Consistency Analysis – Conservation and Open Space Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL COS-5	
Protection and Maintenance of Water Resources. Protection and maintenance of local reservoirs, watersheds, aquifer-recharge areas, and natural drainage systems to maintain high-quality water resources.	
Policies	
COS-5.2 Impervious Surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.	<p>The site is characterized by soil which is not conducive to infiltration. Additionally, the City of San Diego Water Utilities Department has requested Alternative H maintain drainage volumes into Lower Otay Reservoir.</p> <p>Alternative H proposes modifications to County design standards to reduce street widths to the maximum extent possible to reduce the amount of impervious surfaces.</p>
COS-5.3 Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.	<p>Alternative H retains natural drainages in areas which are not impacted by development to the maximum extent practical to protect downslope areas.</p> <p>Drainage and urban runoff from the developed portions of the site will drain to discharge locations via an internal storm drain system, and will outlet below the high-water elevation of Lower Otay Reservoir to avoid erosion. Where the outfalls are not below the high-water elevation of Lower Otay Reservoir, Hydromodification practices are employed.</p>
COS-5.5 Impacts of Development to Water Quality. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.	<p>First flush and dry weather runoff from developed areas will be diverted to water quality basins prior to discharge into Lower Otay Reservoir. All runoff conveyed in the storm drain systems will be treated in compliance with RWQCB regulations and federal criteria prior to discharging to natural watercourses, including implementation of all post-construction best management practices. Alternative H includes a technical analysis of the potential for salt and other nutrient loading on Lower Otay</p>

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	Reservoir which concludes the impacts are negligible.
GOAL COS-7	
Protection and Preservation of Archaeological Resources. Protection and preservation of the County's important archeological resources for their cultural importance to local communities, as well as their research and educational potential.	
Policies	
COS-7.1 Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.	A Cultural Resources Report has been prepared for the site which includes mitigation requiring the presence of a certified/qualified archaeologist/cultural monitor during grading activity to ensure any important Archaeological/cultural resources discovered are not lost or destroyed.
COS-7.2 Open Space Easements. Require development to avoid archeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources.	Implementation of the mitigation measures in the Cultural Resources Report mitigates Alternative H's impacts to cultural resources to a less than significant level.
COS-7.3 Archaeological Collections. Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner	The Cultural Resources Report includes mitigation measures requiring the presence of a certified/qualified archaeologist/cultural monitor during grading activity to ensure any important archaeological resources discovered are not lost or destroyed. Any such artifacts are required to be curated.
COS-7.4 Consultation with Affected Communities. Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.	The Proposed Project included a consultation with local tribes, who visited the project site with the project archaeologist/cultural and County staff. This consultation encompassed the entire development footprint and is the same for Alternative H.
COS-7.5 Treatment of Human Remains. Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations.	No human remains were found as part of the Cultural Resources Report; however, the report includes a mitigation measure should human remains be discovered during construction of the project.

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GOAL COS-9	
Educational and Scientific Uses. Paleontological resources and unique geologic features conserved for educational and/or scientific purposes.	
Policies	
COS-9.1 Preservation. Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.	A Paleontological Study has been prepared for the site which includes mitigation requiring the presence of a certified paleontologist during grading activity to ensure any important paleontological resources discovered are not lost or destroyed.
COS-9.2 Impacts of Development. Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.	Implementation of the mitigation measures in the Paleontological Study mitigates Alternative H's impacts to cultural resources to a less than significant level.
GOAL COS-11	
Preservation of Scenic Resources. Preservation of scenic resources, including vistas of important natural and unique features, where visual impacts of development are minimized.	
Policies	
COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.	Otay Lakes Road is County-designated Scenic Highway which runs adjacent to Lower Otay Reservoir. To protect this scenic resource, Alternative H includes design criteria regulating landscaping, building heights, and setbacks of buildings. Otay Lakes Road is proposed to be maintained in its current alignment adjacent to Lower Otay Reservoir. Development adjacent to the road on the east and north is buffered by landscaped slopes.
<ul style="list-style-type: none"> Creation of contiguous open space networks 	<p>Alternative H includes an amendment to the Otay SRP which converts the project from predominately multifamily (1,408 MF units) to mostly single family (only 57 MF units). As a result, the project is much more sensitively graded and contoured to existing slopes and ridgelines in the site, rather than creating larger, flat multifamily pads.</p> <p>Likewise, by conforming to the MSCP hardline boundary the</p>

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	Village, the development footprint is more compact with less visual impacts and edge effects.
COS-11.7 Underground Utilities. Require new development to place utilities underground and encourage “undergrounding” in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.	Utilities are planned to be undergrounded on the site to maintain view-sheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.
GOAL COS-13	
Dark Skies. Preserved dark skies that contribute to rural character and are necessary for the local observatories.	
Policies	
COS-13.1 Restrict Light and Glare. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.	The Village Design Plan requires all lighting to be shielded downward such that no light is transmitted across a property line. The Preserve Edge Plan further restricts lighting adjacent to the Preserve to reduce indirect impacts.
GOAL COS-14	
<p>Sustainable Land Development. Land use development techniques and patterns that reduce emissions of criteria pollutants and GHGs through minimized transportation and energy demands, while protecting public health and contributing to a more sustainable environment.</p> <p>[See also Goal LU-6]</p> <p><i>[Note: The Otay Ranch Resort Village is part of the Otay Ranch GDP/SRP and, as such, is part of the General Plan’s existing land use framework. The Resort Village land plan would not result in residential densities or non-residential intensities that exceed the framework set forth in the Otay Ranch GDP/SRP for the Village 13 area. Further, the proposed community includes a balanced mix of residential and resident-serving uses, all while benefiting from the overarching community structure established by the Otay Ranch GDP/SRP for the Otay Ranch planned community.]</i></p>	

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Policies	
<p>COS-14.1 Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.</p>	<p>The land use plan locates school and park uses in central proximity to residential areas to encourage pedestrian and bicycle travel as an alternative to the automobile. The land plan also accommodates walking and cycling by locating a mixed use commercial/retail area in the central area of the project. Trails, bike lanes and the village pathway provide alternative travel modes to reduce emissions.</p>
<p>COS-14.2 Villages and Rural Villages. Incorporate a mixture of uses within Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions.</p>	<p>The land plan has a mix of uses including a centrally-located elementary school and neighborhood park, a public safety site, pocket pedestrian parks, a community-serving HOA facility/amenity, a mixed-use commercial/retail area and a resort hotel. Trails, bike lanes and village pathways connect these uses and provide alternative travel modes to reduce emissions.</p>
<p>COS-14.3 Sustainable Development. Require design of residential subdivisions and nonresidential development through “green” and sustainable land development practices to conserve energy, water, open space, and natural resources.</p>	<p>Alternative H proposes to construct all single-family homes to Zero Net Energy design standards, as defined by the California Energy Commission (see EIR M-GCC-4). Additionally, high-efficiency lighting and EnergyStar appliances shall be used in multi-family homes and non-residential buildings (see EIR M-GCC-2 and M-GCC-3). Multi-family homes and non-residential buildings also shall be designed to improve building energy efficiency by 10 percent over the 2016 Building Energy Efficiency Standards set forth in Part 6 of the Building Code (see EIR M-GCC-5). In addition, development will comply with the latest California Green Building Code requirements.</p> <p>The Otay Ranch Resort Village Water Conservation Plan requires a 30% reduction in outdoor water usage through compliance with the Model Landscape Ordinance. In addition, compliance with the California Green Building Code will further reduce indoor water usage by 12%. Alternative H also includes a plant palette which is</p>

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	<p>water-efficient to minimize irrigation needs along landscaped parkways and manufactured slopes.</p> <p>The largest component of the Resort Village is 1,107 acres of open space Preserve which will become part of the Otay Ranch Preserve.</p>
<p>COS-14.5 Building Siting and Orientation in Subdivisions. Require that buildings be located and oriented in new subdivisions and multi-structure non-residential projects to maximize passive solar heating during cool seasons, minimize heat gains during hot periods, enhance natural ventilation, and promote the effective use of daylight.</p>	<p>The land plan has been designed to incorporate passive solar design and building orientation principles to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer.</p>
<p>COS-14.7 Alternative Energy Sources for Development Projects. Encourage development projects that use energy recovery, photovoltaic, and wind energy.</p>	<p>All single-family residences will be designed and constructed to: (1) facilitate the installation of solar hot water heating systems, and (2) install rooftop photovoltaic systems in furtherance of Zero Net Energy design objectives (see EIR M-GCC-4).</p>
<p>COS-14.9 Significant Producers of Air Pollutants. Require projects that generate potentially significant levels of air pollutants and/or GHGs such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design.</p>	<p>All single-family residences will be designed and constructed to: (1) facilitate the installation of solar hot water heating systems, and (2) install rooftop photovoltaic systems in furtherance of Zero Net Energy design objectives (see EIR M-GCC-4).</p>
<p>COS-14.10 Low-Emission Construction Vehicles and Equipment. Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.</p>	<p>EIR Section 2.2, Air Quality, contains mitigation requiring the use of low-emission construction vehicles and equipment, where available and feasible. For example, mitigation measure M-AQ-1a requires that construction equipment be outfitted with best available control technology (BACT) devices certified by the California Air Resources Board. The same mitigation measure also requires that construction diesel fuel be composed of at least 25 percent biodiesel, and use of electrical construction equipment and catalytic reduction for gasoline-powered equipment.</p>

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COS-14.11 Native Vegetation. Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control.	The Fire Protection Plan establishes a 100' Fuel Modification Zone around the perimeter of the project. The FPP plant palette for this area includes native vegetation.
COS-14.12 Heat Island Effect. Require that development be located and designed to minimize the "heat island" effect as appropriate to the location and density of development, incorporating such elements as cool roofs, cool pavements, and strategically placed shade trees.	Alternative H includes parkways landscaped with trees adjacent to all streets to minimize heat gain and reduce the urban heat island effect. In addition, site plans for the mixed use and resort areas will ensure sufficient landscaping in and around large parking lot areas to reduce heat gain.
GOAL COS-15	
Sustainable Architecture and Buildings. Building design and construction techniques that reduce emissions of criteria pollutants and GHGs, while protecting public health and contributing to a more sustainable environment.	
Policies	
COS-15.1 Design and Construction of New Buildings. Require that new buildings be designed and constructed in accordance with "green building" programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants.	EIR Section 2.2, Air Quality, and Section 2.10, Global Climate Change, contain multiple Environmental Design Considerations and mitigation measures developed to minimize impacts to air quality resulting from project design and construction. For example, mitigation measures M-AQ-1a through M-AQ-1e set forth requirements that would serve to reduce project-related emissions of criteria air pollutants during the construction period. Additionally, mitigation measures M-AQ-2a through M-AQ-2b, as well as M-GCC-1 through M-GCC-6 address the project's operational emissions, and would reduce such emissions through strategies related to building design and energy consumption, vehicle operation and water use. In addition, the project will comply with the latest California Green Building Code requirements.
COS-15.4 Title 24 Energy Standards. Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards.	All residential and non-residential development areas would exceed the requirements of the now-applicable 2016 Title 24 energy standards. More specifically, Alternative H proposes to construct all single-family homes to Zero Net Energy design

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	standards, as defined by the California Energy Commission (see EIR M-GCC-4). Additionally, high-efficiency lighting and EnergyStar appliances shall be used in multi-family homes and non-residential buildings (see EIR M-GCC-2 and M-GCC-3). Multi-family homes and non-residential buildings also shall be designed to improve building energy efficiency by 10 percent over the 2016 Building Energy Efficiency Standards set forth in Part 6 of the Building Code (see EIR M-GCC-5).
COS-15.6 Design and Construction Methods. Require development design and construction methods to minimize impacts to air quality.	EIR Section 2.2, Air Quality, contains mitigation requiring the use of low-emission construction vehicles and equipment, where available and feasible. For example, mitigation measure M-AQ-1a requires that construction equipment be outfitted with best available control technology (BACT) devices certified by the California Air Resources Board. The same mitigation measure also requires that construction diesel fuel be composed of at least 25 percent biodiesel, and use of electrical construction equipment and catalytic reduction for gasoline-powered equipment.
GOAL COS-17	
Sustainable Solid Waste Management. Perform solid waste management in a manner that protects natural resources from pollutants while providing sufficient, long term capacity through vigorous reduction, reuse, recycling, and composting programs.	
Policies	
COS-17.1 Reduction of Solid Waste Materials. Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with State law.	Alternative H will comply with the County's Solid Waste Recycling Ordinance. Refuse collection service to the project residential, non-residential, and resort uses will include separate collection of recyclables like cans, bottles, and cardboard, green waste, and non-recyclable solid waste.
COS-17.2 Construction and Demolition Waste. Require recycling, reduction and reuse of construction and demolition debris.	No demolition is planned as part of the project as no structures currently exist on the site. Alternative H will comply with the County's Construction and Demolition Waste Recycling Ordinance ensuring that excess/waste construction materials are

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	recycled in accordance with the County's minimum diversion requirements as contained in their ordinance.
COS-17.6 Recycling Containers. Require that all new land development projects include space for recycling containers.	Alternative H will include space within garages or in side-yard setbacks for recycling containers.
GOAL COS-19	
Sustainable Water Supply. Conservation of limited water supply supporting all uses including urban, rural, commercial, industrial, and agricultural uses.	
Policies	
COS-19.1 Sustainable Development Practices. Require land development, building design, landscaping, and operational practices that minimize water consumption.	The Water Conservation Plan requires a 30% reduction in outdoor water usage through compliance with the Model Landscape Ordinance. In addition, compliance with the California Green Building Code will further reduce indoor water usage by 12%. Also included is a plant palette which is water-efficient to minimize irrigation needs along landscaped parkways and manufactured slopes.
COS-19.2 Recycled Water in New Development. Require the use of recycled water in development wherever feasible. Restrict the use of recycled water when it increases salt loading in reservoirs. <i>A permit is required from the County Department of Environmental Health for the use of recycled water.</i> ¹⁶	The site is situated above Lower Otay Reservoir and therefore, is not proposing to use recycled water.
GOAL COS-20	
<p>Governance and Administration. Reduction of local GHG emissions contributing to climate change that meet or exceed requirements of the Global Warming Solutions Act of 2006. (As adopted in 2011.)</p> <p>Reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions contributing to climate change that meet or exceed requirements of the Global Warming Solutions Act of 2006, as amended by Senate Bill 32 (as amended, Pavley. California Global Warming Solutions Act of 2006: emissions limit). (As amended in 2018.)</p> <p>Consistent. The Otay Ranch Resort Village would reduce GHG emissions contributing to global climate change, thereby helping the County to help the state to meet the statewide reduction targets established by AB 32 and SB 32, neither of which apply directly to the project. Consistent with the recommendations in the 2017 Scoping Plan, which is the blueprint for how the state will meet its SB 32 targets, the</p>	

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	<p>proposed community has committed to offset all of its GHG emissions to achieve and maintain carbon neutrality (i.e. net zero emissions) for the 30-year life of the project through: (i) implementation of a suite of on-site reduction strategies, and (ii) the purchase of off-site carbon offsets.</p> <p>Notably, the County did not intend for and does not interpret this Goal as requiring that projects achieve all identified GHG reductions locally, i.e., within the boundaries of the County of San Diego. To the contrary, the Goal imposes no restriction on the use of all available measures to reduce GHG emissions.</p> <p>Because of the scientific basis for global climate change, which recognizes that a metric ton of carbon dioxide equivalents is not directly linked to localized effects, the County – like many other agencies with expertise in the field – has determined that the reduction of GHG emissions in off-site locations (including those outside the County boundary) serves to effectively reduce, minimize and avoid the effects of global climate change. Indeed, the County has permitted land use development projects to offset their GHG emissions by purchasing out-of-County offsets since 2013. Under CEQA, the County has a duty to impose all feasible mitigation measures to address a significant impact. Requiring applicants of projects that potentially result in a cumulatively considerable contribution to climate change, even after implementing all feasible on-site mitigation, to purchase offsets from within and outside the County to reduce such impacts is consistent with and implements this CEQA requirement.</p> <p>The County's use of offsets as a recognized GHG reduction tool is consistent with numerous State laws and policies that also recognize carbon offsets as a GHG reduction tool, including: (i) CEQA Guidelines Section 15126.4(c); (ii) the California Air Resources Board's 2017 Scoping Plan, including Appendix B thereto; (iii) the California Air Resources Board's approval of AB 900 projects, which are designated "environmental leadership development projects" following a determination that such projects achieve a no net increase level in GHG emissions and meet other requirements; and, (iv) AB 32 and SB 32, as codified in the California Health & Safety Code, which authorize the use of market-based compliance mechanisms, such as offset transactions.</p> <p>The County's interpretation of this Goal as not limiting the use of all available GHG reduction tools allows the County to meet its GHG reduction objectives while also satisfying those policies in the General Plan which require the County to plan for the anticipated housing demand within its jurisdictional boundaries. It is well recognized that the San Diego region is experiencing a housing crisis and a shortage of attainable, workforce housing. The proposed community furthers implementation of the Otay Ranch GDP/SRP, providing a needed mix of housing product types to serve the County's residents. In this regard, the proposed community provides residential housing opportunities that have been planned for and expected since approval of the Otay Ranch GDP/SRP in 1993 – to halt delivery of those units would conflict with the County's planning framework for the creation of the requisite housing opportunities.²</p>

² For purposes of the 2010 to 2020 planning period, the California Department of Housing and Community Development (HCD) advised SANDAG that the land use jurisdictions within its region needed to provide 161,980 housing units across a mix of income categories. (See https://www.sandag.org/uploads/projectid/projectid_189_13279.pdf.) Of this total, and as discussed in the Housing Element of the County's General Plan, 22,412 housing units were assigned to the County's unincorporated areas. During the hearing on the County's Climate Action Plan in February 2018, Board Chair Gaspar underscored the County's obligation to meet its regional housing need allocation and noted that – eight years into the 2010 to 2020 planning period – the County only had built 4,644 of its required 22,412 units.

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Please see "Attachment A" to this report for additional information regarding the County's interpretation of General Plan Goal COS-20.	
Policies	
<p>COS-20.1 Climate Change Action Plan. Prepare, maintain, and implement a climate change action plan with a baseline inventory of GHG emissions from all sources; GHG emissions reduction targets and deadlines, and enforceable GHG emissions reduction measures. (As adopted in 2011.)</p> <p>Prepare, maintain, and implement a Climate Action Plan for the reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions consistent with the California Environmental Quality Act (CEQA) Guidelines Section 15183.5. (As amended in 2018.)</p>	<p>Not Applicable. This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Otay Ranch Resort Village. The County's Climate Action Plan, adopted in February 2018, currently is the subject of pending judicial proceedings.</p> <p>CEQA Guidelines Section 15064.4 does not require a lead agency to have an adopted climate action plan in order to evaluate and determine the impacts of a proposed project on climate change under CEQA. In this case, the proposed community's EIR provides a stand-alone, project-specific assessment of potential impacts to global climate change.</p>
<p>COS-20.2 GHG Monitoring and Implementation. Establish and maintain a program to monitor GHG emissions attributable to development, transportation, infrastructure, and municipal operations and periodically review the effectiveness of and revise existing programs as necessary to achieve GHG emission reduction objectives.</p>	<p>Not Applicable. This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Proposed Project. That being said, it is noted that Otay Ranch Resort Village's construction and operational emissions were estimated and disclosed in EIR Section 2.10, Global Climate Change, in furtherance of the County's CEQA compliance obligations. Further, the Otay Ranch Resort Village's compliance with its GHG reduction measures would be monitored through the Mitigation Monitoring and Reporting Program required by CEQA.</p>

In July 2018, HCD provided SANDAG with its regional housing need for the 2020 to 2029 planning period, which has increased from 161,980 housing units to 171,685 housing units, again across a mix of income categories. (See https://www.sandag.org/uploads/projectid/projectid_189_24169.pdf.) SANDAG has not yet allocated that total for the 2020 to 2029 planning period to the individual land use jurisdictions in the region.

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<p>COS-20.3 Regional Collaboration. Coordinate air quality planning efforts with federal and State agencies, SANDAG, and other jurisdictions.</p>	<p>Not Applicable. This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Otay Ranch Resort Village. That being said, it is noted that the proposed community is part of the Otay Ranch GDP/SRP and, as such, has long been the subject of regional collaboration between the County of San Diego, City of Chula Vista and SANDAG. For example, the Otay Ranch GDP/SRP planning area has benefited from extensive inter-agency coordination in the area of transit development. The collaboration has resulted in the identification of no less than five transit stops within the planning area as part of the South Bay Bus Rapid Transit (BRT) system, and the development of conceptual plans for a “mobility hub” at the Otay Ranch Station.</p>
<p>COS-20.4 Public Education. Continue to provide materials and programs that educate and provide technical assistance to the public, development professionals, schools, and other parties regarding the importance and approaches for sustainable development and reduction of GHG emissions.</p>	<p>Not Applicable. This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Otay Ranch Resort Village. That being said, it is noted that the proposed community would benefit from the implementation of multiple, on-site Environmental Design Considerations (see EIR Table 2.10-3) and Mitigation Measures (see EIR M-GCC-1 through M-GCC-6) with standards and requirements that achieve sustainable development and GHG emission reduction objectives.</p>
<p>GOAL COS-21</p>	
<p>Park and Recreational Facilities. Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately ten acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County.</p>	
<p>Policies</p>	
<p>COS-21.1 Diversity of Users and Services. Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.</p>	<p>The Parks, Recreation, Trails and Open Space Plan includes six parks, ranging in size from 2.5 acres to 10.5 acres. These parks provide a variety of recreational experiences. In addition, the internal trails and pathways connect the site to regional trails.</p>

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COS-21.5 Connections to Trails and Networks. Connect public parks to trails and pathways and other pedestrian or bicycle networks where feasible to provide linkages and connectivity between recreational uses.	Alternative H provides trails and multi-use pathways which connect the site to regional trails. In addition, bike lanes are provided on Otay Lakes Road.

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GOAL H-1	
Housing Development and Variety. A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics.	
Policies	
H-1.6 Land for All Housing Types Provided in Villages. Provide opportunities for small-lot single-family, duplex, triplex, and other multi-family building types in Villages.	Alternative H includes a mix of lot sizes, including smaller and medium size single family lots as well as multi-family housing in a Mixed-Use setting.
GOAL H-2	
Neighborhoods That Respect Local Character. Well-designed residential neighborhoods that respect unique local character and the natural environment while expanding opportunities for affordable housing.	
Policies	
H-2.2 Projects with Open Space Amenities in Villages. Require new multi-family projects in Villages to be well-designed and include amenities and common open space areas that enhance overall quality of life.	The Development Regulations establish design guidelines for multi-family projects. These projects are also subject to the County Site Plan review process to ensure the project meets design requirements and include amenities and common open space per the Resort Village Alternative H Specific Plan.

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APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL S-3	
Minimized Fire Hazards. Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.	
Policies	
S-3.1 Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.	Alternative H has been designed to comply with the San Diego County's Consolidated Fire Code, the County Subdivision Ordinance, and the County's Wildland Fire & Fire Protection Guidelines. All of the Project's buildings will include automatic fire sprinklers systems and comply with Chapter 7A of the California Building Code. Building along the perimeter of the Project will be protected by a minimum of 100 feet of defensible space. Alternative H also includes an onsite fire station and sheriff's substation, as well as a 5,000 gallon water tank and is immediately adjacent to a large reservoir.
S-3.2 Development in Hillsides and Canyons. Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires.	The Fire Protection Plan includes fire behavior modeling and flame length mapping to estimate the necessary setbacks along the development perimeter, include portions of the site located on or near areas where the terrain or topography affect its susceptibility to wildfire. Flame lengths were modeled at 46 feet. Buildings along the perimeter of the site will be protected by a minimum of 100 feet of defensible space. This 100' fuel modification zone will be landscaped to minimize the spread of flames into/from the project. The plant palette has been reviewed and approved by a wildfire specialist. The Fire Protection Plan includes restrictions on plant height and spacing in the fuel medication zone to further minimize the spread of flames.

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S-3.3 Minimize Flammable Vegetation. Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.	Alternative H conforms with the MSCP hardline boundary which protects wildlife corridors and linkages and minimizing the potential for wildland fires to penetrate the developed areas of the Project site. Development is concentrated in a single contiguous development footprint which reduces edge effects.
	The HOA-maintained landscaping complies with the approved plant list for urban-wildland areas and the CC&Rs will require private yard landscape to comply with this plant list as well.
S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned.	Alternative H includes a public safety site which is anticipated to house a future onsite fire station and sheriff's station. The Fire Protection Plan calls for either an interim fire service agreement with the City of Chula Vista or a temporary onsite fire station to serve the initial phases prior to construction of a permanent fire station within the Village Core. Under both the temporary station and permanent station, the General Plan response time threshold of 5-minutes is met.
S-3.5 Access Roads. Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.	Alternative H includes four fully improved roundabouts along Otay Lakes Road and a backbone road connecting the major development areas and associated neighborhoods. The roadways have been designed to ensure adequate travel width for fire apparatus and emergency vehicles.
S-3.6 Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.	Alternative H has been designed to comply with the San Diego County's Consolidated Fire Code, the County Subdivision Ordinance, and the County's Wildland Fire & Fire Protection Guidelines. All of the buildings will include automatic fire sprinkler systems and comply with Chapter 7A of the California Building Code. Building along the perimeter of the site will be protected by a minimum of 100 feet of defensible space. This 100-foot fuel modification zone will be landscaped to protect against the spread of flames into the project. The plant palette

General Plan Consistency Analysis – Safety Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	has been reviewed and approved by a wildfire specialist. Alternative H also includes an onsite fire station and sheriff's office, as well as a 5.0 million gallon water tank and is immediately adjacent to a large reservoir. The roadways have been designed to ensure adequate travel width for fire apparatus and emergency vehicles.
S-3.7 Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.	All of the buildings will be designed with automatic fire sprinklers and will comply with Chapter 7A of the California Building Code as well as the County Fire Code.
GOAL S-6	
Adequate Fire and Medical Services. Adequate levels of fire and emergency medical services (EMS) in the unincorporated County.	
S-6.3 Funding Fire Protection Services. Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.	Alternative H includes a public safety site which is anticipated to house a future onsite fire station. The fire station will be funded through a CFD established for the project site and will contribute its fair share of the maintenance and operations.
S-6.4 Fire Protection Services for Development. Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).	The Fire Protection Plan calls for either an interim fire service agreement with the City of Chula Vista or a temporary onsite fire station to serve the initial phases prior to construction of a permanent fire station within the Village Core. Under both the temporary station and permanent station, the General Plan response time threshold of 5-minutes is met.
GOAL S-7	
Reduced Seismic Hazards. Minimized personal injury and property damage resulting from seismic hazards.	
S-7.1 Development Location. Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is	The nearest known active or potentially active fault is the Rose Canyon Fault, approximately 14 miles from the project site.

General Plan Consistency Analysis – Safety Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.	
S-7.2 Engineering Measures to Reduce Risk. Require all development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards.	No unusual climatic, geologic, or seismic conditions on or near the site exist to warrant building code, engineering standards, or construction methods in excess of the requirements of the County Building Code, County building codes and land use regulations, and other formally established and conventional engineering and design standards and practices.
GOAL S-10	
Floodway and Floodplain Capacity. Floodways and floodplains that have acceptable capacity to accommodate flood events.	
S-10.4 Stormwater Management. Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities.	Alternative H's storm water facilities have been designed in accordance with the County's Standard Urban Stormwater Mitigation Plan, Hydromodification Plan, and Low Impact Development Design Guidelines. Drainage from paved areas, including streets, sidewalks, driveways, and parking areas, is directed into treatment units to remove trash, debris, and pollutants and then into natural detention basins for further treatment and natural infiltration.
S-10.5 Development Site Improvements. Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.	The Master Drainage Study identifies necessary facilities required both on and off-site to properly drain the site and avoids impacts due to storm water runoff.
S-10.6 Stormwater Hydrology. Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology.	Alternative H has been designed in accordance with the County Flood Control Manual to minimize adverse impacts the surrounding area. The site drains into the Lower Otay Reservoir, which is designed to accommodate runoff from a drainage area several magnitudes larger than the development site.

General Plan Consistency Analysis – Safety Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL S-12	
Adequate Law Enforcement Facilities. Timely development of law enforcement facilities in locations that serve the unincorporated areas of the County.	
Policies	
S-12.1 New Law Enforcement Facilities. Coordinate new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County.	Alternative H includes an onsite public safety site which is anticipated to house a future sheriff's substation.
GOAL S-13	
Safe Communities. Law enforcement facilities and services that help maintain safe communities.	
Policies	
S-13.1 Sheriff Facility Locations. Locate Sheriff facilities to best serve existing and planned development and the corresponding demand for services.	Alternative H includes a public safety site which is anticipated to house a future sheriff's substation.
S-13.2 Sheriff Facilities in Non-Residential Areas. Locate future Sheriff facilities in commercial, industrial, or mixed-use areas; they may also be located within residential areas when other sites are unavailable or unsuitable based on circulation, geography, proximity to demand, and other factors that impact the practical provision of services.	Alternative H includes a public safety site which is anticipated to house a future sheriff's substation. As an alternative, the sheriff's substation may be located in the commercial/retail mixed use planning area.
GOAL S-14	
Crime Prevention. Crime prevention through building and site design.	
Policies	
S-14.1 Vehicular Access to Development. Require development to provide vehicular connections that reduce response times and facilitate access for law enforcement personnel, whenever feasible.	Many of the internal streets are designed to connect through the neighborhoods rather than end in cul-de-sacs. In many locations, streets which end in cul-de-sacs include emergency access out to a public street. The site is bisected by a backbone public road and includes four fully improved driveways along Otay Lakes Roads.

General Plan Consistency Analysis – Safety Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>S-14.2 Development Safety Techniques. Require development within Village areas to utilize planning and design techniques, as appropriate, that deter crime.</p> <p><i>Examples of design features include the following:</i></p> <ul style="list-style-type: none"> • <i>Avoiding landscaping that might create blind spots or hiding places</i> • <i>Centrally locating open green spaces and recreational uses so that they are visible from nearby homes and streets</i> • <i>Designing streets to discourage cut-through or high-speed traffic</i> • <i>Installing paving treatments, plantings, and architectural design features, such as columned gateways, to guide visitors to desired entrances and away from private areas</i> • <i>Installing walkways in locations safe for pedestrians</i> • <i>Designing lots, streets, and homes to encourage interaction between neighbours</i> • <i>Including mixed land uses that increase activities on the street</i> • <i>Siting and designing buildings oriented for occupants to view streets and public spaces</i> 	<p>The network of streets has been designed in accordance with the County's Public Road Standards which incorporate public safety, including pedestrian access design considerations. The various neighborhoods are laid out to promote connectivity and interaction with other neighborhoods. Public parks, including neighborhood parks, are located central to neighborhoods to enhance visibility and deter crime. Monumentation/signage will serve as identifiable markers of the project's entrances, backbone circulation system, and neighborhood entrances. Landscaping and street lighting will be designed to ensure pedestrian safety and deter crime. Finally, the development includes an onsite sheriff's station.</p>

General Plan Consistency Analysis – Noise Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL N-1	
Land Use Compatibility. A noise environment throughout the unincorporated County that is compatible with the land uses.	
Policies	
N-1.1 Noise Compatibility Guidelines. Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses.	Interior and exterior noise levels will be controlled to comply with the County's Noise Ordinance. The various land use have been assembled with careful consideration to avoid noise incompatibilities and to attenuation noise sources such as vehicles and outdoor equipment.
N-1.2 Noise Management Strategies. Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary: <ul style="list-style-type: none"> • Avoid placement of noise sensitive uses within noisy areas • Increase setbacks between noise generators and noise sensitive uses • Orient buildings such that the noise sensitive portions of a project are shielded from noise sources • Use sound-attenuating architectural design and building features • Employ technologies when appropriate that reduce noise generation (i.e. alternative pavement materials on roadways) 	The various land uses, including residential, mixed use, public, resort, and institutional uses have been planned to avoid noise incompatibilities. Homes along Otay Lakes Road and the Project's backbone road are setback from the roadway to shield homes from road/traffic noise. Buildings exposed to noise levels in excess of 60 dBA CNEL will be insulated to ensure that interior noise levels do not exceed 45 dBA CNEL.
N-1.3 Sound Walls. Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall.	Decorative noise walls and landscaping will be used interior to the site along Otay Lakes Road to provide additional shielding of homes against road/vehicle noise.
GOAL N-2	
Protection of Noise Sensitive Uses. A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels.	

General Plan Consistency Analysis – Noise Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
N-2.1 Development Impacts to Noise Sensitive Land Uses. Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.	Alternative H includes as a mitigation measure the preparation of an acoustical study prior to issuance of a building permit when a building or land use would be subject to exterior noise levels in excess of 60 dBA. Alternative H also includes noise mitigation measures for sensitive land uses to reduce noise impacts from other noise sources, including outdoor equipment, traffic, etc.
N-2.2 Balconies and Patios. Assure that in developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use developments exceed 65 CNEL, a solid noise barrier is incorporated into the building design of the balconies and patios while still maintaining the openness of the patio or balcony.	Alternative H includes as a mitigation measure the preparation of an acoustical study prior to issuance of a building permit when a building or land use would be subject to exterior noise levels in excess of those contained in the County Noise Ordinance.
GOAL N-3	
Groundborne Vibration. An environment that minimizes exposure of sensitive land uses to the harmful effects of excessive groundborne vibration.	
Policy	
N-3.1 Groundborne Vibration. Use the Federal Transit Administration and Federal Railroad Administration guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from trains, construction equipment, and other sources.	Alternative H includes noise mitigation measures for ground-borne vibration from construction equipment such that no heavy equipment shall be operated within 200 feet of inhabited on-site residences.
GOAL N-4	
Transportation-Related Noise Generators. A noise environment that reduces noise generated from traffic, railroads, and airports to the extent feasible.	
Policies	
N-4.2 Traffic Calming. Include traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise in development that may impact noise sensitive land uses.	The road network has been designed in accordance with the County Public Road and Private Street Standards.

General Plan Consistency Analysis – Noise Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
N-4.5 Roadway Location. Locate new or expanded roads designated in the Mobility Element in areas where the impact to noise sensitive land uses would be minimized.	Alternative H includes the widening of Otay Lakes Road to a 4-lane Boulevard. The widened alignment of the road will remain largely the same as the existing alignment, thereby minimizing the potential to create new noise impacts in areas supporting sensitive land uses.
N-4.6 Road Improvement Projects. For County road improvement projects, evaluate Alternative H against ambient noise levels to determine whether the project would increase ambient noise levels by more than three decibels. If so, apply the limits in the noise standards listed in Table N-2 for noise sensitive land uses that may be affected by the increased noise levels. For federally-funded roadway construction projects, use the limits in the applicable Federal Highway Administration Standards.	Alternative H includes widening Otay Lakes Road. While the resulting roadway would result in a greater than three decibels increase due to the increase in traffic volumes, the increase is not cumulatively considerable. Further, noise impacts associated with increased traffic on Otay Lakes Road are less than significant because adjacent properties are or would be shielded by a noise wall.
N-4.9 Airport Compatibility. Assure the noise compatibility of any development projects that may be affected by noise from public or private airports and helipads during project review by coordinating, as appropriate, with appropriate agencies such as the San Diego County Regional Airport Authority (SDCRAA) and the Federal Aviation Administration (FAA).	Alternative H's noise study concluded that the project will not experience significant impacts from airport noise.
GOAL N-5	
Non-transportation-Related Noise Sources. A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods.	
Policies	
N-5.1 Truck Access. Design development so that automobile and truck access to industrial and commercial properties abutting residential properties is located at the maximum practical distance from residential zones.	Best design considerations will be implemented in site plans for commercial uses to shield adjacent residential uses from noise generated by parking lots and loading docks.
GOAL N-6	
Temporary and/or Nuisance Noise. Minimal effects of intermittent, short-term, or other nuisance noise sources to noise sensitive land uses.	
Policies	
N-6.3 High-Noise Equipment. Require development to limit the	Uses onsite, including landscape maintenance and other noise

General Plan Consistency Analysis – Noise Element

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
frequency of use of motorized landscaping equipment, parking lot sweepers, and other high-noise equipment if their activity will result in noise that affects residential zones.	generating uses, will be governed by the Project's CC&Rs to control noise impacts on residential uses and sensitive receptors consistent with the County Noise Ordinance.
N-6.4 Hours of Construction. Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses.	The construction of the Project will comply with the County's standard hours of construction.

B. OTAY SRP CONSISTENCY

The County of San Diego General Plan includes the Otay Subregional Plan (SRP), Volumes 1 and 2, as a local community plan element. The Otay SRP Volume 2 contains goals, objectives and policies to guide development of Otay Ranch. Many policies apply generally to development of all of Otay Ranch; some are specific to individual villages. The goals, objectives and policies contained in the Otay SRP that relate specifically to development of the Resort, Village Thirteen are listed and analyzed below.

Otay SRP Consistency Analysis

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
VILLAGE 13 -- VILLAGE CHARACTER POLICIES	
<p>A single SPA Plan should address all Resort Village areas.</p>	<p>The existing Otay SRP includes the Birch Family Estate Parcel, a non-contiguous property located in the City of Chula Vista, as part of the Resort Village. Alternative H includes text amendments to the Otay SRP to permit the Birch Family Estate Parcel to be planned independently because it falls under separate ownership, is geographically separated from the Project site, and lies within the City of Chula Vista.</p> <p>A similar amendment was approved by the City of Chula Vista in 1996. With approval and adoption of the GPA by the County Board of Supervisors, Alternative H would be consistent with Resort Village policies and the Chula Vista GDP.</p>
<p>To mitigate visual and policy impacts from the realignment of Otay Lakes Road, a scenic roadway visual resource evaluation shall be conducted by the applicant once the actual roadway alignment and surrounding development have been determined to identify key view corridors that would be available to travelers. Significant views of Lower Otay Reservoir and the San Ysidro Mountain and foothills shall be preserved by a combination of the following measures:</p> <ul style="list-style-type: none"> • Heights of buildings adjacent to the southern edge of the roadway shall be limited to heights that enable views of the Reservoir and surrounding hillsides, or site planning adjacent to the southern edge of the roadway shall enable view corridors of the Reservoir and surrounding hillsides. 	<p>Modifications to the circulation plan for the site require amendments to the adopted Otay SRP Circulation Plan, a component of the County General Plan. Proposed amendments would generally maintain Otay Lakes Road in its existing location, immediately adjacent to the southern boundary of the site. The realignment of Otay Lakes Road from the center of the site, as shown in the 1993 Otay SRP, to its current physical location, just north of Lower Otay Reservoir, would conserve the scenic corridor, significant environmental resources onsite and avoid extensive grading through the central portion of the site. With approval and adoption of the GPA by the County Board of Supervisors, Alternative H would be consistent with Resort Village policies.</p> <p>Modifications to the land use mix to reduce the number of multi-family units and increase the number of single family units results in an overall reduction in the structure heights of the development.</p>

Otay SRP Consistency Analysis

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Viewing areas shall be established along the roadway corridor to allow travelers to stop and enjoy the view above the Reservoir.	<p>Locating the single family development along the northern edge of Otay Lakes Road effectively limits structure heights and enables views of the Reservoir and surrounding hillsides from the lots as they terrace upward from the road. With approval and adoption of the GPA by the County Board of Supervisors, Alternative H would be consistent with the Resort Village policies.</p> <p>Additionally, Alternative H seeks to amend Otay SRP policy references and to implement the proposed road realignment. With the adoption of these Otay SRP amendments by the Board of Supervisors, Alternative H would be consistent with the Resort Village policies.</p>
Identify an additional point of public access between the two staging areas on Otay Lakes Road and the bike/walk way, at the SPA level. Provide a continuous bike and walkway along the lakefront, in the existing Otay Lakes Road alignment, to encourage public use and access to the Reservoir. This should provide a connection with a visitor-serving commercial use associated with the resort commercial area.	As discussed above, Alternative H maintains Otay Lakes Road in its existing location adjacent to Lower Otay Reservoir. To implement this proposed amendment the referenced policy is deleted. With the adoption of these Otay SRP amendments by the Board of Supervisors, Alternative H would be consistent with the Resort Village policies.
The abandoned Otay Lakes Road alignment shall be rehabilitated and opened for pedestrian and bicycle viewing access. Rest areas and vistas shall be incorporated into the rehabilitated walkway or promenade.	Alternative H does not abandon the existing Otay Lakes Road alignment. Proposed amendments to the adopted Otay SRP Circulation Plan maintain Otay Lakes Road in its existing alignment, immediately adjacent to the southern boundary of the site. The re-alignment of Otay Lakes Road from the center of the site, as shown in the Otay SRP, to its current physical location, just north of Lower Otay Reservoir, conserves significant environmental resources onsite and avoids extensive grading in the eastern and western portions of the site. Bike lanes and a pathway will be provided along the existing Otay Lakes Road alignment. With the adoption of these Otay SRP amendments by the Board of Supervisors, Alternative H would be consistent with the Resort Village policies.

Otay SRP Consistency Analysis

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
VILLAGE 13 -- BIRCH FAMILY ESTATE PARCEL POLICIES	
<p>The Birch Family Estate Parcel will be utilized for a specialty conference center/community center, with low density residential uses and open space on its western edge, consistent with the residential densities of nearby EastLake Vistas and EastLake Woods. The City of Chula Vista's greenbelt would continue to the east of the Ranch House next to the City of San Diego property.</p>	<p>Alternative H does not include plans for the Birch Family Estate Parcel. Proposed amendments to the Otay SRP call for modifying other policies to permit the Birch Family Estate Parcel (a separate land area owned by separate entities located to the northwest of Lower Otay Reservoir) to be processed independently from Alternative H. With the adoption of these Otay SRP amendments by the Board of Supervisors, Alternative H would be consistent with the Resort Village policies.</p>
<p>Organize land uses based upon the village/town center concept to produce a cohesive, pedestrian-friendly community, encourage non-vehicular trips, and foster interaction amongst residents.</p>	<p>The design of Alternative H is based upon the village concept with public land uses centrally located, including an elementary school and park and recreation facilities, in proximity and linked through a system of pedestrian pathways and trails to residential areas. The proposed land uses provide opportunities for active and passive recreation and serve as a gathering spot for residents and visitors.</p>

Otay SRP Village Thirteen Goals & Policies Consistency Analysis evaluates the extent to which the proposed Specific Plan and related General Plan amendments and other discretionary actions conform to the Otay Subregional Plan policies specific to the Resort Village.

Consistency of Alternative H with the SRP Goals/Policies

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
VILLAGE 13 -- VILLAGE CHARACTER POLICIES	
<p>The village character should be guided by the following qualities:</p> <ul style="list-style-type: none"> • Location in proximity to the lake; • Variable topographic conditions; • Views, especially of the lake; • Location adjacent to a scenic corridor; • Location in proximity to large blocks of open space; and • Opportunity for recreational activities. 	<p>The Project incorporates land uses on hillside terraces created within the natural topography to optimize views of Lower Otay Reservoir, the mountains and surrounding open spaces (including two natural north-south corridors) while preserve variable topographic conditions. Recreational opportunities include six parks totaling 25.1 acres, a trail and pathway system traversing the development and open space areas. Thus, the Alternative H Specific Plan is consistent with the Village 13 – Village Character Policies.</p>
VILLAGE 13 -- VILLAGE POLICIES	
<p>Provide for public access along the Reservoir.</p>	<p>Public access is provided through a pedestrian pathway adjacent to Otay Lakes Road and bike lanes along Otay Lakes Road.</p>
<p>Blend day-to-day services intended for permanent residents with visitor-oriented attractions such as art galleries and specialty stores.</p>	<p>Restaurants, recreation, and retail facilities within the Resort complex are planned permitted uses to serve both visitors and residents. Additional commercial uses are permitted in the Multiple Use (MU) planning area.</p>
<p>Provide a transit stop for local bus service.</p>	<p>Alternative H is not planned to be served by transit. SANDAG confirmed no existing or future transit routes are planned in the vicinity of the Alternative H site; however, a potential transit stop may be accommodated in the Mixed Use planning area in the future.</p>
<p>Provide well-defined linkages to the lakefront pedestrian and bicycle pathways.</p>	<p>The Alternative H Specific Plan includes a pathway and bike lanes along Otay Lakes Road. Pathways within Alternative H connect to the pathway on Otay Lakes Road and to existing trails on the development perimeter. The bike lanes are accessible from the four project entries</p>

Consistency of Alternative H with the SRP Goals/Policies

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Buffer the Reservoir edge from development through a variable setback and landscaping.	This policy was adopted when the Otay SRP located Otay Lakes Road through the middle of the Project Site. The Alternative H Specific Plan leaves Otay Lakes Road in its existing alignment, along Lower Otay Reservoir, such that the road and landscaped slopes associated with the development area provide a buffer with variable setbacks. The Alternative H Land Use Plan includes Otay Lakes Road and graded, landscaped slopes as buffers between the Reservoir edge and development.
Public recreational uses established along the lakefront should be complementary to existing recreational uses on the Reservoir.	The Alternative H Specific Plan includes a pathway on the south side of Otay Lakes Road. Any additional recreational amenities will be coordinated with the City of San Diego and be complementary with existing recreational uses on the Reservoir.
Establish Resort square footage and floor area ratios at the Major Use Permit of Plot Plan level. The GDP/SRP Land Use Map specifies the number of dwelling units. The number of hotel rooms should be 200 maximum. The final number of rooms will be determined at the SPA level, based upon traffic, resource, visual impacts and conformance to these guidelines.	The maximum number of hotel rooms associated with the Resort hotel would not exceed 200 rooms. The actual square footage and FAR of the Resort site will be established through the Site Plan Permit process.
Establish a detailed set of design guidelines for architecture in conjunction with the Resort Village SPA Design Plan. These guidelines should address the following: bulk, scale, intensity, style, and colors, including roofs, which will complement the natural surroundings.	The Design Plan addresses architecture with particular details given for bulk, scale, style and colors. Unifying elements in a consistent theme will be carried throughout the site. Architectural design for the Resort hotel facilities and Multiple Use area will be approved as part of a Site Plan Permit.
Buildings along the bluff and Otay Lakes Road should be clustered and arranged to ensure that the architecture does not become a Wall, preventing longer views and creating a solid edge atop the bluff. Buildings should have varied orientations, punctuated by pockets of internal open space at key intervals along the bluff edges.	<p>In order to preserve critical habitat and observe the MSCP hardline boundary, Alternative H consists of a contiguous development footprint with variations in topography and land uses, including SF neighborhoods, the main project entry to the Village Core, the thornmint preserve, the resort, and open space.</p> <p>This plan, coupled with site design criteria in the Design Plan, ensures variation and view opportunities.</p>

Consistency of Alternative H with the SRP Goals/Policies

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
High quality residential uses located in the northern portions of the village should have an average density of three dwelling units per acre in sloping high elevation areas. Geographic isolation and design standards for sloping areas will provide view oriented lots with a low intensity character.	Development intensity in the Village ranges from residential densities of 2.5 to 6.1 dwelling units per acre. Intensity generally decreases in the higher elevations furthest from the Reservoir. The Alternative H Specific Plan complies with these standards.
Buildings should step-down slopes and/or incorporate slopes into the structure where feasible, especially in areas of steeper slopes.	The grading plan for the site is integrated into the natural topography. Single family lots are generally terraced. Landscaped slopes separate development sites.
Buildings shall be visibly compatible in terms of height, scale, and bulk and shall be set back from the edge of the mesa and composed of low-rise structures no more than three stories in height, with occasional four story buildings or iconic architectural element within the Resort and Mixed Use land use designations approved pursuant to a Major Use Permit.	Residential development will be one and two story structures. The Resort hotel facilities generally will be low-rise with some three and four story buildings. The Design Plan and Development Regulations provide guidelines for building height, scale and bulk.
Buildings shall maximize the use of non-reflective/non-glare surfaces.	The Design Plan and Development Regulations limit the use of reflective surfaces and maximize the use of non-glare surfaces.
Buildings and materials that may be hazardous to wildlife shall not be used in proximity to wildlife corridors.	The Design Plan includes guidelines for buildings and materials utilized when developing adjacent to natural open space areas, which restricts the use of materials hazardous to wildlife. In addition, the Preserve Edge Plan provides guidelines to buffer uses from the Preserve.
Access to out parcels shall be considered at the SPA level.	Alternative H is designed to allow future access to the one out parcel within the site.
A visual analysis shall be performed at the SPA level to assess visual impacts along Otay Lakes Road and identify important view corridors from Otay Lakes Road and prominent natural features. This analysis should illustrate natural and proposed topography, together with methods for protecting key view corridors and shall be consistent with the requirements set forth in the Overall Ranch Design Plan.	A visual analysis was performed as part of the EIR to assess visual impacts and identify important view corridors. The Site Utilization and Grading Plans locate development areas so as to minimize the perception of sprawl along Otay Lakes Road and protect the view of higher elevation features within the open space areas. In addition, the Design Plan includes guidelines for site design to protect view sheds.

Consistency of Alternative H with the SRP Goals/Policies

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Buildings adjacent to the northern edge of Otay Lakes Road shall be terraced upward to promote views of the Reservoir and surrounding hillsides.	Development adjacent to the northern edge of Lower Otay Reservoir is predominately single family homes and natural open spaces. Homes are oriented to promote views of the Reservoir and surrounding hillsides and are limited to two stories. The terraced nature of the development will promote views of the Reservoir.
Ensure sufficient setback and building configuration to minimize conflicts with the wildlife corridors and scenic roadways.	The development areas have been defined based on the location of wildlife corridors and scenic roadways. The Design Plan and Development Regulations specify setbacks and building configurations to minimize conflicts. In addition, the Preserve Edge Plan provides guidelines to buffer uses from the Preserve.
The resort will be a "Destination Resort" with low-rise buildings, materials, and colors, which blend with the natural environment and special design features to complement the natural terrain.	The Design Plan and Development Regulations include requirements for low-rise buildings (three and four stories, with architecture elements up to 75' possible) and use of materials compatible with the natural environment. The design of the Resort structures will be specifically approved through the Site Plan permit process.
VILLAGE 13 -- PARKS AND OPEN SPACE POLICIES	
Preserve the major north-south canyon near the eastern side of the village. Provide an undercrossing beneath Otay Lakes Road where it traverses this major canyon.	Otay Lakes Road will remain in its current alignment consistent with the Otay SRP and County Circulation Element. The plan includes a two lane roadway crossing the canyon on the eastern side of the village. This roadway includes a wildlife crossing traversing the canyon.
Careful design consideration shall be given to areas adjacent to natural vegetation, to include the use of native plant materials, indigenous species, and restoration and/or revegetation of habitat areas.	This area is the subject of the Preserve Edge Plan. The Preserve Edge Plan provides guidelines to buffer uses from the Preserve. Use of invasive plant material will be prohibited.
Wildlife corridors should be designated and sized in accordance with the findings of the Wildlife Corridor Study.	The site contains one regional corridor identified in the Wildlife Corridor Study: Jamul Mountains to Dulzura Creek (identified as the R2 linkage). The corridor currently allows animal movement between Dulzura Creek and the Jamul Mountains through the topographically steep drainage in the eastern portion of the site.

Consistency of Alternative H with the SRP Goals/Policies

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	The site is surrounded by a variety of public lands, and provides multiple linkages throughout the project site. In addition, Alternative H includes design features to facilitate and enhance north-south wildlife movement, including construction of a wildlife movement culvert under the existing Otay Lakes Road, and construction of a bridge over the easternmost canyon on the site. Therefore, the project satisfies the intended function of the R2 linkage and therefore is consistent with this policy.
Ensure that the resort development areas comply with the Resource Management Plan.	The development area is in conformance with the Otay Ranch Phase 1 RMP and the updated Otay Ranch Phase 2 RMP.
The Otay SRP Land Use Map depicts the general location and approximate acreage of a golf course. Final environmental studies and site studies completed at the SPA level may suggest variation in routing, location, and precise acreage. These modifications are permissible, as long as the character of the adjacent development does not change significantly.	Alternative H does not propose a golf course. Although allowed by the Otay SRP, a golf course is not a required element within the development.
If provided, the resort golf course should be a "links" or "modified links" course to preserve sensitive habitat areas and wildlife corridors; incorporate native vegetation; and to visually blend with the surrounding hillsides and natural areas. This type of golf course disrupts less of the natural landscape and uses less water due to reduced or minimal greens and fairways, and by incorporating natural vegetation "roughs" into the course.	Please see above regarding golf course uses on the Project site.
VILLAGE 13 -- GRADING AND LANDFORM POLICIES	
Develop landform grading guidelines as part of the Otay Ranch Overall Design Plan.	The Otay Ranch Overall Design Plan includes landform-grading guidelines, and was adopted by the Board of Supervisors in 1997.
Contour grading (i.e., recontouring, slope variation, etc.) should be utilized to transition graded slopes into the natural topography of the area. Guidelines for landform grading should be incorporated in the SPA plans for the area.	Grading techniques are included in the Alternative H Specific Plan. Contouring, slope variation, and other techniques will be utilized and result in more natural appearance of graded slopes.

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Residential and resort buildings should follow the topography. Hillside sites offer opportunities to create outdoor decks, terraces, bridged walkways between buildings, and viewing areas.	The Alternative H Specific Plan accommodates the hillside topographic features of the site to take advantage of views throughout the site. The Design Plan includes design elements to further incorporate views with decks, terraces, and pathways.
Roadways should follow the existing landforms, to the extent possible.	Roadways have been designed to follow landforms to the extent possible.
Natural features should be retained, including natural drainage courses, major canyons, and prominent ridgelines.	The land use plan contained in the Alternative H Specific Plan retains and accentuates natural features of the site including drainage courses, major ridgelines, and canyons. Of particular note, the Alternative H Specific Plan generally conserves the R2 wildlife corridor and drainage.
VILLAGE 13 -- WATER QUALITY POLICIES	
Protect the water quality of Otay Lakes as part of the environmental planning process. Develop protection measures at the SPA level which ensure that potential impacts on water quality are avoided or mitigated.	The Alternative H Specific Plan includes a Drainage Study and a Stormwater Management Plan to protect the water quality of Lower Otay Reservoir.
VILLAGE 13 -- OTHER POLICIES	
The Project plans shall be submitted to the Federal Aviation Administration (FAA) for review as soon as possible to determine whether or not land use incompatibilities exist between the Project and the existing Tactical Air Operations Center. If it is determined by the FAA that such incompatibilities exist, then the SPA plan shall be designed to avoid such interface impacts. The Project Applicant shall then revise the Project's phasing plan to allow for use of the Tactical Air Operations until its option expires.	Project plans have been submitted to the FAA for review and a compatibility determination with regard to the Tactical Air Operations Center in conjunction with public review of the project and environmental documents.
OTAY SRP -- LAND USE GOALS	
Develop comprehensive, well integrated and balanced land uses, which are compatible with the surroundings.	The land use pattern for the Alternative H Specific Plan integrates the village land uses within the natural setting of the site. The land uses include: a destination Resort hotel site with associated facilities, a mix of single-family and Multiple Use residential neighborhoods, an elementary school, a public safety site to include

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	<p>a fire station, parks and recreation facilities, and open space. The streets and buildings will be integrated into the natural topography on the hillsides. Neighborhood-serving land uses are located within walking distance of most residential neighborhoods. Landscaping within the site will reference the historic agricultural setting with groves of trees, and will sensitively transition between development areas and the natural open space Preserve areas.</p> <p>The Alternative H Specific Plan site development illustrates the project conforms to the MSCP hardline boundary which preserves the R2 wildlife corridor and drainage.</p>
Environmentally sensitive development should preserve and protect significant resources and large open space areas.	The Alternative H Specific Plan conforms to the MSCP hardline boundary and implements this goal through the designation of about 1,107 of Preserve land. As described in the Otay Ranch Phase 2 RMP, 1.188 acres of Preserve land for every acre of land that is mapped for development (except common areas) within the Alternative H Specific Plan site will be conveyed to the Otay Ranch Preserve Owner Manager. Accordingly, the build out of Otay Ranch will ensure the conveyance of the Preserve lands surrounding the site.
Reduce reliance on the automobile and promote alternative modes of transportation.	The site accommodates the alternative mobility program described in the Otay SRP. The Alternative H Specific Plan's land use plan centrally locates school, park, and a public safety site in proximity to residential uses to encourage pedestrian and bicycle travel as an alternative to the automobile. The plan provides for bicycle and pedestrian circulation. Pedestrian pathways and sidewalks are provided along all streets in the site.
Promote village land uses, which offer a sense of place to residents and promotes social interaction.	The Village Core includes an elementary school, public park and recreation facility, and a public safety site which are linked with the residential areas through a system of pedestrian pathways and trails. These land uses provide opportunities for active and passive

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	<p>recreation and serve as gathering spots for residents and visitors.</p> <p>Alternative H also includes a Multiple Use residential/commercial area which includes 57 residential units and up to 20,000 square feet of commercial uses.</p>
Diversify the economic base within Otay Ranch.	<p>The foundation for a diverse economic base within Otay Ranch lies within the Otay SRP which identified Planning Area 12 and the EUC as the urban heart of Otay Ranch, Industrial Planning Areas as the Ranch's job generators, a University Area, Urban Villages (Villages 1 through 11), Rural Estate Areas (Planning Areas 16 and 17) and Specialty Villages. Village 13 is one of three specialty Villages (along with Village 14, and 15).</p> <p>The "specialty" focus of Village 13 is to provide Otay Ranch the opportunity to construct a destination resort and create neighborhoods within which to locate executive-level homes. Higher end homes were deemed necessary to achieve South County's economic development strategies to attract value enhanced manufacturing and research opportunities.</p> <p>The acquisition of Village 15 by conservation entities for conservation purposes effectively eliminated 516 higher-end single family detached homes, making Village 13 an even more important component of the region's economic strategy. The proposed plan is consistent with the policy by creating the resort planning area and a range of single family neighborhoods.</p>
Promote synergistic uses between the villages and town centers of the Otay Ranch to provide a balance of activities, services, and facilities.	The Alternative H Specific Plan implements this goal by providing a unique combination of land uses, including a Resort hotel, a mix of single- family and Multiple Use residential neighborhoods, an elementary school, a public safety site to include a fire station and law enforcement storefront, and park and recreation facilities.

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OTAY SRP -- MOBILITY GOALS	
<p>Provide a safe and efficient transportation system within Otay Ranch with convenient linkages to regional transportation elements abutting the Otay Ranch.</p>	<p>The Alternative H Specific Plan implements this goal through an internal, local, and regional circulation network.</p> <p>The internal circulation concept provides adequate vehicular access, provides alternate routes to disperse traffic, and avoids "through routes" within the residential neighborhoods. Streets within the Project site are proposed for a maximum travel speed of 25 miles per hour. This reduced speed will contribute to traffic calming and allow bicycles to travel on streets without designated travel lanes.</p> <p>Primary local access to the Project site is provided from the west by Otay Lakes Road, which also serves as a continuous link to the west as Telegraph Canyon Road. In the City of Chula Vista, Telegraph Canyon Road is a 6-Lane Prime Arterial. Telegraph Canyon Road transitions to Otay Lakes Road, a 4-Lane Boulevard with Raised Median. Otay Lakes Road transitions to a 2-Lane Community Collector beyond the Piazza Urbino.</p> <p>Regional access is currently provided by I-805, which is located approximately three miles west of the Project site. SR-125 provides additional north-south access for the traffic generated with build-out of the south San Diego County areas, including Otay Ranch and other portions of the Chula Vista Eastern Territories. Secondary north-south access is available on I-5, along the Bay front, approximately nine miles west of the Project site. SR-54 provides regional east-west circulation north of the Project site, approximately five miles.</p>
<p>Achieve a balanced transportation system which emphasizes alternatives to automobile use and is responsive to the needs of residents.</p>	<p>The circulation plan incorporates vehicular and non-vehicular modes of transportation. These facilities are designed to create an integrated system of roads, bike lanes, trails, and pedestrian</p>

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	<p>pathways. Roads are arranged into a hierarchy, organized by function, to facilitate access within and around the Project site. Road classifications are based on the General Plan classifications and have been refined to reflect the specific opportunities and constraints within the Project site. An effort has been made, where feasible, to reduce street paving to slow the flow of traffic and create a pleasant walking environment.</p>
OTAY SRP -- HOUSING GOALS	
<p>Create a balanced community exemplified by the provision of a diverse range of housing styles, tenancy types, and prices.</p>	<p>The Alternative H Specific Plan implements the goal of providing diverse housing types through development of single-family detached, small lot, and attached homes, such as town homes. Lot sizes range from a minimum of 4,250 square feet to roughly 23,000 square feet in the higher elevation areas.</p>
<p>The provision of sufficient housing opportunities for persons of all economic, ethnic, religious, and age groups, as well as those with special needs such as the handicapped, elderly, single-parent families and the homeless.</p>	<p>An Affirmative Fair Marketing Plan that describes outreach efforts and lending practices will be undertaken to attract prospective homebuyers and/or tenants in the proposed housing marketing area, regardless of gender, age, race, religion, handicap, or economic status, will be prepared prior to construction and sales of the housing within the Project site.</p> <p>The Housing Plan is consistent with the manner in which the County Housing Element addresses reservations by income level. Pursuant to the implementation measures set forth in the Otay SRP, "after 1996, the reservations by income level shall be consistent with the policies and programs contained in the Housing Elements of the appropriate land use jurisdiction."</p> <p>See also the GPAR discussion of the types of residential uses (Section C.1) and EIR <i>Section 1.0 – Project Description</i>.</p>

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OTAY SRP -- PARKS, RECREATION, OPEN SPACE GOALS	
Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural, and aesthetic needs of project residents of all ages and physical abilities.	The Alternative H Specific Plan implements this goal by providing six parks comprising approximately 25.1 acres consistent with the Otay SRP and County PLDO requirement. The parks range from 2.4 to 10.5
	<p>Acres. Most homes are within easy walking distance of a planned park.</p> <p>In addition, about 145.8 acres of internal open space is provided. requirement that 1.188 acres of Preserve land be conveyed per one acre of developable land. A pathway and trail system is incorporated as mobility and recreation components of the Alternative H Specific Plan.</p>
OTAY SRP -- CAPITAL FACILITY GOALS	
Overall Goal Assure the efficient and timely provision of public services and facilities of developable areas of Otay Ranch concurrent with need.	<p>A Public Facilities Financing Plan (PFFP) has been prepared in conjunction with the Alternative H Specific Plan in compliance with the Otay SRP goal to assure the efficient and timely provision of services and facilities concurrent with need. The PFFP provides descriptions of public infrastructure, thresholds, financing mechanisms, phasing, and responsibilities for each facility.</p> <p>In addition, a Master Drainage Study and a Storm Water Management Plan have been prepared for the Alternative H Specific Plan to protect the water quality in Lower Otay Reservoir. The phasing and financing of the drainage facilities are addressed in the PFFP.</p>
Sewerage Facilities Provide a healthful and sanitary sewerage collection and disposal system for the residents of Otay Ranch and the region, including a system designed and constructed to accommodate the use of reclaimed water.	The Alternative H Specific Plan submittal includes a separate Overview of Sewer Service. The phasing and financing of wastewater facilities are addressed in the PFFP. This report analyzes the connection to the Salt Creek Interceptor Sewer

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	<p>System.</p> <p>The Salt Creek Interceptor has enough capacity to accommodate flows from the Resort Village and the City of Chula Vista has approved a sewer transportation agreement to allow the Project to connect to the system.</p> <p>Alternative H does not propose utilizing recycled water for irrigation due to the proximity of the project site to Lower Otay Reservoir, which is a drinking water reservoir owned and operated by the City of San Diego.</p>
<p>Integrated Solid Waste Management Facilities Provide solid waste facilities and services which emphasize recycling of reusable materials and disposal of remaining solid waste so that the potential adverse impacts to public health are minimized.</p>	<p>The Alternative H Specific Plan implements this goal with a waste management system providing for curbside recycling and landfill capacity. Curbside pickup and recycling will be accomplished through contracting with a local service provider. The recyclables will be collected curb-side and disposed at the Otay Landfill. Due to water conservation measures and landscape requirements it is anticipated green waste collection will be offered every other week but trash and recycling service will occur weekly. To promote recycling, it is anticipated that a waste service provider will offer different monthly trash service rates depending on the size of each trash container.</p>
<p>Water Facilities Ensure an adequate supply of water for build-out of the entire Otay Ranch project area; design the Otay Ranch project area to maximize water conservation.</p>	<p>The Alternative H Specific Plan submitted includes the Overview of Water Service. The phasing and financing of water facilities are addressed in the PFFP.</p> <p>The Project must be annexed to the Otay Water District, the San Diego County Water Authority, and the Metropolitan Water District prior to receiving service. Such annexations must be acted upon by the San Diego LAFCO.</p>

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	<p>The Otay Water District approved an SB610/SB221 water supply assessment/water verification report on May 2, 2018 for the Specific Plan area. This report, prepared by the Otay Water District, ensures that the Specific Plan's water demand, in conjunction with other existing and future development, can be met by available and reliable water supplies through Otay Water District, the San Diego County Water Authority, and Metropolitan Water District.</p> <p>Alternative H proposes to receive water service by expanding the existing 980 Zone within the Central Service Area of the Otay Water District. There are several major 980 Zone water system improvements within the Project site that are identified in the Otay Water District's Capital Improvement Program.</p> <p>The Water Conservation Plan, and the Energy Conservation Plan, identify strategies to conserve water during and after construction. The Alternative H Specific Plan will implement additional water conservation measures beyond those required by State law. Specifically, the plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. The Village Design plan identifies a "California Friendly" landscape palette which includes a large majority of plants with a crop coefficient of 0.30 (representing very low usage plants). Finally, a Water Conservation Plan has been prepared and included with the Overview of Water Service. This plan identifies implementable measures, included a low water usage plant palette, to reduce outdoor water consumption on single family lots by a minimum of 30% below business as usual through compliance with the Model Landscape Ordinance. Outdoor water usage comprises over 50% of the total single family home water usage and offers the greatest opportunities for measurable reductions in water consumption.</p>

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	<p>These plans implement conservation measures that significantly reduce overall water consumption and the reliance on imported water.</p> <p>The street parkways, parks, and open spaces implemented by the Alternative H Specific Plan will utilize water conservation landscape practices. Additionally, all non-residential developments will provide water- efficient landscaping and water-efficient irrigation.</p> <p>The Alternative H Specific Plan, therefore, conforms with the water goals and policies of the Public Facilities Element.</p>
<p>Water Reclamation Facilities Design a sewerage system which will produce reclaimed water. Ensure a water distribution system will be designed and constructed to use reclaimed water. Construction of a "dual system" of water supply will be required for all development where reclaimed water is used.</p>	<p>The Otay Ranch Resort Village does not propose the use of recycled water to reduce potable water usage due to its proximity to Lower Otay Reservoir.</p>
<p>Arts and Cultural Facilities Plan sites for facilities dedicated to the enhancement of the arts at the community level that can contain indoor and outdoor facilities capable of supporting community theater, training and exhibit of art and sculpture, musical training and concerts, film and cultural festivals, public meetings, and other community events.</p>	<p>The Otay Ranch Facility Implementation Plan anticipated a multi-use cultural complex in the Eastern Urban Center of Otay Ranch. In addition, public art and artistic public improvements will be visible in the design of the Alternative H Specific Plan such as landscaping, gateways, signage, street lights, paving materials, fencing, street and park furniture, and other key focal points. These design issues are addressed in the Village Design Plan.</p> <p>The neighborhood park (P-1) also includes outdoor areas which can be used for arts and cultural performances.</p>
<p>Childcare Facilities Provide adequate child care facilities and services to serve the Otay Ranch project area.</p>	<p>The Development Regulations provide opportunities to locate and phase childcare facilities to meet the needs of the community.</p>

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	<p>Childcare facilities may be located within private homes, commercial centers, offices, and/or adjacent to public schools when appropriate.</p>
	<p>Home-based child care includes small family day care homes that serve 6 children and large family day care homes that serve 7-12 children. Consistent with County zoning and the Development Regulations, small family day care homes could potentially be located within all residential zones in the Project area.</p> <p>Facility-based childcare may be non-profit or commercial facilities located in non-residential land use areas of the Project site. The State of California has adopted regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements, and the physical environment for child day care and day care centers. All child care facilities within the Project site will comply with state and local regulations.</p>
<p>Health and Medical Facilities Ensure provision of and access to facilities which meet the health care needs of Otay Ranch residents.</p>	<p>Based on existing and projected services provided in southern San Diego County, no additional acute hospital facility is needed to serve the site. Both Scripps Memorial Hospital and Sharp Chula Vista Medical Center have the capacity to meet the medical needs of the Project's residents. The site may also be served by Paradise Valley Hospital and private facilities. In the area of mental health, recent service trends indicate an increase in day treatment and out-patient services as an alternative to traditional therapy in a hospital setting. This change in service delivery compensates for increased service demand resulting from the Specific Plan population.</p> <p>Build-out of Alternative H generates an incremental demand for additional nursing home beds. This demand could be met in existing nursing facilities within southern San Diego County. Build-</p>

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	<p>out of the site also generates the need for medical practitioners (doctors, dentists, chiropractors, and allied health professionals).</p> <p>Space for purchase or lease, which is accessible to the public and suitable for siting medical practitioner services, will be available within the commercial (for-profit) and Community Purpose Facility (CPF, non-profit) areas of the Eastern Urban Center and other areas of the Otay Valley Parcel in the City of Chula Vista.</p>
<p>Community and Regional Purpose Facilities Designate areas within the Otay Ranch project area for religious, ancillary private, educational, day care, benevolent, fraternal, health, social and senior services, charitable, youth recreation facilities, and other county regional services.</p>	<p>The Otay SRP identified the Eastern Urban Center as the location for regional services. The Resort Village Specific Plan reserves about 12.4 acres of civic uses including a public safety site and an elementary school site. In addition, the Specific Plan includes six parks located on about 25.1 acres including a 10.5 acre neighborhood park. The land uses identified above provide opportunities for community and social service facilities.</p>
<p>Social and Senior Facilities Ensure that Otay Ranch project area residents have adequate access to sources of governmental and private social and senior services programs.</p>	<p>Social service programs are mandated by state and federal statutes and regulations and are largely funded from state and federal sources. The public sector provides many basic support services to needy segments of the population. At the regional level, the County of San Diego has the primary responsibility to provide social services to County residents. The Department of Social Services serves one out of every 11 County residents, or over 100,000 persons each month.</p> <p>There are numerous non-profit health and social service organizations located in the southern San Diego County area. The City of Chula Vista provides an adult literacy program, a Youth Action Program, and the Police Activities League program. The County Area Agency on Aging provides social and nutrition</p>

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	<p>programs, legal services, ombudsman programs, and services to prevent or postpone institutionalization.</p> <p>The City of Chula Vista provides senior services and the Park and Recreation Department coordinates activities and programs at the Norman Park Senior Center.</p>
<p>Animal Control Facilities</p> <p>Ensure that the community of Otay Ranch is served by an effective animal control program that provides for the care and protection of the domestic animal population, safety of people from domestic animals, and the education of the public regarding responsible animal ownership.</p>	<p>Animal control services and facilities for the Alternative H Specific Plan are provided by the County animal health and regulatory services. The population-based demand generated by the Project is estimated to be approximately 252 square feet of additional facilities. No specific facilities are required for the development of the Alternative H Specific Plan. The payment of property taxes, which contribute to the County General Fund that are allocated to the County Capital Improvement Program, assure the provision of required future facilities.</p> <p>The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Alternative H Specific Plan will generate surplus tax revenues to the County of San Diego; therefore, more tax revenues than is necessary to serve demand will be generated by the project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by this project. Additionally, the SRP obligates the Specific Plan to contribute its proportionate fair share to any regional impact fee program, if one were to be established.</p>
<p>Civic Facilities</p> <p>Assure the efficient and timely provision of public services and facilities to developable areas of the Otay Ranch project area concurrent with need, while preserving environmental resources of</p>	<p>The Otay Ranch Facility Implementation Plan states that 420 square feet of civic administrative facility per 1,000 residents should be used to determine the project's demand for civic facilities. Based</p>

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<p>the site and ensuring compatibility with the existing character of surrounding communities, integrate different types of public facilities where such facilities are compatible and complementary.</p>	<p>on an estimated population of about 6,957 residents, approximately 2,922 gross square feet floor area of civic facilities is required.</p> <p>The Otay SRP locates a Civic facility in the Eastern Urban Center, which serves as the Civic presence in Otay Ranch. Additionally, the fiscal analysis concluded that the project will result in a net fiscal annual surplus at build-out. These revenues could be budgeted to fund additional facilities to meet the incremental increase in demand generated by this project. The Otay SRP also obligates the Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established.</p>
<p>Correctional and Justice Facilities Prevent injury, loss of life, and damage to property resulting from crime occurrence through the provision of justice facilities.</p>	<p>The South Bay Regional Center provides Municipal and Superior Court services for the South Bay Judicial District. Office space for the District Attorney, Public Defender, Law Library, Revenue and Recovery, Probation, and the Marshal also are provided at or near the South Bay Regional Center. The increased population of the Project site may contribute to the need for additional correctional facilities.</p> <p>The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Alternative H Specific Plan will generate surplus tax revenues to the County of San Diego, that is, more tax revenues than is necessary to serve demand generated by the project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by this project. Additionally, the SRP obligates the Alternative H Specific Plan to contribute its proportionate fair share to any regional impact fee program, if one were to be established.</p>

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<p>Fire Protection and Emergency Services Facilities Provide protection to the Otay Ranch project area and surrounding communities from the loss of life and property due to fires and medical emergencies.</p>	<p>The Alternative H Specific Plan reserves a 2.3 acre public safety site to ensure that adequate fire and emergency medical services are available to serve the Alternative H Specific Plan site. The PFFP and the Fire Protection Plan (FPP) identify the equipment needs, financing, and implementation necessary for site development, including the proposed fire station. In order to prevent loss of life and property due to fires, the Fire Protection Plan and Preserve Edge Plan address fuel modification and brush management on and surrounding the development site. The PFFP and FPP also include alternative service options in order to comply with County response time thresholds. The County Fire Mitigation Fee Ordinance, as implemented by the San Diego County Fire Authority, is also addressed into the PFFP and FPP.</p>
<p>Law Enforcement Facilities Protection of life and property and prevention of crime occurrence.</p>	<p>The Otay SRP requires the preparation of a Law Enforcement Master Plan at the Specific Plan level. This requirement is fulfilled through the Alternative H Specific Plan and the PFFP. The County currently provides law enforcement services to the site. The Resort and residential areas will increase the demand for law enforcement services in the site.</p> <p>The Sherriff's Department has stated that space for a 300 sq. ft. Sheriff storefront in the 2.3 acre Public Safety site where the fire station will be located could satisfy their needs. CPTED Development guidelines also have been included in the Village Design Plan to ensure that homes, recreational, and business facilities are designed in such a way to deter crime.</p>

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<p>Library Facilities Sufficient libraries to meet the information and education needs of Otay Ranch residents.</p>	<p>The PFFP analyzes the demand for library facilities generated by Alternative H population and estimates that 3,479 square feet are needed to serve the development. The Otay SRP plans for the location of a 36,758 sq. ft. main library in the Eastern Urban Center (EUC). The demand for library facilities generated by the build-out of the development will ultimately be satisfied by this main Otay Ranch library, along with existing libraries within the vicinity of the project site.</p> <p>The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Alternative H Specific Plan will generate surplus tax revenues to the County of San Diego; therefore, more tax revenues than is necessary to serve demand will be generated by the project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by this project. The Otay SRP obligates Alternative H to contribute its proportionate fair share to any regional impact fee program, if one were to be established. Additionally, Alternative H will participate in a County library fee program if established.</p>
<p>School Facilities Provide high quality, K-12 educational facilities for Otay Ranch residents by coordinated planning of school facilities with the appropriate school district.</p>	<p>The site is within the boundaries of the Chula Vista Elementary School District.</p> <p>The 1,938 planned homes generate the need to accommodate approximately 794 elementary (K-6) students. The Specific Plan reserves an approximately 10-acre elementary school site sized to serve about 800 students, adjacent to a neighborhood park to accommodate joint use of facilities. In addition, the Resort Village</p>

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	<p>generates the need to accommodate approximately 232 middle school (7-8) students and approximately 437 high school students. Alternative H is within the boundaries of the Sweetwater Union High School District.</p> <p>The Alternative H Specific Plan will satisfy the statutory requirement to mitigate this impact through the payment of school fees pursuant to state statutes, or in the alternative enter into a school mitigation agreement.</p>
<p>Coordinate the planning of adult educational facilities with the appropriate district.</p>	<p>The demand for adult school facilities will be satisfied within existing facilities in the Sweetwater Union High School District, until a new facility could be constructed in the Otay Ranch Eastern Urban Center in the City of Chula Vista, on a site reserved pursuant to the Otay SRP.</p>
OTAY SRP -- AIR QUALITY GOALS	
<p>Minimize the adverse impacts of development on air quality.</p>	<p>The Alternative H Specific Plan implements this goal through the application of the Otay Ranch Resort Village Air Quality Technical Report and EIR, which provide mitigation measures to reduce impacts to air quality. In addition, the Alternative H Specific Plan includes an Energy Conservation Plan, which addresses greenhouse gas emissions in conformance with AB32 and SB32, and seeks to reduce emissions and energy use through design methods to reduce vehicle trips, maintain or improve traffic flow, and reduce vehicle miles traveled.</p>
<p>Create a safe and efficient multi-modal transportation network which minimizes the number and length of single passenger vehicle trips.</p>	<p>The Resort Village is a "specialty village" with only limited multi-modal opportunities. However, the proposed development facilitates pedestrian and bicycle travel. The site circulation system is designed with pedestrian-friendly sidewalks and includes pedestrian enhancements, such as shaded pathways, lighting, benches, and other amenities.</p>

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	<p>Bicycles are accommodated on pathways and streets. Bicycle racks will be provided at strategic locations, such as commercial areas and parks.</p> <p>Public transportation could be accommodated through the reservation of a transit stop near the Multiple Use retail center should bus service be extended to the development. The Resort hotel may provide shuttle service to regional transportation centers.</p>
Land development patterns which minimize the adverse impacts of development on air quality.	The Alternative H Specific Plan implements this goal by creating a land pattern that encourages walkability. This is accomplished through the creation of the village core which encompasses major community activity centers including an elementary school, a neighborhood park (P-1), and a public safety site planned to house a fire station and law enforcement store front. Additionally, the land pattern includes somewhat narrower streets and sidewalks separate from adjacent streets by landscaped parkways. These components contribute to a goal of an active, pedestrian community
OTAY SRP -- NOISE GOALS	
Promote a quiet community where residents live without noise which is detrimental to health and enjoyment of property.	A noise impacts analysis has been prepared as part of the EIR. Consistent with the noise analysis, the EIR includes feasible mitigation measures incorporated into the design to minimize the noise impacts associated with the Specific Plan. The design is consistent with the exterior and interior CNEL noise levels regulated by the County. For further responsive information, please refer to EIR, Section 2.7, <i>Noise</i> .
Ensure residents are not adversely affected by noise.	A noise impacts analysis has been prepared as part of the EIR and feasible mitigation measures will be incorporated into the design to ensure that residents are not adversely affected by noise.

Consistency of Alternative H with the SRP Goals/Policies

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
OTAY SRP -- PUBLIC SAFETY GOALS	
<p>Promote public safety and provide public protection from fire, flooding, seismic disturbances, geologic phenomena, and man-made hazards in order to:</p> <ul style="list-style-type: none"> • Preserve life, health, and property; • Continue government functions and public order; • Maintain municipal services; and • Rapidly resolve emergencies and return the community normalcy and public tranquility. 	<p>The Alternative H Specific Plan reserves a 2.3 acre public safety site which is planned to have a fire station and law enforcement store front. The Alternative H Specific Plan further implements this goal by participating in emergency disaster plans and programs, establishing safe and effective evacuation routes, and facilitating post-disaster relief and recovery programs.</p>
OTAY SRP -- GROWTH MANAGEMENT GOALS	
<p>Develop Otay Ranch villages to balance regional and local public needs, respond to market forces, and assure the efficient and timely provision of public services and facilities concurrent with need.</p>	<p>A PFFP has been prepared in conjunction with the Alternative H Specific Plan. The PFFP assures the efficient and timely provision of services and facilities concurrent with need, and provides descriptions of public infrastructure, thresholds, financing mechanisms, scheduling, and responsibilities for each facility.</p>
OTAY SRP -- RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT GOALS	
<p>Resource Preserve</p> <p>Establishment of an open space system that will become a permanent preserve dedicated to the protection and enhancement of the biological, paleontological, cultural resources (archaeological and historical resources), flood plain, and scenic resources of Otay Ranch, the maintenance of long-term biological diversity, and the assurance of the survival and recovery of native species and habitats within the preserve and to serve as the functional equivalent of the County of San Diego Resources Protection Ordinance (RPO).</p>	<p>As described in the Otay Ranch Phase 2 RMP, 1.188 acres of Preserve land for every acre of land that is mapped for development within the site will be conveyed to the Otay Ranch Preserve Owner Manager. Development within Otay Ranch will ensure the conveyance of Preserve lands that surround the site. An open space corridor containing high quality natural habitats extends through the Project site to establish a valuable habitat connection between the MSCP Preserve/wildlife refuge to the north and the City of San Diego "Cornerstone properties" to the south. See EIR Section 2.3 – <i>Biological Resources</i> for further discussion.</p>

Consistency of Alternative H with the SRP Goals/Policies

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Mineral Resources Encourage the completion of the extraction of mineral resources before conflicts with planned development could occur.	There are no known mineral resources located within the Alternative H site. In addition, based on site visits, there are no past or present mining extraction activities within the site. As a result, there are no conflicts on the site between mineral extraction activities and planned development. There may be the opportunity to reuse some material excavated during grading activities as road base or as surface materials on the multi-use pathways. For further responsive information, please refer to EIR, Section 3.4, <i>Mineral Resources</i> .
Soils Minimize soil loss due to development.	Based on the geotechnical reports of the Alternative H site, the onsite soils consist of alluvium, colluvium, soil, and artificial fill. During grading and construction of the site, soil erosion may occur on the site; however, best management practices will be implemented to ensure that erosion and the loss of topsoil are minimized. For further responsive information, please refer to EIR, Section 2.5, - <i>Geology and Soils</i> .
Steep Slopes Reduce impacts to environmentally sensitive and potential geologically hazardous areas associated with steep slopes.	The Alternative H Specific Plan conforms with this goal by minimizing impacts to steep slopes in conformance with the Otay Ranch-wide requirement to preserve 83% of existing steep slopes with gradients of 25% or greater. For further information, please see the RMP 2 and EIR Sections 2.1 – <i>Aesthetics</i> and 3.3 – <i>Land Use and Planning</i> .
Floodways Preserve floodways and undisturbed flood plain fringe areas.	There are no mapped floodplains or floodways within the site. In addition, the Specific Plan requires construction of adequate drainage facilities to minimize the exposure of people and property to flooding.

Consistency of Alternative H with the SRP Goals/Policies

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
<p>Visual Resources Prevent degradation of the visual resources.</p>	<p>The Alternative H Specific Plan is consistent with this goal by implementing a terraced development plan, which preserves the expansive views over Lower Otay Reservoir and the Otay River Valley to the south. The mountains to the north and east provide a dramatic backdrop for the Resort component of the Alternative H Specific Plan. A canyon within the open space Preserve extends from the Reservoir north through the Project site, defining development areas and creating a dramatic scenic corridor. Preserve open spaces to the north and east of the development areas also contribute to the preservation of the existing visual resources.</p>
<p>Energy Conservation Establish Otay Ranch as a "showcase" for the efficient utilization of energy resources and the use of renewable energy resources.</p>	<p>An Energy Conservation Plan has been prepared with the Alternative H Specific Plan. The Energy Conservation Plan includes requirements related to building siting and design, construction, energy efficiency, water conservation lighting and solar access. Of particular interest, all residential and non-residential development areas would exceed the requirements of the now-applicable 2016 Title 24 energy standards. More specifically, Alternative H proposes to construct all single-family homes to Zero Net Energy design standards, as defined by the California Energy Commission (see EIR M-GCC-4). Additionally, high-efficiency lighting and EnergyStar appliances shall be used in multi-family homes and non-residential buildings (see EIR M-GCC-2 and M-GCC-3). Multi-family homes and non-residential buildings also shall be designed to improve building energy efficiency by 10 percent over the 2016 Building Energy Efficiency Standards set forth in Part 6 of the Building Code (see EIR M-GCC-5).</p> <p>The Alternative H Specific Plan also implements this goal, in part,</p>

Consistency of Alternative H with the SRP Goals/Policies

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	<p>through the proposed land use plan, which is aimed at minimizing transportation requirements by locating school and park land uses in proximity to residential areas to encourage pedestrian and bicycle travel in order to reduce energy consumption.</p>
<p>Water Conservation Conserve water during and after construction of Otay Ranch.</p>	<p>Water conservation is maximized through the preparation of a Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the development and establish standards that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.</p> <p>The Village Design plan identifies a “California Friendly” landscape palette which includes a large majority of plants with a crop coefficient of 0.30 (representing very low usage plants). Finally, a Water Conservation Plan has been prepared and included with the Overview of Water Service. This plan identifies implementable measures, including a low water usage plant palette, to reduce outdoor water consumption on single family lots by a minimum of 30% below business as usual through compliance with the Model Landscape Ordinance.</p> <p>Outdoor water usage comprises over 50% of the total single-family home water usage and offers the greatest opportunities for measurable reductions in water consumption. These plans implement conservation measures that significantly reduce overall water consumption and the reliance on imported water.</p> <p>With regard to implementing this goal, the site is located above the</p>

Consistency of Alternative H with the SRP Goals/Policies

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	Lower Otay Reservoir, a drinking water source for the City of San Diego. Use of recycled water is not permitted above a potable water source.
<p>Astronomical Dark Skies Preserve dark-night skies to allow for continued astronomical research and exploration to be carried out at the County's two observatories, Palomar Mountain and Mount Laguna.</p>	<p>Lighting for the Alternative H Specific Plan will be designed to adhere to the regulations of the County Light Pollution Code (the "Dark Sky Ordinance"). Lighting fixtures will be carefully placed and provided with glare shields and louvers to mitigate light spilling into the sky or onto adjacent properties. Trees and landscape features to be illuminated will be equipped with automatic shut-off controls that will turn-off lights no later than 11:00 p.m. Thus, the Specific Plan conforms to this goal.</p>
<p>Agriculture Recognize the presence of important agricultural soils both in areas subject to development and within the preserve.</p>	<p>The site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program. According to the Soils Conservation Service Data (1973), the Specific Plan site contains Local Farmland of Importance; however, the impact associated with such agricultural resources is considered less than significant.</p> <p>In addition, the site and surrounding areas are neither zoned for agricultural use, nor is the land under a Williamson Act contract. Therefore, the Alternative H Specific Plan does not conflict with existing zoning for agriculture use or a Williamson Act contract.</p>