

APPENDIX L
GDP Amendments

Proposed Otay Ranch General Development Plan Amendments

Portion of Otay Ranch Village 4

Submitted:
February 6, 2018

Applicant:
Otay Valley Quarry, LLC
6591 Collins Drive, Suite E-11
Moorpark, CA 93021

Prepared by:
Atlantis Group Land Use Consultants

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Proposal

Otay Valley Quarry, LLC, proposes revisions to the Village 4 land plan in order to create a residential community that is an extension of the Village Eight West SPA and will create a strong sense of place for residents of Village 4 and surrounding communities, and meet the market demand for a wider variety of single family and multi family residential uses. As the Otay Ranch villages have been developed over the past two decades, the original village boundaries have shifted, which has resulted in land use changes across the Otay Ranch plan. These changes have caused the size and shape of Village Four to be significantly reduced and altered. Specifically, the non-residential uses were shifted into Village Eight West; therefore, the predominant land uses assigned to Village Four via the Otay Ranch GDP include residential and preserve open space land uses, and exclude commercial, industrial, and school land uses. Based on these changes, Village Four relies upon the Village Eight West Sectional Planning Area Plan (SPA), as envisioned and approved, to provide the non-residential land uses typical of other villages within the Otay Ranch GDP. In other words, the Village Four development is an extension of the Village Eight West SPA. Village Four is defined by Wolf Canyon to the west and north, the rock quarry to the south, and the recently approved Village Eight West to the east. Figure 1.1: Vicinity Map illustrates the regional location of the SPA and its location within the Otay Valley Parcel of Otay Ranch.

An Amendment to the Otay Ranch General Development Plan (GDP), and a Portion of Village 4 Sectional Planning Area (SPA) Plan, and a Portion of Village 4 Tentative Map are necessary to implement the proposed changes. GDP amendments include the following:

Otay Ranch Land Use Maps and Tables

- Revise existing and proposed dwelling unit count and acreage.
- Modify the boundaries of the LM, MH and H residential boundaries to correlate with the new neighborhood boundaries within this Portion of Village 4.
- Adjust the distribution of residential dwelling units by category, while retaining the previously approved overall total dwelling units of 453.

- Modify the location of the proposed park



Otay Ranch

General Development Plan

City of Chula Vista
General Development Plan

County of San Diego
Otay Subregional Plan, Vol 2

Adopted October 28, 1993
Amended June 4, 1996
Amended November 10, 1998
Amended October 23, 2001
Amended October 11, 2005
Amended May 23, 2006
Amended January 24, 2012
Amended April 03, 2012
Amended February 26, 2013
Amended June 04, 2013
Amended November 04, 2014
Amended December 02, 2014
Amended May 26, 2015



Part II
The Plan

Otay Ranch General Development Plan



Overall Project Summary (Existing)															
Parcel	Dwelling Units			Acreage											Approx. Pop.
	SF Units	MF Units	Total Units	Res. Ac.	Park Ac.	CPF Ac.	Sch Ac.	C'ml. Ac.	Office Ac.	Ind. Ac.	Uni. Ac.	Open Sp.	Art. Ac.	Total Ac.	
Otay Valley Parcel	11,133	23,478	34,611	3,251.3	259.7	105.3	230.5	201.6	8.3	423.9	279.3	3,973.1	716.3	9,449	99,535
Proctor Valley Parcel	2,631	1,558	4,189	1,885.4	12.5	17.1	10.0	252.0		-	-	5,656.7	61.3	7,895	12,391
San Ysidro Mountains Parcel	779	-	779	1,499.8	3.4	2.3	10.0	3.3		-	-	4,036.2	-	5,555	2,494
Total:	14,543	25,036	39,579	6,636.4	275.6	124.7	250.5	456.9	8.3	423.9	279.3	13,666.0	777.6	22,899	114,420

Exhibit 18a - Overall Project Summary Table (Existing)

Overall Project Summary															
Parcel	Dwelling Units			Acreage											Approx. Pop.
	SF Units	MF Units	Total Units	Res. Ac.	Park Ac.	CPF Ac.	Sch Ac.	C'ml. Ac.	Office Ac.	Ind. Ac.	Uni. Ac.	Open Sp.	Art. Ac.	Total Ac.	
Otay Valley Parcel	10,856	23,755	34,611	3,201.6	253.7	105.0	230.5	201.6	8.3	423.9	279.3	4,052.5	692.7	9,449	99,336
Proctor Valley Parcel	2,631	1,558	4,189	1,885.4	12.5	17.1	10.0	252.0		-	-	5,656.7	61.3	7,895	12,391
San Ysidro Mountains Parcel	779	-	779	1,499.8	3.4	2.3	10.0	3.3		-	-	4,036.2	-	5,555	2,494
Total:	14,266	25,313	39,579	6,586.8	269.6	124.4	250.5	456.9	8.3	423.9	279.3	13,745.4	754.0	22,899	114,221

Exhibit 18a - Overall Project Summary Table (Proposed)

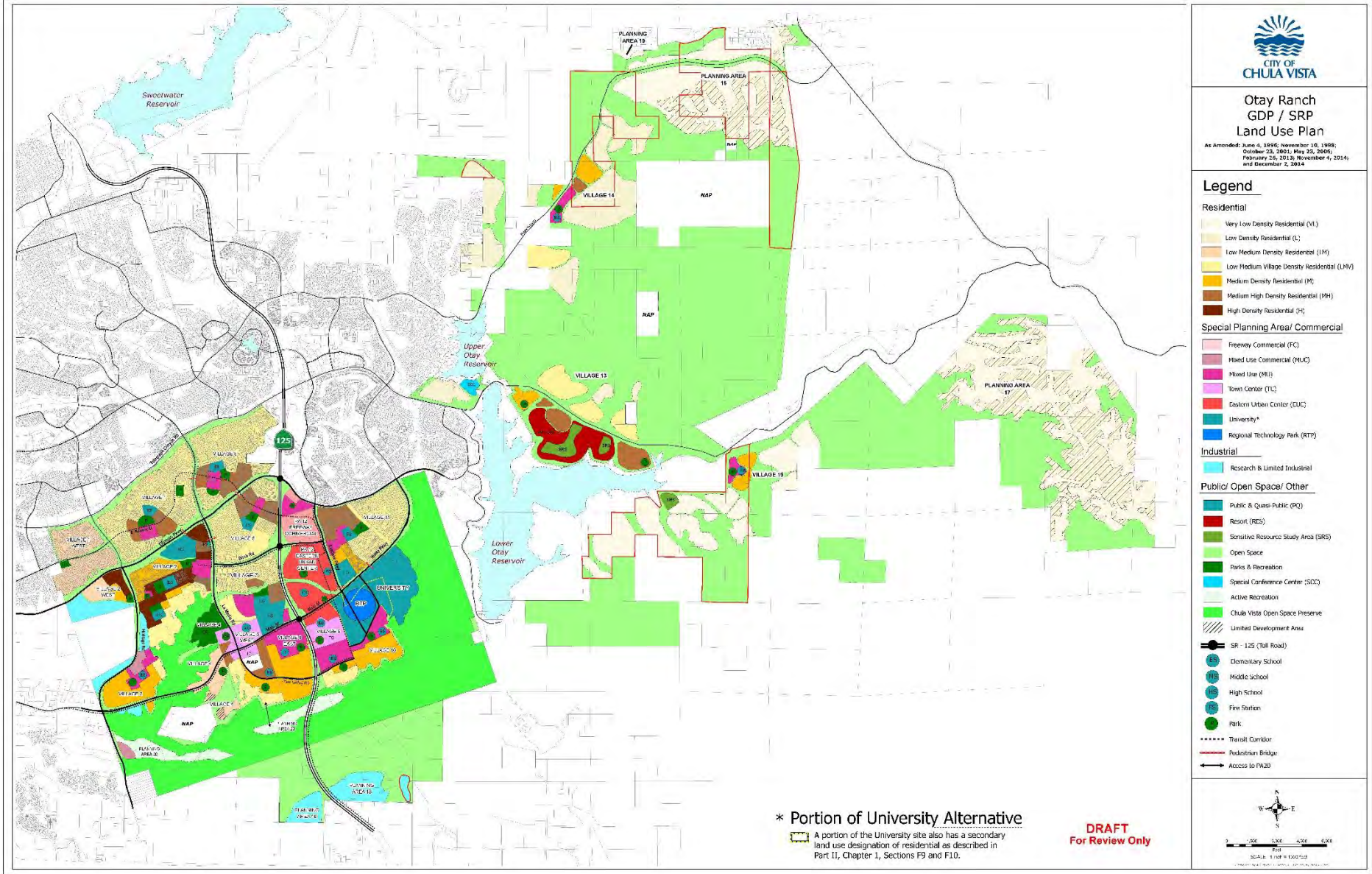


Exhibit 20 Otay Valley Parcel Land Use Map (Adopted)

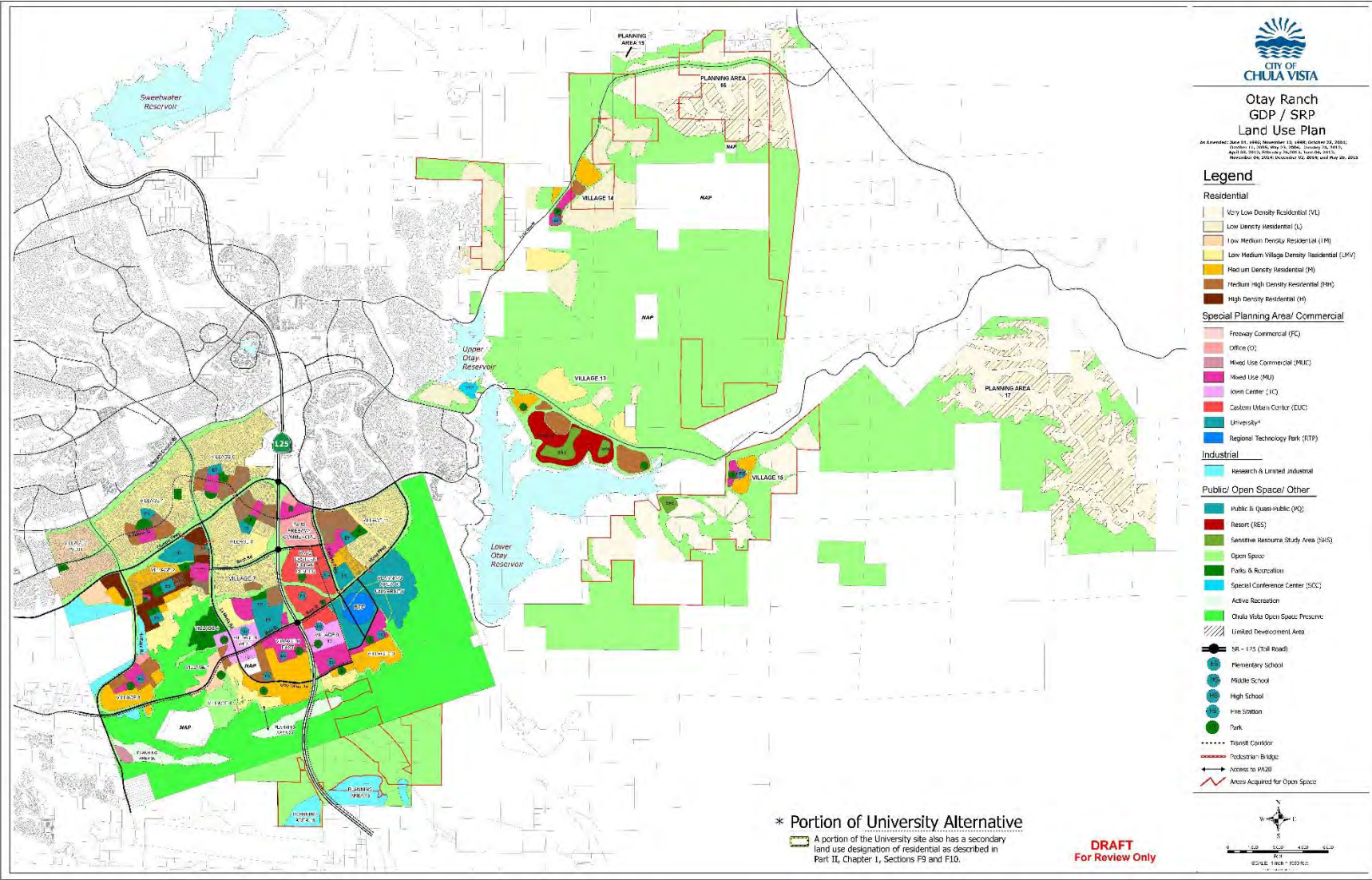


Exhibit 20 Otay Valley Parcel Land Use Map (Proposed)

Otay Valley Parcel (Existing)														
Village	Dwelling Units			Acreage										Approx. Pop.
	SF	MF	Total	Res.	Park.	CPF.	Sch.	C'ml.	Ind.	Univ.	Open Sp.	Art.	Total	
Village 1	2,454	1,522	3,976	703.2	23.1	13.4	10.0	6.3	-	-	264.8	46.5	1,067.3	11,734
Village 2	604	3,941	4,545	346.0	24.0	12.6	19.8	+	82.5	-	226.3	63.5	774.7	14,726
Village 3	1,002	595	1,597	147.5	7.9	4.2	8.3	11.3 ⁺	39.9	-	129.5	19.8	368.4	4,873
Village 4	350	-	350	82.6	65.8	1.6	-	-	-	-	233.4	11.4	394.8	1,141
Village 5	1,263	1,550	2,813	370.7	16.6	11.3	10.0	2.0	-	-	70.4	15.4	496.4	7,995
Village 6	941	1,497	2,438	282.0	7.6	13.7	10.0	***	-	-	22.0	58.3	393.6	6,830
Village 7	1,008	448	1,456	234.3	9.3	6.3	60.0	7.2	-	-	38.8	17.1	373.0	4,369
Village 8	1,564	4,046	5,610	356.0	35.2	10.0	42.4	* +	-	-	52.7	40.0	536.3	15,646
Village 9	266	3,734	4,000	177.4	27.5	5.0	19.8	*	-	41.3	6.8	26.1	303.9	10,519
Portion of University/Village 9 (Alternative)**	68**	93**	161**	23.2**	0.9**	0.6**	0.9**	0.8**	-	-	12.4**	2.5**	41.3**	454**
University/RTP	-	-	-	-	-	-	-	-	85.0	238.0	-	-	323.0	-
Village 10	695	1,045	1,740	113.1	7.6	4.3	9.2	-	-	-	16.5	-	150.7	5,010
Portion of University (Alternative)****	291	213	504	71.7	10.4	2.1	8.3	2.2	-	-	26.1	7.8	128.6	1,475
Village 11	1,005	1,385	2,390	306.7	10.0	9.4	35.0	10.0	-	-	51.4	66.5	489.0	6,749
Plng. Area 12	-	3,593	3,593	94.4	27.9	12.9	6.0	161.1	-	-	2.8	71.0	376.1	9,288
Plng. Area 18	-	-	-	-	-	-	-	-	215.8	-	-	-	215.8	-
Plng. Area 20	-	-	-	-	-	-	-	15.0	-	-	188.0	6.0	209.0	-
Open Space++	-	-	-	-	-	-	-	-	-	-	2,706.6	-	2,706.6	-
SR-125	-	-	-	-	-	-	-	-	-	-	-	182.0	182.0	-
Public	-	-	-	-	-	-	-	-	-	-	19.6	-	19.6	-
Arterial	-	-	-	-	-	-	-	-	-	-	-	69.1	69.1	-
Total:	11,152	23,356	34,508	3,213.9	262.5	104.7	230.5	212.9	423.2	279.3	4,029.6	692.7	9,449	98,880

+ Commercial development may occur vertically or horizontally within Village 2 (up to 130,000 square feet), Village 3 (20,000 square feet), Village 8 East (20,000 square feet); therefore, actual acreage within each land use will be determined at final map.

* 1,800,000 square feet of commercial may occur vertically or horizontally within Village 8 West and Village 9; therefore, actual acreage within each land use will be determined at final map.

** Portion of University/Village 9 has a primary land use designation of University and a secondary land use of residential. The secondary land use is not included in the total.

*** Commercial included as component of residential acreage.

**** Portion of University has a primary land use designation of University and a secondary land use of residential. The secondary land use is not included in the total.

++ Open Space includes open space preserve, undevelopable land, streets, and right-of-way.

Exhibit 19 Otay Valley Parcel Land Use Table (Adopted)

Otay Valley Parcel															
Village	Dwelling Units			Acreage											Approx. Pop.
	SF Units	MF Units	Total Units	Res. Ac.	Park Ac.	CPF Ac.	Sch Ac.	C'ml. Ac.	Office Ac.	Ind. Ac.	Uni. Ac.	Open Sp.	Art. Ac.	Total Ac.	
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Village 2	604	3,941	4,545	346.0	24.0	12.6	19.8	+	-	82.5	-	226.3	63.5	774.7	14,726
Village 3	880	717	1,597	149.5	8.1	4.3	8.3	+	8.3	40.6	-	129.5	19.8	368.4	5,174
Village 4	176	277	453	68.3	56.8	1.8	-	-	-	-	-	233.4	11.4	371.8	1,296
Village 5	1,263	1,550	2,813	370.7	16.6	11.3	10.0	2.0	-	-	-	70.4	15.4	496.4	7,995
Village 6	941	1,497	2,438	282.0	7.6	13.7	10.0	***	-	-	-	22.0	58.3	393.6	6,830
Village 7	1,008	448	1,456	234.3	9.3	6.3	60.0	7.2	-	-	-	38.8	17.1	373.0	4,369
Village 8	1,564	4,046	5,610	356.0	35.2	10.0	42.4	* +	-	-	-	52.7	40.0	536.3	15,646
Village 9	266	3,734	4,000	177.4	27.5	5.0	19.8	*	-	-	41.3	6.8	26.1	303.9	10,519
Portion of University/Village 9 (Alternative)**	68	93	161	23.2	0.9	0.6	0.9	0.8	-	-	-	12.4	2.5	41.3	454
University/RTP	-	-	-	-	-	-	-	-	-	85.0	238.0	-	-	323.0	-
Village 10	695	1,045	1,740	113.1	7.6	4.3	9.2	-	-	-	-	16.5	-	150.7	5,010
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Village 11	1,005	1,385	2,390	306.7	10.0	9.4	35.0	10.0	-	-	-	51.4	66.5	489.0	6,749
Plng. Area 12	-	3,593	3,593	94.4	27.9	12.9	6.0	161.1	-	-	-	2.8	71.0	376.1	9,288
Plng. Area 18	-	-	-	-	-	-	-	-	-	215.8	-	-	-	215.8	-
Plng. Area 20	-	-	-	-	-	-	-	15.0	-	-	-	188.0	6.0	209.0	-
Open Space++	-	-	-	-	-	-	-	-	-	-	-	2,729.4	-	2,729.4	-
SR-125	-	-	-	-	-	-	-	-	-	-	-	-	182.0	182.0	-
Public	-	-	-	-	-	-	-	-	-	-	-	19.6	-	19.6	-
Arterial	-	-	-	-	-	-	-	-	-	-	-	-	69.1	69.1	-
Total:	10,856	23,755	34,611	3,201.6	253.7	105.0	230.5	201.6	8.3	423.9	279.3	4,052.5	692.7	9,449	99,336

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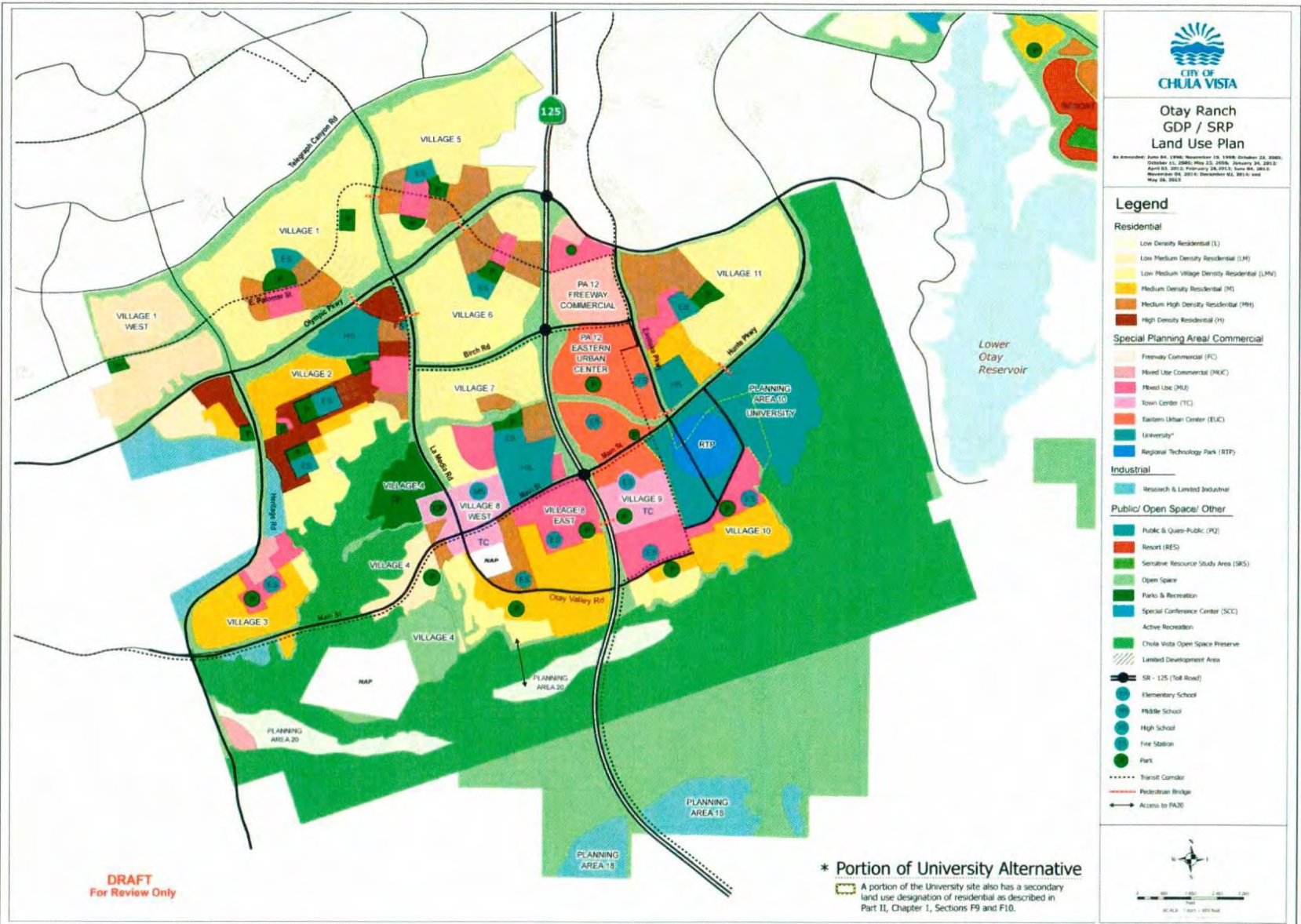


Exhibit 20 Otay Valley Parcel Map (Adopted)

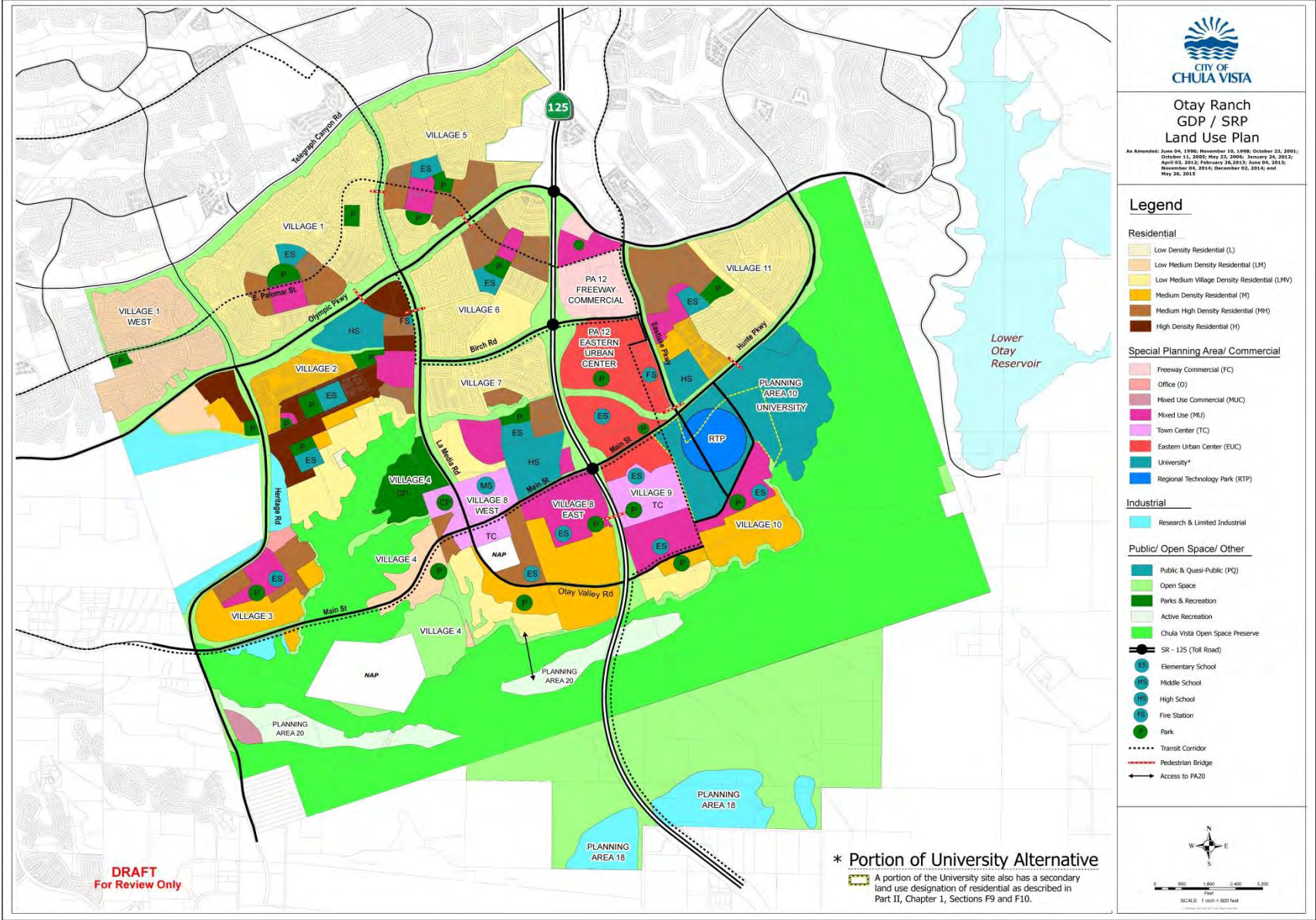


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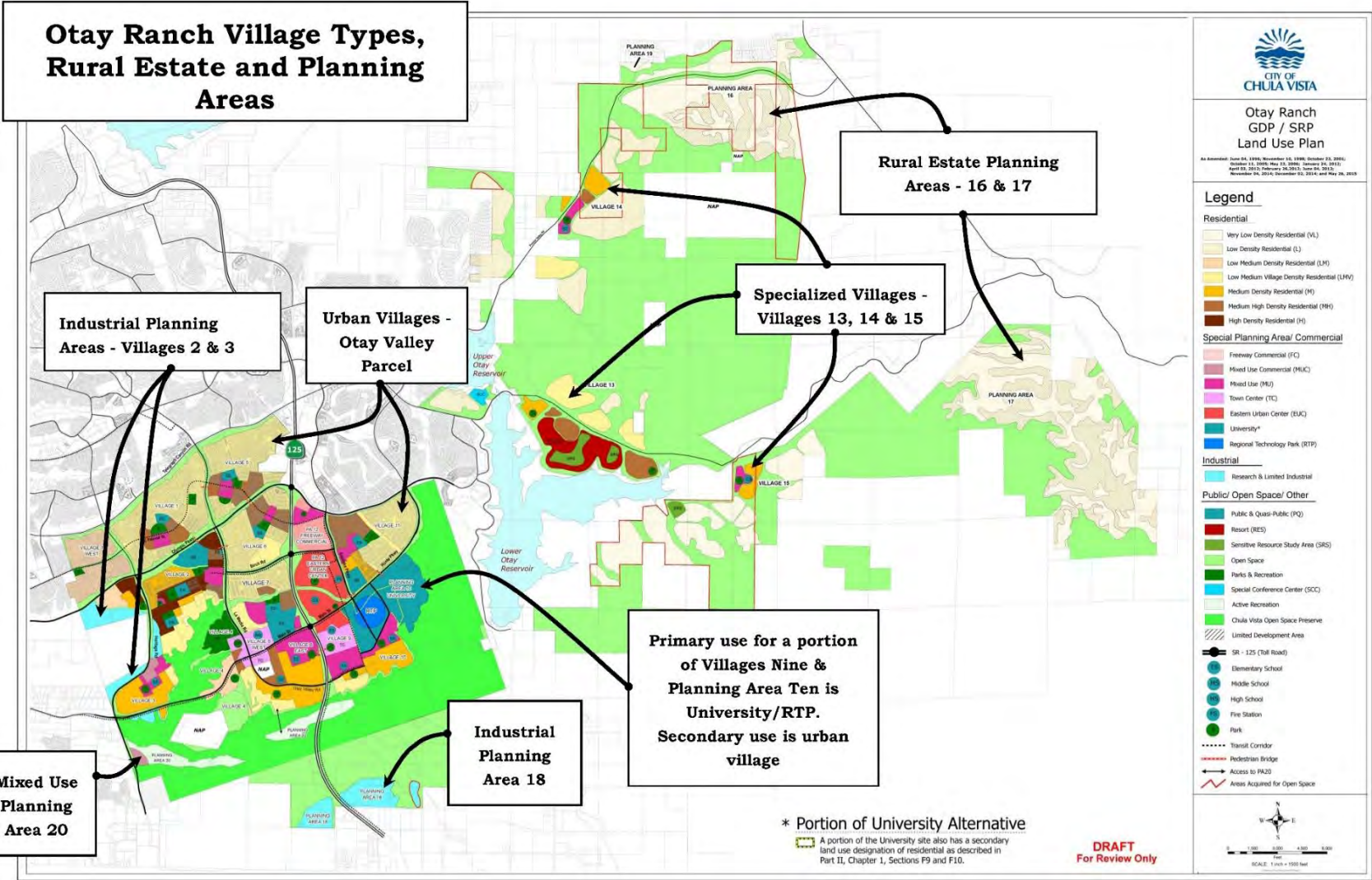


Exhibit 25 Otay Ranch Village Types, Rural Estate and Planning Areas (Adopted)

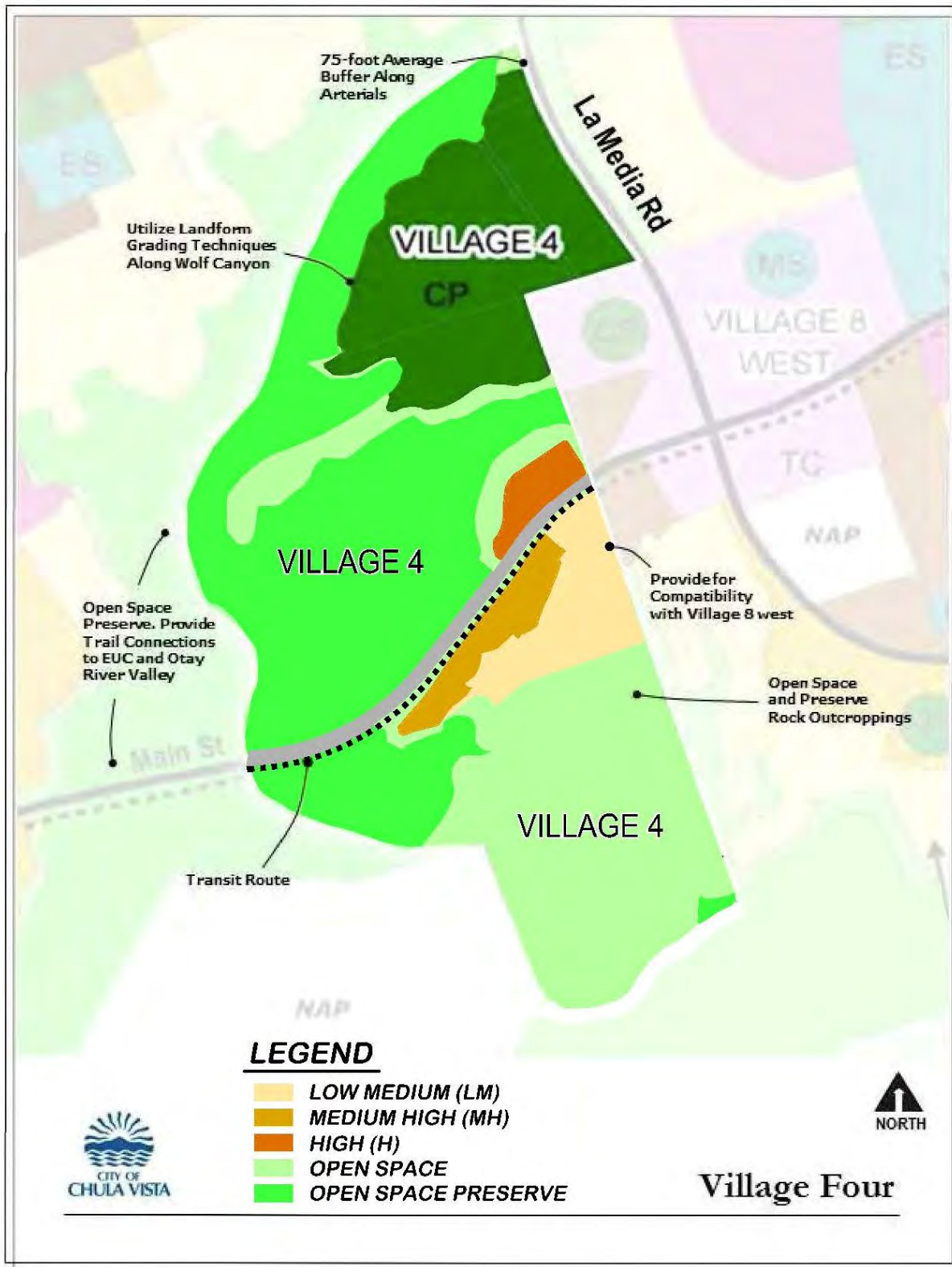


Exhibit 45 Village Four Land Use Map (Proposed)

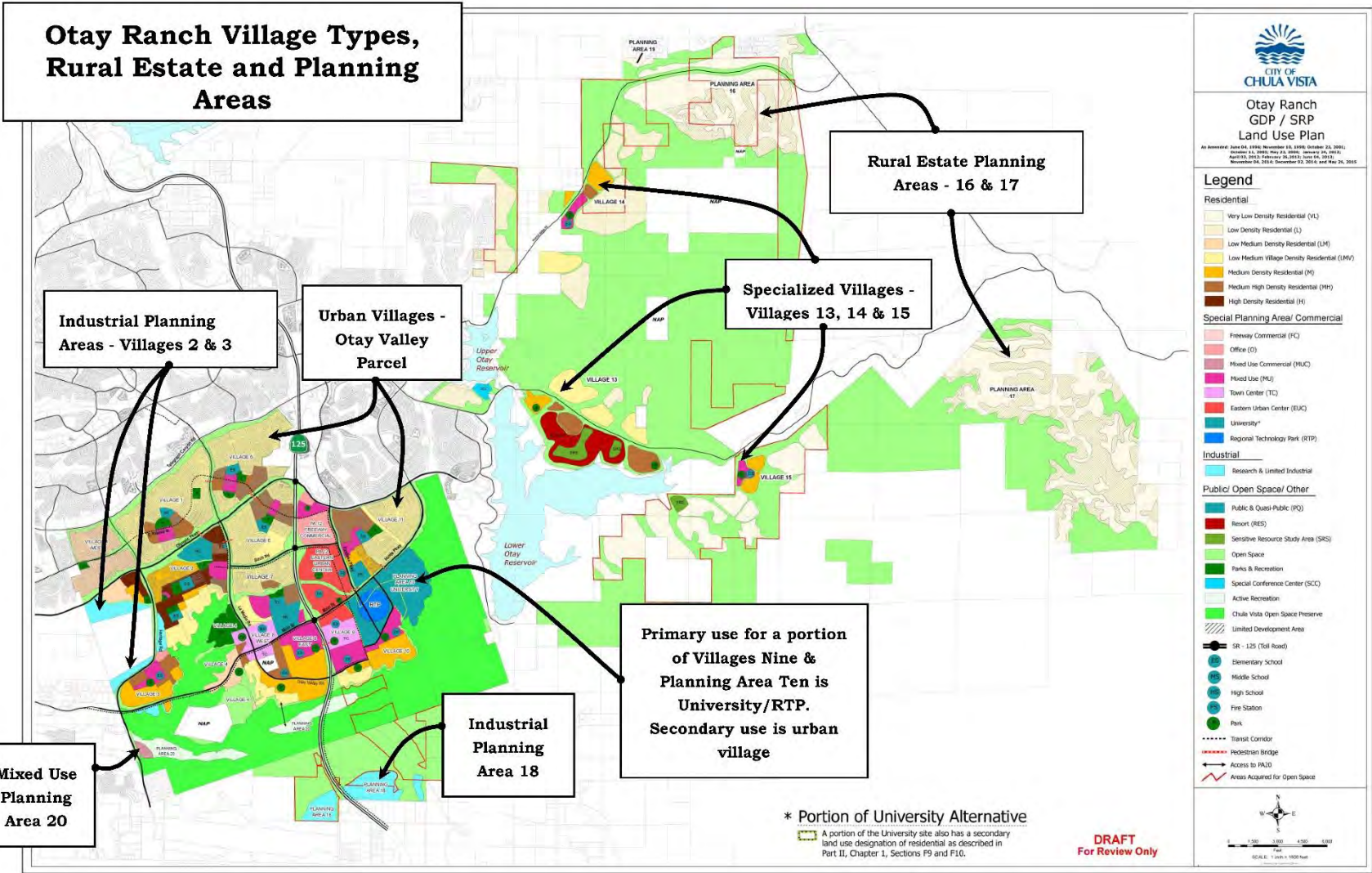


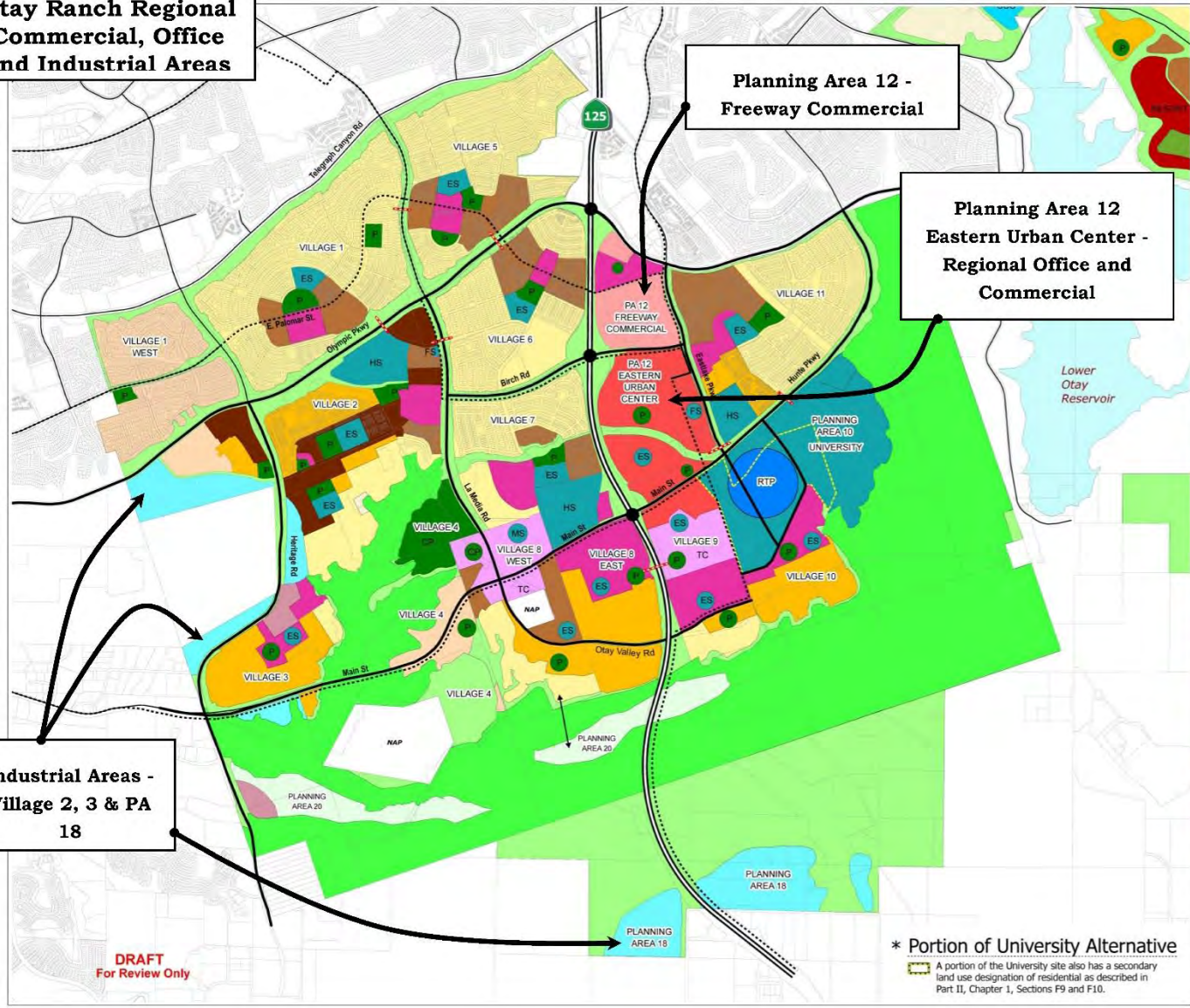
Exhibit 25 Otay Ranch Village Types, Rural Estate and Planning Areas (Proposed)

Otay Ranch Regional Commercial, Office and Industrial Areas

Planning Area 12 - Freeway Commercial

Planning Area 12 Eastern Urban Center - Regional Office and Commercial

Industrial Areas - Village 2, 3 & PA 18



CITY OF CHULA VISTA

Otay Ranch GDP / SRP Land Use Plan

As Amended: June 04, 1990; November 03, 1998; October 23, 2001; October 11, 2005; May 23, 2006; January 24, 2012; April 02, 2013; February 26, 2015; June 04, 2015; November 04, 2014; December 02, 2014; and May 04, 2015

Legend

Residential

- Low Density Residential (L)
- Low Medium Density Residential (LM)
- Low Medium Village Density Residential (LMV)
- Medium Density Residential (M)
- Medium High Density Residential (MH)
- High Density Residential (H)

Special Planning Area/ Commercial

- Freeway Commercial (FC)
- Mixed Use Commercial (MUC)
- Mixed Use (MU)
- Town Center (TC)
- Eastern Urban Center (EUC)
- University*
- Regional Technology Park (RTP)

Industrial

- Research & Limited Industrial

Public/ Open Space/ Other

- Public & Quasi-Public (PQ)
- Resort (RES)
- Sensitive Resource Study Area (SRS)
- Open Space
- Parks & Recreation
- Special Conference Center (SCC)
- Active Recreation
- Chula Vista Open Space Preserve
- Limited Development Area

Infrastructure

- SR - 125 (Toll Road)
- Elementary School (ES)
- Middle School (MS)
- High School (HS)
- Fire Station (FS)
- Park
- Transit Corridor
- Pedestrian Bridge
- Access to PA20

*** Portion of University Alternative**

A portion of the University site also has a secondary land use designation of residential as described in Part II, Chapter 1, Sections F9 and F10.

DRAFT For Review Only

SCALE: 1 inch = 800 feet

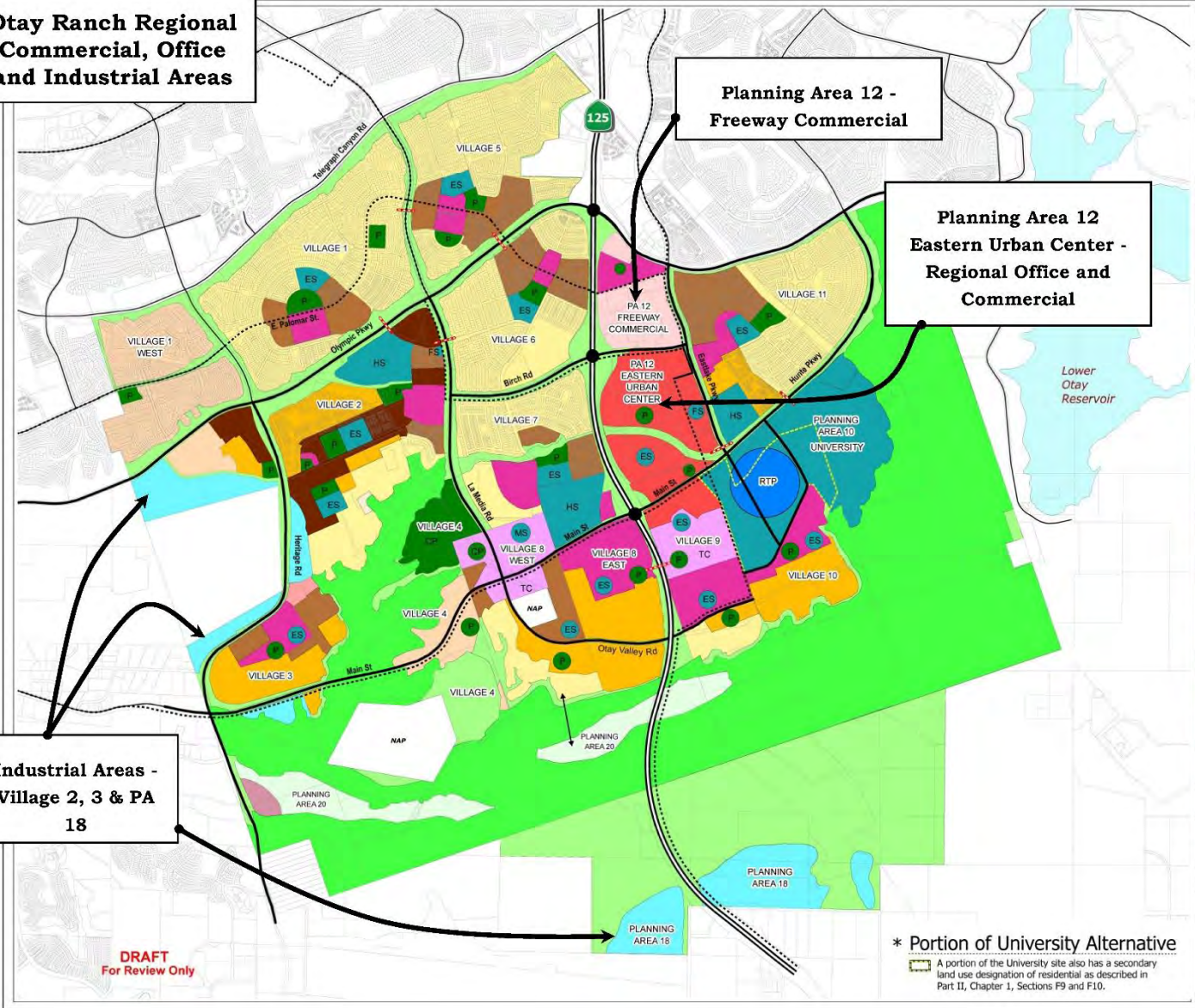
Exhibit 26 Otay Ranch Regional Commercial, Office and Industrial Areas (Adopted)

Otay Ranch Regional Commercial, Office and Industrial Areas

Planning Area 12 - Freeway Commercial

Planning Area 12 Eastern Urban Center - Regional Office and Commercial

Industrial Areas - Village 2, 3 & PA 18



CITY OF CHULA VISTA

Otay Ranch GDP / SRP Land Use Plan

As Amended: June 04, 1990; November 10, 1990; October 23, 2001; October 11, 2005; May 23, 2006; January 24, 2012; April 03, 2012; February 26, 2013; June 04, 2013; November 04, 2014; December 02, 2014; and May 26, 2015

Legend

Residential

- Low Density Residential (L)
- Low Medium Density Residential (LM)
- Low Medium Village Density Residential (LMV)
- Medium Density Residential (M)
- Medium High Density Residential (MH)
- High Density Residential (H)

Special Planning Area/ Commercial

- Freeway Commercial (FC)
- Office (O)
- Mixed Use Commercial (MUC)
- Mixed Use (MU)
- Town Center (TC)
- Eastern Urban Center (EUC)
- University*
- Regional Technology Park (RTP)

Industrial

- Research & Limited Industrial

Public/ Open Space/ Other

- Public & Quasi-Public (PQ)
- Open Space
- Parks & Recreation
- Active Recreation
- Chula Vista Open Space Preserve

Infrastructure

- SR - 125 (Toll Road)
- Elementary School
- Middle School
- High School
- Fire Station
- Park
- Transit Corridor
- Pedestrian Bridge
- Access to PA20

*** Portion of University Alternative**

A portion of the University site also has a secondary land use designation of residential as described in Part II, Chapter 1, Sections F9 and F10.

DRAFT For Review Only

SCALE: 1 inch = 800 feet

Exhibit 26 Otay Ranch Regional Commercial, Office and Industrial Areas (Proposed)

4. **Village Four**

a. *Village Four Setting*

Village Four is comprised of approximately 395 acres located in the southern portion of the Otay Valley Parcel, west of La Media Road and south Main Street. The Village includes a portion of Rock Mountain and contains a portion of Wolf Canyon. The Village is located directly west of Village Eight. The Village is located east and south of Wolf Canyon, and north of the Otay River Valley.

Open Space and Habitat: Village Four is bounded by the Otay River Valley and Wolf Canyon and the associated slopes and drainage courses of these canyons. The dominate landform in Village Four is Rock Mountain to the south and a large mesa to the north that will contain a Community Park.

Land Use: The Otay Valley Quarry is located in an out-parcel along the southern slopes of Rock Mountain outside of the Village.

Visual: The southern and eastern edge of the Village is adjacent to La Media Road and Village Eight West, an open space scenic corridor, and the Otay River Valley. Views from the Village include Rock Mountain, Wolf Canyon, Otay River Valley and the San Ysidro Mountains.

Relationship to Other Otay Ranch Villages: Village Four abuts Village Eight West along its eastern edge. It is connected to Village Seven and the Eastern Urban Center through a greenbelt connection which extends from upper Wolf Canyon. The Village is separated from Villages Two and Three by Wolf Canyon. Because of the higher density character of Village Four and its relatively small area, it is likely that Village Four will relate closely to Village Eight West, relying on this Village's retail and other services.

b. *Village Four Description*

Village Four is comprised of a Community Park, and a mix of single-family and multi-family homes. Because of the unique scenic value of Rock Mountain, this area will contain low-density single family residential development and open space. Village Four's, location and limited area prevent it from fully functioning as an urban village.

Village Four contains:

- 73 single-family and 277 multi-family residential units totaling 350 residential units
- A build-out population of approximately 956
- A Community Park

Exhibit 42 Village Three Land Use Table (Proposed)

c. *Village Four Policies*

Village Four														
Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park *	CPF**	Sch.	C'ml	Ind	Open Sp.	Art.	Total	
LM	453		453	3.8	118.05	7.0	2.1						127.1	1,495
COMMUNITY PARK						55.8							55.8	
OTHER											309.9	35.0	344.9	
TOTAL	453		453	3.8	118.0	62.8	2.1				309.9	35.0	527.8	1,495
+ Includes required acreage from other residential villages based on park acreage ratio of 3.0 acres per 1000 persons. ** Actual CPF acreage to be determined at the SPA level. CPF Acreage based on ratio of 1/39 acres per 1000 persons.														

Exhibit 44 Village Four Land Use Table (Adopted)

Village Four															
Use	Dwelling Units				Acreage									Approx. Pop.	
	SF	MF	Total	Dens	Res.	Park*	CPF+	Sch.	C'ml.	Office	Ind.	Open Sp.	Art.		Total
LM	176		176	3.6	48.9	1.7***	0.8							50.7	581
MH		150	150	12.3	12.2	1.2**	0.5							12.7	387
H		127	127	17.6	7.2	1*	0.5							7.7	328
COMMUNITY PARK						55.8*								55.8	
OTHE R												233.4	11.4	149.3	
TOTAL	176	277	453	6.6	68.3	56.8	1.8					233.4	11.4	371.8	1,296
+ Includes required Park acreage from other residential villages based on park acreage ratio of 3.0 acres per 000 persons. ** Park land includes in residential acreage. *** 0.72 acre of park land included in residential acreage + Actual CPF acreage to be determined at the SPA level. CPF Acreage based on ratio of 1.39 acres per 1000 persons															

Exhibit 44 Village Four Land Use Table (Proposed)

Village Character Policies:

- The Village should be guided by the following qualities:
 - Location adjacent to Wolf Canyon and connection to the Otay River Valley.
 - A blend of residential densities of the village land uses.
 - Fragmented character due to landforms and intervening roads.
 - The dominant landform of Rock Mountain.
 - Linkage to and compatibility with Villages Eight West, Seven, the Community Park, and Otay Valley Regional Park.
 - Views to Wolf Canyon, Rock Mountain, and the mountains to the east.
 - Consideration of major rock outcroppings.
- In order to preserve the integrity of the landform, low density residential may be placed along the south facing slopes of Rock Mountain.
- Adjacent to Wolf Canyon, clustering is encouraged to provide flexibility in grading, minimize landform alteration and promote a sensitive development design.
- The Village Four Community Park may develop independent from the balance of Village Four and may be included within the SPA Plan for the adjacent Village Two area. The balance of Village Four may be the subject of a future SPA Plan.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 2.87 acres of local parks in Village Four. 62.4 acres of Community Park land is planned in Village Four to accommodate the aggregated offsite park obligation related to residential development located in other Villages.

The following policies shall guide the design of parks and open spaces in Village Four:

- Open space preserve areas adjacent to Wolf Canyon and the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Natural open space character along the canyon shall be based upon the following concept developed in the Overall Ranch Design Plan and refined in the Village Design Plan for this village.
- Development adjacent to the preserve shall adhere to guidelines of the Otay Ranch Resource Management Plan (RMP) and Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan.
- Reserve a natural habitat corridor of coastal sage scrub linking the Otay River Valley with Wolf Canyon consistent with the Otay Ranch RMP and the Chula Vista MSCP Subarea Plan. The final location and width to be determined by future corridor studies.
- Rock outcroppings on Rock Mountain shall be preserved as open space.

- The outer limits of the wildlife corridor have been established adjacent to the quarry. This area has been identified on the GDP/SRP Land Use Map with a limited development designation, as shown on the quarry reclamation plan and provided it meets the design criteria established in the Otay Ranch Wildlife Corridor Study, Otay Ranch RMP, and the Chula Vista MSCP Subarea Plan.
- The village edge shall be consistent with the Otay Ranch RMP and Chula Vista MSCP Subarea Plan, providing a soft transition to Wolf Canyon. Due to topography, access to the Otay Valley Regional Park will be provided through a Village Eight West connection and implemented at the SPA level.
- Any grading or planned improvements adjacent to Wolf Canyon shall consider the planned development within Villages Two and Three.
- The broad valley of Wolf Canyon shall be retained as an open space amenity. Surrounding uses shall be consistent with the findings of the Wildlife Corridor Study, the Otay Ranch RMP, and the Chula Vista MSCP Subarea Plan.
- Residential lot lines and grading shall not extend into Wolf Canyon, areas designated as open space preserve under the Otay Ranch RMP and Chula Vista MSCP Subarea Plan, or the open space scenic corridor area along Otay Valley Road without appropriate environmental review. Modifications to preserve boundary must be consistent with the Otay Ranch RMP and the Chula Vista MSCP Subarea Plan.
- Pedestrian trails shall link the Village to the Otay Valley Regional Park through a trail connection to Village Eight West.

Other Village Four Policies:

- The visual impacts associated with development in areas adjacent to Wolf Canyon and the Otay River Valley shall be considered in the design of neighborhoods and the community park along this edge. A visual analysis with photo simulations shall be performed at the SPA level to assess visual impacts of development adjacent to Wolf Canyon and the Otay River Valley. The analysis shall illustrate the natural grade of the area and the topography after grading.
- Landform grading guidelines for the edges of Wolf Canyon, Rock Mountain, and the open space scenic corridor along Main Street shall be developed as part of the Village Design Plan at the SPA level. These specific guidelines shall be consistent with the definitions and standards established in the Overall Ranch Design Plan.
- Design guidelines which address the visual quality of development adjacent to the Otay Valley Regional Park/Otay River Valley shall be included in the Village Design Plan for Village Four. Specific SPA guidelines shall incorporate guidelines developed in the Overall Ranch Design Plan.
- Development adjacent to the rock quarry shall be phased to minimize the impacts from active quarry operations. Restrict access to active quarry uses from adjacent residential and park uses through the use of fencing or other buffering techniques. Special setbacks and design features may be needed to mitigate noise impacts from quarry uses.

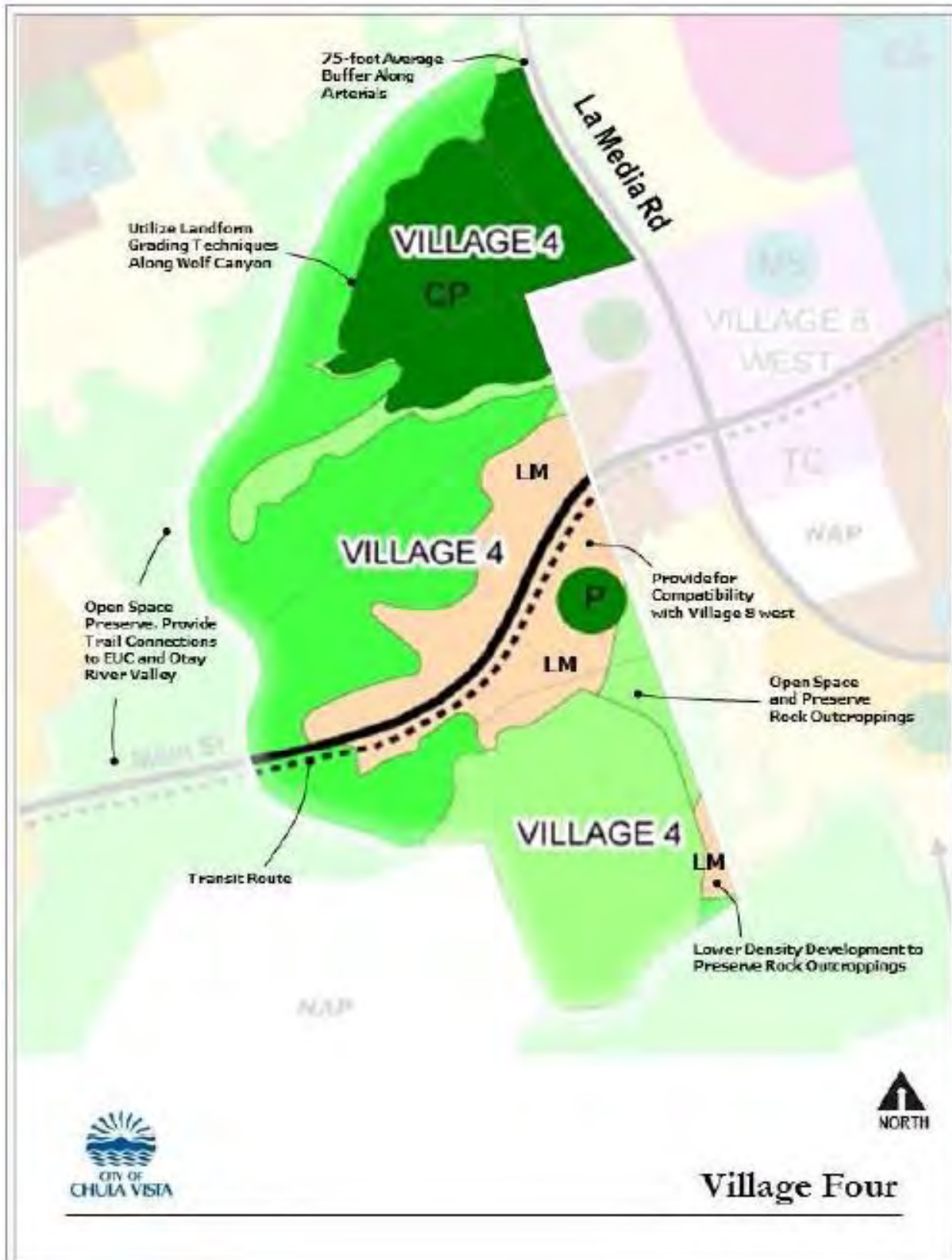


Exhibit 45 Village Four Land Use Map (Adopted)

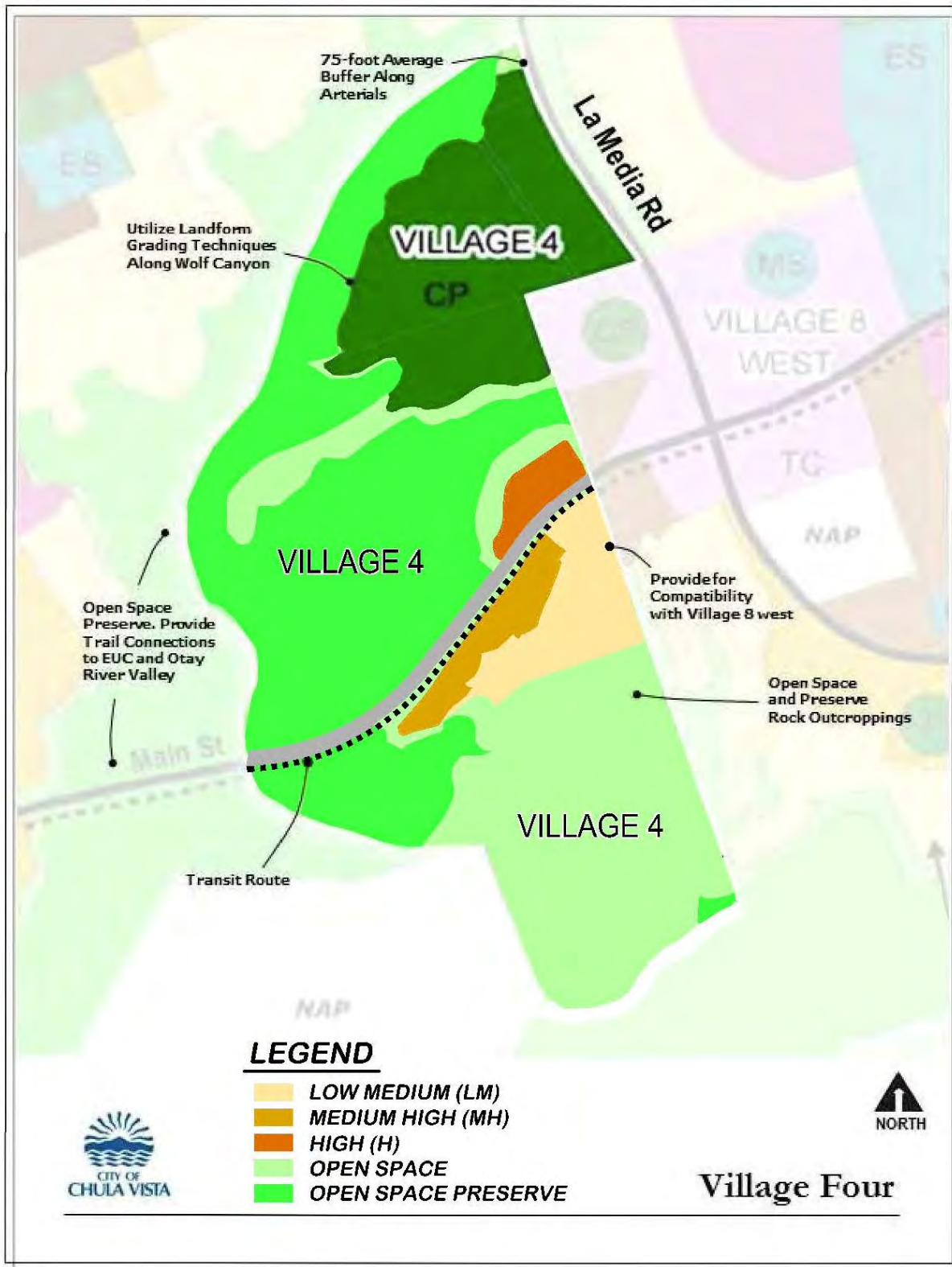


Exhibit 45 Village Four Land Use Map (Proposed)