

GENERAL DEVELOPMENT PLAN EXCERPT

Village Seven Sectional Planning Area (SPA)

June 30, 2004

Project Sponsor

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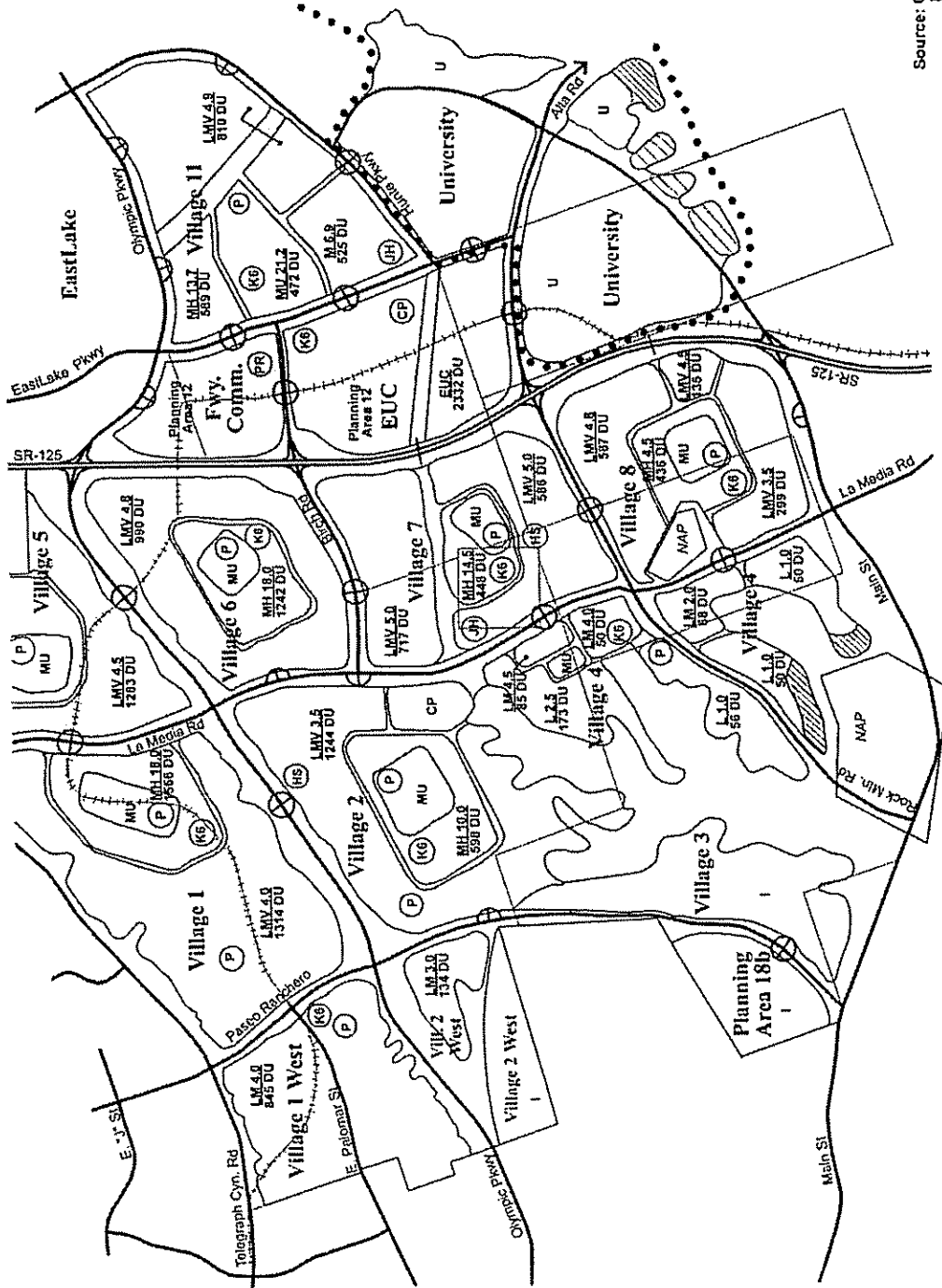
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General Development Plan

The General Development Plan was adopted in 1993 as a joint planning effort of the City of Chula Vista and the County of San Diego, known as the Otay Ranch GDP/SRP. The entire plan is too large and consists of too many related documents to be inserted in this Village Seven binder, but an excerpt of those pages, specifically addressing Village Seven, have been inserted on the following pages for reference. The entire General Development Plan and all its related component documents should be consulted for thorough comprehension.

Since its adoption in 1993, the Village even GDP has not been amended except the high school was moved to Village Two, and then later, the High School from Village Eleven was moved into Village Seven. Exhibits 1 & 2 are from the currently adopted General Development Plan exhibit. The excerpted page 153 is from the 1993 document and provides notes on various issues.

General Development Plan

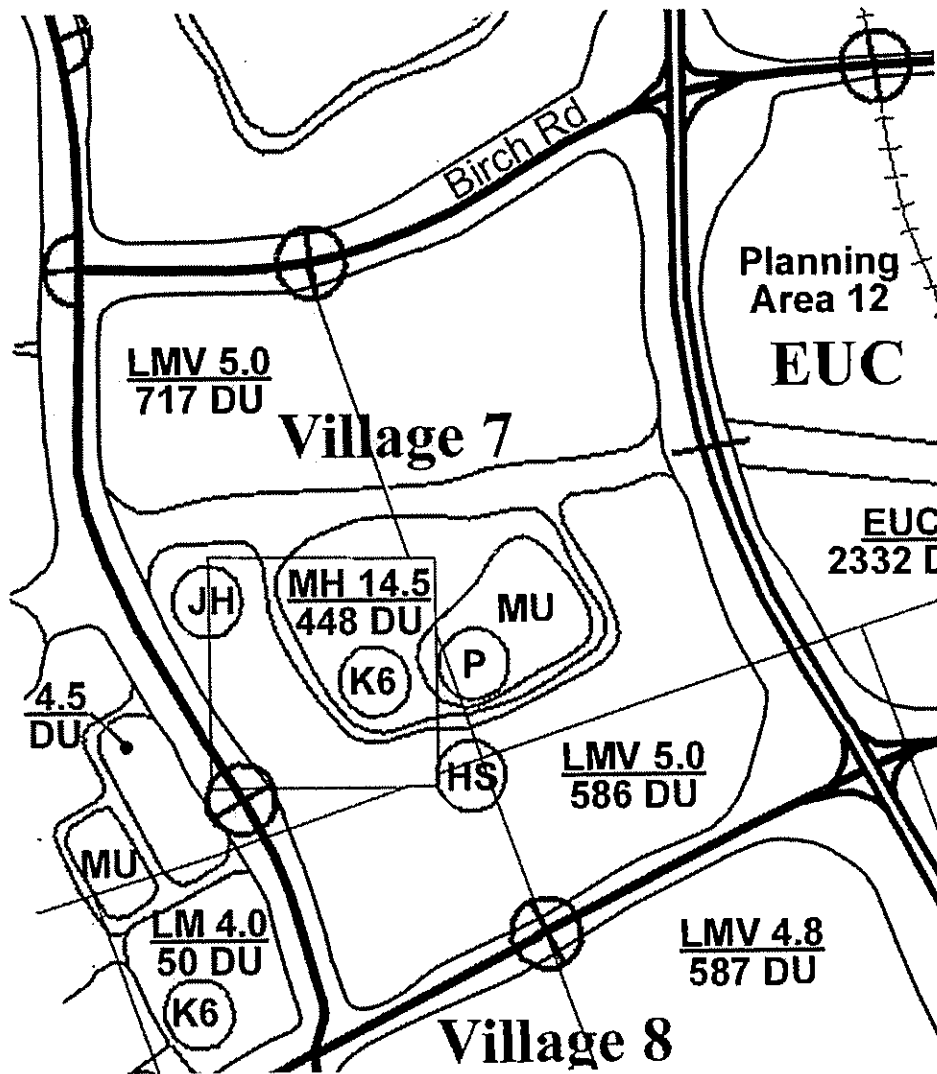


Source: City of Chula Vista
 From plot dated: 10/02
 City Land Planning
 10/02 7/31/03



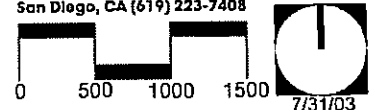
Exhibit 1

Adopted GDP - Village Seven



Source: City of Chula Plot 10/31/02

Cinti Land Planning
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OTAY RANCH

Exhibit 2

7. **Village Seven**

a. **Village Seven Setting**

Village Seven is comprised of approximately 412 acres located east of Wolf Canyon and north of Rock Mountain Road.

Open Space and Habitat: The Village Seven site has historically been used for agricultural purposes and does not contain significant environmental resources. The upper reaches of Wolf Canyon extend into the village, although this area has no sensitive resources.

Land Use: Village Seven is located in the interior of the Otay Valley Parcel, surrounded by land historically used for agricultural activities. The village is surrounded by Villages Six, Eight, Four, and the Eastern Urban Center (EUC) to the east, across SR-125. Village Seven is located immediately to the west of the planned SR-125. A 100 acre Vortac facility (an aviation navigational facility) is located within the village site.

Visual: Village Seven contains views into the upper reaches of Wolf Canyon, and more distant views to the mountains to the east and northeast. The Vortac facility provides potentially negative near views within the village.

Relationship to Other Otay Ranch Villages: Village Seven has a direct access to the Eastern Urban Center (EUC), and a close relationship with Villages Two and Four, the lower density villages on the edges of Wolf Canyon to the west. Village Seven is located between these lower intensity villages and the urban uses planned for the Eastern Urban Center. Thus, Village Seven will provide a transition from the lower densities, open space, and recreational opportunities near Wolf Canyon to the more intense neighborhoods in the EUC.

b. **Village Seven Description**

Village Seven is an Urban Village. Urban Villages are adjacent to existing urban development and are planned for transit oriented development with higher densities and mixed uses in the village cores. Village Seven includes:

- A maximum of 1,053 single family residential units
- A maximum of 448 multi-family residential units
- Build-out population of approximately 4,512
- A middle school
- A high school
- A trail connection through the village connecting Wolf Canyon to the west to the Eastern Urban Center to the east
- A village core area containing:
 - Commercial uses in a mixed use setting

- Public and community purpose facilities
- A transit stop
- An elementary school
- Multi-family residential
- A Town Square/Village Green/Main Street
- Affordable Housing
- Neighborhood Park

Village Seven													
USE	Sf Units	MF Units	Total Units	Res. Ac.	Dens	Park Ac*	CPF Ac.	Sch Ac.	C/ml. Ac.	Open Sp.	Art. Ac.	Total Ac.	Approx. Pop.
LMV	1,053	0	1,053	210.8	5.0			75.0				285.8	3,370
MU	0	0	0	0.0	0.0	9.3	6.3		7.2			22.8	0
MH	0	448	448	30.9	14.5			10.0				40.9	1,142
OTHER	0	0	0	0.0	0.0					45.3	17.1	62.4	0
TOTAL	1,053	448	1,501	241.5		9.3	6.3	85.0	7.2	45.3	17.1	411.7	4,512

*Part of park acreage requirements have been allocated to community parks. Actual park size to be determined by Parks Master Plan at the SPA level.

Exhibit 51 Village Seven Land Use Table

c. Village Seven Policies

Village Character Policies:

- The village character shall be guided by the following qualities:
 - The greenbelt corridor connecting the village with Wolf Canyon, the Eastern Urban Center and Salt Creek shall be a unifying feature of the village.
 - Compatibility with the Eastern Urban Center.
 - Views into Wolf Canyon and distant views to the mountains to the east and northeast.
 - Complementary relationship with Village Four.
- Higher densities shall be strategically located to provide a transition from the more intense urban uses of the Eastern Urban Center and SR-125, to the lower intensity uses near Wolf Canyon.

Village Core Policies:

- The greenbelt connection which winds through the village shall be an integral design element of the village core, potentially connecting open space, trails, recreational amenities, civic uses and schools. This greenbelt may be located within or adjacent to the core area.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 13.5 acres of local parks in Village Seven. To satisfy this requirement, 9.3 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.

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

- A regional pedestrian and open space link will be provided through the village connecting Wolf Canyon on the west to the Eastern Urban Center and Salt Creek on the east. This greenbelt connection may take several forms, including a greenbelt, parks, trails, and the pedestrian portion of promenade streets. The average width and continuous character of the greenbelt shall be defined in the Overall Ranch Design Plan. The greenbelt shall average 200 feet in width (excluding street ROW) over the entire length of any village (requirements set forth in Section E, Implementation) to provide a direct connection between the village core, Wolf Canyon, and the intense uses of the Eastern Urban Center (see GDP/SRP Land Use Map).
- The average width of the pedestrian open space/trail corridor shall be calculated from one edge of the village to the other.
- Buffering shall be provided to screen the Vortac facility (aviation navigation facility) from adjacent land uses, if this use is not relocated.

Other Village Seven Policies:

- Three schools are planned in Village Seven. These shall be appropriately separated with intervening land uses. The high school and middle school shall abut the regional open space, providing for non-vehicular access.
- A transit stop shall be reserved at the SPA level and irrevocably offered for dedication at the Tentative Map level.

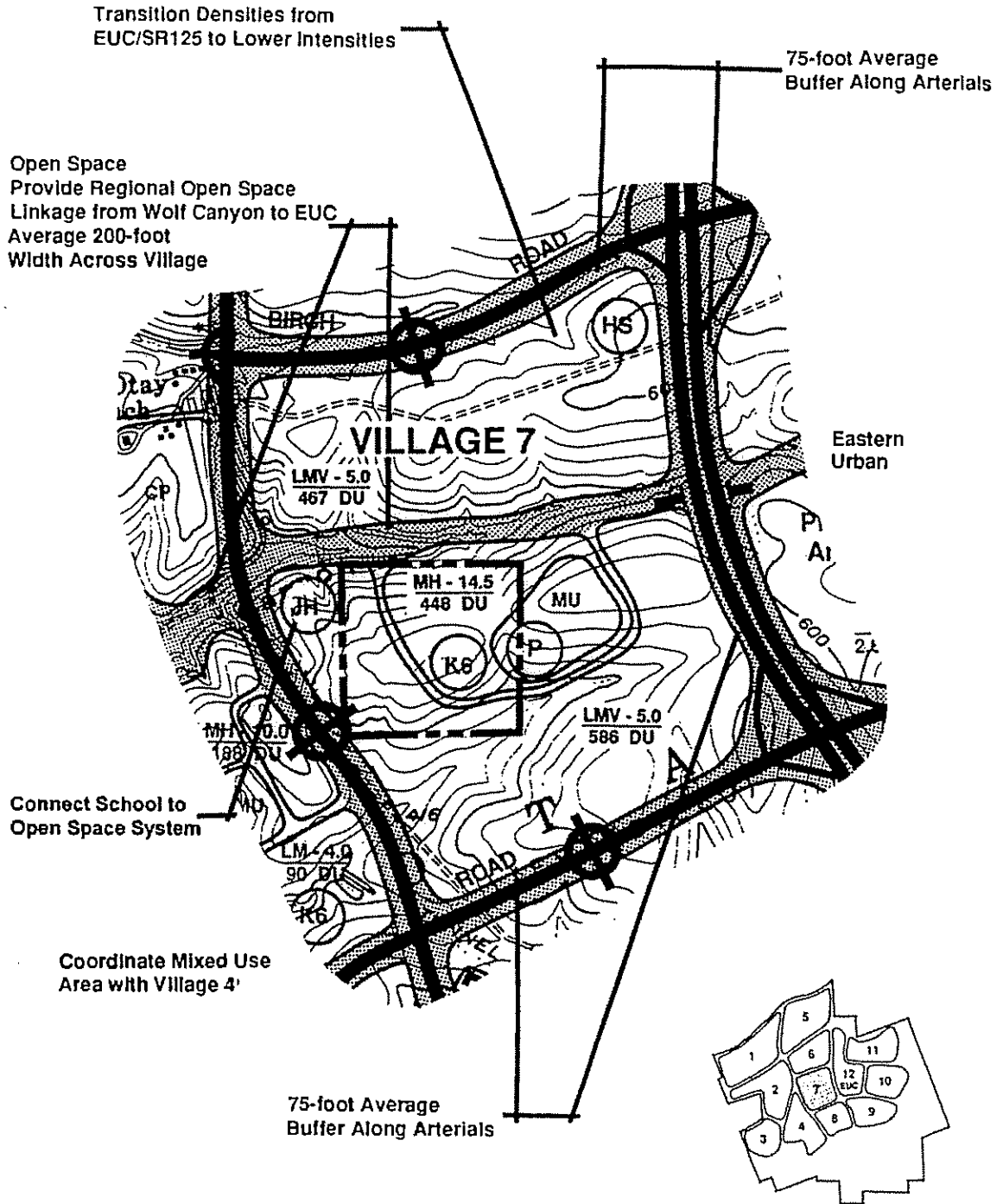


Exhibit 52 Village Seven Land Use Map