

SALT
CREEK
RANCH

SPA

**SALT CREEK RANCH
SECTIONAL PLANNING AREA PLAN
TABLE OF CONTENTS**

Chapter	Title	Page
PREFACE		
o	Background and Scope	xi
o	Document Organization	xii
SECTION I	SECTIONAL PLANNING AREA PLAN	
1.0	INTRODUCTION	
1.1	Background and Scope	I-1
1.2	Location and Regional Setting	I-1
1.3	Project Entitlements	I-5
1.4	SPA Plan Consistency with Approved General Development Plan/PC Zone	I-10
1.5	Density Redistribution	I-10
1.6	Legal Significance/EIR	I-11
2.0	DEVELOPMENT CONCEPT	
2.1	Introduction	I-13
2.2	Design Influences	I-13
2.3	Land Use Pattern	I-34
2.4	Community Character	I-50
2.5	Housing Programs	I-77

**SALT CREEK RANCH
SECTIONAL PLANNING AREA PLAN
TABLE OF CONTENTS**

Chapter	Title	Page
3.0	COMMUNITY DESIGN CONCEPT	
3.1	Community Character	I-84
3.2	Landscape Concept	I-85
3.3	Landscape Maintenance	I-116
3.4	Walls and Fences	I-117
3.5	Scenic Highways	I-137
3.6	Fuel Modification	I-140
4.0	CIRCULATION	
4.1	Introduction	I-149
4.2	Existing Conditions	I-150
4.3	Proposed Circulation	I-152
4.4	Street Standards	I-157
4.5	Phasing Impacts and Mitigation	I-167
4.6	Transit Planning Principles	I-175
4.7	Bicycle Circulation	I-178
5.0	GRADING	
5.1	Introduction	I-179
5.2	Sub-Area One	I-182
5.3	Sub-Area Two	I-182
5.4	Sub-Area Three	I-186

**SALT CREEK RANCH
SECTIONAL PLANNING AREA PLAN
TABLE OF CONTENTS**

Chapter	Title	Page
5.5	Roadways	I-201
5.6	Limits of Grading	I-201
6.0	PARKS/RECREATION AND OPEN SPACE/TRAILS	
6.1	Introduction	I-203
6.2	Habitat Enhancement	I-205
6.3	Parks	I-217
6.4	Trails	I-224
7.0	PUBLIC FACILITIES	
7.1	Introduction	I-232
7.2	Water Supply	I-232
7.3	Sewer Service	I-249
7.4	Storm Drainage System	I-256
7.5	Urban Run-off	I-264
7.6	Schools	I-266
7.7	Police and Fire Services	I-267
7.8	Air Quality Improvement Plan	I-268
7.9	Air Quality Legislation and Plans	I-275
7.10	Air Quality Impacts	I-282
7.11	Air Quality Mitigation Measures	I-291
7.12	Monitoring/Conclusion	I-295

**SALT CREEK RANCH
SECTIONAL PLANNING AREA PLAN
TABLE OF CONTENTS**

Chapter	Title	Page
8.0	PHASING	
8.1	Phase 1	I-297
8.2	Phase 2 and 2B	I-298
8.3	Phase 3	I-299

**SALT CREEK RANCH
SECTIONAL PLANNING AREA PLAN
LIST OF EXHIBITS**

Exhibit Number	Title	Page
1	Regional Location Map	I-2
2	Aerial Photograph	I-3
3	Vicinity Map	I-4
4	General Development Plan	I-8
5	Opportunities Map	I-14
6	Regional Context Map	I-16
7	Existing Topography	I-17
8	Landscape Buffer Plan (West of Lane Avenue)	I-23
9	Landscape Buffer Plan (East of Lane Avenue)	I-24
10	Southern Buffer Sections	I-25
11	Landscape Buffer/Single-Family Residential Cross Sections	I-26
12	Landscape Buffer/Multi-Family Residential Cross Sections	I-27
13	Otay Water District Cross Sections (A & B)	I-29
14	Otay Water District Cross Sections (C & D)	I-30
15	Otay Water District Cross Sections (E & F)	I-31
16	Upper Otay Reservoir Cross Sections	I-32
17	Site Plan	I-36
18	GDP Boundary Comparison	I-42
19	GDP Encroachment Areas	I-43
20	Neighborhoods I and 2 Trail Concept	I-51
21	Neighborhood I Cross Section	I-55
22	Neighborhood IB School Site Section	I-66
23	Neighborhood 8 Cluster Concept	I-69
24	Private Main Loop Street -- Cross Section	I-70
25	Neighborhood 8 Open Space Node Plan	I-71
26	Sub-Area 3 Cross Section	I-73
27	Landscape Plan	I-87
28	Focal Point Elevation	I-95
29	Focal Point Plan View	I-96

**SALT CREEK RANCH
SECTIONAL PLANNING AREA PLAN
LIST OF EXHIBITS**

Exhibit Number	Title	Page
30	Monumentation Plan	I-97
31	Salt Creek Corridor Plan	I-98
32	Community Entry Plan (East H Street West Entry)	I-99
33	Community Entry Elevation (East H Street West Entry)	I-100
34	Community Entry Plan (East H Street East Entry)	I-101
35	Community Entry Elevation (East H Street East Entry)	I-102
36	Community Entry Plan (Hunte Parkway South Entry)	I-103
37	Community Entry Elevation (Hunte Parkway South Entry)	I-104
38	Community Entry Plan (Lane Avenue South Entry)	I-105
39	Community Entry Elevation (Lane Avenue South Entry)	I-106
40	Community Entry Monument Elevation	I-107
41	Landscape Plan Section A	I-109
42	Landscape Plan Section B	I-110
43	Landscape Plan Section C	I-112
44	Landscape Plan Section D	I-113
45	Landscape Plan Section E	I-114
46	Maintenance Access Plan	I-118
47	Landscape Maintenance Section A	I-119
48	Landscape Maintenance Section B	I-120
49	Landscape Maintenance Section C	I-121
50	Landscape Maintenance Section D	I-122
51	Landscape Maintenance Section E	I-123
52	Landscape Maintenance Section F	I-124
53	Landscape Maintenance Section G	I-125
54	Landscape Maintenance Section H	I-126
55	Landscape Maintenance Section I	I-127
56	Landscape Maintenance Section J	I-128
57	Landscape Maintenance Section K	I-129
58	This page intentionally left blank	I-130

**SALT CREEK RANCH
SECTIONAL PLANNING AREA PLAN
LIST OF EXHIBITS**

Exhibit Number	Title	Page
59	Perimeter Wall and Fencing Plan	I-132
60	Wall and Fencing Section/Elevations	I-133
61	Wall and Fencing Section/Elevations	I-134
62	Wall and Fencing Section/Elevations	I-135
63	Typical Wall/Fence Section at Top/Toe of Slope	I-136
64	East H Street Conceptual Grading Plan (West of Hunte Parkway)	I-138
65	Fuel Modification Section Detail (Manufactured Slope)	I-144
66	Fuel Modification Section Detail (Native/Habitat Enhancement)	I-145
67	Fuel Modification Section Detail (Habitat Enhancement)	I-146
68	Fuel Modification Section Detail (Daylight Grading Condition)	I-147
69	Fuel Modification Section Detail (Manufactured Slope)	I-148
70	Circulation Plan	I-153
71	Hunte Parkway Intersection Alternative	I-156
72	Typical Street Sections (East H Street and Hunte Parkway)	I-159
73	Typical Street Sections (Lane Avenue and Hunte Parkway)	I-160
74	Typical Street Sections (Local and Residential Roads)	I-161
75	Private Typical Street Section (Area 8)	I-162
76	Typical Street Sections (Areas 10A and 12)	I-163
77	Private Typical Street Sections (Area 13)	I-164
78	Neighborhood 10A Theater Lot Section	I-166
79	Transit Access/Pedestrian Circulation Plan	I-177

**SALT CREEK RANCH
SECTIONAL PLANNING AREA PLAN
LIST OF EXHIBITS**

Exhibit Number	Title	Page
80	Conceptual Grading Plan	I-180
81	Cut and Fill Map	I-181
82	Contour Grading Detail A	I-183
83	Contour Grading Detail B	I-184
84	Contour Grading Detail C	I-185
85	Contour Grading Detail D	I-187
86	Contour Grading Detail E	I-188
87	Contour Grading Detail F	I-189
88	Contour Grading Detail G	I-191
89	Contour Grading Detail H	I-192
90	Contour Grading Detail I	I-193
91	Contour Grading Detail J	I-194
92	Neighborhood 10A and 11 Cut/Fill Sections	I-196
93	Ridgeline Estates Conceptual Lotting/Grading	I-197
94	Ridgeline Sections	I-199
95	Ridgeline Grading Guidelines	I-200
96	Limits of Grading Comparison	I-202
97	Parks, Open Space and Trails Plan	I-204
98	Habitat Enhancement Plan	I-208
99	7.0 Acre Neighborhood Park Plan	I-221
100	22.0 Acre Community Park Plan	I-223
101	Recreational Trail	I-225

**SALT CREEK RANCH
SECTIONAL PLANNING AREA PLAN
LIST OF EXHIBITS**

<u>Exhibit Number</u>	<u>Title</u>	<u>Page</u>
102	Sidewalk and Equestrian/Hiking Trail	I-227
103	Trail Undercrossing at East H Street and Hunte Parkway	I-228
104	Public Pedestrian Trail (SDG&E Easement Condition)	I-229
105	Private Pedestrian Trail (Neighborhood 8)	I-231
106	Proposed Water Plan	I-234
107	Off-Site Reservoir Location	I-239
108	Potential Reclaimed Water Use Areas	I-246
109	Proposed Water Reclamation Facilities	I-247
110	Proposed Sewer Plan	I-250
111	Proposed Storm Drain Plan	I-257
112	Urban Runoff Diversion System	I-265
113	Phasing Plan	I-300

**SALT CREEK RANCH
SECTIONAL PLANNING AREA PLAN
LIST OF TABLES**

Table 1	Salt Creek Ranch Land Use Summary	I-37
Table 2	General Development Plan vs. SPA	I-39
Table 3	Sub-Area Three Statistical Summary	I-74
Table 4	Current Low and Moderate Income Rental Rates	I-79
Table 5	Affordable Housing Contacts	I-82
Table 6	Master Plant List	I-88
Table 7	Salt Creek Ranch GDP Roadway Classifications	I-158
Table 8	Coastal Sage Plan Species	I-213
Table 9	Plant Materials	I-215
Table 10	Parkland Dedication Standards	I-219
Table 11	Salt Creek Ranch Population Estimates	I-220
Table 12	Water Conservation Measures	I-242
Table 13	Salt Creek Ranch Average Reclaimed Water Demand	I-244
Table 14	On-Site Average Flow By Drainage Basin	I-251
Table 15	Off-Site Sewage Flows	I-252
Table 16	California and Federal Ambient Air Quality Standards	I-278
Table 17	Ambient Air Quality Summary -- Chula Vista Monitoring Station	I-286
Table 18	Emission Rates for Grading Scraper	I-288
Table 19	San Diego Air Basin Emission Inventory Summary	I-290
Table 20	Summary of Projected Vehicle Emissions	I-291

PREFACE

BACKGROUND AND SCOPE

The general intent of this Sectional Planning Area (SPA) Plan is to further define the development parameters previously set forth in the Salt Creek Ranch General Development Plan (GDP). This Plan addresses issues concerning the infrastructure required to serve the project, existing and proposed land use relationships, design criteria, circulation, open space and parks. In addition, this Plan details the project's objectives established by a set of guidelines in accordance with the proposed Salt Creek Ranch Planned Community District Regulations, which are included in book two of this document.

The purpose of this SPA Plan is to:

- o Develop a plan that is consistent with the approved General Development Plan (GDP) and satisfies all conditions of the GDP as well as the mitigation measures set forth in the GDP Environmental impact Report.
- o Promote quality development that will be consistent with the City of Chula Vista's General Plan, the Eastern Territories Area Plan and the surrounding community.
- o Develop a plan that is economically feasible and capable of being implemented based on existing and anticipated future economic conditions.
- o Provide for comprehensive planning which assures the orderly development of the Site in relation to the surrounding community.
- o Assure adequate phasing and financing for community facilities; including circulation improvements, domestic water, urban runoff and flood control facilities, sewage disposal facilities, educational facilities and parks. The Plan

shall also provide assurances that approved development will proceed in a timely manner.

- o Preserve and enhance natural open space areas and provide on-site amenities where appropriate.
- o Establish planning and development guidelines permitting a variety of residential products and affordable housing opportunities compatible with the surrounding area.

DOCUMENT ORGANIZATION

In order to properly address the purpose of this SPA Plan, and for the convenience of the reader, the Salt Creek Ranch SPA has been organized into one document consisting of two (2) books.

Book 1, the Sectional Planning Area Plan, provides general background information describing previous planning processes along with the overall project development concept. This book also provides a brief analysis of the relationship and consistency between this SPA Plan and the General Development Plan. This analysis is expected to set the course for future approvals required prior to construction and occupancy. This book will also detail the proposed development characteristics for the Salt Creek Ranch project. Specific references will be given to particular aspects of the overall development concept, providing the detail necessary to define the scope and intent of the development plan. Furthermore, Book One presents the overall intensity and distribution of the various land uses proposed for the site.

Book Two of the SPA Plan contains the Planned Community District Regulations and the Design Guidelines. Section One of Book Two, provides the Planned Community District Regulations that are necessary for the successful implementation of the Salt Creek Ranch project. In the event of conflict, these regulations shall supplement and supersede other City regulations. Where a topic is not addressed by the Planned

Community Regulations contained in this SPA Plan, appropriate City regulations shall apply and govern development in the Salt Creek SPA.

In general, District Regulations serve as the instrument through which the Salt Creek Ranch Sectional Planning Area Plan is to be implemented. These regulations establish standards for development, address open space provisions and major improvements that will be provided by the developer. In addition, the district regulations provide the basis by which the City will review and evaluate the schematic, preliminary and final drawings of each development project built in the Salt Creek Ranch Planned Community, providing guidance at the design review level.

Book Two, Section Two of this SPA plan contains the detailed design guidelines which will be followed in order to implement the development concept. The design guidelines shall address community-wide issues such as site planning, landscape design, grading and circulation. Section Two also prescribes design guidelines for residential and community facilities and outlines open space and park design standards.

In 2001, the developer and the City of Chula Vista initiated an update of the SPA Plan in order to reflect project changes that resulted from revisions required and approved in conjunction with the approval of the Multiple-Species Conservation Program ("MSCP") Subarea Plan for Chula Vista. In 2001, the developer proposed modifications to the SPA which would result in the elimination of an elementary school site within Neighborhood 7 and its conversion into 43 new single family residential lots. The applicant also requested minor modifications to locate the boundary line separating the park and CPF sites in Neighborhood 8; however, this does not change overall acreage of either of the two sites.

These two books, together with the official maps contained herein, both as amended, shall constitute the Sectional Planning area Plan for Salt Creek Ranch. This SPA Plan is provided for the Chula Vista City Council as required by the Salt Creek Ranch General Development Plan and pursuant to Title 19, Zoning, of the Chula Vista Municipal Code.

RECORD OF AMENDMENTS

1. March 17, 1998, Ordinance No. 2725 Approved Amendments to the Salt Creek Ranch Sectional Planning Area (SPA) Plan Consisting of Modifications to the Planned Community District Regulations Regarding certain side yard setback encroachments.
2. June 13, 2000, Resolution No. 2000-190 Approved Amendment to Conditions No. 1 and 3 of the Salt Creek Ranch Tentative Subdivision Map, Chula Vista Tract 92-02, and Section 3.2 of the Salt Creek Ranch Public Facilities Financing Plan to allow an increase in the number of dwelling units that may be built prior to State Route 125 from Olympic Parkway to State Route -54 opening for public access.
3. April 10, 2001, Resolution No. 20001-103, and Ordinance No. 2833 Approved Amendments to the Salt Creek Ranch General Development Plan and Sectional Planning Area (SPA) in order to change the land use designation of a 7-acre parcel from Low Density Residential to Community Purpose Facility and Park; and the land use designation of a 3-acre adjacent to the north from Community Purpose Facility to Park.
4. May 13, 2003, Resolution No. 2003-198, approved amendments to the Salt Creek Ranch General Development Plan and Salt Creek Ranch Sectional Planning Area Plan which included: the elimination of Neighborhood 13 and replaced this area as open space; adjusted the land use boundaries of Neighborhood 9, 10A, 10B, 11, 12, and 13 and transferred residential units lost by the elimination of Neighborhood 13 to other neighborhoods within Subarea III. Changed the land use designation of Neighborhood 9 from SF1 to SFE and reduced the minimum lot size requirements from 15,000 to 10,000 sq ft.
5. August 26, 2003, Resolution No. 2003-386, approved amendments to the City's general plan land use diagram; Salt Creek Ranch Sectional Planning Area (SPA) Plan and associated regulatory documents to change portions of existing designations for Neighborhoods 7 and 8.
6. September 16, 2003, Ordinance No. 2932 approved amendments to the Salt Creek Ranch Planned Community District Regulations and Zoning Districts Map.
7. February 10, 2004, Administrative clean-up to "Residential Property Development Standards" Table in Section 2.3.1 of the Planned Community District Regulations to clarify the main building height regulations.

SALT CREEK RANCH

INTRODUCTION

CHAPTER 1

1.0

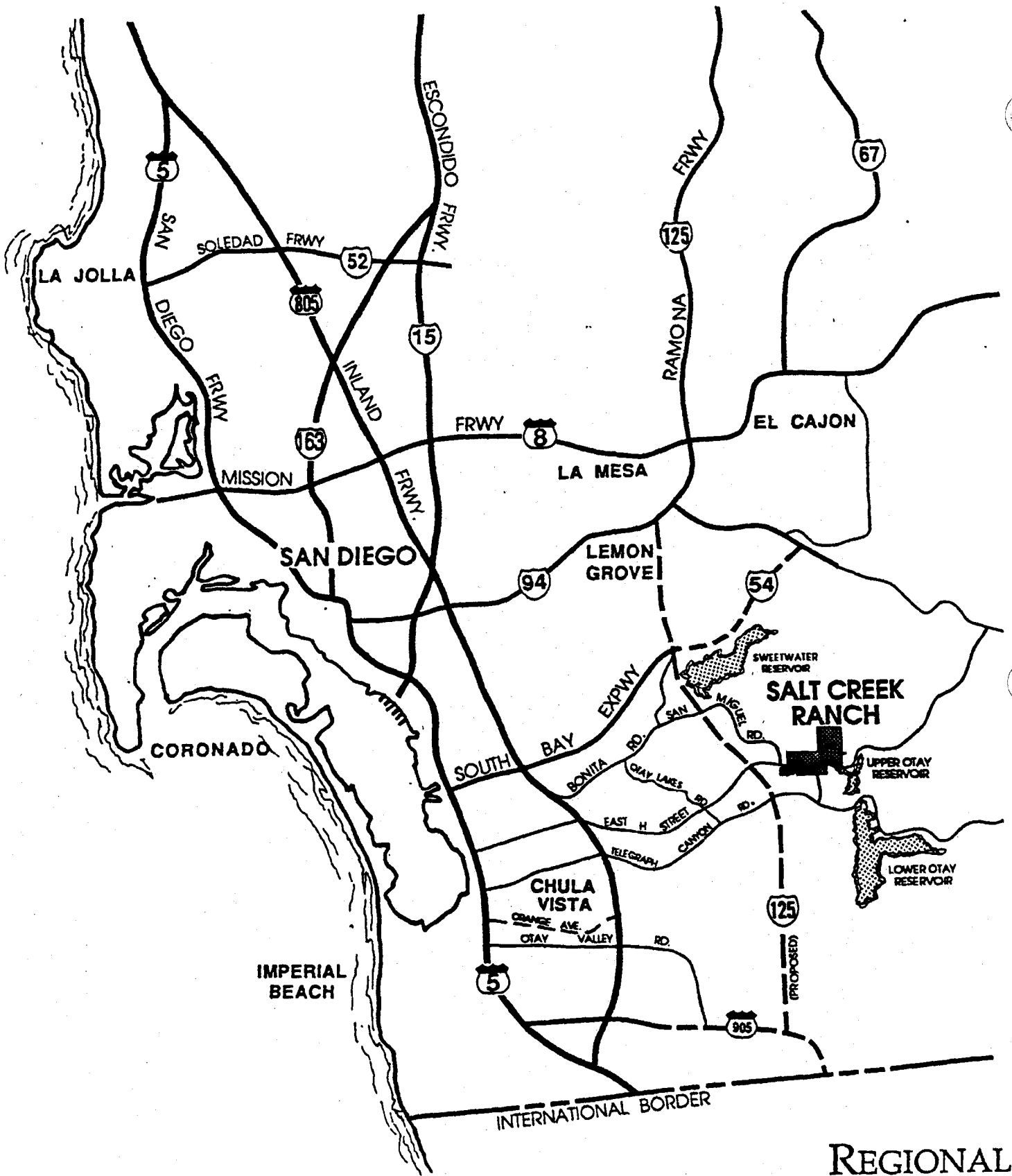
INTRODUCTION

1.1 BACKGROUND AND SCOPE

The Salt Creek Ranch Sectional Planning Area Plan provides the entitlement bridge linking the general policies and land use designations contained in the Chula Vista General Plan and the previously approved Salt Creek Ranch General Development Plan with the required future project-level approvals and detailed site plans. This SPA Plan contains more focused and detailed development guidelines and regulations than were previously provided in the approved General Development Plan. Although the SPA Plan is more specific than the General Development Plan, it is intended to be dynamic rather than static, thus allowing for flexibility to respond to changes in the regulatory environment.

1.2 LOCATION AND REGIONAL SETTING

The Salt Creek Ranch Sectional Planning Area contains approximately 1,200 acres of gently rolling terrain, broad vistas and attractive natural areas. The project is located between the urbanized areas of the City of Chula Vista to the west, and the undeveloped areas of the Eastern Territories to the east. Salt Creek Ranch is bounded on the south by the Eastlake Technology Park and on the north by the proposed Rancho San Miguel development and Otay Water District property, as shown on Exhibit 1, Regional Location Map. Other adjacent properties include the Salt Creek I project and the proposed State Route 125 to the west, and Otay Ranch to the east, which is currently the subject of an intensive planning effort. The site is also situated between Upper Otay Reservoir to the southeast and San Miguel Mountain to the north. Exhibit No. 2 is an aerial photograph indicating the site location and existing access. A Vicinity Map is included as Exhibit No. 3.



SALT CREEK RANCH

REGIONAL LOCATION MAP



The Baldwin Company
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EXHIBIT NO. 1 FORM



SALT CREEK RANCH

AERIAL PHOTO


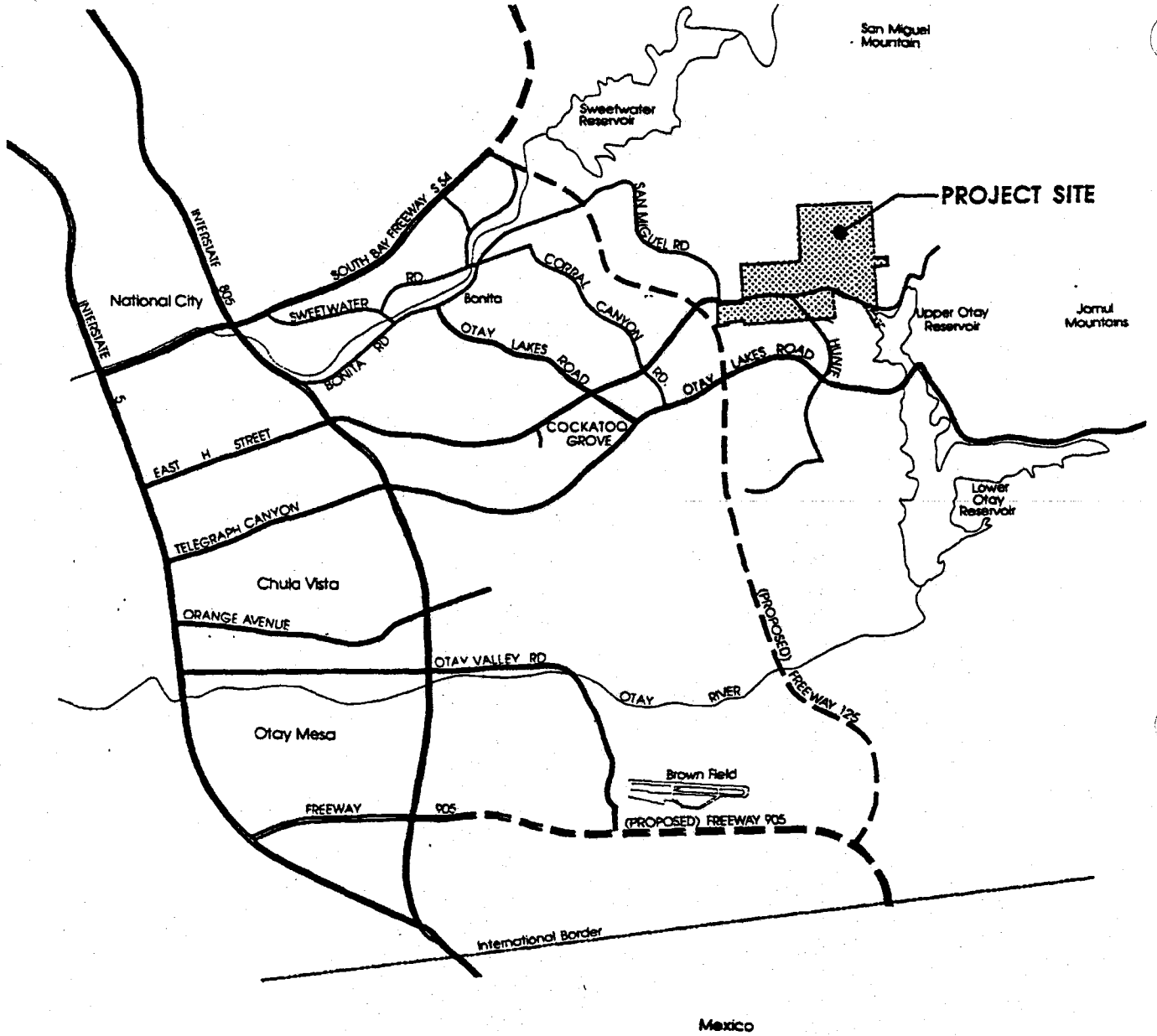
 The Baldwin Company
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EXHIBIT NO. 2   FORM

1-3



SALT CREEK RANCH

VICINITY MAP



The Baldwin Company
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EXHIBIT NO. 3 FORM

Access to the site is currently provided via Proctor Valley Road, which traverses the southern portion of the site in an east-west direction. Lane Avenue presently terminates at the boundary of Eastlake Technology Park and the Salt Creek Ranch property. East H Street has recently been extended to a point west of the project boundary, in conjunction with the development of the Eastlake area. Telegraph Canyon Road and Otay Lakes Road, located south of the project, are connected through the site via Lane Avenue.

The regional context for this development is the approximately 23,700-acre Eastern Territories Planning Area of the City of Chula Vista. The Eastern Territories Planning Area is bounded by Interstate 805 on the west, San Miguel Mountain and State Route 54 on the north, The Otay Reservoir and the Jamul foothills on the east, and the Otay River Valley on the south. This Eastern Territories region is the largest planning area currently covered by the City's General Plan. The Salt Creek Ranch Sectional Planning Area is located in the extreme northeastern portion of the Eastern Territories Planning Area, where the property adjoins Otay Ranch and Eastlake.

The majority of the Salt Creek Ranch development is in the City of Chula Vista sphere of influence. The sphere of influence will be modified to include the northeastern 240 acres when annexation is initiated.

1.3 PROJECT ENTITLEMENTS

Historically, the Salt Creek Ranch property has been used for ranching, grazing and dry-farming activities. The site is currently vacant, unoccupied and in an unimproved condition.

1.3.1 Chula Vista General Plan

The General Plan -- Land Use Element designates proposed land uses for the area now defined as the Salt Creek Ranch Planned Community. The Salt Creek Ranch Planned Community site, is however, governed by the recently-approved Salt Creek Ranch General Development Plan (GDP). The General Development Plan is based upon, and directly implements, the goals and policies of the City of Chula Vista's General Plan. The General Development Plan, by virtue of its approval, is consistent with and augments the Chula Vista General Plan.

1.3.2 Preliminary Entitlement

Before preparation of the SPA, formal planning for Salt Creek Ranch began with preparation of the Salt Creek Ranch General Development Plan and the Pre-Zone Environmental Impact Report in 1989. This EIR was provided to give a full description of existing on-site resources and the environmental considerations associated with the development of Salt Creek Ranch. A supplemental EIR accompanies this SPA Plan to alleviate specific impacts associated with implementations of the SPA Plan.

In order to provide comprehensive and orderly planning for Salt Creek Ranch, the project was developed in accordance with the Planned Community Zone Regulations contained in The Chula Vista Municipal Code, Title 19, Zoning. To establish the PC Zone, the Municipal Code requires preparation and approval of a General Development Plan.

1.3.3 General Development Plan

The General Development Plan was prepared utilizing generalized design concepts for the Salt Creek Ranch property. These design concepts were developed with the intention of being refined in the subsequent planning processes. The General Development Plan does establish the general pattern, intensity and character of development, along with the goals, objectives and standards to guide future detailed

planning. The General Development Plan in its entirety is incorporated by reference herein.

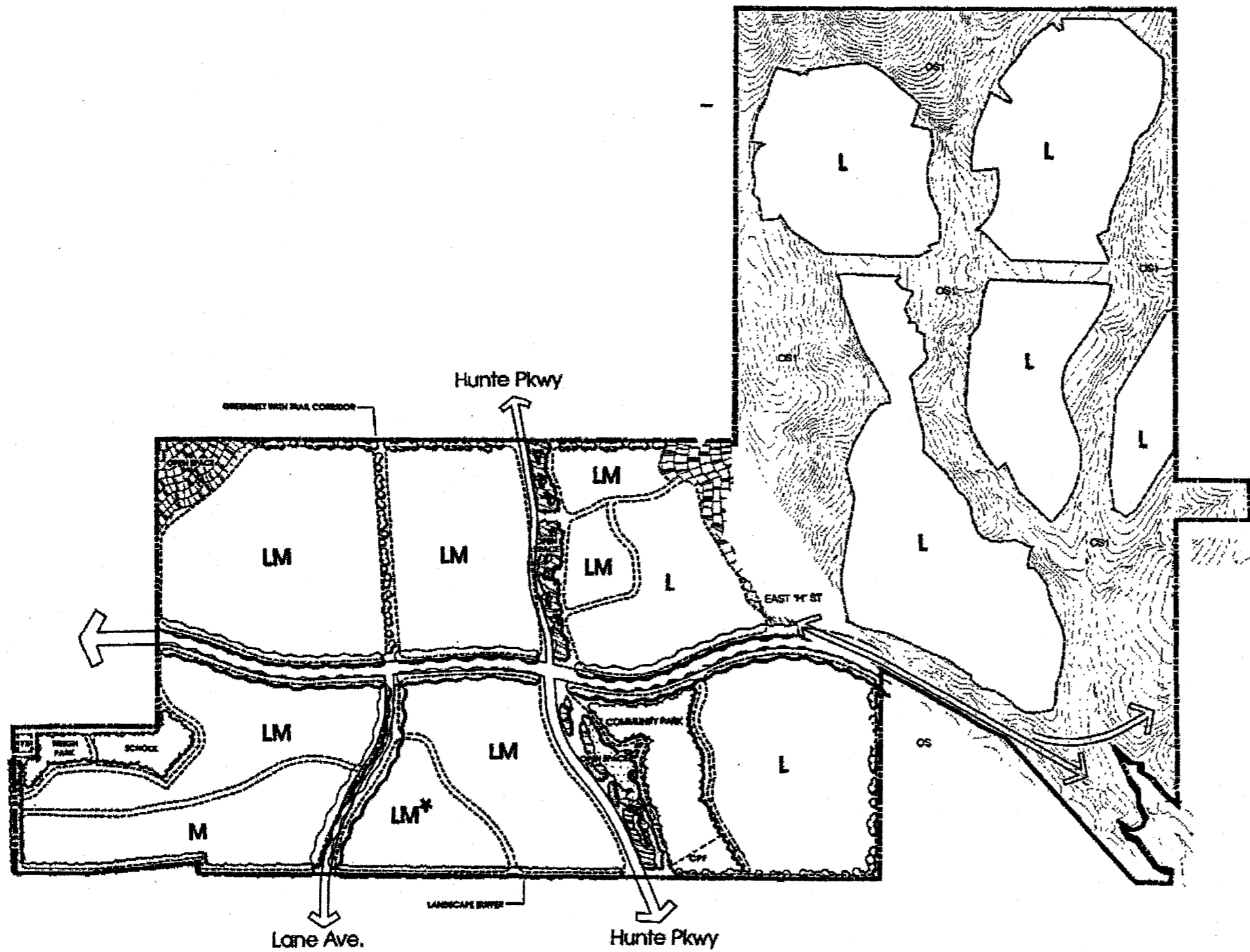
1.3.4 General Development Plan Goals and Objectives

The Salt Creek Ranch General Development Plan proposed a low density residential community designed around an estate/ranch theme. This plan was consistent with the Chula Vista General/Eastern Territory Plan goals for the region. The theme was selected to help continue the quality and character of residential development east of the future State Route 125 and provide the key components of the open space greenbelt system planned for the entire Eastern Territories area.

The General Development Plan consists of text and maps, including the General Development Plan Map, Exhibit No. 4. The General Development Plan Map indicates the land use designation for every parcel within the plan area, with a range of units assigned to each residential designation, based on size and density classification. The text describes the various components of the General Development Plan and provides basic standards and processes for its implementation.

1.3.5 Planned Community Zone

The General Development Plan established the PC Zone which functions as the policy and entitlement bridge between the City's updated General Plan and the zoning regulations included as part of this SPA Plan. Thus, the PC Zone specifically elaborates the goals, general objectives and principles contained in the Chula Vista General Plan and outlined in the General Development Plan.



LAND USE TABLE

RESIDENTIAL USE	
L	393.6
LM	283.7
LM*	35.2
M	47.6
RESIDENTIAL TOTAL	760.1
OPEN SPACE	
NEIGHBORHOOD PARK	36.3
OPEN SPACE	386.8
OPEN SPACE TOTAL	423.1
INSTITUTIONAL USE	
ELEMENTARY SCHOOL	10.0
COMMUNITY PURPOSE FACILITY	3.0
FIRE STATION	1.0
INSTITUTIONAL TOTAL	14.0
TOTAL SITE ACREAGE	1197.2

* REPRESENTS LM USE AT THE HIGHEST ALLOWABLE DENSITY (60U/AC)

SALT CREEK RANCH

GENERAL DEVELOPMENT PLAN

The General Development Plan sets out a number of goals for the adopted PC Zone which will:

- o Provide for the orderly planning and long term development of the Salt Creek Ranch Planned Community so that the entire community will offer a stable and desirable residential environment.
- o Establish the overall development criteria and regulatory structure that will be used to evaluate future development proposals.
- o Enable the City of Chula Vista to adopt appropriate measures regulating the development of surrounding areas which are compatible and consistent with the Salt Creek Ranch General Development Plan.
- o Permit pre-zoning of the Salt Creek Ranch property for annexation into the City of Chula Vista according to the Local Agency Formation Commission adopted sphere of influence.
- o Secure the social and economic advantages that result from an orderly planned use of land resources for the citizens of Chula Vista.
- o Preserve and enhance the Salt Creek corridor area, providing the main component of the Chula Vista Greenbelt in the Eastern Territories.
- o Provide community facilities, such as circulation improvements, water, sewage, schools, parks and other public requirements that are adequate and concurrent with demonstrated need.
- o Provide flexibility in development standards that recognize the inherent influence that the economic market has in the implementation of the Salt Creek Ranch project.

- o Establish a high quality residential community which will provide move-up housing products for the South Bay residents of San Diego County.

The General Development Plan/PC Zone was approved and now serves as a standard to evaluate development applications within Salt Creek Ranch, including this SPA Plan.

1.4 SPA PLAN CONSISTENCY WITH THE APPROVED GENERAL DEVELOPMENT PLAN/PC ZONE

In addition to defining the General Development Plan, The Chula Vista Municipal Code, Title 19, Zoning (Chapter 19.48.090) outlines the purpose and requirements associated with Sectional Planning Area Plans. According to the Code, all PC Zones shall be considered as Sectional Planning Areas. Composed of identifiable planning units, Sectional Planning Areas are entities within which common services and facilities, strong internal unity, integrated patterns of land use, circulation and townscape planning are readily achievable. The Sectional Planning Area Plan is evaluated based on the Plan's conformity and consistency with the General Development Plan, the adopted PC Zone and the Chula Vista General Plan. Sectional Planning Area Plan approval is required prior to any development.

The General Development Plan balances the need for planned and regulated development with the need for the flexibility to respond to changes in the development environment. Consistency of the Salt Creek Ranch Sectional Planning Area Plan and tentative map with the adopted General Development Plan must also be evaluated with this balance in mind. Approval of this SPA Plan by the City Council constitutes a determination of consistency between the SPA Plan and the GDP.

1.5 DENSITY REDISTRIBUTION

To the extent permitted by the General Development Plan, flexibility is allowed in the SPA Plan by provision of a density transfer program. This provision permits the transfer of residential units from one residential area category to another.

Density redistribution may take place from one Residential Neighborhood to another Residential Neighborhood within the same Sub-Area or between Sub-Areas. However, all such transfers are permitted only up to a total of fifteen percent (15%) of the aggregate number of units permitted by the SPA Plan, and the total number of units must not exceed the maximum density for the land use category. In addition to these restrictions, increases in the number of dwelling units in one area shall be accompanied by corresponding decreases in another area.

Transfers shall be accomplished through an administrative approval by the Planning Director. Such requests shall be accompanied by an exhibit showing the locations of the density changes and whatever additional information might be deemed necessary by the Planning Director.

Additional units may be added within a Sub-Area at the tentative map stage up to the number approved in the GDP (2,817); provided all design criteria contained herein and in the Community Design Guidelines are met.

1.6 LEGAL SIGNIFICANCE/EIR

Adoption of the Salt Creek Ranch SPA Plan and the associated PC Zoning Regulations (provided as part of this SPA Plan document), by the Chula Vista City Council, will establish the City of Chula Vista's official development policy for the Salt Creek Ranch SPA. All future discretionary permits for development within the planning area will be based on this development policy and therefore must prove consistency with this SPA Plan in order to be approved.

As previously discussed, an Environmental Impact Report was prepared, covering the Salt Creek Ranch General Development Plan. EIR No. 89-3 was certified on September 25, 1990. The CEQA findings adopted by the Chula Vista City Council included a statement of overriding considerations regarding environmental impacts, as required by CEQA. The City Council and other appropriate governmental bodies considered this EIR, together with the plans and maps associated with the project, to be in accordance with applicable law.

This SPA is to be accompanied by a Supplemental Environmental Impact Report which will cover all subsequent discretionary approvals. This SPA also meets requirements of the Mitigation Monitoring Report adopted when the EIR was certified.

SALT CREEK RANCH

DEVELOPMENT
CONCEPT

CHAPTER 2

2.0

DEVELOPMENT CONCEPT

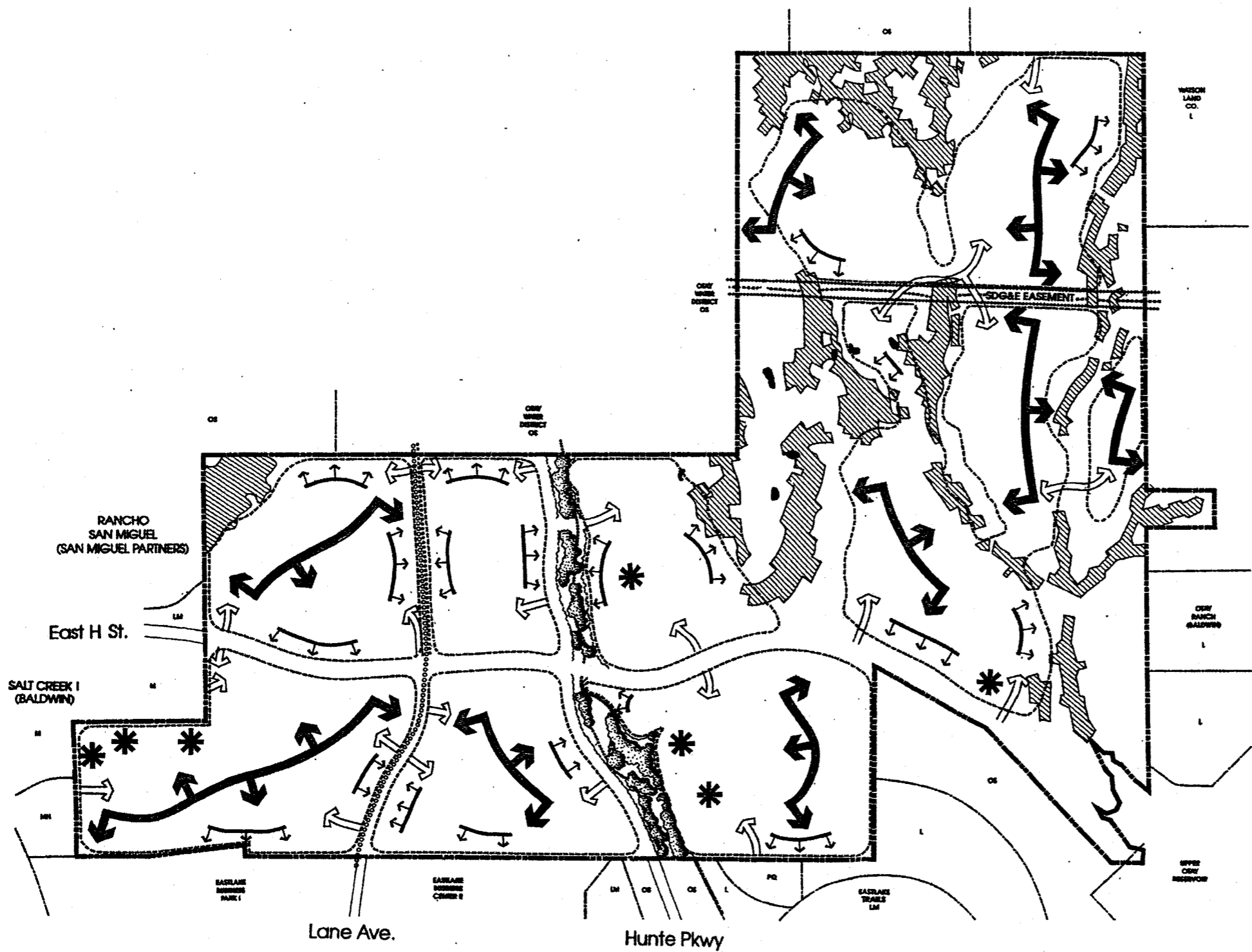
2.1 INTRODUCTION

The Development Concept chapter of this Salt Creek Ranch SPA provides a description of the Salt Creek Ranch Site Plan with the intent to establish the basic land use pattern, along with residential development programs that further refine those established in the Salt Creek Ranch General Development Plan. This portion of the SPA Plan is also offered to develop the design and statistical comparison needed to substantiate consistency between this SPA Plan and the approved Salt Creek Ranch General Development Plan.




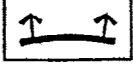



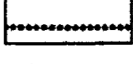
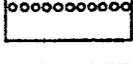

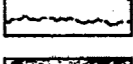
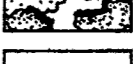

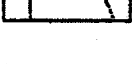
2.2 DESIGN INFLUENCES

The project setting provides a unique opportunity to build a residential and recreational community that transitions from the existing neighborhoods and businesses of Chula Vista to the dramatic terrain of the Eastern Territories.

Within the location and regional context, a number of factors have influenced the overall design and general development goals of the Salt Creek Ranch SPA Plan. The primary design influences are based on standards contained in the approved Salt Creek Ranch General Development Plan which were determined by analysis of on-site conditions and characteristics. Such conditions and characteristics include the following: landforms, biological resources, drainage patterns and aesthetics. Land use relationships and circulation patterns were other factors considered. These factors are shown on Exhibit No. 5, Opportunities Map.



LEGEND

-  CANDIDATE DEVELOPMENT AREA
-  DEVELOPMENT AREA ACCESS
-  MAJOR VIEWS
-  VIEWS
-  PROMINENT 25% SLOPES
-  OPEN SPACE SURROUNDING LAND USES
-  COMMUNITY FACILITIES
-  SDG&E EASEMENT
-  20" RECLAIMED WATER LINE
-  TRAILS
-  GREENBELT
-  GROVES
-  MAJOR ROCK OUTCROPPING
-  LAND USE

SALT CREEK RANCH

OPPORTUNITIES MAP

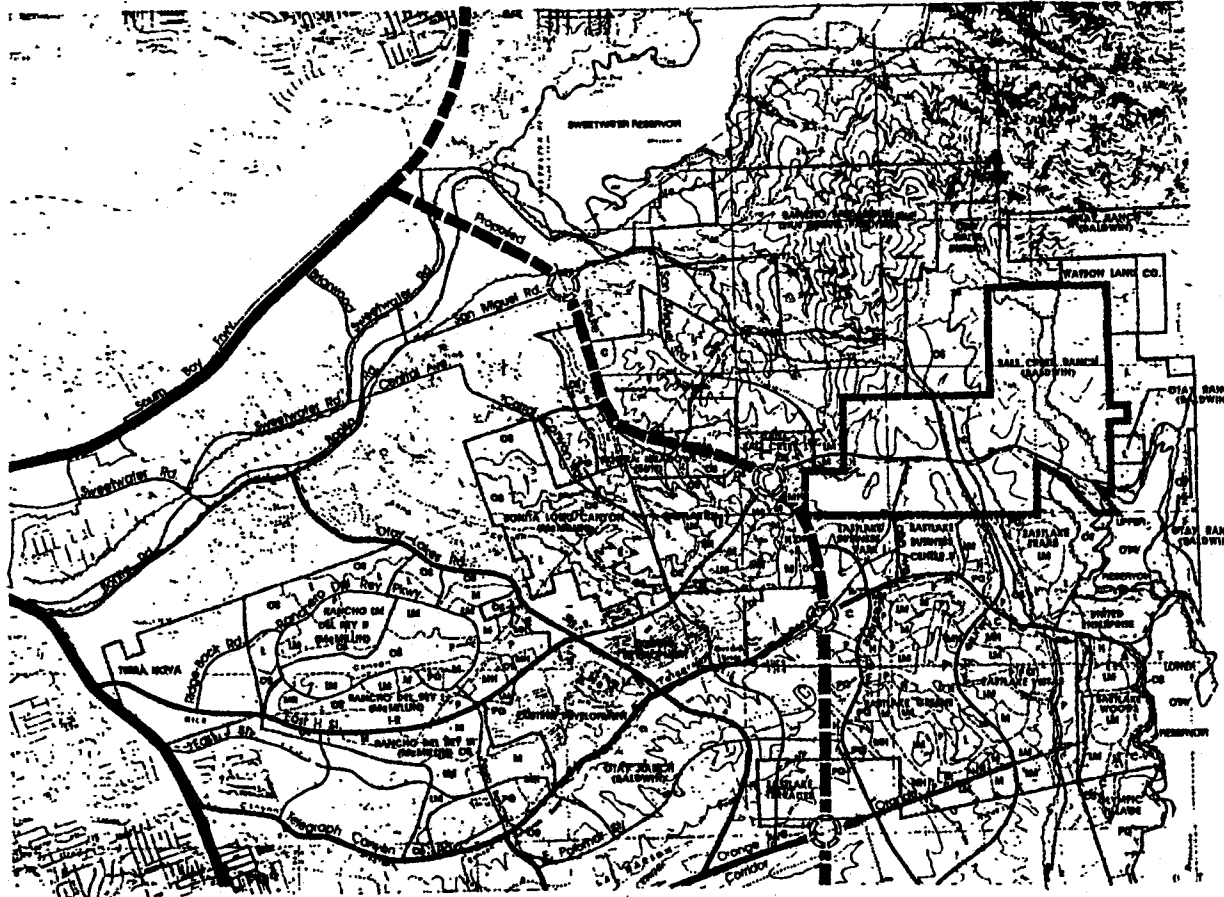
The City of Chula Vista's General Plan policies associated with the adjoining undeveloped portions of the Eastern Territories have also influenced the design of the Salt Creek Ranch SPA. In addition, the City of Chula Vista Greenbelt, the regional open space system and the proposed land uses for surrounding properties were important design influences. These influences are illustrated on Exhibit No. 6, Regional Context Map. Other important factors considered in the design of the Salt Creek Ranch SPA include public facility connections, circulation improvements, and biological concerns.

2.2.1 The Influence of Site Characteristics and Visual Context

The Salt Creek Ranch SPA area consists of approximately 1,200 acres of geologically sound terrain with varying degrees of slope and orientation. Western portions are gentle grasslands transitioning to eastern areas of drainage crossing and gentle mesa/canyon terrain. Native scrub intermingles with grazed fields throughout the area. It is surrounded by the foothills and dominant ridgelines of the San Miguel and Jamul mountains to the east and north, and the newly-developing community of Eastlake to the west and south. The site is presently vacant, except for a substantial amount of acreage devoted to agricultural grazing and minor cultivation. The existing topography is shown on Exhibit No. 7.

Dominant existing features on the site include the following:

- a) Proctor Valley Road, a two-lane unpaved road, traversing the site in an east-west direction. This is presently the only access route to the more remote portions of the Eastern Territories. This road is shown on the Aerial Photograph, Exhibit No. 2.
- b) Salt Creek, the primary on-site drainage course, crossing the central portion of the site in a north-south direction. Well-established groves of eucalyptus and pepper trees grow along the creek near the project's southern boundary. The creek and groves provide a natural focus for the Salt Creek Ranch Community.




LEGEND

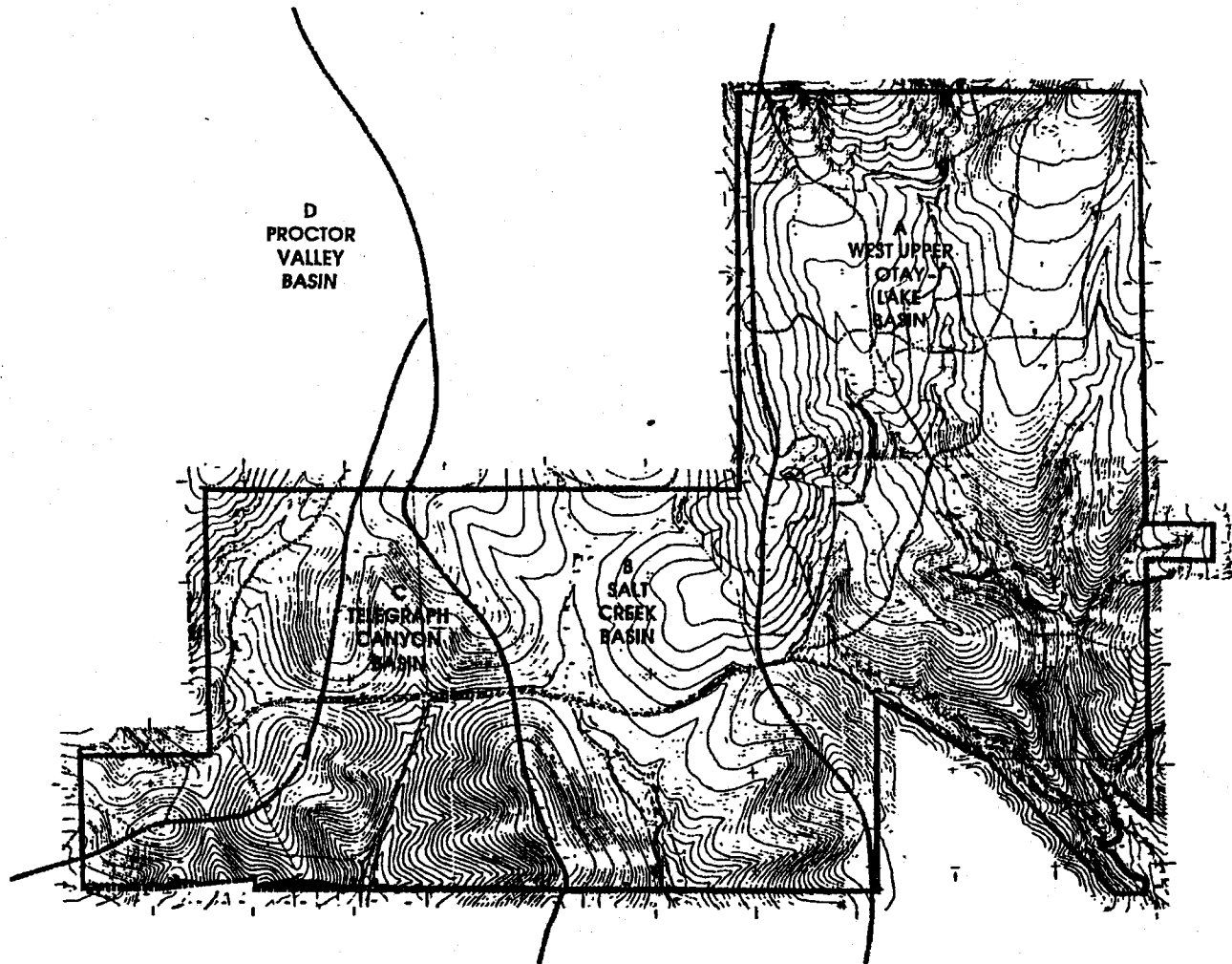
- GENERAL PLAN BOUNDARY
- PROJECT BOUNDARY
- OWNERSHIP BOUNDARY
- PROJECT LAND USE AREAS
- SURROUNDING LAND USE AREAS
- RESIDENTIAL LAND USES**
- LOW
- LOW-MEDIUM
- MEDIUM
- MEDIUM-HIGH
- HIGH
- COMMERCIAL**
- RETAIL
- PROFESSIONAL AND ADMINISTRATIVE
- VISITOR
- INDUSTRIAL**
- RESEARCH AND LIMITED MANUFACTURING
- PUBLIC AND OPEN SPACE**
- PUBLIC AND QUASI-PUBLIC
- PARKS AND RECREATION
- OPEN SPACE
- GREENBELT CORRIDOR
- TRAILS
- CIRCULATION**
- FREEWAY
- PROPOSED FREEWAY
- EXPRESSWAY
- 6 LANE PRIME ARTERIAL
- 4 LANE MAJOR STREET
- COLLECTOR
- FREEWAY INTERCHANGE

SALT CREEK RANCH




REGIONAL CONTEXT MAP

 **The Baldwin Company**
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EXHIBIT NO. 6  **J. KORM**
 1-16



LEGEND

-  MAJOR CONTOUR INTERVALS 20'
-  MINOR CONTOUR INTERVALS 8'
-  BASIN BOUNDARY

SALT CREEK RANCH

**EXISTING
TOPOGRAPHY**



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EXHIBIT NO. 7  1111 FORM

- c) Several unnamed drainage courses crossing the eastern portion of the site in a north-south direction and draining into Upper Otay Lake. These drainage courses produce a very marked geographic area consisting of broad mesas separated by narrow canyons.
- d) A San Diego Gas and Electric transmission line easement crossing the northern portion of site in an east-west direction. The two-hundred-foot-wide easement provides an opportunity for trail use.
- e) A twenty-foot reclaimed water line easement traversing the site west of Salt Creek in a north-south direction. This easement also provides trail and greenbelt opportunities.
- f) Landforms ranging from rounded terrain in the western portions of the site to steeper, rocky terrain located in the northeastern portions of the site.
- g) Hillsides and valley areas which naturally divide Salt Creek Ranch into topographically separate development areas.
- h) Dramatic views to the south and west, from various locations on-site. View opportunities within the development will be a major amenity to future residents and visitors.
- i) Clusters of remaining native vegetation consisting of coastal sage scrub and southern California grassland. Large areas of the site have been dry farmed and used for cattle grazing.
- j) Narrow areas of alkali meadow are found along Salt Creek and the drainage courses in the eastern portion of the site.

- k) A rocky ridgeline found in the eastern portion of the site affording spectacular panoramic views in all directions, including the ocean, downtown San Diego and Mexico.

These existing site conditions were carefully considered in the design of the Salt Creek Ranch Site Plan, resulting in a site design which efficiently uses the property's developable areas while protecting the natural amenities. These features are shown on the Opportunities Map, Exhibit 5.

The preservation of major open space elements will configure neighborhoods and recreation amenities into a quality living environment. These open space areas are dominated by the following features:

- o The Salt Creek Corridor, which is preserved as an open space corridor, creating a major portion of the Chula Vista Greenbelt in the Eastern Territories and preserving wetland habitat.
- o The large drainage courses in the eastern portion of the site and the associated sensitive plant communities of coastal sage scrub and native grassland, which will be preserved and enhanced.
- o Open space trail corridors with unique view opportunities, created by the utilization of the transmission line and water line easements.

The General Development Plan provides for development along the north-south mesas trailing down to Proctor Valley Road and on either side of Salt Creek. Developed areas in the eastern portion of the site are located and concentrated on the higher elevations or plateaus, while the slopes and drainage areas remain primarily natural, serving as open space recreational uses. The ridgeline area is sensitively planned for development with private road standards proposed to minimize grading and preserve rock outcroppings and the steepest slope areas. These private road standards are

defined in Chapter 4.0, Circulation. The western portion of the site contains more intense development on the flatter terrain. The intensity gradually decreases progressing eastward.

Canyon areas will be retained as natural open space, providing a backdrop for residential development areas. Graded slope areas will be landscaped with naturalized plantings compatible with the natural open space areas, further contributing to the rural/ranch design concept.

The internal design of the residential development areas will include a number of views into the natural open space areas. A significant percentage of the proposed residential lots in the eastern portion of the site adjoin open space areas, which will assure the enhancement of visual aesthetics and privacy offered to community residents.

2.2.2 The Influence of Existing and Proposed Surrounding Land Uses

Preparation of the Salt Creek Ranch Site Plan has been greatly influenced by the current and proposed land uses of surrounding sites. Current surrounding land uses are depicted on the Regional Context Map. Specifically, the intrinsic design constraints posed by surrounding land uses have yielded land use configurations within the project site that meet the requirements of the Salt Creek Ranch General Development Plan. The GDP calls for a sensitive project design that includes transition zones between areas of differing land uses and density. There are two transition zones. The western edge provides a transition from the multi-family in Salt Creek I to townhomes and single-family. The southern edge transitions from business uses found to the south in Eastlake Business Park to townhomes and small lot single-family in the Salt Creek Ranch, which then transitions to traditional single-family homes. These densities are transitioned down as one proceeds east across the site to lower and lower densities. Transitions between multi-family and townhomes to

single-family homes are assisted by roadways dividing the neighborhoods and providing separate entrances to minimize adjoining boundaries.

The southern edge is further discussed below.

2.2.3 Transition Areas

Eastlake Technology Park Transition

One transition zone is the southern border of Salt Creek Ranch, directly adjacent to the Eastlake Technology Park, an employment land use area. The City of Chula Vista's General Plan designates this area for Medium and Low-Medium residential densities partially developed in a clustered approach. These land use designations implemented by the Salt Creek SPA, will provide a housing type and density which is generally compatible with the adjacent land uses and begins a transition zone between the industrial and the lower density areas further north and east.

In addition to transitional land use intensities, a buffer zone has been designed along the southern edge of the property to mitigate potential noise and visual impacts as called for in the GDP and mitigation monitoring program. This buffer will:

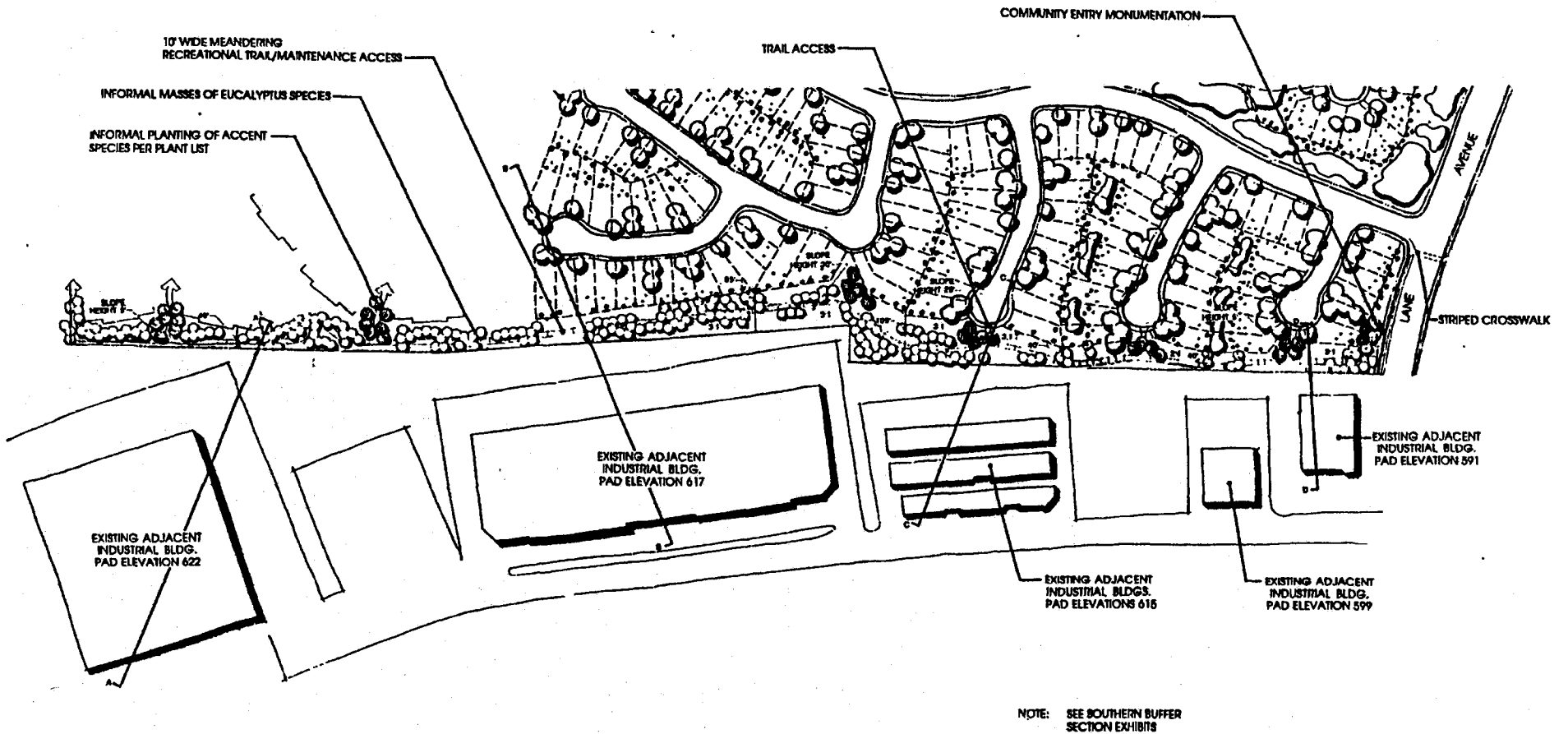
- o Include a slope along both the single- and multi-family areas which will vary in height (from approximately 5 to 39 feet) and width to provide vertical and horizontal separation between uses. The width will vary from a minimum of 30 feet in the multi-family and 60 feet in the single-family areas to a maximum of 170 feet at its widest in the single-family area. (The average width is 50 feet in the multi-family area and 90 feet in the single-family.)
- o Be extensively landscaped with trees and shrubs to effectively screen and separate housing from adjacent industrial uses.

- o Contain a 10-foot-wide meandering recreational trail linking the park site on the western edge to the Salt Creek Corridor.
- o Contain open space connections from the single-family and multi-family areas into this trail corridor. Multi-family recreational amenities will be linked to this trail buffer. Access for maintenance will be facilitated from these open space connections.
- o In order to further ensure that noise from the Business Park does not disturb residences, a site specific noise analysis will be prepared at the time of site plan review for Neighborhoods 4a and 5 and at the time of tentative map preparation for Neighborhood 4b.

This buffer is illustrated in the following Landscape Buffer Plans/Cross Sections, Exhibit Nos. 8, 9 and 10 and on the Buffer Plans, Exhibit Nos. 11, and 12.

Salt Creek I Area – Western Edge

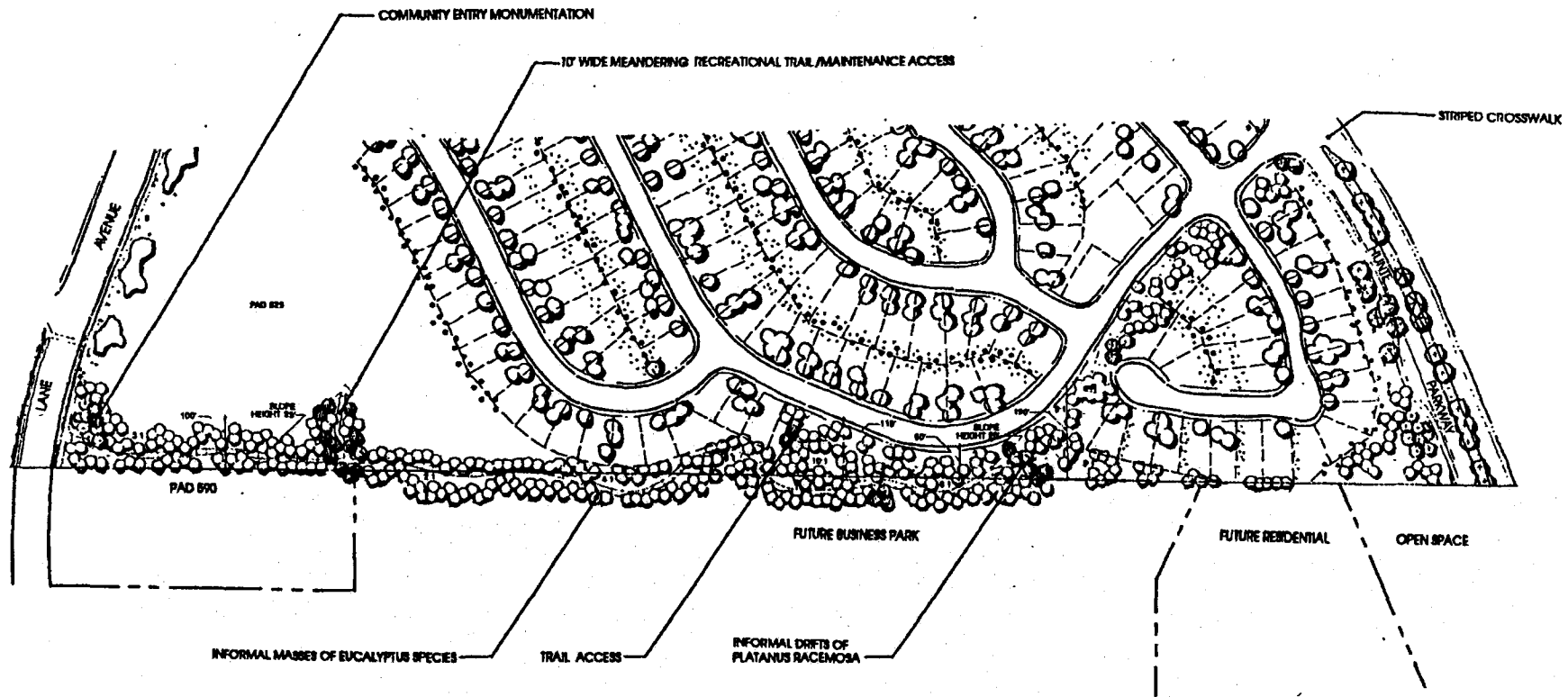
The residential neighborhoods planned for the western edge of the Salt Creek Ranch are designed to be compatible with existing and proposed residential areas immediately adjacent to the site's western boundary. These Low-Medium residential areas provide an appropriate transition from the higher density areas along SR-125 to the lower densities envisioned for the areas east of the Salt Creek Corridor. The Medium and Medium-High densities off-site (in Salt Creek I and Rancho San Miguel) transition to the public uses on-site including the fire station, park, school and the Medium density area on-site. Low-Medium densities off-site transition east of San Miguel Road to Low-Medium densities on-site.



SALT CREEK RANCH

WEST OF LANE AVENUE

LANDSCAPE BUFFER PLAN

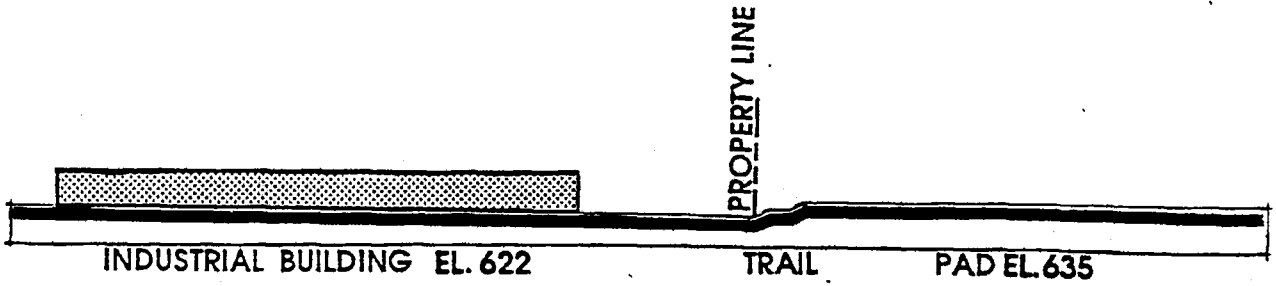


SALT CREEK RANCH

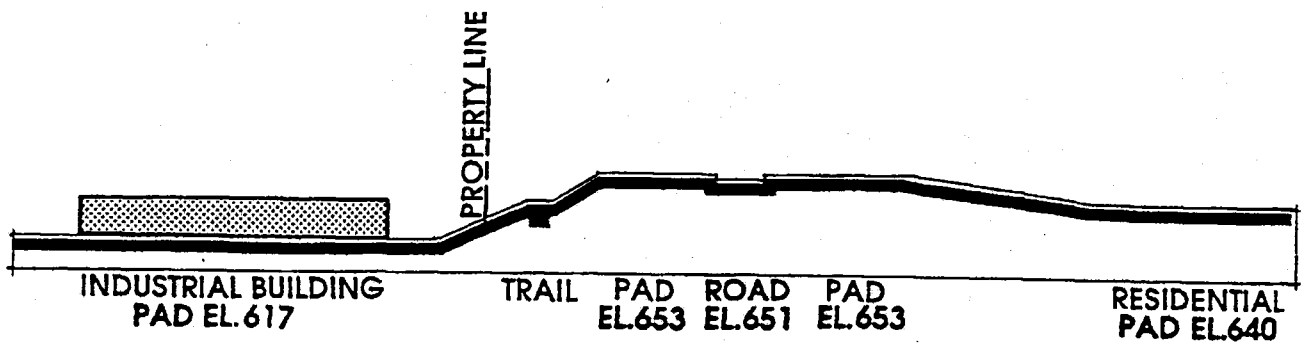
EAST OF LANE AVENUE

LANDSCAPE BUFFER PLAN

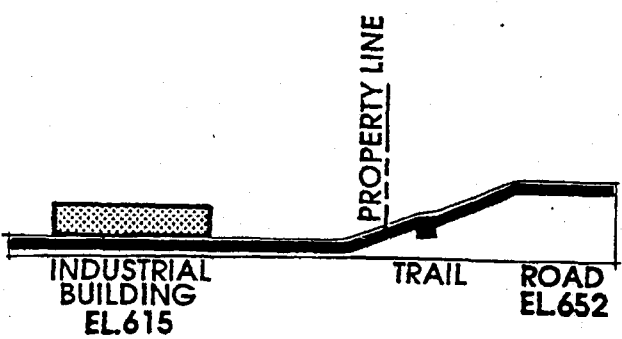
EXHIBIT NO. 9 ICRMA



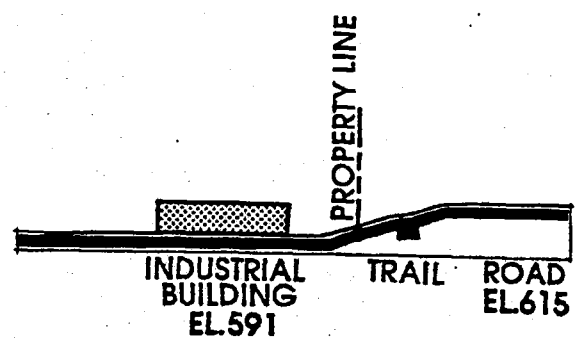
SECTION A-A*



SECTION B-B*



SECTION C-C*



SECTION D-D*

* REFER TO LANDSCAPE BUFFER PLAN FOR SECTION LOCATIONS

SALT CREEK RANCH

SOUTHERN BUFFER SECTIONS



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EXHIBIT NO. 10 FORM A

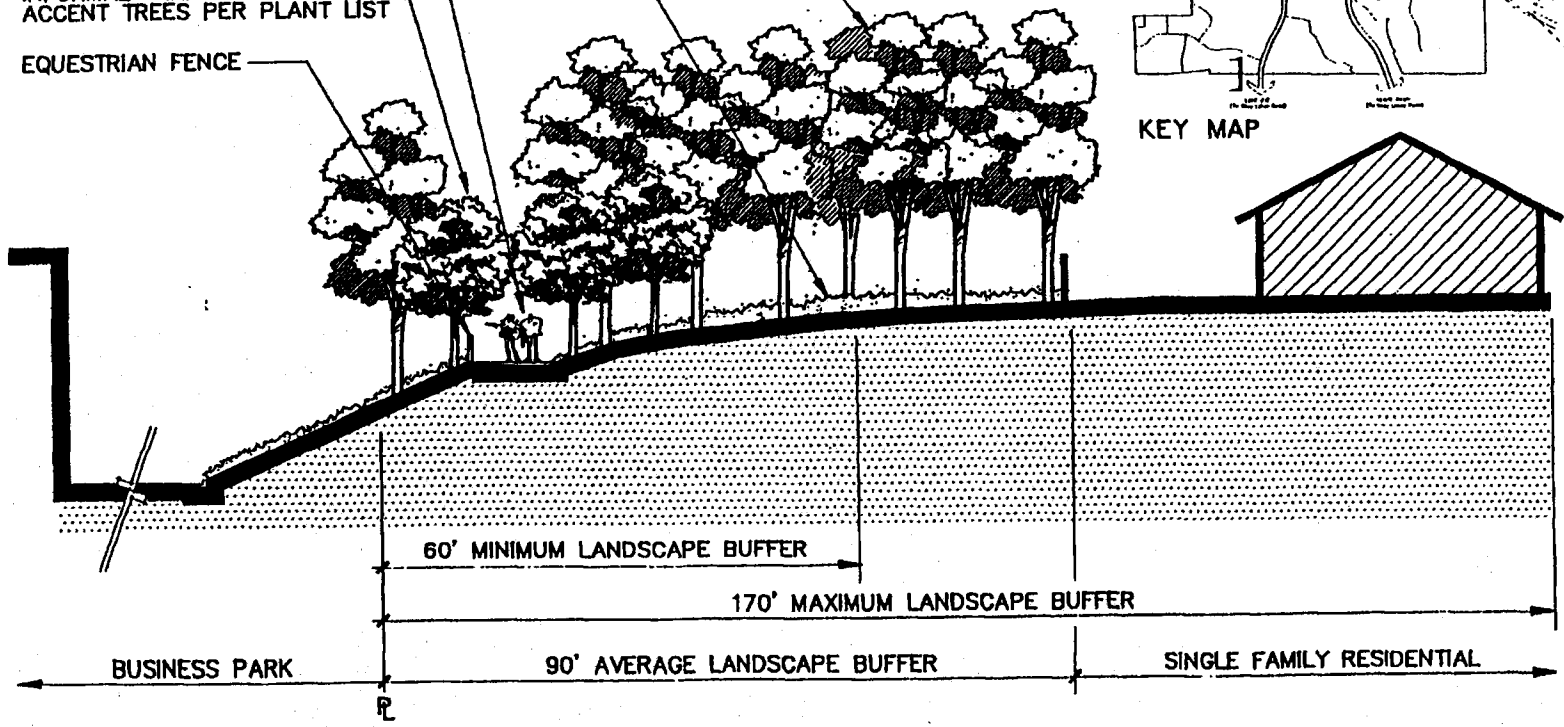
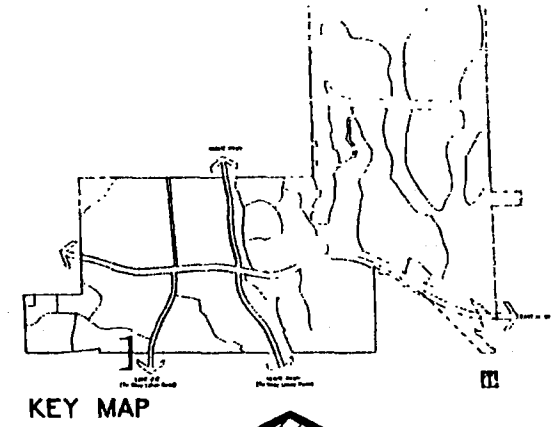
INFORMAL MASS OF EUCALYPTUS SPECIES

SHRUB MASSES AND GROUND COVER

10' WIDE MEANDERING RECREATIONAL TRAIL

INFORMAL PLANTING OF ACCENT TREES PER PLANT LIST

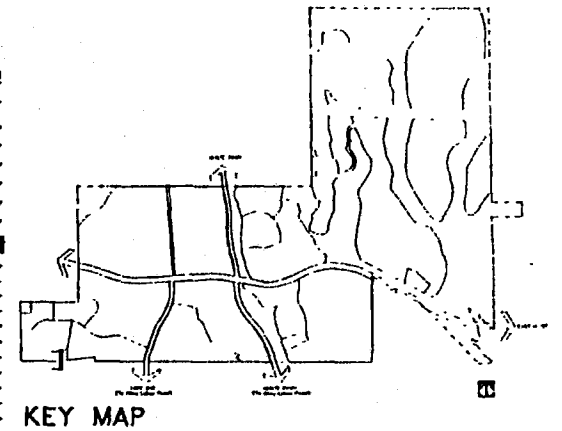
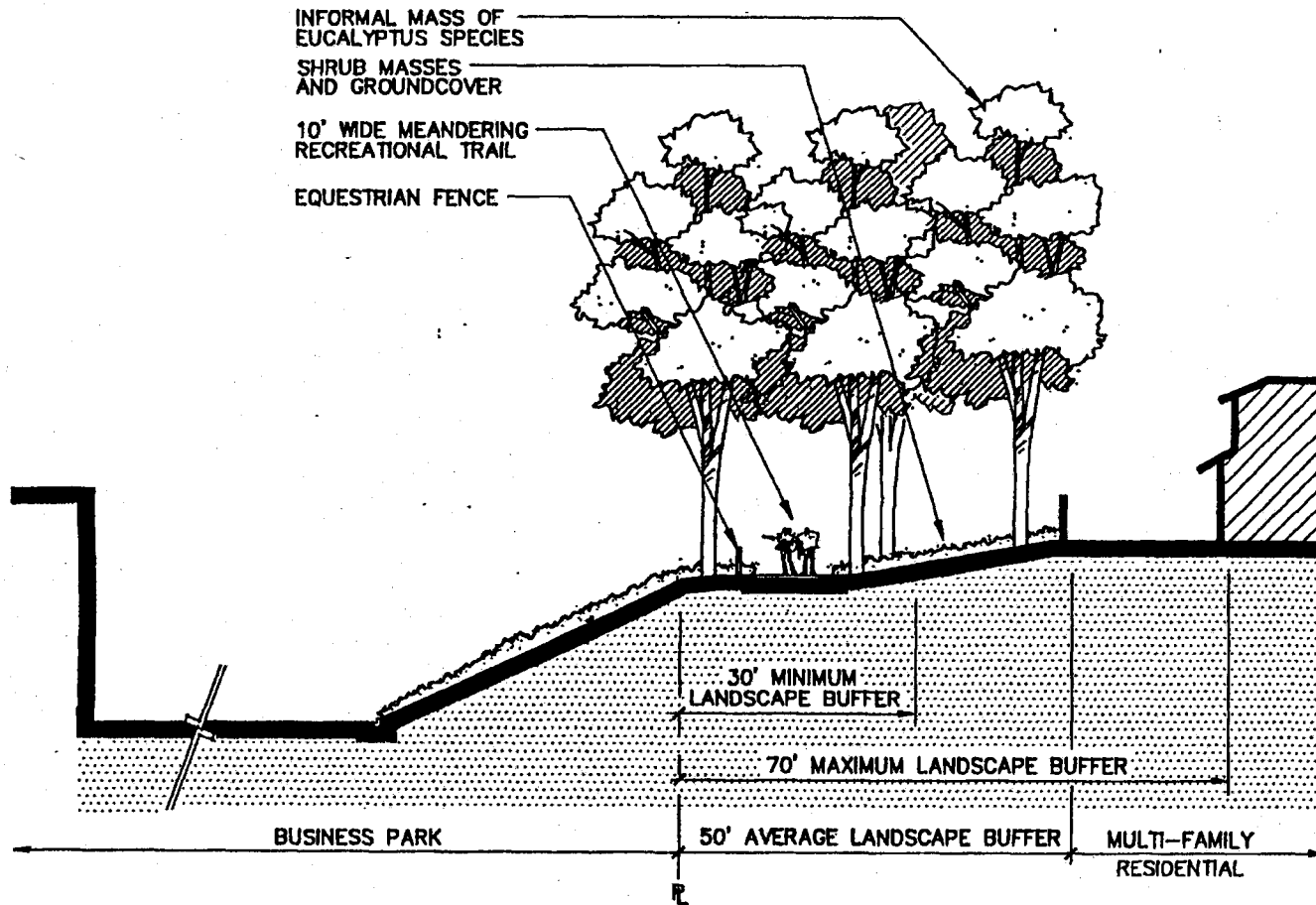
EQUESTRIAN FENCE



SALT CREEK RANCH

LANDSCAPE BUFFER

SINGLE FAMILY RESIDENTIAL



SALT CREEK RANCH

LANDSCAPE BUFFER

MULTI-FAMILY RESIDENTIAL

Otay Water District Interface

Along the northern and northwestern edge, the property interfaces with the Otay Water District reclamation facilities. The GDP notes that this edge will require site planning to minimize visual impacts. These issues have been addressed as follows:

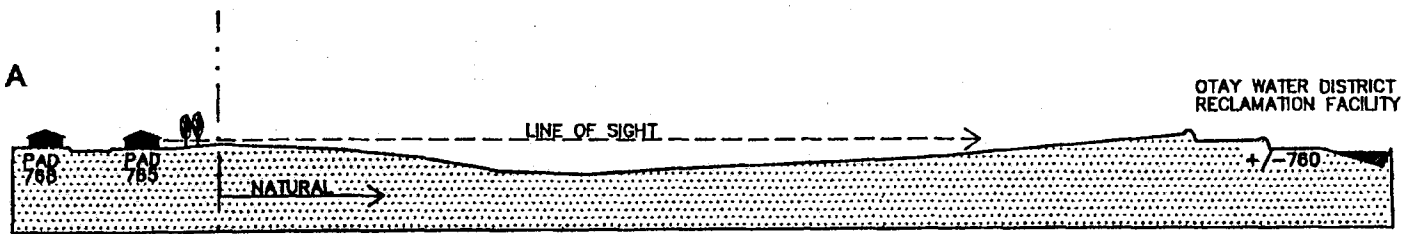
- o Through careful grading techniques, most of the homes will not have views into this area.
- o There will be slopes within lots along the northern edge which vary in height (from daylight at the edge up to 26 feet) and width (from daylight at the edge up to 50 feet) to soften any possible views into this area. These will be landscaped individually by the homeowners.
- o The natural off-site topography to the north also prevents views down into the reclamation ponds.
- o Adequate rear yard setbacks and landscaping to minimize views into this area from homes in Neighborhood 12.

The Otay Water District Cross Sections, Exhibit Nos. 13, 14 and 15 illustrate views along these edges.

The Eastern Edge

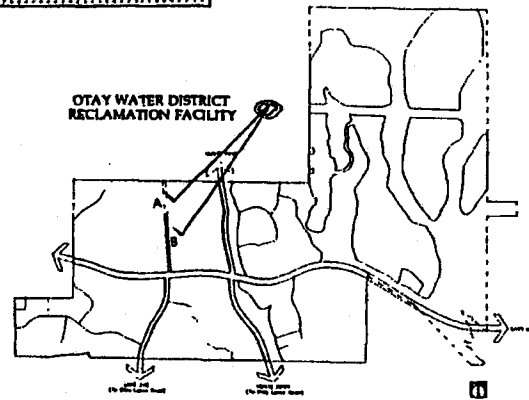
The Salt Creek Ranch Plan proposes low density residential use in the eastern portion of the project site. This provides a continuing lowering of density to transition to undeveloped lands to the east of the project, specifically around the Upper Otay Reservoir. There will be some homes visible from the Upper Otay Reservoir, depending on the location of the viewer. The potential views are illustrated on the Upper Otay Reservoir Cross Sections, Exhibit No. 16.

SECTION A



NORTH →

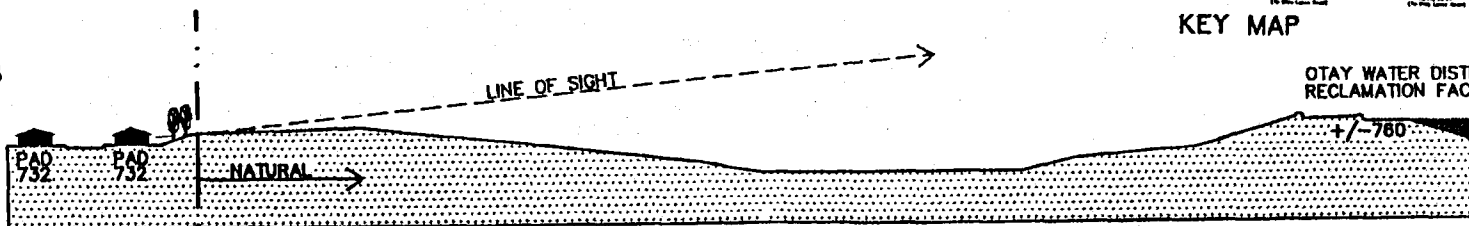
OTAY WATER DISTRICT RECLAMATION FACILITY



KEY MAP

OTAY WATER DISTRICT RECLAMATION FACILITY

SECTION B



NORTH →

OTAY WATER DISTRICT RECLAMATION FACILITY

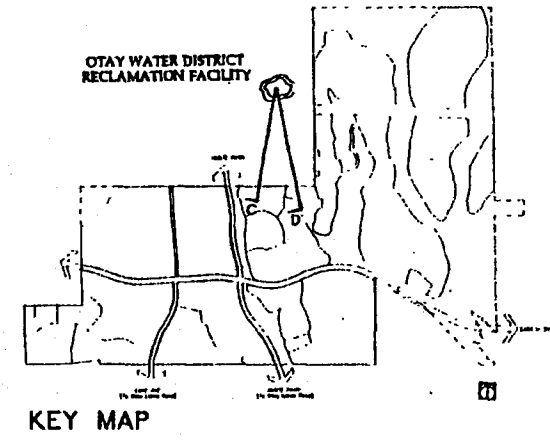
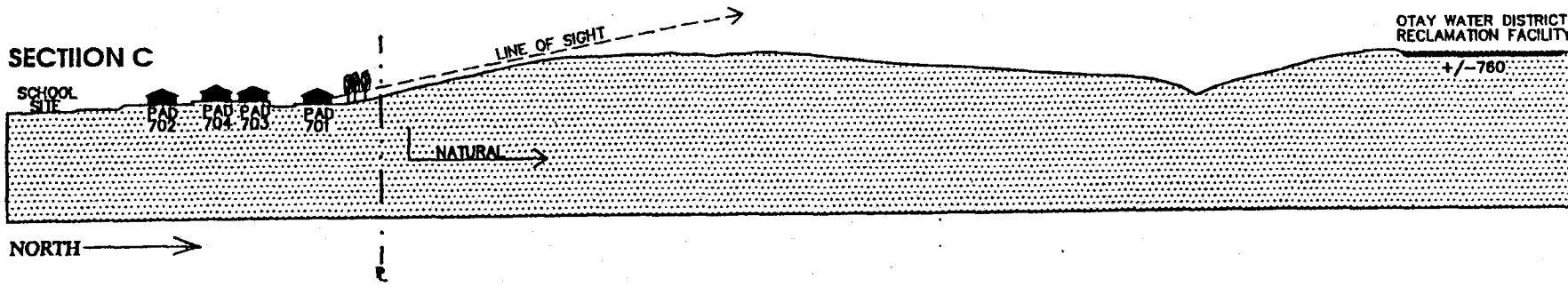
SALT CREEK RANCH

OTAY WATER DISTRICT SECTIONS

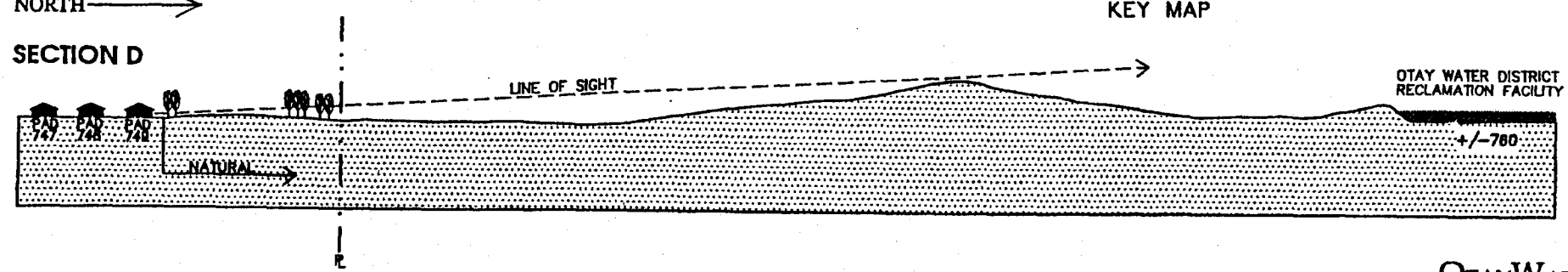
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EXHIBIT NO. 13 KVVVA

SECTION C

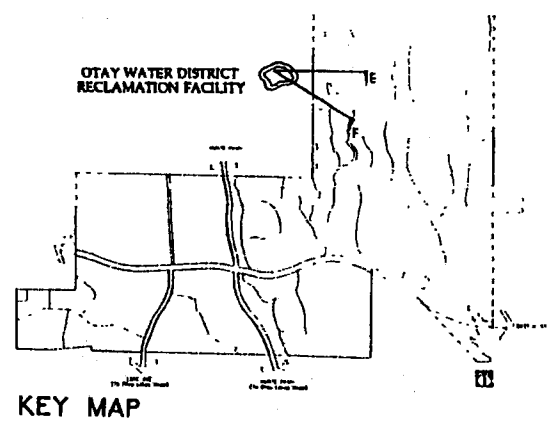
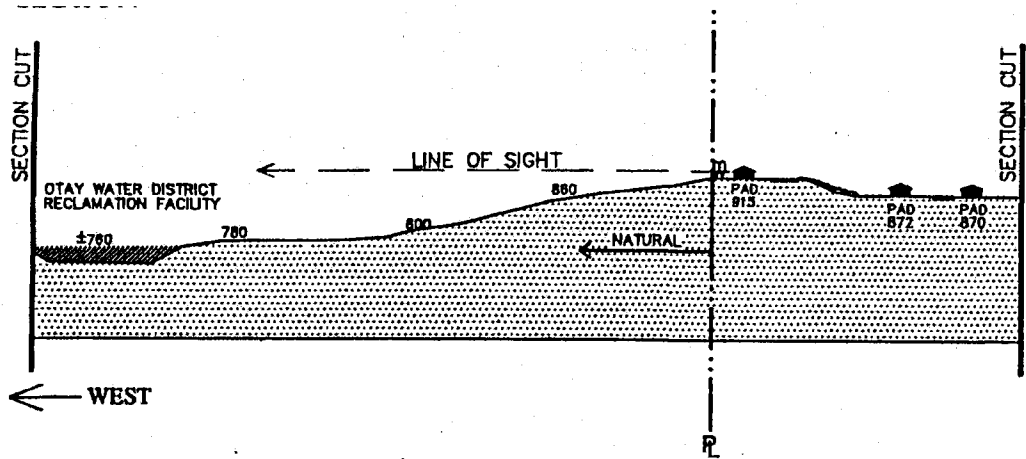


SECTION D

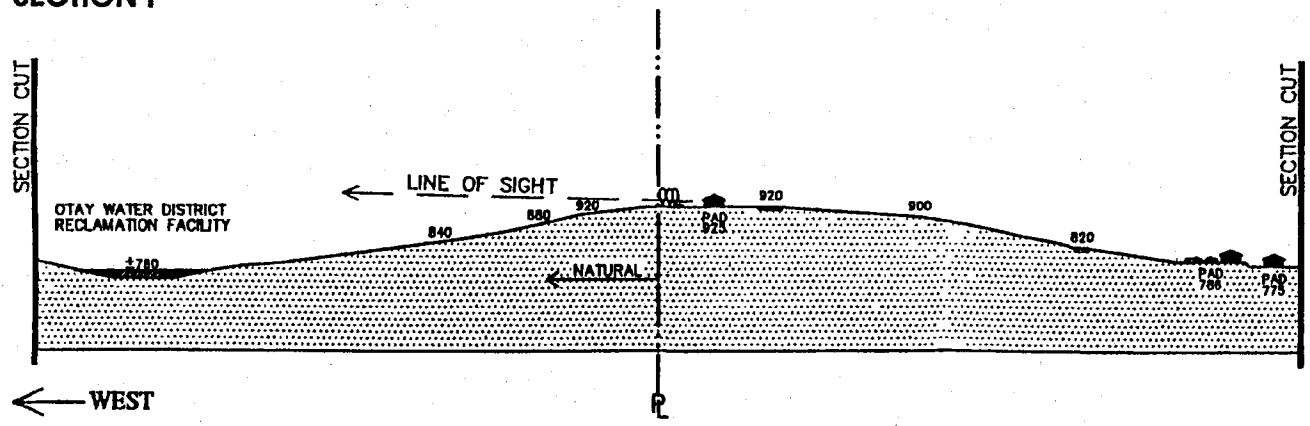


SALT CREEK RANCH

OTAY WATER DISTRICT SECTIONS



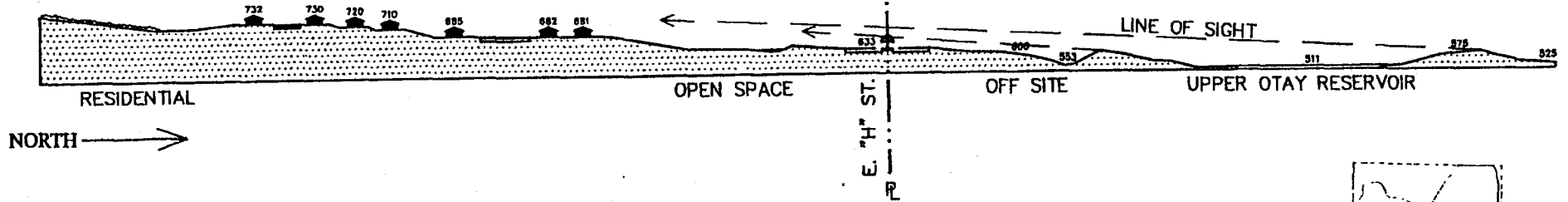
SECTION F



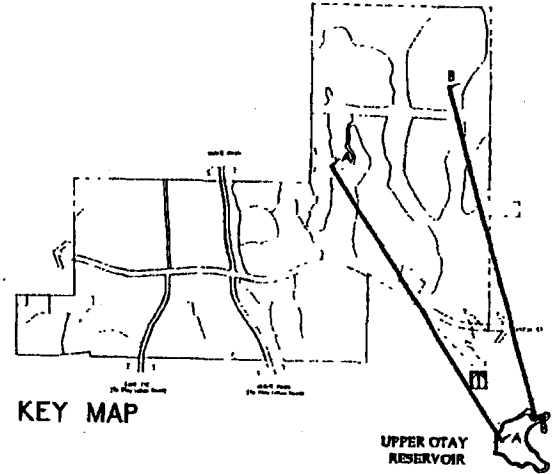
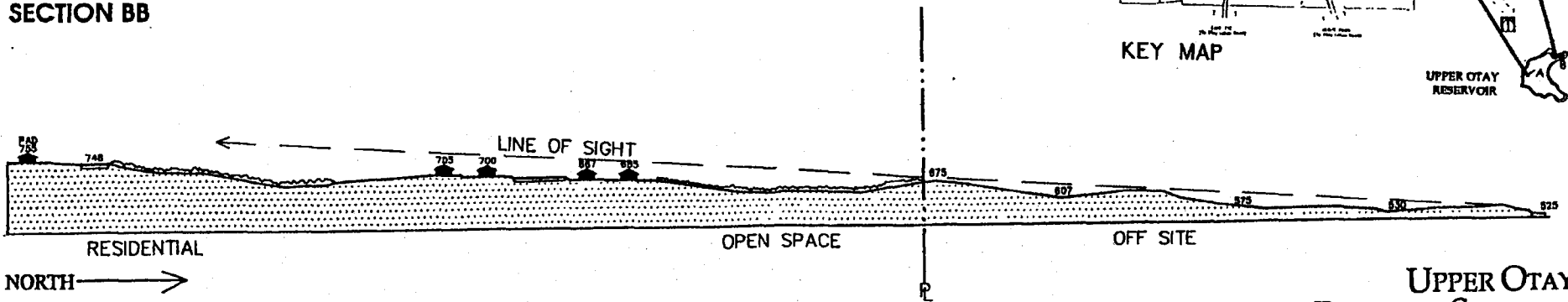
SALT CREEK RANCH

OTAY WATER DISTRICT SECTIONS

SECTION AA



SECTION BB



SALT CREEK RANCH

**UPPER OTAY
RESERVOIR SECTIONS**

EXHIBIT NO. 16 ICR/11

These views will be softened through implementation of the Land Alteration Standards described in the Salt Creek Ranch GDP and in the Grading Section (Book I, Chapter 5) of this SPA report. Grading considerations for Salt Creek Ranch shall include the following:

- o Careful revegetation of visible slope banks with native coastal sage scrub.
- o Contour grading techniques as shown on the Conceptual Grading Plan.

These techniques include:

- o Landform grading to retain significant landforms and natural features.
- o Contour grading along interior slopes and exterior slopes with slopes varying from 2:1 to 5:1.
- o Lots adjacent to open space canyon areas with rear yard slopes that blend into the natural grade at equal to or less than the existing grade.
- o Transitions to slopes which are to be smooth, rounded and blend into the natural slopes.
- o Variable rear setbacks for homes as shown in Book I, Chapter 5.
- o Variable side yard separation as shown on the ridge-top layout in Book I, Chapter 5.
- o Retaining natural rock outcroppings as shown on the Parks, Open Space, and Trails Plan.

- o Installing landscaping as a backdrop to homes.
- o Naturalizing grading edges as shown on the Ridgeline Grading Guidelines in Book I, Chapter 5.
- o Tilt rear grading lines as shown on the Ridgeline Grading Guidelines.
- o Utilizing berms along visible edges as shown on the Ridgeline Grading Guidelines.

2.3 LAND USE PATTERN

The Salt Creek Ranch Land Use Pattern established by the Salt Creek Ranch General Development Plan proposes residential development for the mesa areas and designates open space uses for the drainage courses and for the Salt Creek Corridor, as depicted on Exhibit No. 4, the General Development Plan Map. The land use pattern incorporates a "graduated density" concept with densities decreasing progressively east across the site.

The land use pattern established by the GDP emphasizes various densities, sensitive lot siting, the preservation of significant open space and unique features such as rock outcroppings and steep slopes. The site's natural topographic character allows for hillside view lots in a variety of housing densities. The plan establishes single-family lots from 4,500 square feet up to lots in excess of one acre, providing a variety of housing opportunities for the residents of the City of Chula Vista and the South San Diego County Region. There will also be the opportunity for affordable housing in the Medium density area in the western portion of the Ranch. The larger lots in the eastern portion of the community will be an important ingredient to the concept of allowing a full choice of housing as buyers have a chance to move up in value and amenities. It is important in the low density areas to have a variation of lot sizes


which encourages creativity in sizing, siting and designing homes and contributes to the creation of a rural ranch character. This variety also helps to improve visual appeal. The low density category accounts for approximately one-third the community's acreage and therefore provide the balance of uses expressed by City policy.

The densities proposed by this SPA are the same as those proposed by the General Development Plan. The actual number of units proposed is less than the GDP by 155 dwelling units. However, the number of dwelling units may increase up to that approved at the GDP level (2,817) at the Tentative Map stage so long as the design guidelines and design criteria contained herein are met. The land use pattern is shown on the Site Plan, Exhibit No. 17. The Site Plan provides a map which shows conceptual lotting of each neighborhood. This Plan designates sixteen (16) neighborhoods, each with unique individual lot sizes, physical setting, community facilities and character. The various neighborhoods of Salt Creek Ranch will be primarily configured by the natural terrain and resulting circulation patterns. Each neighborhood will contain units with compatible lot sizes and amenities. Each neighborhood will be easily accessible within the Sub-Area. Each neighborhood will, however, fit into the overall Salt Creek Ranch Community Design, further explained in Book I, Chapter 3, Community Design Concepts. Table 1 shows the Site Plan land use breakdown.

Neighborhood identity and character will be further defined by architectural style; design and detailing of site improvements such as walls, fences and signage; and landscape theme. An overall "California Mission" rural character has been proposed for Salt Creek Ranch and each neighborhood will be in concert with the design guidelines in this document and refined at the time of design review.

SALT CREEK RANCH

SITE PLAN

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LEGEND

-  SITE PLAN
-  LAND USE
-  OPEN SPACE
-  NEIGHBORHOOD DESIGNATIONS

NOTE:
THIS PLAN IS ILLUSTRATIVE ONLY AND IS NOT
INTENDED TO PORTRAY LANDSCAPE CONCEPT.
FOR THE LANDSCAPE CONCEPT, SEE LANDSCAPE
PLAN, EXHIBIT NO. 27.

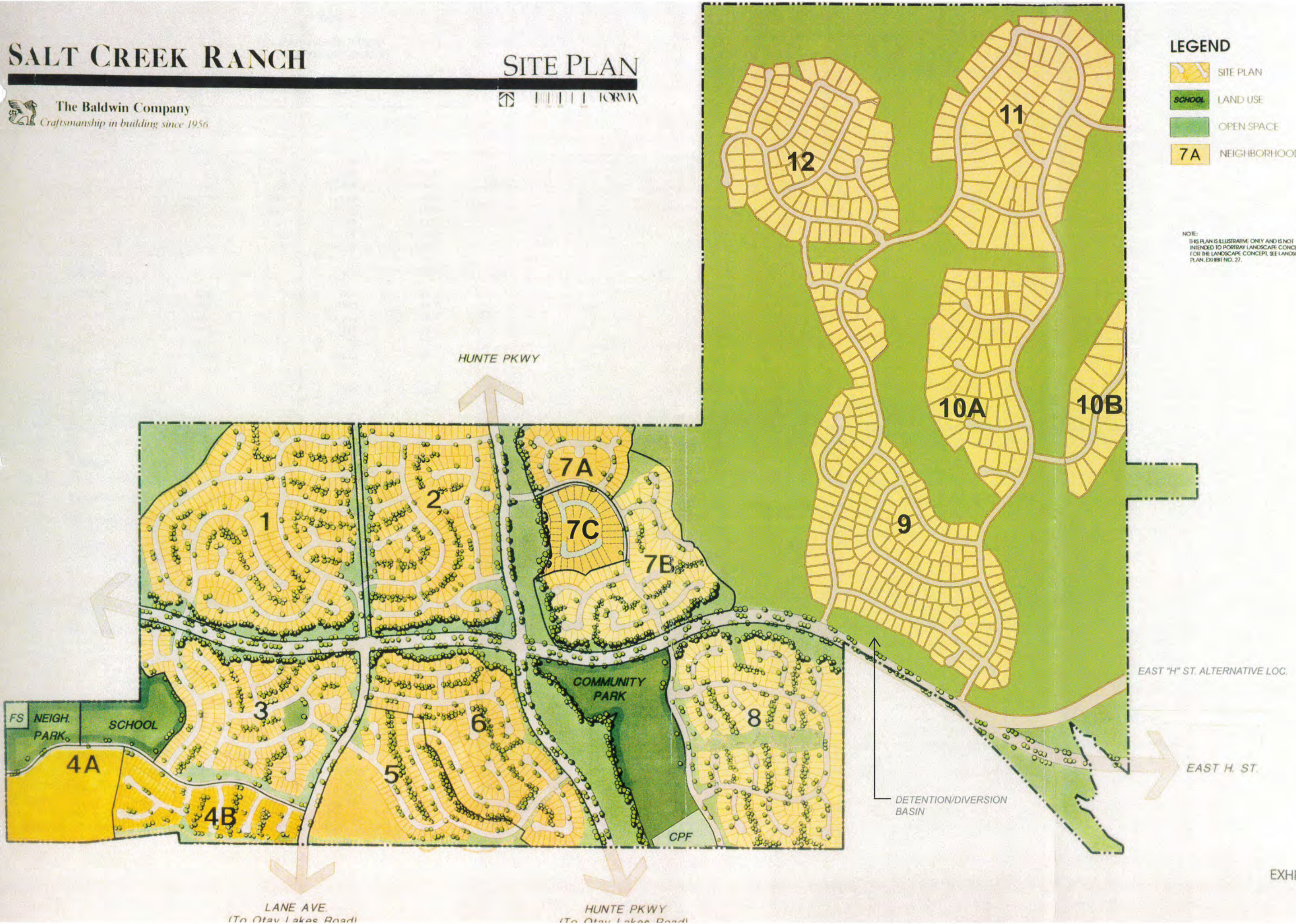


TABLE 1

SALT CREEK RANCH
LAND USE SUMMARY

PROPOSED USE	DESIGNATION	NEIGHBOR- HOOD NO.	NO. OF D.U.s	GROSS ACREAGE	D.U.s/ GROSS AC.
RESIDENTIAL LAND USES					
	GDP				
	L	7b	138	39.6	3.5
	L	8	242	69.5	3.2
	L	9	182	92.6	2.0
	L	10a	57	42.4	1.3
	L	10b	16	15.2	1.05
	L	11	85	72.7	1.2
	L	12	<u>100</u>	<u>55.3</u>	<u>1.8</u>
Subtotal:			820	387.3	2.1
	LM	1	321	85.5	3.7
	LM	2	200	58.7	3.4
	LM	3	263	50.3	5.2
	LM	6	222	49.0	4.5
	LM	7a	58	13.1	4.4
	LM	7c	43	10.0	4.3
	*LM	5	<u>211</u>	<u>35.0</u>	<u>6.0</u>
Subtotal:			1,318	301.6	4.4
	M	4a	390	21.7	17.9
	M	4b	<u>134</u>	<u>25.9</u>	<u>5.2</u>
Subtotal:			524	47.6	11.0
Residential Subtotal:			2662	736.5	3.6
NON-RESIDENTIAL LAND USES					
Parks/Open Space					
	Open Space		N/A	371.3	N/A
	Neighborhood Park		N/A	7.3	N/A
	Community Park		N/A	<u>29.0</u>	N/A
Subtotal:				407.6	
Public Facilities:					
	Schools		N/A	13.1	N/A
	Fire Station		N/A	1.0	N/A
	Community Purpose Facility Sites**		N/A	<u>3.0</u>	N/A
Subtotal:				17.1	
	Major Streets:			36.0	
Non-Residential Total:				460.7	
PROJECT TOTAL			2,662	1,197.2	2.2

*LM use at highest allowable density of LM category.

**See page I-48 for further discussion of Community Purpose Facility Acreage.

The General Development Plan requires that the residential development approved in the adopted GDP and that proposed by this SPA Plan be evaluated for consistency. Table 2 compares and analyzes the residential development approved in the General Development Plan and that proposed by this SPA Plan. The table indicates that the proposed residential densities and acreages are generally consistent with those of the General Development Plan.

Transfer of Densities

The General Development Plan column of Table 2 indicates transferrable densities assigned to the open space (as permitted by Land Use Element of Chula Vista General Plan -- pages 1-22), at one (1) dwelling unit per ten (10) acres, yielding 35 units and densities for the neighborhood parks assigned from the surrounding residential density (as permitted by page 12 of General Plan, paragraph 2), at the midpoint range, yielding a total of 131.9 dwelling units. These transfer units include the 22-acre park designated in the City of Chula Vista General Plan as a neighborhood park, however, due to its larger size, the designation in this SPA has been changed to Community Park. Transfer credits for the original neighborhood park designation are still to be applied. These open space and park units have been transferred into the Medium category because of the desire to establish a rural character by decreasing Low density lots in Sub-Area Three and creating a low-density feel through clustering development in Neighborhoods 7b and 8. The Low category decreased by forty-nine (49) dwelling units, the Low-Medium Density category also decreased by one hundred and twenty five (125) units, due to the desire to meet the General Plan definition of Low-Medium density. The Medium increased by one hundred and nineteen (119) units, due to the transfer of units from the Low and Low-Medium areas and the desire to provide affordable housing at this location. Multi-family units are proposed in Neighborhood 4a, to act as a transition from Salt Creek I and to provide the highest density closest to the school and park. Densities in this product area are increased, in order to accommodate affordable housing needs. The product type within this neighborhood does not exceed the maximum density of the next highest range category which is the Medium-High category or eighteen (18) dwelling units per acre. Actual gross density planned within neighborhood 4a is 17.9 d.u.'s per acre.

Neighborhood 4b is planned for small lot single-family dwelling units at 5.2 dwelling units per acre. The overall gross density of neighborhood 4 does not exceed that of the medium range category of 11 du/ac.

Low-Medium* Area

Neighborhood 5 is designated as Low-Medium* in the GDP. Neighborhood 5 has 35.0 acres, with 12.3 acres being developed as townhomes and the other 22.7 acres being developed as single-family homes. Neighborhood 5 contains 101 single-family homes and 110 townhome units.

Neighborhood 5 is being developed at the high end of the density range, but is still within the Low-Medium* density range of six dwelling units per acre. This area was designed in this manner in order to: 1) provide a transition from the business park off-site; 2) accommodate density transfers from the east; 3) provide for product diversity and 4) conform to the GDP conditions.

Changes in Developable Area Acreage

The developable acreage for Low density decreased by 24.1 gross acres due to landform grading and habitat constraints. The LM area decreased by 17.1 acres. These residential acreages also decreased due to the exclusion of major roads. The park gross acreages increased by 2.3 acres due to topographical and design constraints in order to obtain adequate net site areas. The gross acreage for the school sites went up by 3.1 acres to obtain adequate net site area. Precise engineering of lot sizes at the tentative map stage may result in an adjustment of the residential unit count, within the limits of the residential category.

* To be developed at the highest density allowable.

GDP Development Area Boundary

Exhibit No. 18, GDP boundary comparison shows the minor differences that occur between the SPA and GDP boundaries. The lotting and grading boundaries are also consistent with the GDP grading boundaries except in a few cases, which are shown on Exhibit No. 19, GDP Encroachment Areas. The GDP development area and grading boundaries were established based on generalized engineering and site planning analysis and therefore the resulting lines were not set precisely. With this SPA, these boundaries have been further refined based on detailed engineering and analysis. In order to implement development of the Salt Creek Ranch Site Plan, some minor shifts in the GDP boundary locations and encroachments into open space are necessary. The roadway and lotting have been designed to be sensitive to the existing landforms, minimize encroachments into the open space area and wildlife corridors while still meeting City roadway design standards.

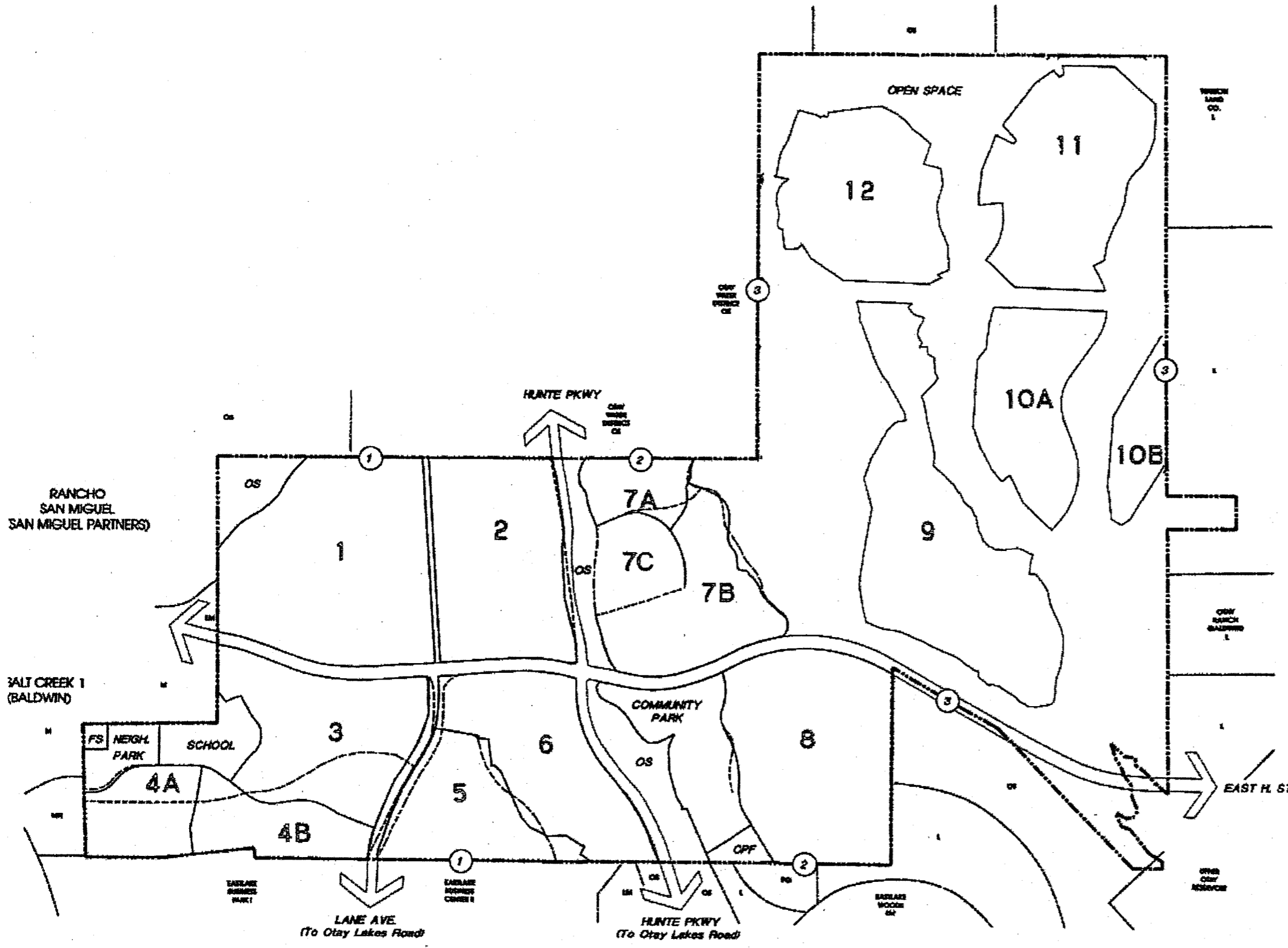
The GDP states that grading is permitted "where necessary to implement the proposed development or construct roadways or other public facilities." The proposed grading plan and lotting design emphasize the desire to minimize impacts on existing contours and landforms while providing for safe street designs and maintenance of aesthetic view opportunities. These development area boundary variations and the grading encroachments are outlined as follows:

Sub-Areas 1 and 2

Neighborhoods 1 through 6 involve only development boundary shifts rather than encroachments into open space.

Neighborhoods 1 and 2 have no changes to the GDP boundary.

The Neighborhoods 3 and 4 GDP boundaries were shifted to reconfigure the multi-family area into the western portion of the site and to have the road system follow the existing contours more carefully.



- LEGEND**
- ① SUB AREA (NEIGHBORHOODS 1,2,3,4A,4B,5 & 6)
 - ② SUB AREA (NEIGHBORHOODS 7A,7B,7C & 8)
 - ③ SUB AREA (NEIGHBORHOODS 9,10A,10B,11, & 12)
 - NEIGHBORHOOD BOUNDARIES
 - 4A NEIGHBORHOOD DESIGNATIONS
 - SCHOOL LAND USE
 - GDP

SALT CREEK RANCH

GDP BOUNDARY COMPARISON

Neighborhood 5 – This GDP boundary was shifted slightly to the west due to the alignment of Lane Avenue.

Neighborhood 6 – No changes have been made to the GDP boundary.

Neighborhood 7a – This GDP boundary was slightly reconfigured due to final road alignment. A small grading encroachment occurs due to the need to daylight the eastern edge.

Neighborhood 7b – Grading has encroached into the Salt Creek Corridor and along the southwestern edge in order to accommodate varied contour grading for this slope. A slight reconfiguration of the northeastern edge was made to allow for the road alignment. A small grading encroachment occurs on the east side to daylight grade and avoid creating a swale condition.

Neighborhood 7c – No changes have been made to the GDP boundary.

Neighborhood 8 – No changes have been made to the GDP boundary.

Sub-Area 3

All of Sub Area 3 boundaries conform to the GDP boundaries as revised.

Road Connections – Where roads connect neighborhoods, there are encroachments to accommodate these road segments. The road encroachments result in grading outside of the GDP area due to requirements of road location, landform grading and habitat constraints. In some areas, encroachment occurs because of the meandering location of the GDP line with respect to actual contours and grade conditions, creating constraints in terms of road design and traffic safety requirements. Although the Salt Creek Ranch GDP does not specify the location of road connections through open space areas, it does allow it where necessary for project implementation.

Conformance with Community Purpose Facility Site Requirements – The three acres designated for Community Purpose Facilities (CPF) is based on that amount required by the approved General Development Plan, which was adopted prior to the City having a CPF acreage requirement. Since the approval of the GDP, an ordinance has been adopted requiring a higher CPF acreage than that of the GDP.

The City of Chula Vista Municipal Code, Section 19.04.055, requires 1.39 acres per 1,000 population for Community Purpose Facility (CPF) sites. Based on the City's population criteria for CPF sites, the Salt Creek Ranch will yield a population of approximately 8,134 residents. This equates to 11.3 acres of Community Purpose Facility sites at 2,662 dwelling units. A total of three (3) acres of land is designated for CPF use on two (2) sites on both the Site Plan and the Zoning District Map. The final CPF requirement will be based on lot count at the tentative map stage. Should additional acreage be required, the requirement will be met through establishing a reciprocal parking agreement with the Community Park for a joint use of the parking area, just north of the CPF site in Sub-Area 2. Should a joint use agreement not be established, the additional acreage shall be reserved from an alternative CPF site, to be chosen at the Final Map stage. Construction of homes shall be precluded in that area, until a joint use agreement is negotiated. These sites shall carry with the land for a period not to exceed five (5) years from the approval date of this Sectional

Planning Area Plan. If within such time, said use is not secured on any of the sites, these acres shall revert to single-family residential zoning (SFE in Sub-Area 3 and SF1 in Sub-Area 2) and development shall be permitted thereon according to the provisions of that zoning so long as the total number of 2,761 dwelling units is not exceeded for the project.

2.4 COMMUNITY CHARACTER

2.4.1 Sub-Area One

Sub-Area One is that portion of Salt Creek Ranch located west of the natural physical barrier of Salt Creek. Homes here will be arranged in seven distinct neighborhoods. A variety of homes are proposed, ranging from traditional single-family homes to affordable rental apartments. The variety offered will appeal to young renters, first-time buyers, and mature active adults whose children are gaining their independence.

These moderately sized lots will provide opportunities for a range of affordable housing prices. These lots are appropriately located in close proximity to community facilities such as parks, schools and public transit (including two bus stops located on East H Street within Sub-Area One).

The lot sizes are specifically chosen to compliment each other and provide for neighborhoods that are different in housing type but in keeping with the transition from smaller to larger lots as one proceeds east across the site. The neighborhoods, will be compatible, in terms of architectural style, materials and landscape theme, yet will vary in size and price.

The entire Sub-Area is surrounded by an open space system including extensive public trail access. The Salt Creek corridor on the eastern edge of Sub-Area One is a main regional connection. The Corridor provides a pedestrian and aesthetic connection to the vast open space resources of the Eastern Territories. There are natural and man-made slopes (from 0 to 50 feet in width) along the northern edge that physically separate Neighborhood 2 from the Otay Water District land and other non-planned properties. There is an internal greenbelt connecting the properties north of East H Street to the trail system on East H Street, enabling access east to the Salt Creek corridor. This north/south trail is shown on Exhibit No. 20, Neighborhoods 1 and 2 Trail Concept. The trail system consists of 8.3 acres, which includes a 1 acre passive open space area. The trail system ranges in width from 130 feet to 340 feet and averages 200 feet in width. The trail enhances both neighborhoods with several

EXISTING WATER EASEMENT

THEME TREE

TRAIL

TURF/SHRUBS

200'

AV

130'

MIN

NEIGHBORHOOD 1

NEIGHBORHOOD 2

SHRUBS AND GROUND COVER ON SLOPE

340' MAX

PASSIVE OPEN SPACE

* OPEN SPACE/ TRAIL CORRIDOR 8.3 ACRES.

EAST "H" STREET

SALT CREEK RANCH

NEIGHBORHOODS 1 AND 2 TRAIL CONCEPT


 **The Baldwin Company**
Craftsmanship in building since 1956

EXHIBIT NO. 20  FORM

benefits, including: 1) An area of enhanced open space; 2) Provides a separation between Neighborhoods 1 and 2, creating privacy with cul-de-sacs backing onto the trail; 3) Access to East H Street trail system and to the school site to the east; and 4) Enhanced open space at the shared entry to Neighborhoods 1 and 2.

Densities vary from 3.8 dwelling units per gross acre to 5.2 du/acre in the single-family detached areas from 6 to 11 dwelling units per gross acre overall in the multi-family area. Density, lot size and product type are compatible with the Low-Medium and Medium designations as indicated on the following table.

The neighborhoods graduate in density with the lower densities occurring north of East H Street and the higher densities occurring south of East H Street as one moves closer to the Eastlake Business Park.

These neighborhoods have lot averages which range from 5,230 up to 7,580 square feet. Minimum lot sizes range from 3,800 in the Medium area of Neighborhood 4, (along the Eastlake Business Park) to 7,000 square feet in Neighborhoods 1 and 2.

Each neighborhood has from 10.5% to 22.4% additional open space above the 351.1 acres of Open Space required by the GDP. This additional Open Space is within what was shown as developable acreage on the GDP.

A school, park and fire station complex have been located on the southwest side of East H Street on the western project boundary to serve the Salt Creek Community, as well as adjacent future residences. The school and park are tied to the balance of Salt Creek by a trail system that extends all along the southern edge of the Sub-Area, connecting to the Salt Creek Corridor and neighborhood park. This southern trail is incorporated into a sizeable open space buffer which sets Sub-Area One back from the employment area from 30 to 150 feet (see Exhibits 8-12).

**SUB-AREA I
 LOTTING SUMMARY**

GDP Designation	Neighborhood	Minimum Lot Sizes	No..of Lots	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)
LM	1	7,000	230	60	117
		6,000	74	60	100
		5,400	17	60	90
LM	2	7,000	133	60	117
		6,000	60	60	100
		5,400	7	60	90
LM	3	4,500	263	45	100
	4a ¹	MF at 17.9 du/ac	390	N/A	N/A
	4b ¹	SF at 3,800	134	40	95
LM*	5 ²	SFA at 9.25 du/ac	111	N/A	N/A
LM*	5 ²	SF at 5,000	100	50	100
LM	6	5,000	222	50	100

¹ Neighborhood 4 combined does not exceed 11 dwelling units per acre consistent with the M category.

² Neighborhood 5 combined does not exceed 6 dwelling per acre consistent with the LM* category.

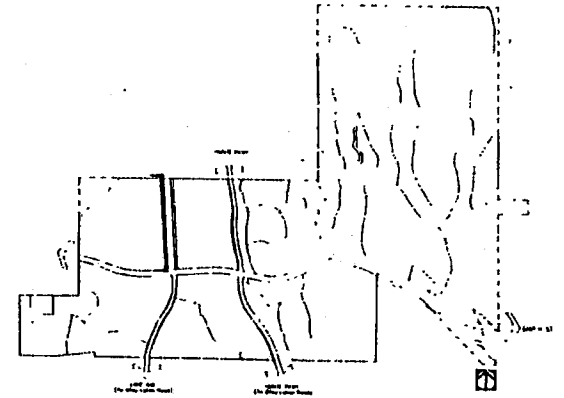
MF = Multi-Family
 SF = Single Family
 SFA = Single Family Attached

The treatment of East H Street as a scenic corridor contributes to the low-density feel of the community. Contour grading is utilized along East H Street where slopes vary from 2:1 to 5:1. Building and lot line setbacks vary, creating a wide, undulating open space corridor along East H Street. The street pattern within the neighborhoods in Sub-Area One has been designed to emphasize privacy and to create sub-neighborhoods through the use of cul-de-sacs and trails. The road systems have also been designed to minimize grading and long linear street scenes.

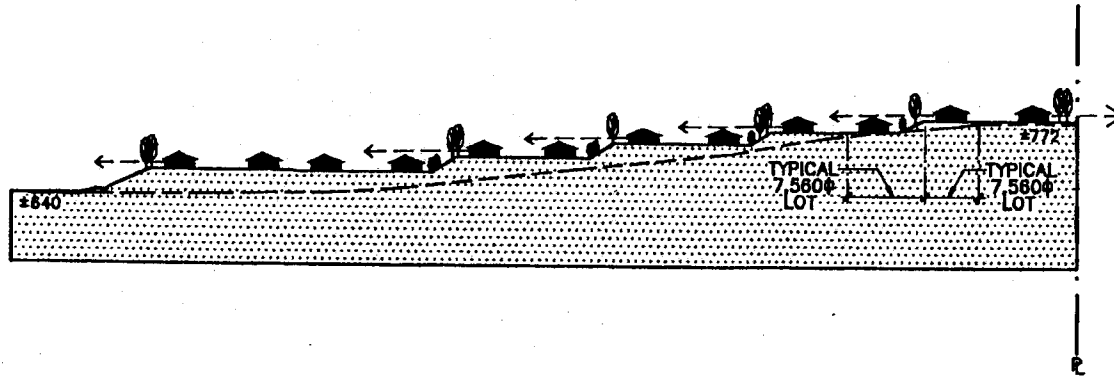
Neighborhoods

Neighborhoods 1 and 2

Neighborhoods 1 and 2 have the largest lots in the sub-area which transition to lower densities north and east. These neighborhoods will have a traditional single-family character, with a feeling more typical of Old Chula Vista. The neighborhoods are enhanced with 9.5 acres of additional open space in Neighborhood 1 (10.5% of the gross developable area) and 8.6 acres (15%) in Neighborhood 2. This open space includes the north/south trail which provides a passive recreation area internal to these neighborhoods. Lot averages are 7,560 square feet and 7,580 square feet respectively. The lot breakdown is 406 lots at 7,000-square-foot minimum (72%); 134 lots at the 6,000-square-foot minimum (24%) and 24 lots at the 5,000-square-foot minimum (4%). The homes are located on top of the mesas, with grading following the existing landform to the extent possible, thereby maintaining and enhancing major south, southwest and southeastern views. This contributes to the open feeling of these neighborhoods. This concept is shown on the Neighborhood 1 Cross Section, Exhibit 21.



KEY MAP



SALT CREEK RANCH

NEIGHBORHOOD 1 CROSS SECTION

Neighborhood 3

Neighborhood 3 is higher intensity than Neighborhoods 1 and 2; as it is adjacent to the school/park site and just north of the Medium density area. The neighborhood has cluster design enhanced with 8.0 acres of additional open space (15.9%) including a 1-acre site for a private recreational center at the center of this community. The character of the neighborhood is based on internal recreational amenities to service the surrounding moderate-sized single-family homes. Lot sizes average 5,230 square feet.

Neighborhoods 4 and 5

There are two neighborhoods designated for multi-family use within Sub-Area One. These are Neighborhoods 4 and 5. Neighborhood 4a, (which will be the affordable housing site) will be developed with apartments in the range of 18.0 dwelling units per acre. Neighborhood 4b has small lots with a 3,800-square-foot minimum and an average of 4,750 square feet. Overall density for Neighborhood 4a and b is 11 du/acre consistent with the Medium category. These neighborhoods are enhanced by 5.8 acres of additional open space (or 22.4%) in the buffer area to the south. Neighborhood 5 will also be a single-family attached project, with a townhome/single-family neighborhood at an overall density of 6 dwelling units per gross acre. This neighborhood is a combination of townhomes at 9.25 du/acre and single-family homes with a minimum lot size of 5,000 square feet and an average lot size of 6,400 square feet. This neighborhood is clustered with an overall density of 6 du/acre consistent with the Low-Medium* category and is enhanced by 11.5% open space. The neighborhood serves as a transition from multi-family to single-family. These multi-family projects will be complemented by the creation of a wide, undulating buffer along the southern border, which will be brought up into these neighborhood areas through open space extensions. Recreation facilities and open spaces within these projects will be laid out to enhance the buffer design. Access from the single-family areas in Neighborhood 4b will be provided from a number of cul-de-sacs leading directly into the buffer via a trail access point. Access from Neighborhoods 4a and b and 5 will be directly onto the trail which leads to the school/park site and east to the Community Park. Neighborhood 4a has frontage on the park, enabling direct access by crossing the street. Access from the trails to the school/park is shown on the Parks,

Open Space and Trails Plan in Chapter 6 and on the buffer plan view exhibits. The implementation of this buffer will be consistent with the design guidelines portion of this document.

Neighborhood 6

Neighborhood 6 will be a traditional single-family neighborhood similar to Neighborhoods 1 and 2 with an open, easy street scene and numerous cul-de-sacs to prevent through traffic. The buffer trail has been drawn up through the southern portion of the neighborhood providing an expanded parkway at the entry off of Hunte Parkway.

Neighborhood 6 is a single-family neighborhood with a 5,000-square foot minimum and an average lot size of 6,280 square feet. The neighborhood is enhanced by 7.6 acres (15.5%) of additional open space. This trail is further described in the Eastlake Technology Park Transition section.

The various neighborhoods are site planned to fit the terrain on which they are located. A review of the statistics for the SPA will give a perspective of the varied lot sizes and relationships. The higher density neighborhoods are oriented to the 7.3-acre gross/7.0-acre net neighborhood park and complimentary to the 10-acre (net) school site.

2.4.2 Sub-Area Two

Sub-Area Two contains two (2) Low density cluster neighborhoods of single-family homes that reflect a more country and casual lifestyle afforded by the larger lot neighborhoods. These larger lots serve as the entry to the eastern half of the community. All the neighborhoods and community facilities east of the Salt Creek Corridor are designed to be noticeably lower in density and a transition to the off-site natural hillsides. Sub-Area Two is especially important to the overall unity of the Salt Creek Ranch Community. Site layout, lot size and density were carefully considered to ensure a smooth transition from higher densities in the west to the low densities in the east while still conforming to the provisions of the "Low" designation.

Sub-Area Two (Neighborhoods 7b and 8) has lot sizes which range from a minimum of 7,000 square feet to a maximum of 10,800 square feet. These residential areas are oriented to open space on the west provided by the heavily landscaped Salt Creek Corridor, a large (22 -acre gross/ net) community park, scenic highway elements to the south; and natural open space to the northeast and east. Greenbelts internal to each neighborhood provide additional open space. Neighborhood 7b is surrounded by open space and each cul-de-sac abuts this open space. Neighborhood 8 is planned to be gated, with an internal open space corridor/trail, accessible from a number of cul-de-sacs and leads to the Community Park on the west. A widened parkway has been created on the road which loops through the neighborhood, creating a landscaped paseo to enhance the street scene. A wide, open space corridor is provided north along East H Street to provide windows of aesthetic open space from the roadway into the neighborhood. The total number of units allowed in this Sub-Area has been decreased in order to create a low density character. The estate-lake character is created through the use of landscaped, privacy-oriented neighborhoods and the generous internal open space. View corridors from the major public streets are to be highlighted with a variety of fencing, trails and landscape forms along the edges of the neighborhoods. Residents and visitors will be able to reach community facilities by off-street trail systems. Views to the west will be maintained through landform grading. Careful integration

between the residential area, the parkway/trail system and the open space corridor to the west will be made through gently transitioned slopes.

The lot sizes proposed in Neighborhoods 7b and 8 are a minimum of 7,000 with an average of 8,140 and 8,320 square feet respectively. Neighborhood 7b contains 4.8 acres (12.0%) of additional open space and Neighborhood 8 contains 19.7% or 15.1 acres of additional open space. The Sub-Area Two Lotting Summary shows the number of lots and their distribution within neighborhoods. The intermediate lot sizes address a specific public need that is not available elsewhere in the community.

The logical, steadily decreasing density ensures a well-planned community design. On the north side of East H Street, the lot sizes transition from, a combined average of 7,570 square feet in Neighborhoods 1 and 2 to a 7,360 average in 7a, an average of 8,140 in 7b to a minimum of 15,000, average of 20,000 in SubArea 3. On the south side of East H Street, the lots go from 4,750 average up to an average of 8,320 square feet in 8 and then to Sub-Area 3 where the average is 20,000.

SUB-AREA 2
 LOTTING SUMMARY

GDP Designation	Neighborhood	Minimum Lot Sizes	No. of Lots	Minimum Lot Width	Minimum Lot Depth
LM	7a	5,000	58	50	100
L	7b	7,000	138	60	117
LM	7c	6,000	43	60	100
L	8	7,000	242	60	117

Sub-Area Two also contains 2 Low-Medium density neighborhoods. Neighborhood 7a is buffered from the Otay Water District uses to the north by the slope bank along the property edge, which along with the off-site intervening grades will prevent views into the area. This neighborhood has a minimum lot size of 5,000 square feet and an average lot size of 7,360 square feet. To the south of this area is Neighborhood 7c. This Low-Medium neighborhood has a minimum lot size of 6,000 square feet and an average lot size exceeding 7,950 square feet.

This Sub-Area was chosen for clustering. A detailed discussion of the clustering concept as defined by the General Plan follows here.

1. **The General Plan defines Clustering:**

The City of Chula Vista General Plan defines clustering in Section 6.3 as follows:

Clustering of Residential Development

“The concept of residential clustering involves the aggregation of dwelling units onto a reduced land area in order to achieve a more sensitive response to the site, and provide additional amenity for the project residents, in the form of open space and recreational opportunities.”

The General Plan encourages the clustering of residential development where such clustering accomplishes all of the following:

1. Preservation of the natural landform;
2. Aggregation of open space within the development for amenity and recreational purposes; and
3. Enhancement of land use order, visual and functional quality, and livability, of the project.

In accordance with the above goals, clustering within any project shall be governed by the following criteria:

1. The clustering shall result in a housing type which is consistent with those prescribed for the residential land use category in Section 4.1.
2. The site plan that results from clustering shall retain the same overall character as that described in the General Plan residential land use category. The introduction of some units characteristic of higher density types within the category is permitted, as long as the predominant character of the project remains the same as the underlying General Plan category.
3. The number of units permitted within the gross acreage of the project shall not increase through clustering.
4. The maximum net density within any residential cluster shall not exceed:
 - a. 4.5 units per net acre for the Low Density Range.
 - b. 10 units per net acre for the Low-Medium Density Range.

2. Why Clustering in Low Category?

The Site Plan has been laid out consistent with criteria for the "Low" Category and for clustering as specified in the approved GDP.

The GDP states:

"Two types of R-L development are proposed within Salt Creek Ranch. The two R-L development areas east of Salt Creek within Sub-Area 2 will generally be developed at the higher end of the R-L range. Lots will vary in size. The need for clustering, if appropriate, will be determined at the SPA level and will be implemented in accordance with the General Plan. (p. 44 GDP).

Final Salt Creek SPA
213/47.008
November 12, 1991

The GDP also goes on to state, "Dwelling unit distribution shall occur within or between planning Sub-Areas (Sub-Area boundaries are defined in Section III of the GDP). In particular, if mid-point yields cannot be achieved within the R-L areas within Sub-Area 3 due to adherence to specific design criteria in this GDP and the Salt Creek Ranch SPA plan, units may be redistributed from Sub-Area 3 to the other areas within Salt Creek Ranch." (p. 46 GDP).

The GDP also provides for Sub-Area 2 to be "transitional area between higher density uses west of Salt Creek and large lot areas in the eastern portion of the Ranch. Sub-Area 2 will be developed primarily with single-family detached units on lots with an intermediate size between Sub-Area 1 and Sub-Area 3" (p. 76 GDP).

Decision to Cluster

Clustering has been utilized in Sub-Area 2 in response to the above criteria and to a number of design factors. These factors include:

- 1) Constraints in the Sub-Area 3 which required the density to be set below the midpoint. Midpoint set by the City for the Low category is 2.0 dwelling units per acre. The GDP specifies that the density in Sub-Area 3 should be from 1.6 to 1.9 (p. 44 GDP). The actual proposed density is 1.47 dwelling units per acre, which is considerably below that permitted by the GDP and below the City General Plan midpoint.

These design constraints include: A) The need to preserve the integrity of the two drainages to maintain the Coastal Sage Scrub and the nest sites of the California Gnatcatcher and the Cactus Wren; B) Wetland areas that are being enhanced south of Neighborhood 9 along H Street; and C) The need to limit grading and preserve existing landforms. Each Neighborhood has been graded with sliver cuts and fills to maintain the essential shape of the existing landform. D) The location of the 200-foot wide San Diego Gas and Electric Easement also helped to create the configuration of neighborhoods 9, 10a and 12.

- 2) The neighborhoods in Sub-Area 3 were designed to create a low density character, with large rural and estate type lots Consistent with the City General Plan and the GDP requirements for the Low category. In order to achieve this character, a variety of lots sizes were provided from 1/3 acre up to two (2) acres. This variety helps provide an estate feel to these neighborhoods.
- 3) Another factor in the clustering decision included the decrease in overall graded and developed area in Sub-Area 3. The total area graded decreased from that approved in the GDP by 1.41 acres. The net developable area actually decreased by 24.1 gross acres. This acreage went into the parks (2.3 acres), schools (3.1 acres) and major roads. Due to this overall decrease in developable acreage far the Low category, along with the need to respect the natural topography and habitat, the decision to cluster was made.

Clustering in Sub-Area 2

Sub-Area 2 was chosen the appropriate place to cluster primarily because of:

- 1) The fact that the development areas are surrounded by open space and community facility sites both to the east and west. Neighborhood 7b abuts Neighborhood 7c and the Salt Creek Corridor on the west and natural open space in Sub-Area 3 to the east. Neighborhood 8 has a 20-acre community park along with the church site to the west and open space off-site in Eastlake, and in Sub-Area 3 to the northeast.
- 2) This area is required to be a density "transition area" by the GDP; transitioning "between the higher densities west of Salt Creek and the larger lot areas in the eastern portion of the Ranch". The Salt Creek Ranch is positioned in a unique location because it is situated between the higher density developments adjacent to SR-125 of Chula Vista to the

west and the lower density estates planned areas east of Salt creek in the Eastern Territories. (See p. S-I GDP)

- 3) A third factor in clustering within Sub-Area 2 was the desire to retain the character of the existing landform by preserving the sub-canyons, mesas and views that already exist for these two (2) neighborhoods. Clustering allows this through concentrating development on the mesa tops while creating open space/trails in the lower portions of these sites.

The "Low Character"

The overall character of Sub-Area 2 will be that of the "Low" category. This character will be established through a combination of on-site open space, short, gently curving streets, the creation of "sub-neighborhoods oriented to internal and external open space; internal trail systems; widened parkways and landscaping; and contour grading along major streets, which all work together to create a more rustic and rural streetscene.

Neighborhoods 7b and 8 have been designed to retain the feeling of the existing landform through landform grading; and to enhance existing views off-site. The sub-canyons on these sites have been retained as open space, while development is occurring primarily on the mesa tops as called for in the Chula Vista General Plan.

Open space has been provided for both aesthetic value and for functional use. Open space is provided in and around each neighborhood, with internal trails linking to off-site open space and community facility uses. Each neighborhood is flanked by open space and large community facilities.

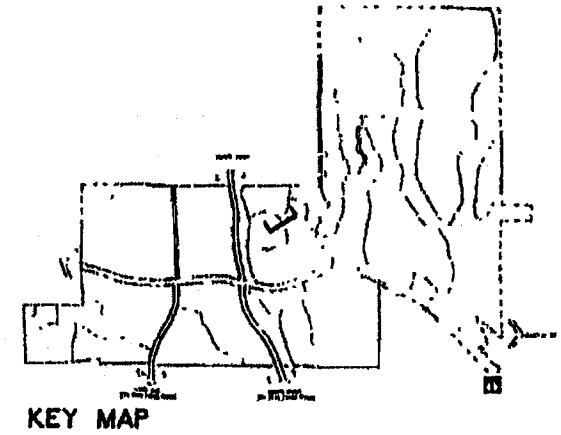
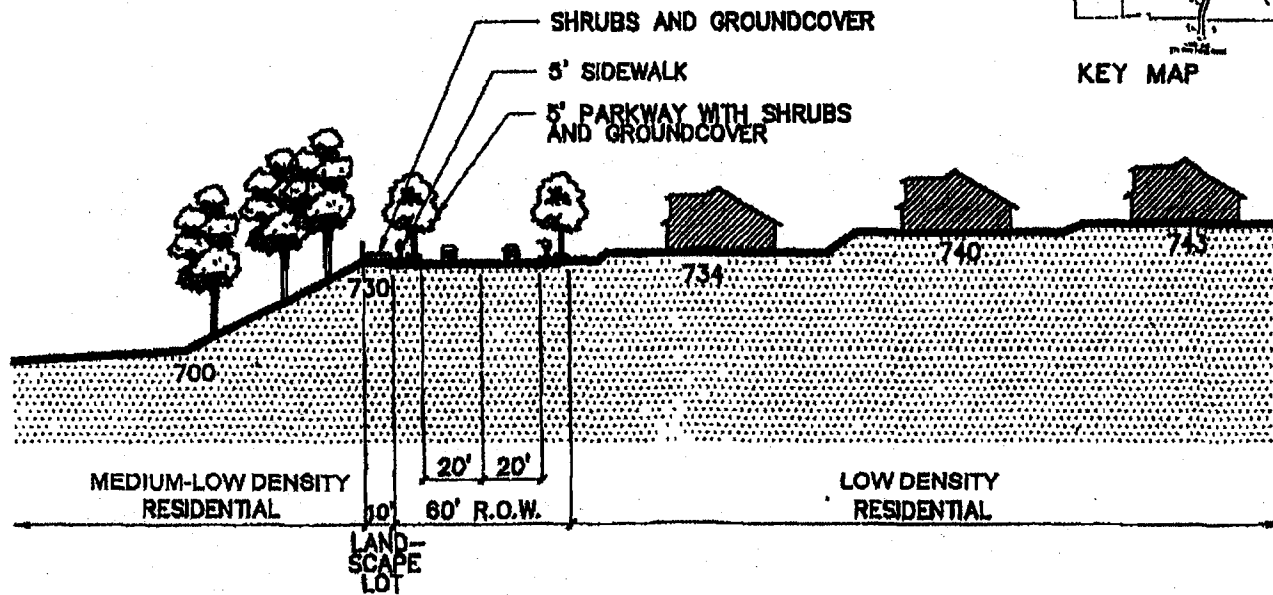
The streetscene has been enhanced through the generous use of curvilinear streets with periodic windows into on- and off-site open space. A widened parkway with a paseo connecting to an internal trail system is provided in Neighborhood 8 to enhance the streetscene. Neighborhood 7b has seven (7) sub-neighborhoods oriented to off-site

open space, also enhancing the rural feeling of the streetscene. Varied setbacks and ranch type architecture will reinforce the estate-like design of these neighborhoods.

Sub-Area Two maintains the character of the Low density category by creating neighborhoods which are oriented toward internal and external open space; have varied street scenes created through the use of cul-de-sacs and differing street cross sections (public and private); special design criteria to preserve the estate feel; and special entry treatments from the Salt Creek corridor and the neighborhood park. Neighborhood 8 is especially enhanced by being private which allows the opportunity for use of a Street system with a widened pathway accommodating a meandering walkway and use of open space nodes. Both neighborhoods 7b and 8 has an internal trail/greenbelt corridors and Neighborhood 7b has a widened parkway adjacent to Neighborhood 7c.

Neighborhood 7b north of East H Street has been designed to be clustered as further described below:

- Maximize the use of cul-de-sacs, creating private “sub-neighborhoods” which are oriented toward open space, enhancing the sense of privacy.
- Provide an open space corridor between Neighborhoods 7a and 7b.
- Provide direct cul-de-sac access to the Salt Creek Corridor and to open space to the east.
- Use of landform grading; design to fit topography and “cup” the school site.
- Provide a widened parkway area east of the Neighborhood 7c. (See Exhibit 22 Neighborhood 7B Site Section).



SALT CREEK RANCH

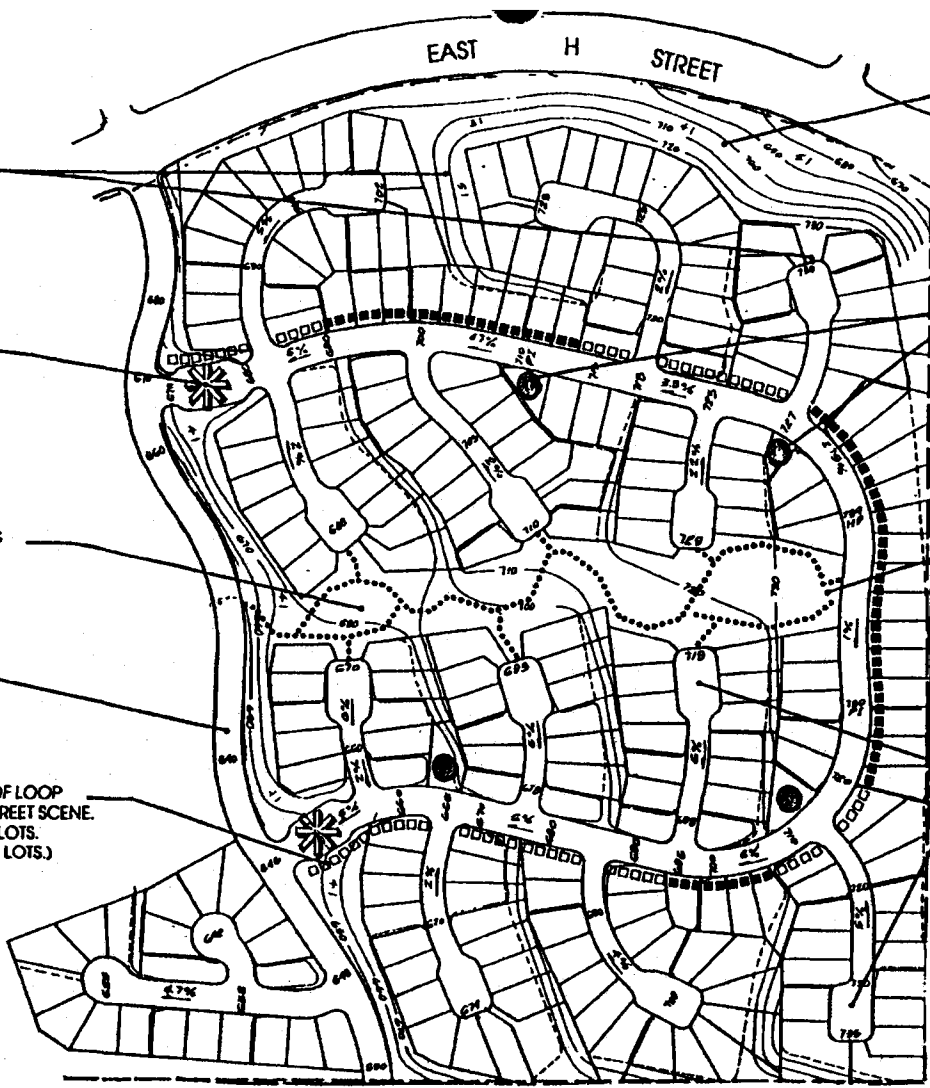
**NEIGHBORHOODS 7B & 7C
 SITE SECTION**

- Provide vertical separation between "sub-neighborhoods."
- Provide visual orientation to the Salt Creek Corridor.
- Create especially deep rear lot setbacks from East H Street to create an open space feeling along the edge of East H Street.
- Provide contour grading for large setbacks along East H Street and along the interface between the Salt Creek Corridor/Neighborhood and school edge.

Neighborhood 8, south of East H Street, has been designed to be clustered using slightly different techniques as shown on Exhibit No. 23 Neighborhood 8 Cluster Concept and further described below:

- A private-gated community has been created to enhance exclusivity.
- Private streets consisting of a parkway on the main loop street, with a meandering sidewalk and open space nodes(see Exhibit 24, Private Main Loop Street Cross Section) at key locations along the road (see Exhibit 25, Open Space Node Plan, and the Cross-Section exhibits in Chapter 4, Circulation for private cul-de-sac standards).
- Long straight streets have been minimized. Use of cul-de-sacs and curvilinear streets is maximized to create a feeling of privacy.
- An internal east/west greenbelt with a trail providing access through the neighborhood to the community park on the west has been provided. Access from internal streets to this trail is also provided.

- The community park has been separated from the neighborhood by an unloaded street and a slope which will be landscaped.
- Landform grading which enhances views, has been incorporated.
- A wide, open space edge on the north side adjacent to East H Street has been created.



*WINDOWS OF OPEN SPACE ALONG EAST H STREET TO ENHANCE VIEWS INTO COMMUNITY FROM STREET.

GATE-GUARDED COMMUNITY TO ENHANCE PRIVACY.

INTERNAL OPEN SPACE CORRIDOR, LINKING PARK TO AREAS WITHIN NEIGHBORHOOD.

UNLOADED STREET ADJACENT TO COMMUNITY PARK.

EXPANDED PARKWAY ALONG OUTER SIDE OF LOOP STREET TO ENHANCE OPEN SPACE WITHIN STREET SCENE.
 (□□□□ MEANDERING WALK AT SIDE/REAR LOTS.
 ■■■■■ CURB PARALLEL WALK AT FRONT OF LOTS.)

WIDE EXPANSES OF OPEN SPACE ALONG EAST H STREET WHICH WILL BE CONTOUR GRADED AND LANDSCAPED.

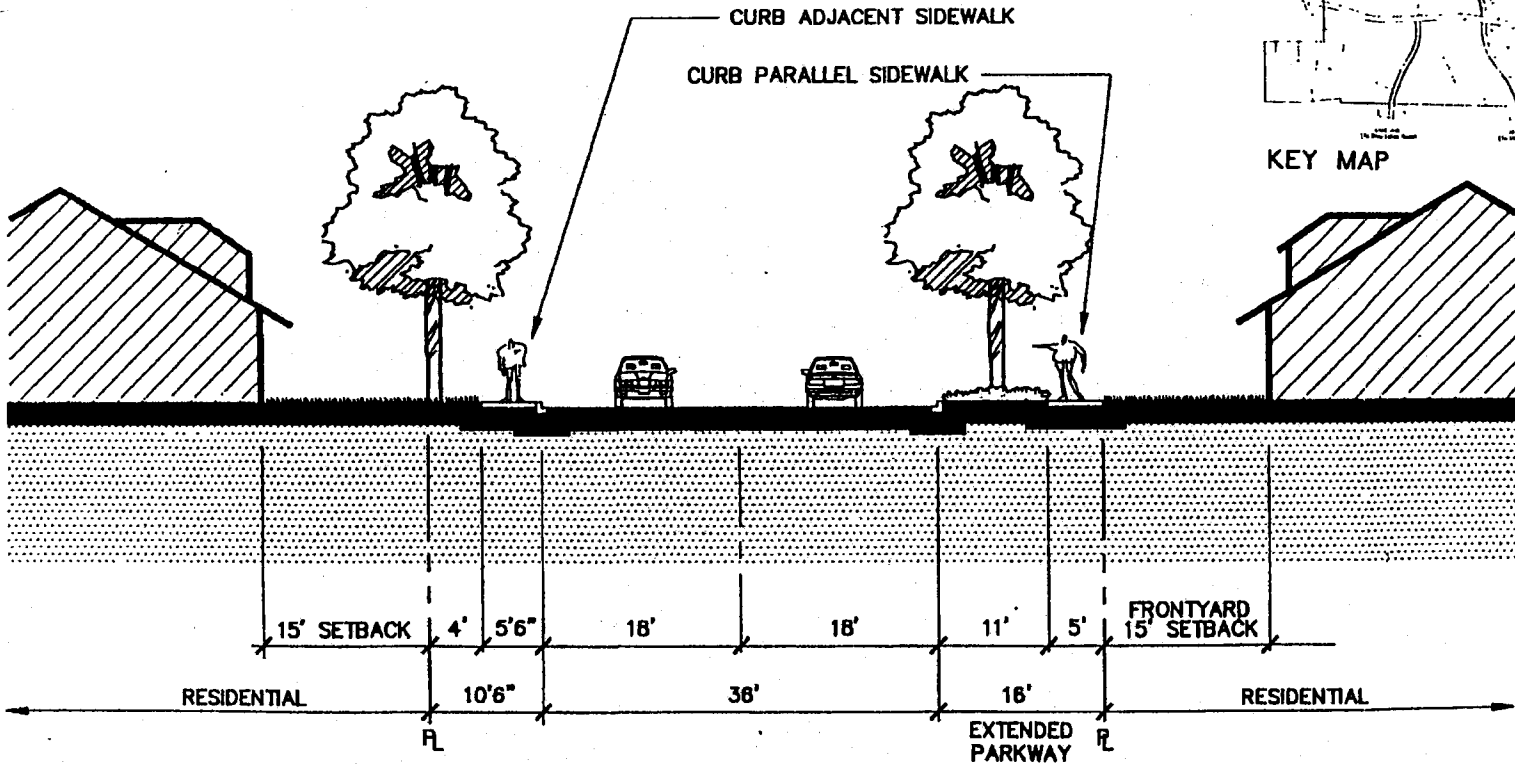
OPEN SPACE NODES ALONG LOOP STREET, WHICH TIE INTO INTERNAL WALKWAY/PARKWAY SYSTEM. REFER TO EXHIBIT #

PARK AND OPEN SPACE CORRIDOR OPEN TO ENHANCE VIEW FROM LOOP ROAD.

INCREASED NUMBER OF CUL-DE-SACS FOR FEELING OF PRIVACY.

SALT CREEK RANCH

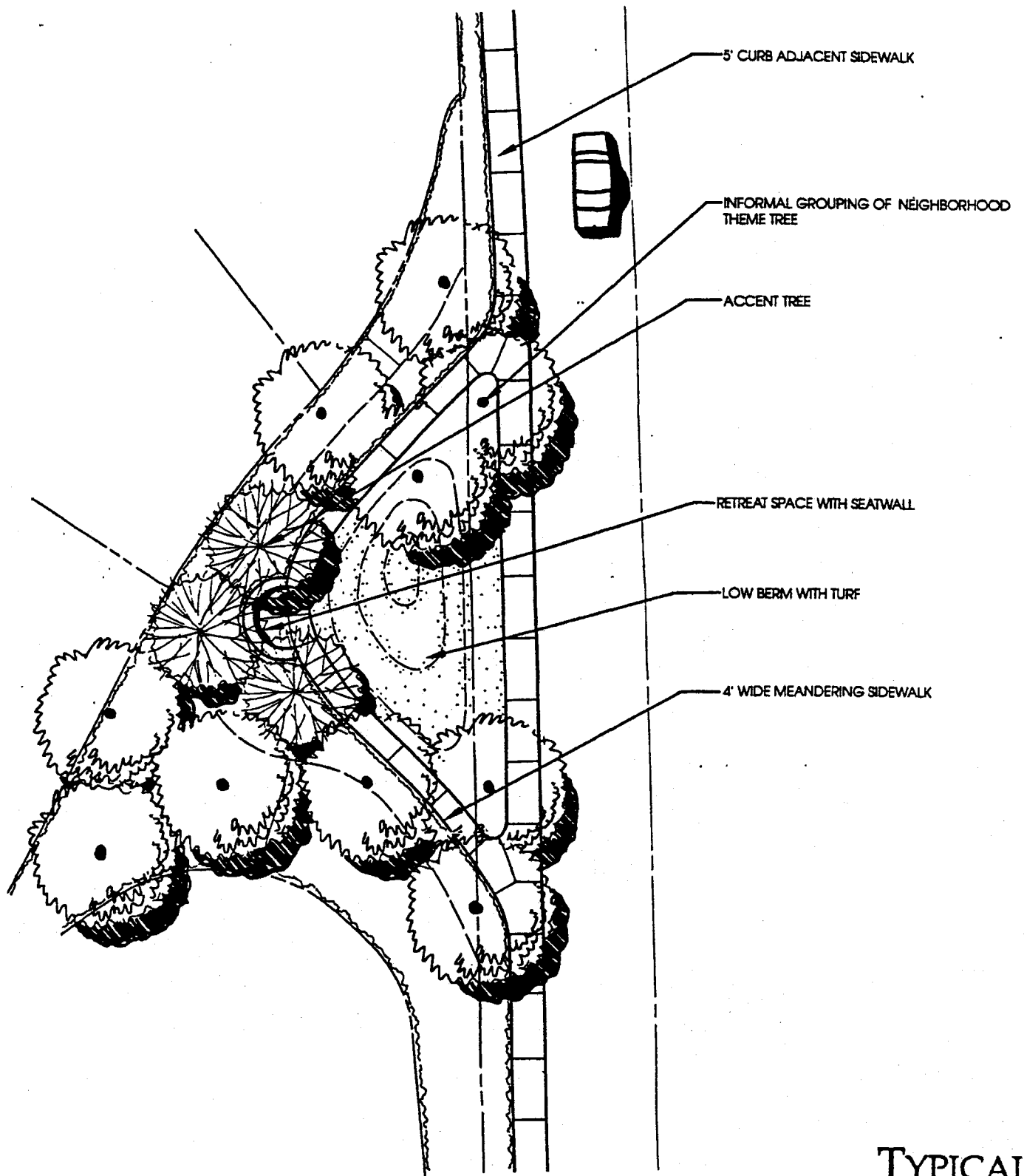
NEIGHBORHOOD 8 CLUSTER CONCEPT



SALT CREEK RANCH

NEIGHBORHOOD B

PRIVATE MAIN LOOP STREET SECTION



TYPICAL
NEIGHBORHOOD 8

SALT CREEK RANCH **OPEN SPACE NODE PLAN**



The Baldwin Company
Craftsmanship in building since 1956

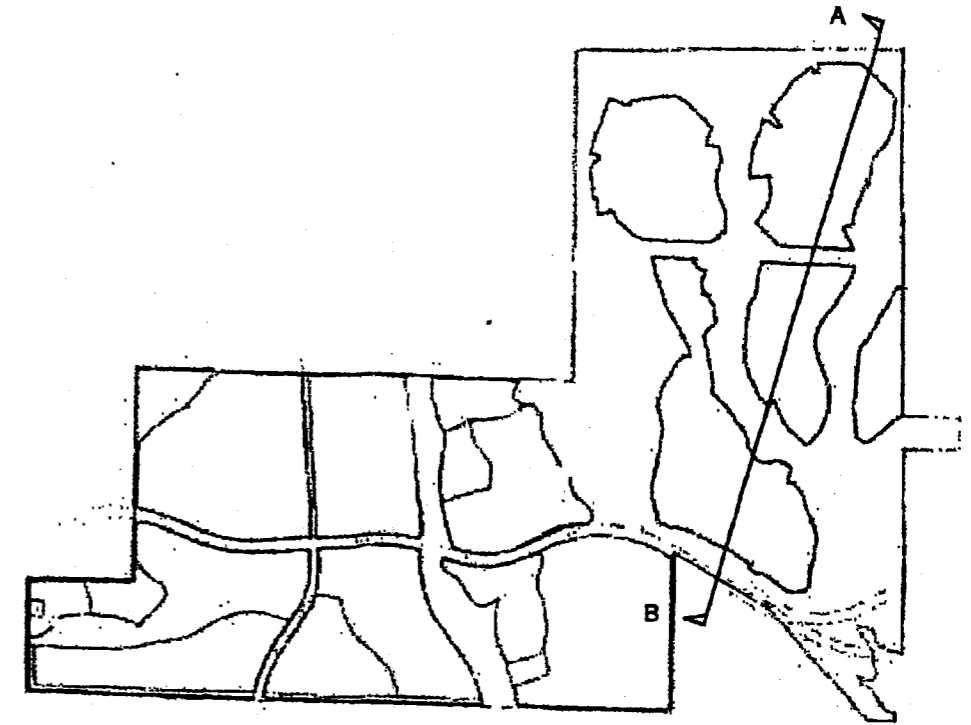
EXHIBIT NO. 25 FORM A

2.4.3 Sub-Area Three

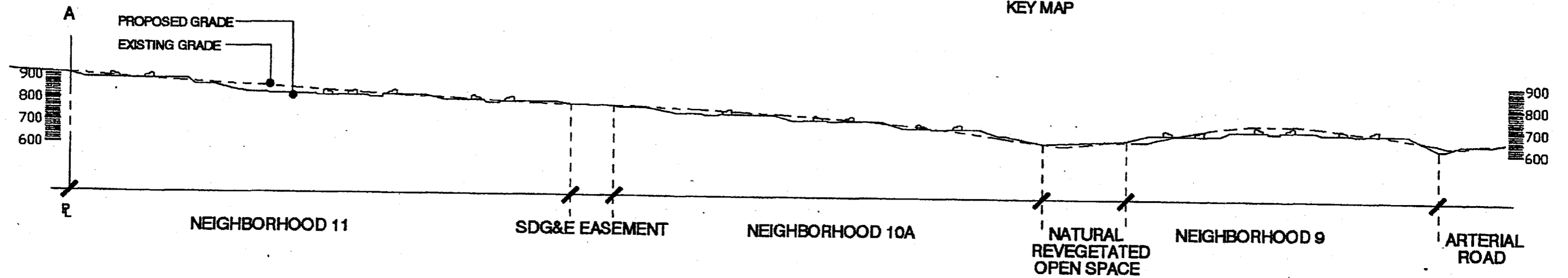
Sub-Area Three is the eastern-most area of the Salt Creek Ranch Community and features the highest elevations within the community. The land orientation, environmental constraints, views and circulation requirements all suggest that a large lot or semi-custom series of neighborhoods be developed. The concept for this sub-area is to build only on the most developable portions of the land; link the neighborhoods with rural type streets; aesthetically unify the area with recreational trails, and natural/rustic landscaping; and use minimal grading to retain the beautiful natural landforms.

Homesites were individually and carefully selected to keep grading to a minimum. As may be seen by Cross Section of this Sub-Area views up to the mountain are maintained from East H Street and cut and fill is kept to a minimum due to sliver cuts to retain the existing landform. This is shown on the Cross Section of Sub-Area 3, Exhibit No. 26. Major features such as rock outcroppings, spectacular views to west, south and east and sensitive habitat areas are preserved and enhanced. The residential edges will be rolled into natural grades. Additional concepts which are used to enhance design include special landscape treatments, berming, varying slope edges and similar techniques which are detailed in Book I, Chapter 5, Grading.

The large lot areas range from 10,000 square feet to more than one acre in size. The average density is 1.62 dwelling units per gross developable acre which is below the target density of 2.0 dwelling units per gross acre, conforming to the General Plan. It is also at the minimum of the estimated range of 1.6 to 1.9 dwelling units per gross acre approved in the GDP. The average lot size is 22,060 square feet throughout SubArea 3. In Neighborhoods 10 through 12, the average lot size is over 26,200 square feet well over the one-half acre minimum average, and the maximum number of 1/4 acre lots is not exceeded (see Table 3). As outlined in the General Development Plan, lots within Neighborhoods 10 through 12 will average at least 20,000 square feet in size. Up to 25% of the lots can be 15,000 square feet.



KEY MAP



NEIGHBORHOOD 3 SECTION

SALT CREEK RANCH

**SUB AREA 3
NEIGHBORHOOD CROSS SECTION**

TABLE 3

**SUB-AREA THREE
STATISTICAL SUMMARY**

- (1) 10,000-19,000 Square foot Requirement: Maximum 25% of 246 Lots = 62 Lots. Plan Proposes 55 Lots.
- (2) Average Lot Size for Sub-Area = .51 Acre (22,060 SF).
- (3) Average Density for Sub-Area = Maximum allowed 1.9 dwelling units per acre; Provided 1.62 Units Per Gross Developable Acre.
- (4) Gross Developable Area = +-262 Acres.

Area #	.34-.4	.41-.5	.51-.6	.61-.7	.71-1	>1	Total
9*	45	41	12	6	1	0	179*
10A	1	14	20	13	6	43	57
10B	0	0	0	1	11	4	16
11	2	9	16	17	26	7	77
12	26	41	19	5	5	0	96
	74	105	67	42	49	14	425

* Neighborhood 9 includes 74 lots smaller than .34 acres. These lots are reflected in the total column, although they do not appear in the above table.

This lot configuration is shown on the Sub-Area 3 Lotting Exhibit.

Nearly all of the major slopes of twenty-five percent (25%) have also been preserved in this area. The only exception, is a small encroachment at the north boundary of Neighborhood 12. Road crossings are kept to a minimum while assuring adequate through-access to the north. Manufactured slopes are minimized as shown on the Conceptual Grading Plan and will be softened through revegetation to natural specifications. Private road standards and flag lots will add to the rural flavor of Neighborhoods 12. These private road standards are shown in Book I, Chapter 4.

The Salt Creek Ranch SPA proposes several different levels of single-family residential development. In order to minimize grading impacts and to help maintain existing natural contours and views, flag lots are sited in various areas of the plan, with the number of lots on flags ranging from 1 to 4. Flat lot area minimums are the same as proposed for other lots in Sub-Area 3, with a minimum of twenty (20) feet per access lot proposed for access drive width. Where more than one flag lot is proposed, driveways are widened to 28-feet for guest parking, where possible. Where not feasible, a two-car guest parking area will be reserved on the lot at the time of Tract Map approval, with a precise location to be determined in conjunction with Building Permit submittal. Flag lots proposed within the single-family estate (SFE) designations are designed to enhance the rural character of the neighborhood. Most of the flag lots are surrounded by adjacent natural open space with views of the south and east.

The character proposed for this sensitive portion of the community is a series of enclaves that decrease in intensity as the land rises in elevation. Each enclave will be surrounded by natural areas that conserve habitat values and are protected by careful landscape maintenance. Most of the homesites will be directly fronting major open space areas so architecture will be rear-oriented with exciting forms and living areas exposed to the view side. All rear lot edges will be contour graded to match adjacent natural slope ratios as illustrated in the Grading Chapter. The location of rear yard structures will be limited to prevent visual intrusion into the open space. Transitions from natural to ornamental landscaping will be required. These requirements will be established in covenants and enforced by a homeowners association with the landscape design review authority. These neighborhoods will provide the largest amount of estate housing built to date within the City of Chula Vista, serving a market demand previously limited in supply.

These unique neighborhoods will also benefit from other amenities in this Sub-Area which include:

- The pedestrian trail located in the San Diego Gas and Electric easement which provides access to the mountains lying north of this sub-area and open space east and west of the site. (If allowed by SDG&E).
- Some of the most spectacular views on Salt Creek Ranch, enhanced by the presence of the abutting open spaces and nearby San Miguel Mountain.
- A homeowners association for the gated neighborhoods to provide maintenance and design review enforcement. A homeowners association for the rest of Sub-Area 3 will be created to enforce treatment of rear yard slopes as specified in the covenants.

The eastern-most neighborhoods (Numbers 10a/10b) have been designed to protect the cactus wren nests and to provide a wildlife corridor as called for in the approved GDP. A wider corridor will not be required (an off-site regional wildlife corridor has been approved by the City in conjunction with the approval of the MSCP Subarea Plan).

2.5 HOUSING PROGRAMS

The fundamental residential concept of the Salt Creek Ranch General Development Plan is to develop:

... a landmark residential product in the City of Chula Vista, providing a high-end, estate-type community which is currently limited in the South Bay area. Salt Creek will also provide a variety of housing products to cater to a wide range of lifestyles, enabling families to move-up or move laterally while remaining within the same community environment. Taking advantage of its exceptional natural setting and its location between the urbanized areas of Eastlake and the undeveloped areas to the east; Salt Creek Ranch will relate both to the mixed-use urban character of the Eastlake community and the rural character of the areas to the north and east. (Salt Creek Ranch General Development Plan page 13)

The current Housing Element of the City of Chula Vista General Plan establishes programs and policies that are intended to provide good quality housing to persons at all income levels. One such program, directly aimed at currently undeveloped parcels, states:

At such time as it is appropriate for undeveloped lands within the planning area to be urbanized, the City should regulate such urbanization with a view toward establishing orderly, stable and beautiful residential neighborhoods.

These lands should be developed with sound housing in good environments. The City of Chula Vista should promote the establishment of inclusive and "balanced communities" within its new territories. Developers should create well-planned, mixed-income residential complexes in an effort to attract all age groups and economic

segments of the community. (City of Chula Vista General Plan Housing Element Program 3.5)

Balanced Communities

The current Chula Vista Housing Element states that the City of Chula Vista supports the "balanced community concept" by broadening the local residents' choice of housing, housing types, and living environments. (Chula Vista Housing Element, Part 2, page 20, 1985).

The Salt Creek Ranch SPA Plan directly implements the balanced community concept by providing a full range of product type within the ranges allowed by the Chula Vista General Plan, from single-family homes to estate homes as well as multi-family housing such as apartments and/or condominiums. The range of lot sizes and densities will promote a broad range of affordability, while achieving the desired single-family ambiance of the project.

Affordable Housing

The current Chula Vista Housing Element states:

"The City of Chula Vista expects every developer to address the problem of housing low and moderate income families and individuals. Where proposed projects exceed fifty units, the municipality expects the involved developers to explore methods to devote a minimum of ten percent (10%) of the said units to low and moderate income housing. This program calls for the developer's exploration and investigation of Federal and State subsidy programs and other economically feasible means of reducing the cost of housing." (Chula Vista Housing Element, Part 2, page 24, 1985).

The current Housing Element also commits the City of Chula Vista to participate in SANDAG's regional program for the fair-share allocation of lower income housing (Chula Vista Housing Element, Part 2, page 25, 1985). According to SANDAG's

Annual Housing Needs Performance Report, for the 1985 to 1990 reporting period, the City of Chula Vista substantially exceeded its fair-share allocation of lower-income housing and has provided proportionately more lower-income housing than any other jurisdiction in the San Diego region.

The City of Chula Vista is currently revising and updating its Housing Element. A draft revised Housing Element has been completed and forwarded to the California Housing and Community Development Agency. The draft element policy concerning the inclusion of affordable housing in new development was withheld from the package transmitted to the State, pending further local review.

TABLE 4
1991 LOW AND MODERATE INCOME RENTAL RATES

Type	Maximum Persons	Low Income Rent	Moderate Income Rent	Maximum Income Low	Maximum Income Moderate
One Bedroom (850 sq. ft.)	2	\$640	\$964	\$26,450	\$34,600
Two Bedroom (900 sq. ft.)	3	\$702	\$1,074	\$29,750	\$44,640
Three Bedroom (1050 sq. ft.)	5	\$830	\$1,275	\$35,700	\$53,520
Four Bedroom (1070 sq. ft.)	7	\$876	\$1,453	\$40,950	\$61,440

As requested by the City of Chula Vista, the applicant has initiated discussions with nearly 20 lenders, governmental entities and non-profit housing providers to attempt to identify a means to fulfill the Housing Element affordable housing policy. (See Table 5 for listing of contacts). The applicant also pursued negotiation with the City of Chula Vista concerning the inclusion of affordable housing within Salt Creek I, an adjacent project. These discussions have involved the feasibility of providing affordable housing within Salt Creek Ranch for the Salt Creek I project. While initial discussions show promise, it is apparent specific housing programs and financing

mechanisms necessary to fulfill the Housing Element policy will evolve as the viability of funding options are evaluated for feasibility and development plans and market plans become more precise. As a result, the specific Salt Creek Ranch affordable housing programs will be subject to Planning Commission review and approval concurrent with the Tentative Map approval. Complete implementation mechanisms will be determined at the time of the first Final Map. The program shall be consistent with the following principles:

1. The project will provide the amount and type of affordable housing as determined by the 1991 Housing Element revision as adopted by City Council.
2. As provided by the Housing Element, the City of Chula Vista shall continue to assist the applicant to fulfill the Housing Element affordable housing policy through the following actions:
 - a) Seek State and Federal subsidies for moderate and low income housing. (Chula Vista Housing Element, Part 2, page 24, 1985).
 - b) Consider the use of density bonuses consistent with State law. (Chula Vista Housing Element, Part 2, page 24, 1985).
 - c) Consider exploration of experimental planning, design and development techniques and standards to reduce the cost of providing affordable housing. (Chula Vista Housing Element, Part 2, page 24, 1985).
3. The applicant will prepare and implement an affirmative fair marketing program (Chula Vista Housing Element, Part 2, page 24, 1985), including a marketing plan to attract qualified buyers for non-market rate housing.
4. Should it become infeasible, impractical or inappropriate to provide affordable housing, as determined by the pending Housing Element revisions, the applicant and the City shall consider alternative methods of achieving affordable housing

opportunities including, those identified in the Housing Element and the following:

- a) **Land Set Aside:** An equitable donation of a building site which could be made available to the County Housing Authority or other non-profit entity to construct affordable housing.
 - b) **Off-Site Projects:** Construction of an affordable housing project at an off-site location, including consideration of renewal, rehabilitation and preservation projects, and the provision of homeless assistance programs.
 - c) **In-Lieu Contributions:** In-lieu contributions to be used to provide assistance to other identified affordable housing efforts. The contribution shall be evaluated to ensure its adequacy in relation to achieving assistance opportunities commensurate to the level of the original project requirement.
5. The applicant will actively explore the participation of South County jurisdictions in non-profit housing agencies in the development, ownership and management of affordable housing projects. The applicant will also assist these non-profit efforts to increase their ability to secure additional funding resources to develop quality affordable housing.
 6. The applicant will comply with the City of Chula Vista affordable housing policy upon adoption as required at the time of tentative map approval.

TABLE 5
AFFORDABLE HOUSING CONTACTS

Mr. Jim Waegle
Bank of America

Mr. Steve Hall
Vice President, Community
Development Department
Wells Fargo Bank
333 So. Grand Avenue, Plaza Level
Los Angeles, CA 90081

Mr. Bob McNecly
Union Bank
445 So. Figueroa Street, 3rd Floor
Los Angeles, CA 90071

Mr. Jose Acre
Citibank
180 Grand Avenue
Oakland, CA 94604

Ms. Doris R. Schnider
President
Savings and Loan Mortgage
Company Organization
1333 Lawrence Expressway, Suite 415
Santa Clara, CA 95051

Mr. Michael Graves
Chairman, SAMCO Loan Committee
Household Bank Representative
1333 Lawrence Expressway, Suite 415
Santa Clara, CA 95051

Mr. Jim Yacenda
Federal Home Loan Bank
Community Investment Fund
19935 East Walnut Drive
Walnut, CA 91789

Mr. Henry Tidemann
California Community
Reinvestment Corporation
P.O. Box 10639
Burbank, CA 91510

Mr. Mitch Thompson
Bank of America State Bank
450 B Street, Suite 1800
San Diego, CA 92101

Mr. Dennis Campbell
Bank of San Diego
225 Broadway, Suite 1320
San Diego, CA 92101

Mr. Vince Siciliano
International Savings Bank
1455 Frazee Road, Suite 204
San Diego, CA 92108

Ms. Mary Lou Newbold
International Savings Bank
1455 Frazee Road, Suite 204
San Diego, CA 92108

TABLE 5

(Continued)

**Mr. Frank Benneto
American Savings Bank
17877 Von Karman Avenue
Irvine, CA 92714**

**Mr. Dan Lopez
California Community
Reinvestment Corporation (CCRC)
P.O. Box 10639
Burbank, CA 91510**

**Mr. Jeff Stone
San Diego Trust and Savings Bank
Real Estate Loan Services Department
P.O. Box 129006
San Diego, CA 92112**

SALT CREEK RANCH

COMMUNITY
DESIGN CONCEPT

CHAPTER 3

COMMUNITY DESIGN CONCEPT**3.1 COMMUNITY CHARACTER**

The Salt Creek Ranch Community is designed as a high quality residential and recreational environment. Neighborhoods and community facilities are selectively placed in relation to the site's natural amenities and constraints. The overall character is a direct result of extending the site's natural features and materials into the man-made additions of both architecture and plant materials. The design is purposely presented as an "old mission" and comfortable residential atmosphere primarily oriented to family living and informal aesthetic expression. This informal feeling is further supported by the use of low maintenance and water-efficient plant materials. The community will have homes in a full range of prices so the surrounding environment must present a sense of informal elegance. This informal elegance will be delivered through focal landscape features, rich details, controlled architecture, unique signage, maximized view corridors and substantial open space.

The neighborhoods will be of varying densities to encourage an appropriate mixture of styles and themes within the Salt Creek Community context. Varying lot sizes and housing types present the opportunity to respond with styles of architecture that match market, social and environmental trends over the years it takes to build the community.

The open space corridors, the terrain and the parkway system naturally divide the site into "lifestyle" areas.

- 1) Sub-Area One west of Hunte Parkway and north and south of East H Street will be composed of single-family planned development areas where views, safe residential streets and neighborhood identity characterize the Low-Medium density lots. This area is oriented toward active recreation with neighborhood park and school facilities, tying into the overall trail system. The Low-Medium density provides opportunities for a comfortable living environment through

small lots for the first-time buyer and large traditional lots for the more mature families. The southwest portion of Sub-Area One is designed with a fill mixture of single- and multiple-family dwellings oriented around community facilities. The design concept here is to allow the varying densities to complement each other and provide a transition to the business park on the south. Clustering will be utilized to provide multi-family and townhome dwelling units along the southern edge.

- 2) The area east of Hunte Parkway (Sub-Area Two) will be a transition from the Low-Medium density land uses to larger lots oriented toward the natural open spaces of the Salt Creek Corridor and the large open space corridors to the east. The emphasis here will be a quiet elegance with a more natural appearance. View preservation will be enhanced by the clustering of houses to provide larger, contiguous open space areas for conservation and trail uses.
- 3) The eastern area (Sub-Area Three) will be a low-density/large lot area with multiple opportunities to present a timeless style and custom look to the neighborhoods. The emphasis in this area will be on views into the natural undisturbed open spaces and orientation towards the hills and lakes while preserving privacy. Neighborhood 9, at the southern end of Sub-Area Three, will provide a transition between the Low-Medium density lots in Neighborhoods 7 & 8 (5,000 to 7,000 square foot minimums), and the larger estate lots in Neighborhoods 10 through 12. Lots in Neighborhood 9 will be a minimum of 10,000 square feet, with an average lot size of over 15,000 square feet. Density in the area will generally be at the lower end of the R-L range, with densities ranging from approximately 1.6 to 2.0 dwelling units per acre.

3.2 LANDSCAPE CONCEPT

The Salt Creek Ranch landscape statement will help establish the community theme by unifying the various elements which make up this community. The landscape concept includes the use of drought tolerant and indigenous, naturalized plant material. Consistent theme walls, fences, monuments, signage, parkways and open space areas begin at the project entry and continue throughout the entire community.

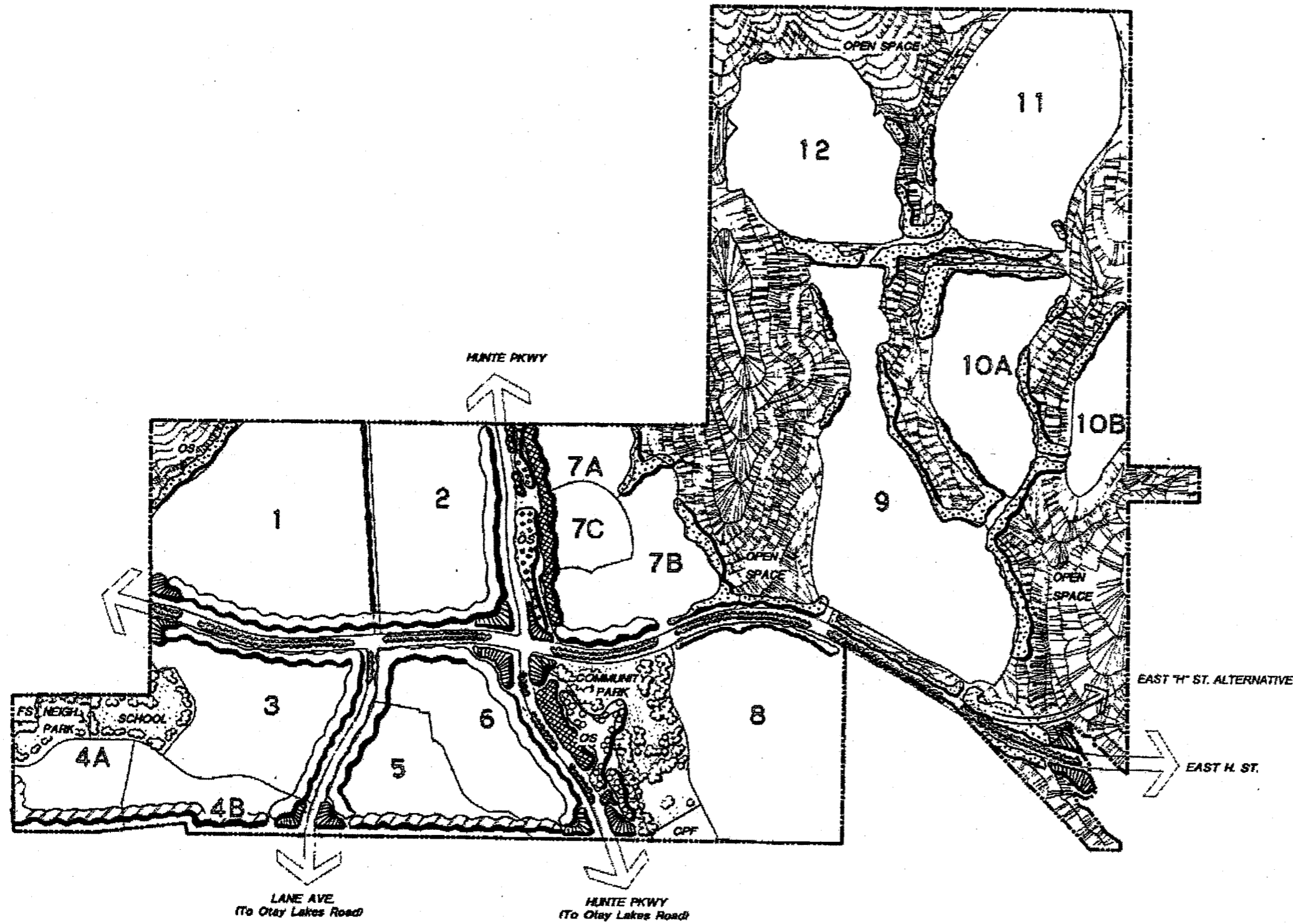
The landscape theme for the Salt Creek Ranch has been drawn from the historical aspects of the greater South San Diego region. The theme is meant to be a simple, but bold statement which creates a community identity reminiscent of the California mission. The landscape is intended also to draw upon the site's natural setting and the

mature Eucalyptus grove found in the heart of the community. Eucalyptus will provide the basic framework throughout the community. California Peppers will recall the community history and the tradition of the California mission and will identify street intersections and special nodes along the trail corridors. The riparian plant community found along the Salt Creek corridor will be enhanced to accentuate this unique environment. Other historic and indigenous plant materials will add richness and variety to the landscape.












The landscape concept for Salt Creek Ranch is defined herein by zone and neighborhood. These zones are linked together by a landscaped corridor system, equestrian trails and open space areas to create a "rural ranch" environment. Each of the project's individual landscape zones and the Master Plant List are shown in Table 6. Conceptual landscape treatments for these zones are described in greater detail in the following zone-by-zone definitions. The Landscape Plan is shown in Exhibit No. 27.

Zone 1 Salt Creek Corridor

Within the Salt Creek corridor, additional Eucalyptus, Torrey Pines, California Peppers and Sycamores were planted in February 1990 to reflect the character of the Corridor. Drawing upon this theme, small drifts of Pine add a textural contrast to the dominant Eucalyptus trees. Major plantings of California Sycamores identify the unique character of this riparian environment and help to protect the riparian habitat from encroachment of invading species. Any plantings in the corridor will be coordinated with the Habitat Enhancement Plan contained herein in Book I, Chapter 6 to assure compatibility with the riparian environment.



LEGEND

-  COMMUNITY ENTRY/FOCAL POINT ZONE 2
-  PARKWAY TREES ZONES 3 & 5
-  MEDIAN TREES ZONE 3
-  SALT CREEK CORRIDOR PLANTINGS ZONE 1
-  EXISTING EUCALYPTUS
-  HABITAT ENHANCEMENT ZONE 6
-  RIPARIAN RESTORATION ZONE 6
-  UNDISTURBED AREA
-  TRAIL CORRIDORS ZONE 9
-  PARK ZONES ZONE 4
-  REPRESENTS LM USE AT THE HIGHEST ALLOWABLE DENSITY (H.A.D.)

SALT CREEK RANCH

LANDSCAPE PLAN

TABLE 6
MASTER PLANT LIST

Zone 1 -- Salt Creek Corridor

Trees

Alnus rhombifolia
Eucalyptus spp.
Pinus torreyana
Platanus racemosa
Schinus molle

White Alder
Eucalyptus
Torrey Pine
California Sycamore
California Pepper Tree

Shrubs

Callistemon spp.
Ceanothus spp.
Juniperus spp.
Pittosporum spp.
Rhus integrifolia

Bottlebrush
Ceanothus
Juniper
Pittosporum
Lemonade Berry

Groundcovers

Bougainvillea spp.
Ceanothus spp.
Lonicera japonica
Myoporum "Pacificum"

Bougainvillea
Ceanothus
Japanese Honeysuckle
N.C.N.

Zone 2 -- Community Focal Point and Entries

Trees: Community Focal Point and Community Entries

Eucalyptus spp.
Tipuana tipu
Schinus molle

Eucalyptus
Tipu Tree
California Pepper Tree

Trees: Neighborhood/Project Entries

Melaleuca spp.
Pinus torreyana
Schinus molle

Melaleuca
Torrey Pine
California Pepper Tree

Shrubs

Agave spp.
Aloe spp.
Arctostaphylos spp.

Agave
Aloe
Manzanita

Final Salt Creek SPA
213/47.008
November 12, 1991

Echium fastuosum
Nerium oleander
Pyracantha "Santa Cruz"
Yucca spp.

Pride of Madeira
Oleander
N.C.N.
Yucca

Groundcovers

Acacia redolens
Ceanothus spp.
Cistus spp.
Lantana montevidensis
Myoporum "Pacificum"
Rosemarinus officinalis "Prostratus"

N.C.N.
Ceanothus
Rockrose
Trailing Lantana
N.C.N.
Dwarf Rosemary

Zone 3 -- Parkways: East H Street and Hunte Parkway South of East H Street

Trees

Eucalyptus species
Tipuana tipu
Schinus molle

Eucalyptus
Tipu Tree
California Pepper Tree

Shrubs

Arbutus unedo
Ceanothus spp.
Arctostaphylos spp.
Nerium oleander
Pyracantha "Santa Cruz"
Rhus spp.

Strawberry Tree
Ceanothus
Manzanita
Oleander
N.C.N.
Sumac

Groundcovers

Acacia redolens
Ceanothus spp.
Cistus spp.
Lantana montevidensis
Myoporum "Pacificum"
Rosemarinus officinalis "Prostratus"

N.C.N.
Ceanothus
Rockrose
Trailing Lantana
N.C.N.
Dwarf Rosemary

Medians

Trees

Gejeira parviflora
Tipuana Tipu

Australian Willow
Tipu Tree

Final Salt Creek SPA
213/47.008
November 12, 1991

Shrubs

Agave spp.
Aloe spp.
Nerium oleander
Yucca spp.

Agave
Aloe
Oleander
Yucca

Groundcovers

Cistus spp.
Lantana montevidensis
Rosemarinus officinalis

Rockrose
Trailing Lantana
Rosemary

Zone 4 -- Parks

Trees

Eucalyptus spp.
Geijera parviflora
Tipuana tipu
Pinus torreyana
Schinus molle

Eucalyptus
Australian Willow
Tipu Tree
Torrey Pine
California Pepper Tree

Shrubs

Arctostaphylos spp.
Ceanothus spp.
Juniperus spp.
Pittosporum spp.

Manzanita
Ceanothus
Juniper
Pittosporum

Groundcovers

Acacia spp.
Ceanothus spp.
Cistus spp.
Lantana montevidensis
Lonicera japonica

Acacia
Ceanothus
Rockrose
Trailing Lantana
Japanese Honeysuckle

Zone 5 -- Minor Collectors: Lane Avenue and Hunte Parkway North of East H Street

Trees

Eucalyptus spp.
Geijera parviflora

Eucalyptus
Australian Willow

Final Salt Creek SPA
213/47.008
November 12, 1991

Shrubs

Arctostaphylos spp.
Ceanothus spp.
Nerium oleander
Pyracantha "Santa Cruz"

Manzanita
Ceanothus
Oleander
N.C.N.

Groundcovers

Acacia redolens
Ceanothus spp.
Cistus spp.
Lantana montevidensis
Myoporum "Pacificum"
Rosemarinus officinalis "Prostratus"

N.C.N.
Ceanothus
Rockrose
Trailing Lantana
N.C.N.
Dwarf Rosemary

Zone 6 -- Habitat Enhancement Areas

Riparian Woodland Habitat

Trees

Platanus racemosa
Populus fremontii
Salix gooddingii
Salix hindsiana
Salix lasiolepis

Western Sycamore
Fremont Cottonwood
Black Willow
Sandbar Willow
Arroyo Willow

Shrubs

Artemisia douglasiana
Baccharis glutinosa
Iva hayesiana
Rhus integrifolia
Rosa californica
Rubus ursinus
Sambucus mexicana

Mugwort
Mulefat
San Diego Marsh Elder
Lemonade Berry
Wild Rose
California Blackberry
Mexican Elderberry

Intermittent Drainages

Shrubs

Artemisia douglasiana
Baccharis glutinosa
Isocoma veneta spp. vernonioides
Juncus acutus var. sphaerocarpus
Salix lasiolepis

Mugwort
Mulefat
Coastal Goldenbush
Spiny Rush
Arroyo Willow

Final Salt Creek SPA
213/47.008
November 12, 1991

Groundcovers

Iva hayesiana

San Diego Marsh Elder

Coastal Sage Scrub Habitat

Shrubs

Artemisia californica

Encelia californica

Eriogonum fasciculatum

Eriophyllum confertiflorum

Eschscholzia californica

Lotus scoparius

Lupinus succulentus

Mimulus puniceus

Plantago insularis

Salvia munzii

Sisyrinchium bellum

Viguiera laciniata

Coastal Sagebrush

California Encelia

Flat-top Buckwheat

Golden Yarrow

California Poppy

Deerweed

Blue Annual Lupine

Red Bush Monkey Flower

Plantain

Munz's Sage

Blue-eyed Grass

San Diego Sunflower

Zone 7 -- Local Streets

Trees

Bauhinia purpurea

Brachychiton populneus

Callistemon species

Eucalyptus species

Fraxinus species

Geijera parviflora

Morus alba "Fruitless"

Pistacia chinensis

Pittosporum undulatum

Rhus lancea

Schinus polygamus

Schinus spp.

Tipuana tipu

Tristania conferta

Purple Orchid Tree

Bottle Tree

Bottle Brush

Eucalyptus

Ash

Australian Willow

Mulberry

Chinese Pistache

Victorian Box

African Sumac

Peruvian Pepper

Pepper

Tipu Tree

Brisbane Box

Shrubs

Arbutus unedo

Ceanothus spp.

Echium fastuosum

Heteromeles arbutifolia

Rhus spp.

Strawberry Tree

Ceanothus

Pride of Madeira

Toyon

Sumac

Final Salt Creek SPA

213/47.008

November 12, 1991

Groundcovers

Acacia redolens
Ceanothus spp.
Cistus spp.
Lantana Montevidensis

N.C.N.
Ceanothus
Rockrose
Lantana

Zone 8 -- Interior Slopes

Shrubs

Arbutus unedo
Ceanothus spp.
Echium fastuosum
Heteromeles arbutifolia
Rhus spp.

Strawberry Tree
Ceanothus
Pride of Madeira
Toyon
Sumac

Groundcovers

Acacia redolens
Ceanothus spp.
Cistus spp.
Lantana montevidensis

N.C.N.
Ceanothus
Rockrose
Lantana

Zone 9 -- Trail Corridors

Trees

Eucalyptus spp.
Tipuana Tipu
Schinus molle

Eucalyptus
Tipu Tree
California Pepper Tree

Shrubs

Arbutus Unedo
Ceanothus spp.
Echium fastuosum
Heteromeles arbutifolia
Rhus spp.

Strawberry Tree
Ceanothus
Pride of Madera
Toyon
Sumac

Groundcovers

Acacia Redolens
Ceanothus spp.
Cistus spp.
Lantana montevidensis

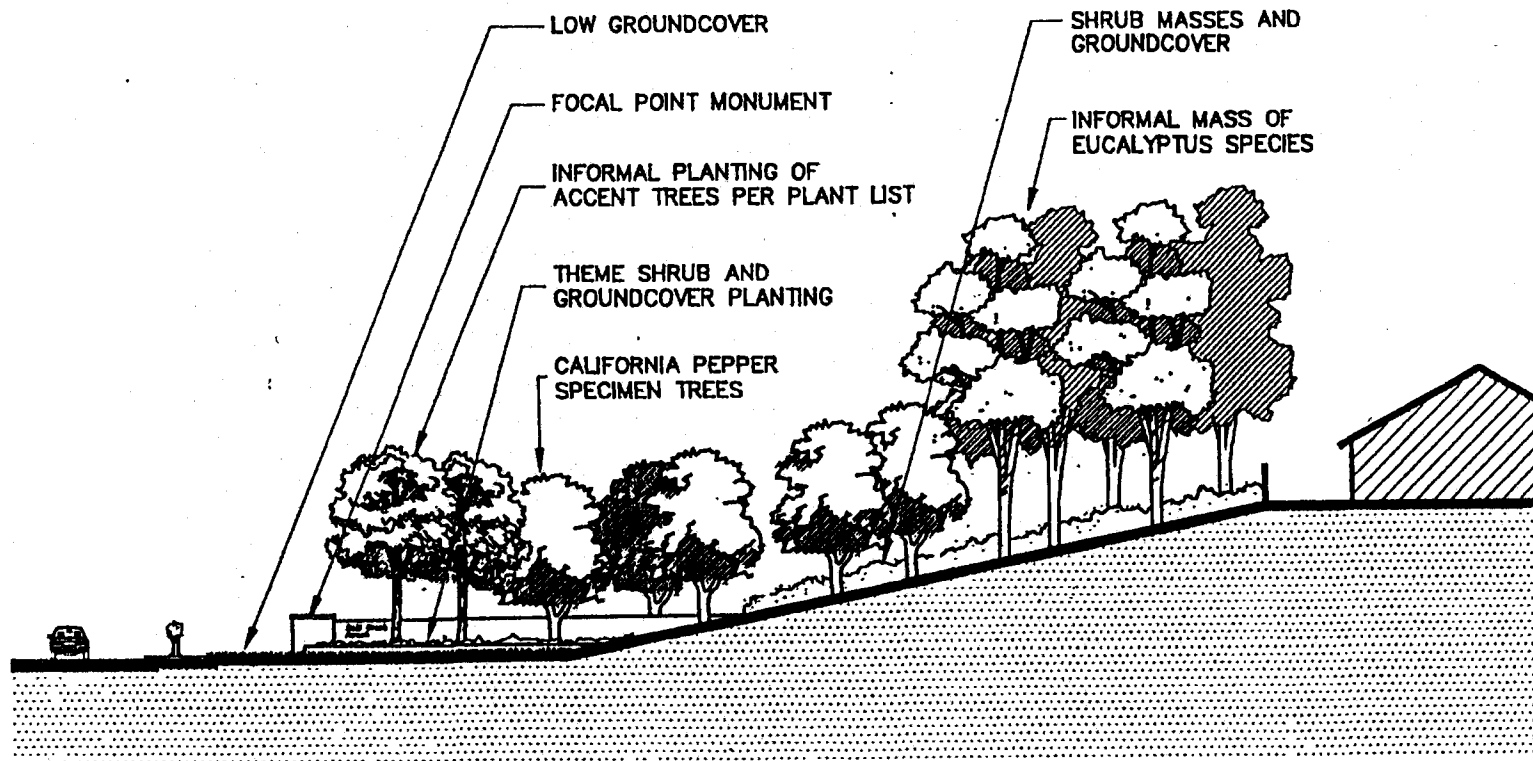
N.C.N.
Ceanothus spp.
Rockrose
Lantana

Zone 2 Community Focal Point and Entries

The intersection of Hunte Parkway and East H Street will serve as the community focal point. This is near the existing Eucalyptus grove and is the geographic center of the community. Because of its thematic importance and the amount of open space within the adjacent Salt Creek Corridor, this area will receive the highest level of recognition.

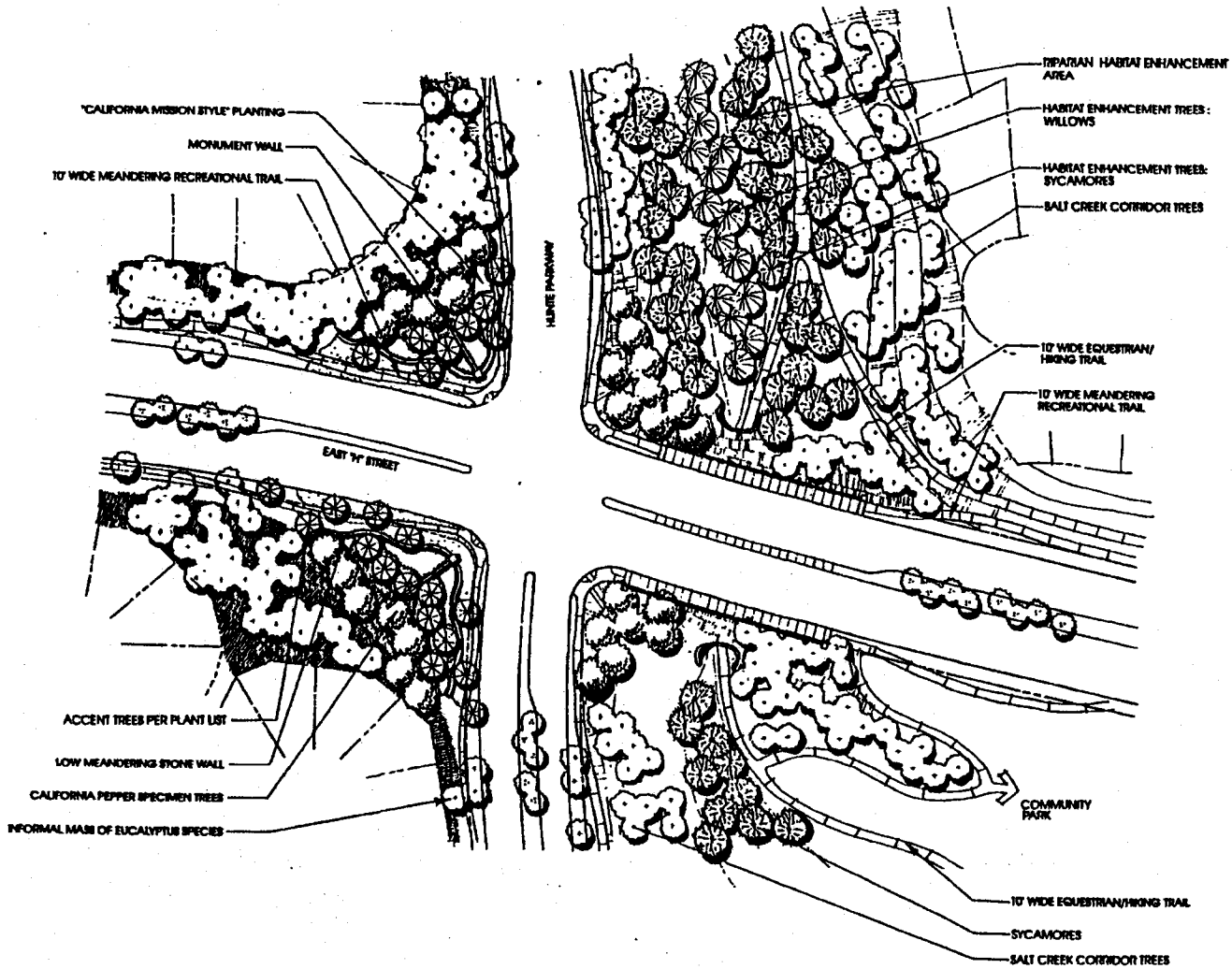
A 100-foot setback will be utilized at the intersection of Hunte Parkway and East H Street. Signage will be integrated into a 6-foot tall diagonal wall, which will be complemented by accent plantings of drought-tolerant accent shrubs. Accent trees will be planted behind the signage walls to recall the landscape created along the community's major corridors and masses of California Pepper repeat the "California Mission" theme. Massings of Eucalyptus trees will provide a backdrop for the focal point accents. Refer to Exhibit No. 28, Focal Point Elevation and Exhibit No. 29, Focal Point Plan. The overall concept is shown on Exhibit No. 30, Monumentation Plan.

The community entry points provide an introduction to, and the first impression of, Salt Creek Ranch. They are also a key element of the overall landscape concept. Community entries will be landscaped with a treatment similar to the community focal point at the intersection of Hunte Parkway and East H Street, but at an appropriate scale: these are intended to be secondary to the community focal point. Informal plantings of accent trees will support the entry monuments with a backdrop of eucalyptus. Accent plantings of drought-tolerant accent shrubs will continue the "California Mission" theme established for the community. The community monumentation treatment will also be similar to the focal point intersection, to provide continuity among all the identity features. This shall be accomplished on a reduced scale, with a 30-foot setback for the entry treatment. Refer to Exhibit No. 31, Salt Creek Corridor Plan, Exhibit Nos. 32-39, Community Entry Plans, and Community Entry Elevations, and Exhibit No. 40, Community Entry Monument Elevation.



SALT CREEK RANCH

FOCAL POINT ELEVATION



SALT CREEK RANCH

FOCAL POINT PLAN






The Baldwin Company
Craftsmanship in building since 1936

EXHIBIT NO. 29

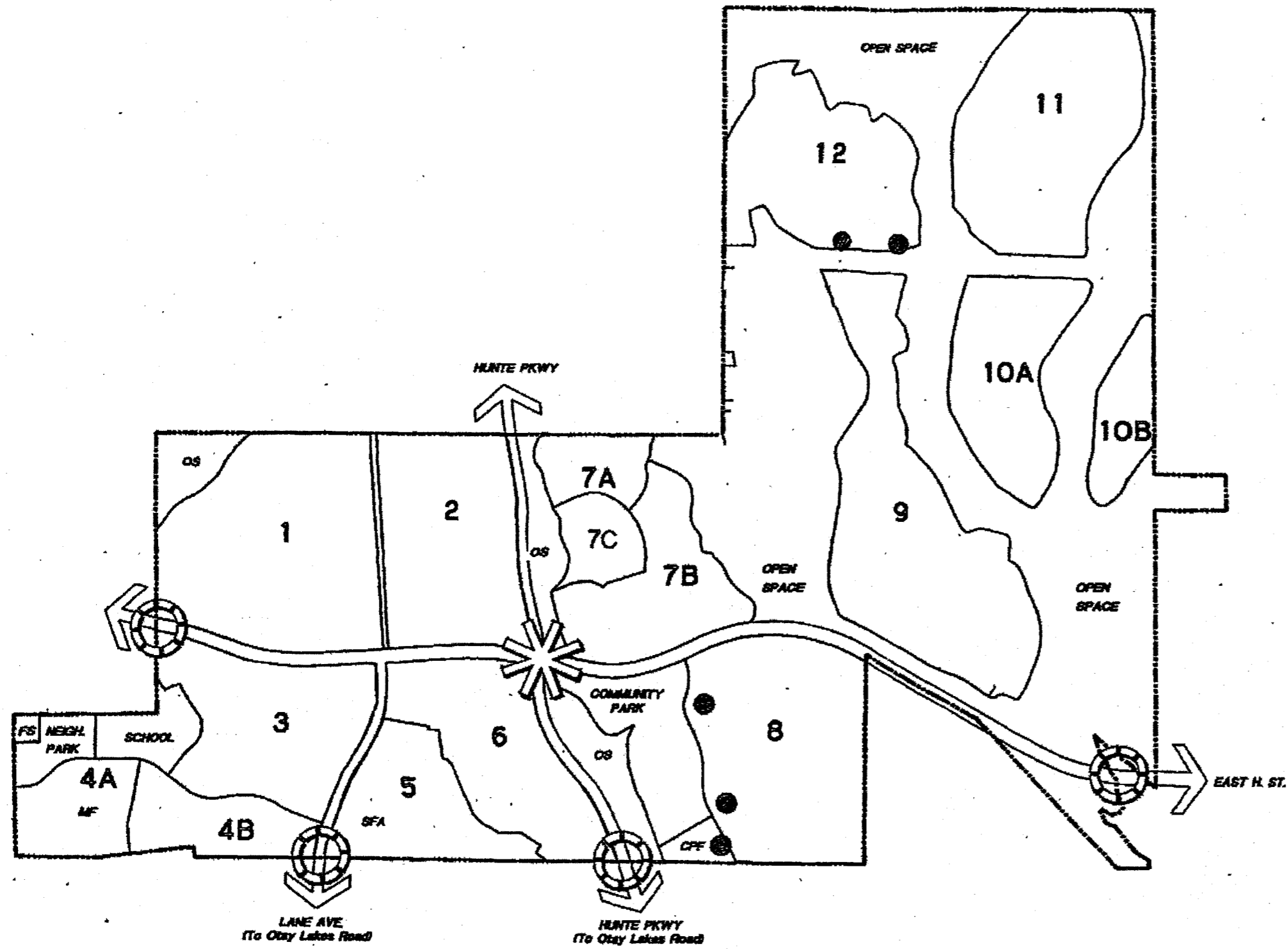
FORMA

1-96

LEGEND

-  FOCAL POINT INTERSECTION
-  COMMUNITY ENTRY
-  PRIVATE GATES






NOTE: ILLUSTRATIONS ARE CONCEPTUAL AND ARE SUBJECT TO REVISION.

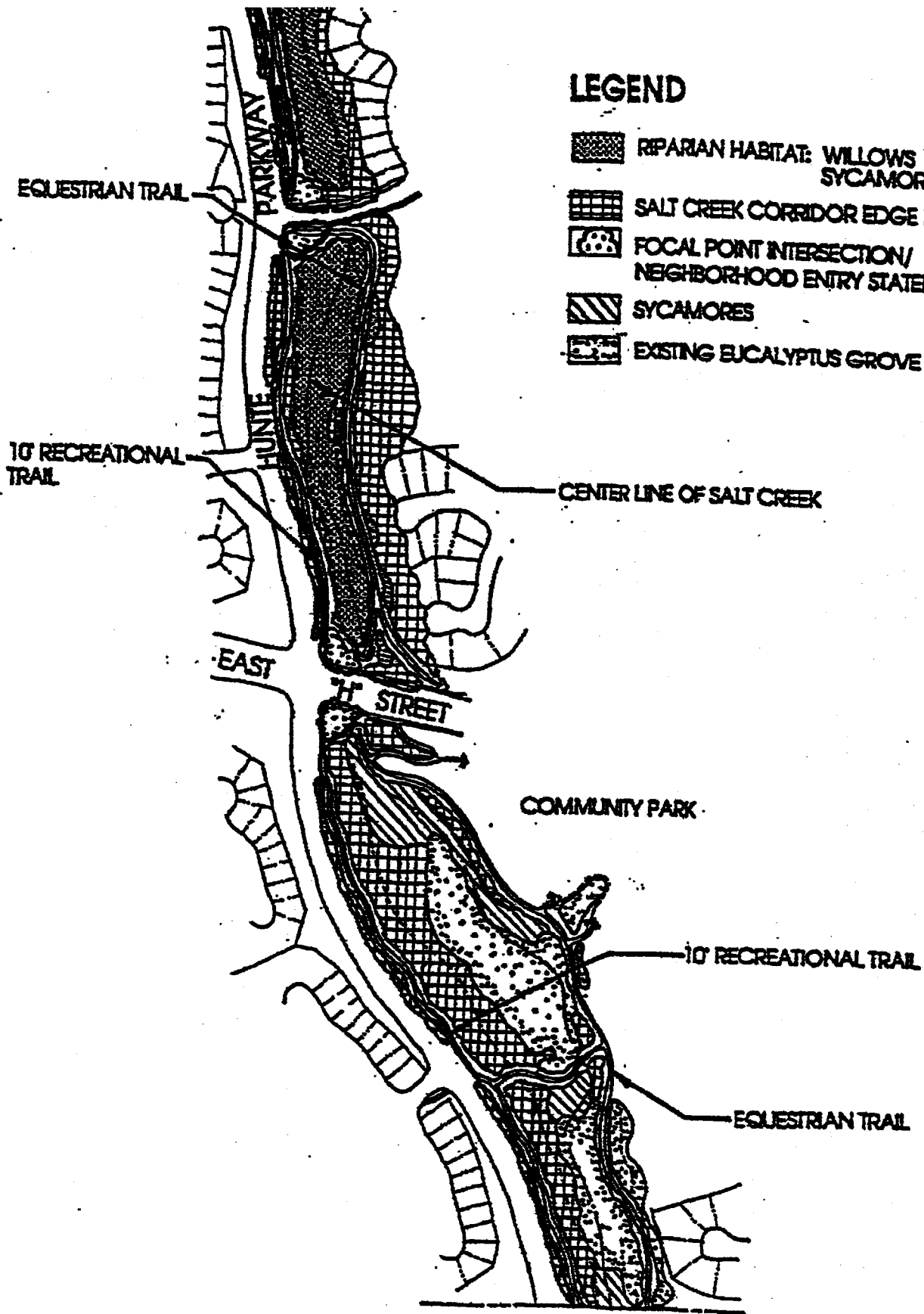


SALT CREEK RANCH

MONUMENTATION PLAN

LEGEND

-  RIPARIAN HABITAT: WILLOWS
SYCAMORES
-  SALT CREEK CORRIDOR EDGE PLANTING
-  FOCAL POINT INTERSECTION/
NEIGHBORHOOD ENTRY STATEMENT
-  SYCAMORES
-  EXISTING EUCALYPTUS GROVE



SALT CREEK RANCH

SALT CREEK CORRIDOR PLAN

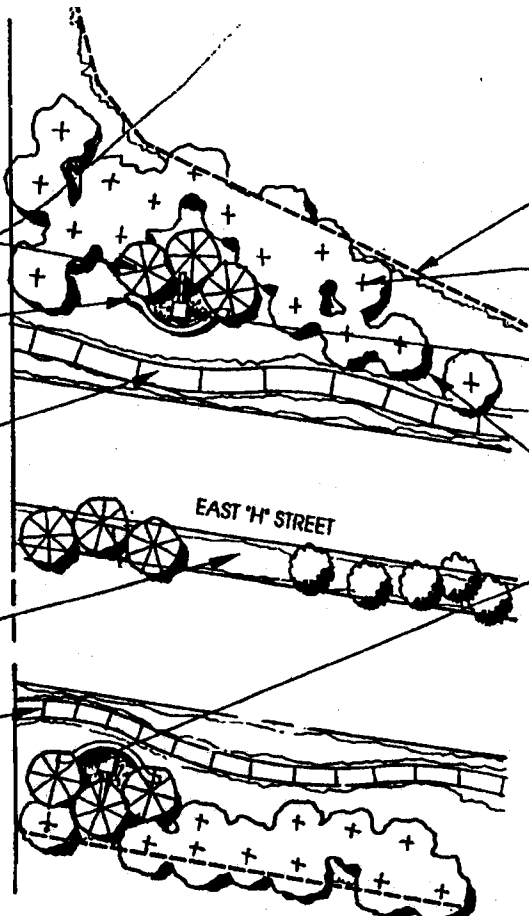
INFORMAL MASS OF ACCENT TREE

LOW MEANDERING STONE WALL

10' WIDE MEANDERING RECREATIONAL TRAIL

MEDIAN PLANTINGS PER PLANT LIST

5' WIDE MEANDERING SIDEWALK



LANDSCAPE LOT

INFORMAL PLANTING OF EUCALYPTUS SPECIES

COMMUNITY ENTRY MONUMENT 4' SQ. PILASTER W/24" WIDE WALL W/ ROUNDED TOP PER EXHIBIT NO. 28

SHRUBS & GROUNDCOVERS PER PLANT LIST

"CALIFORNIA MISSION STYLE" PLANTINGS PER PLANT LIST

EAST H STREET - WEST ENTRY

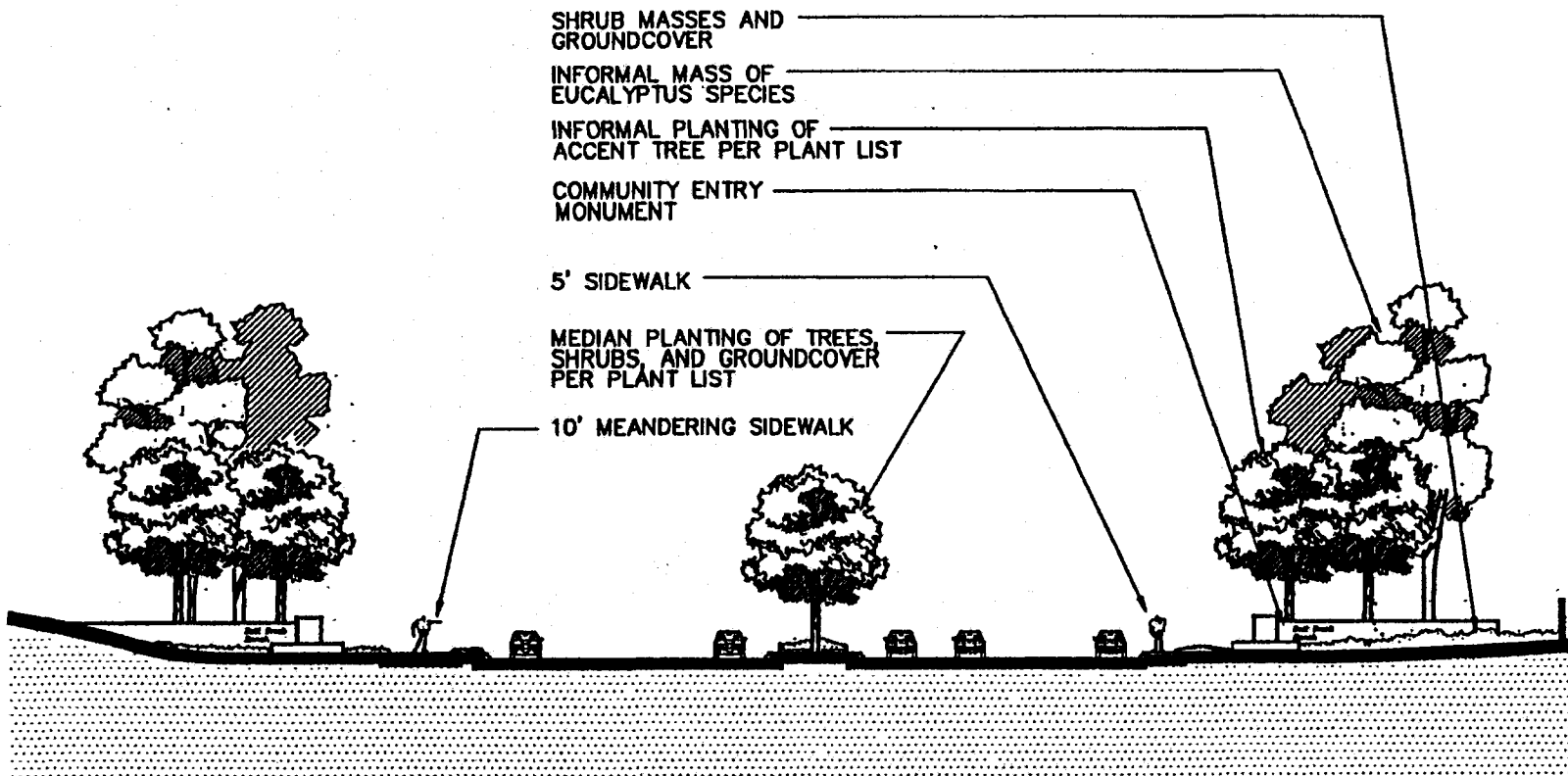
SALT CREEK RANCH

COMMUNITY ENTRY PLAN A

EXHIBIT NO. 32

KORVA

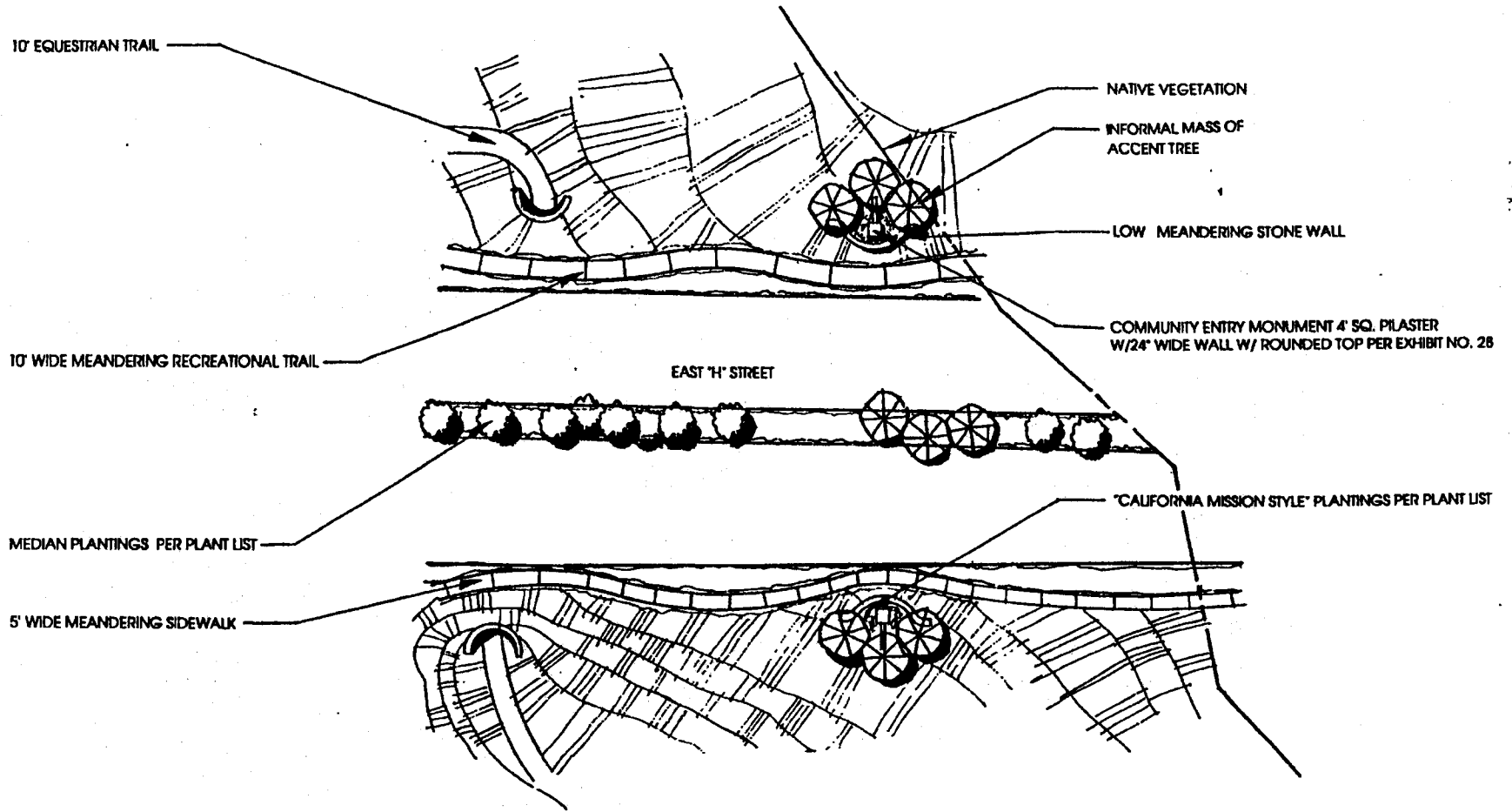
1-99



SALT CREEK RANCH

EAST "H" STREET - WEST ENTRANCE

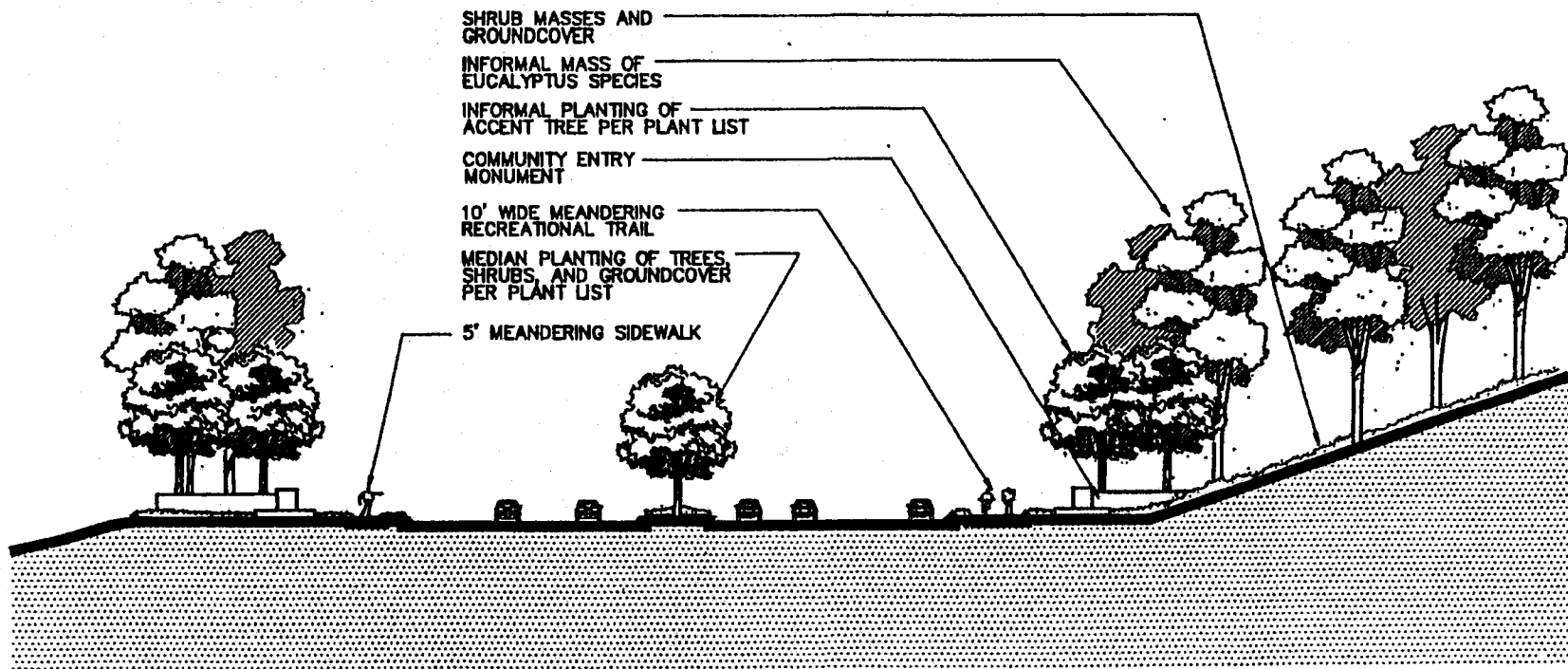
COMMUNITY
ENTRY ELEVATION



SALT CREEK RANCH

EAST H STREET - EAST ENTRY

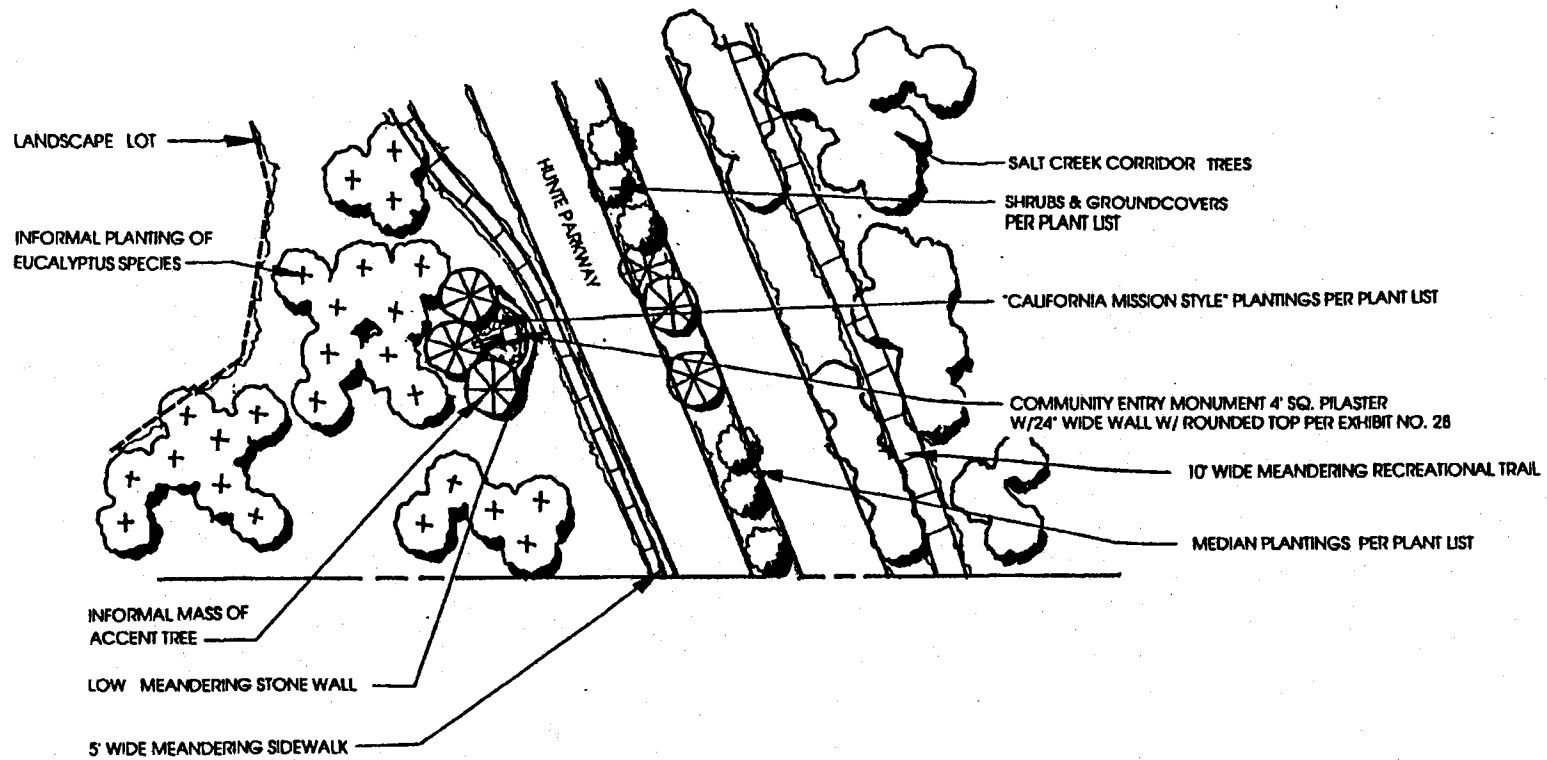
COMMUNITY ENTRY PLAN B



SALT CREEK RANCH

EAST "H" STREET -EAST ENTRANCE

**COMMUNITY
ENTRY ELEVATION**



SALT CREEK RANCH

HUNTE PARKWAY - SOUTH ENTRY

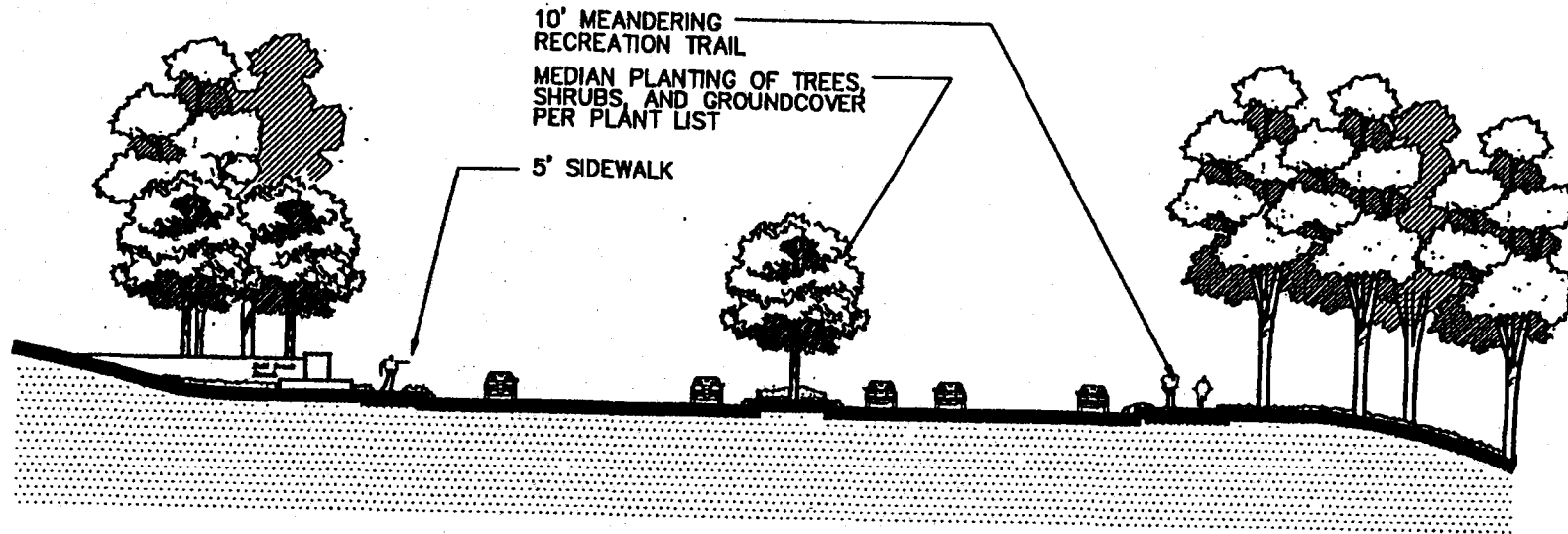
COMMUNITY ENTRY PLAN C



The Baldwin Company
Craftsmanship in building since 1954

EXHIBIT NO. 36

FORM
 1-103



SALT CREEK RANCH

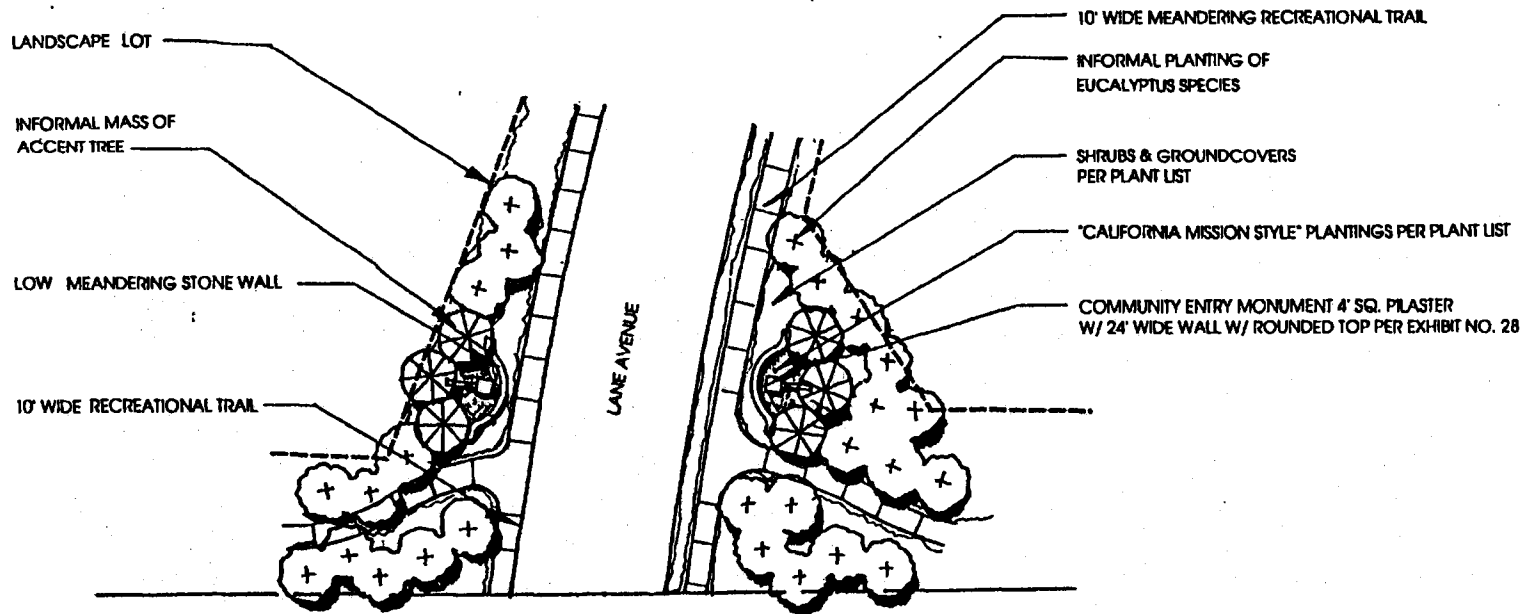
HUNTE PARKWAY - SOUTH OF EAST "H" STREET

**COMMUNITY
ENTRY ELEVATION**

 **The Baldwin Company**
Craftsmanship in building since 1936

EXHIBIT NO. 37  

I-104



SALT CREEK RANCH

LANE AVENUE - SOUTH ENTRY

COMMUNITY ENTRY PLAN D



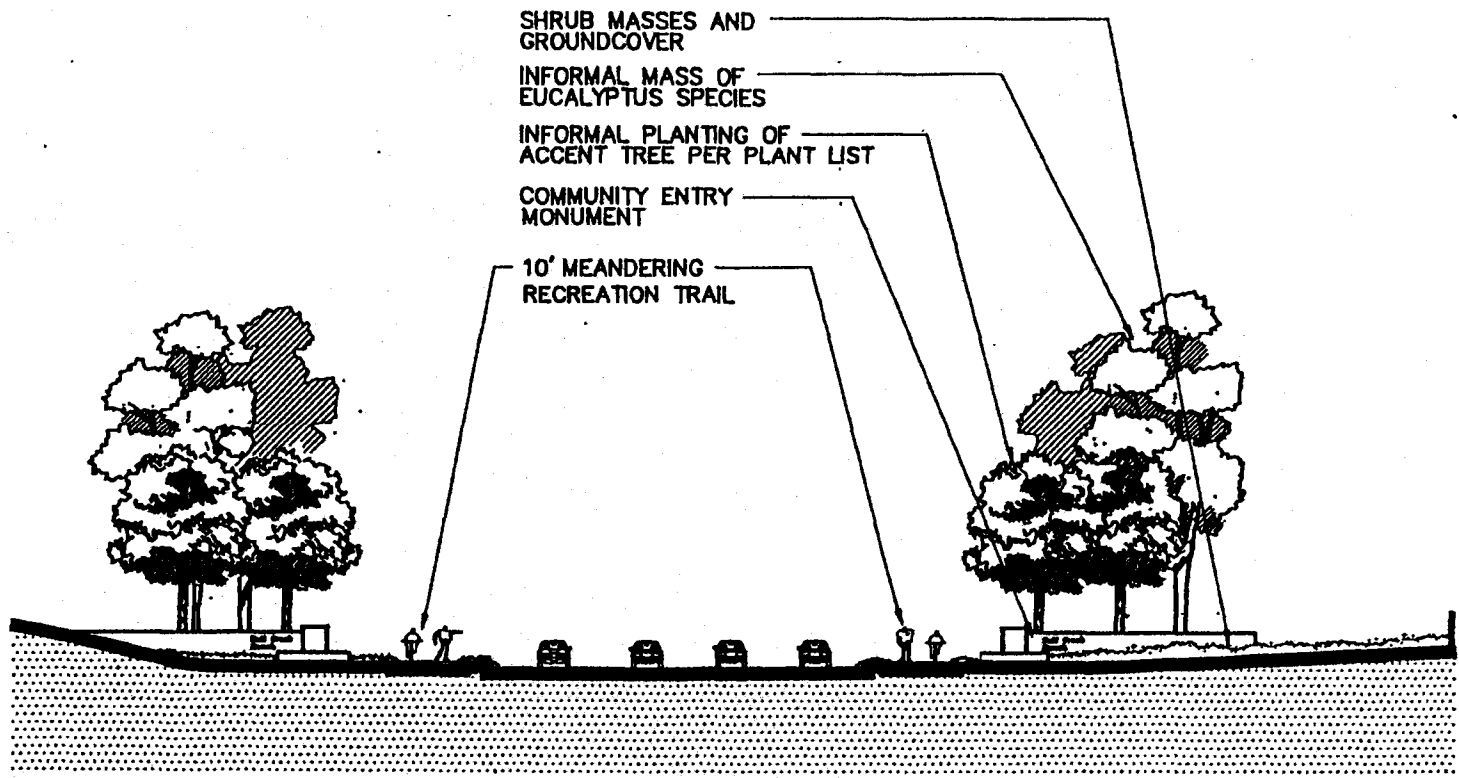
The Baldwin Company
Craftsmanship in building since 1936

EXHIBIT NO. 38



FORM A

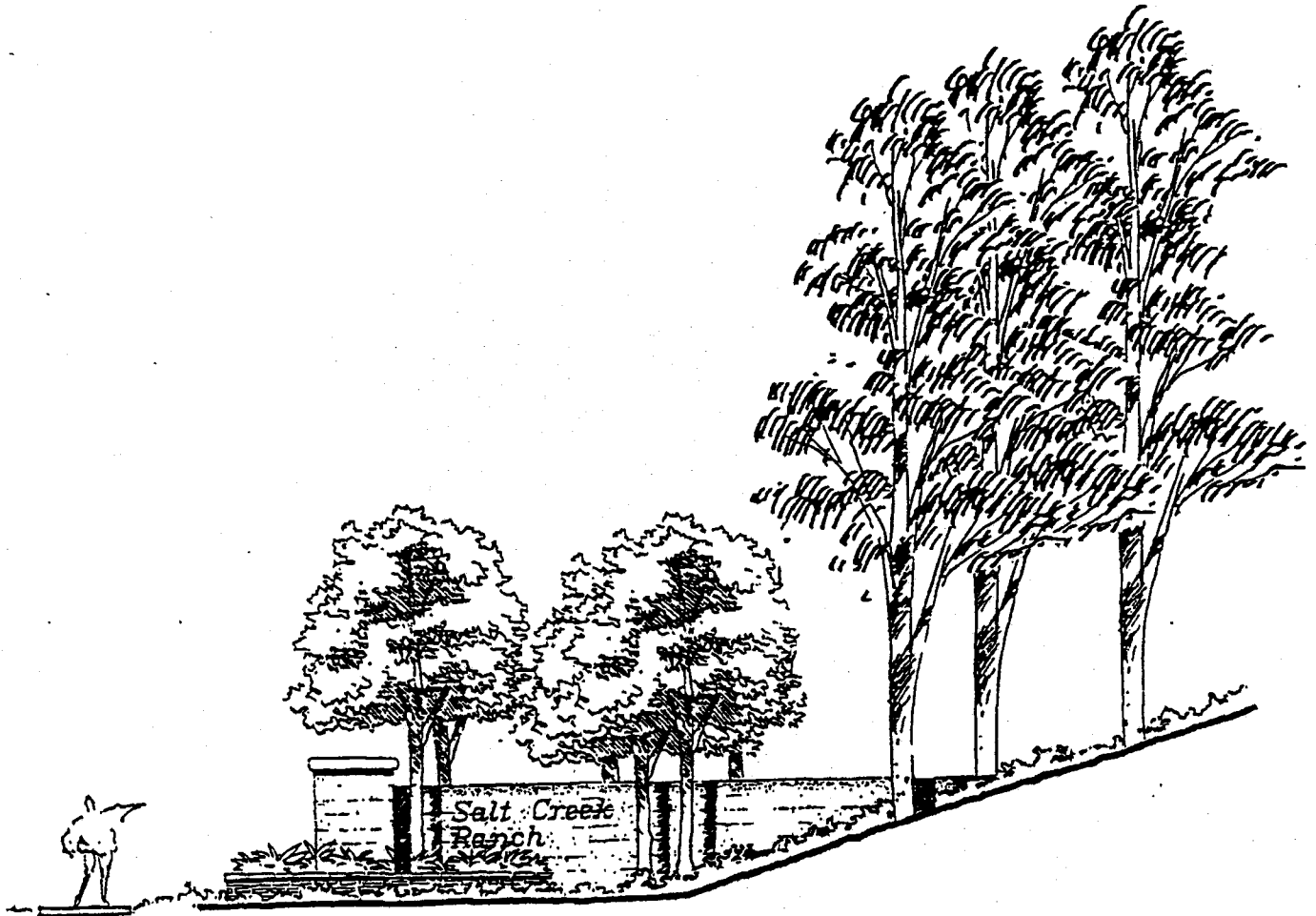
1-105



SALT CREEK RANCH

LANE AVENUE

**COMMUNITY
ENTRY ELEVATION**



SALT CREEK RANCH

TYPICAL COMMUNITY ENTRY MONUMENT ELEVATION



The Baldwin Company
Craftsmanship in building since 1956

EXHIBIT NO. 40 - FORM A

I-107

Neighborhood and project entries will utilize compatible materials to the other major community entries. A variation of the Eucalyptus and drought-tolerant shrub species planting concept will again be utilized to complement the signage and identification monumentation while allowing for a distinctive individual statement for each neighborhood. Each neighborhood entry will be customized to reflect the neighborhoods unique identity.

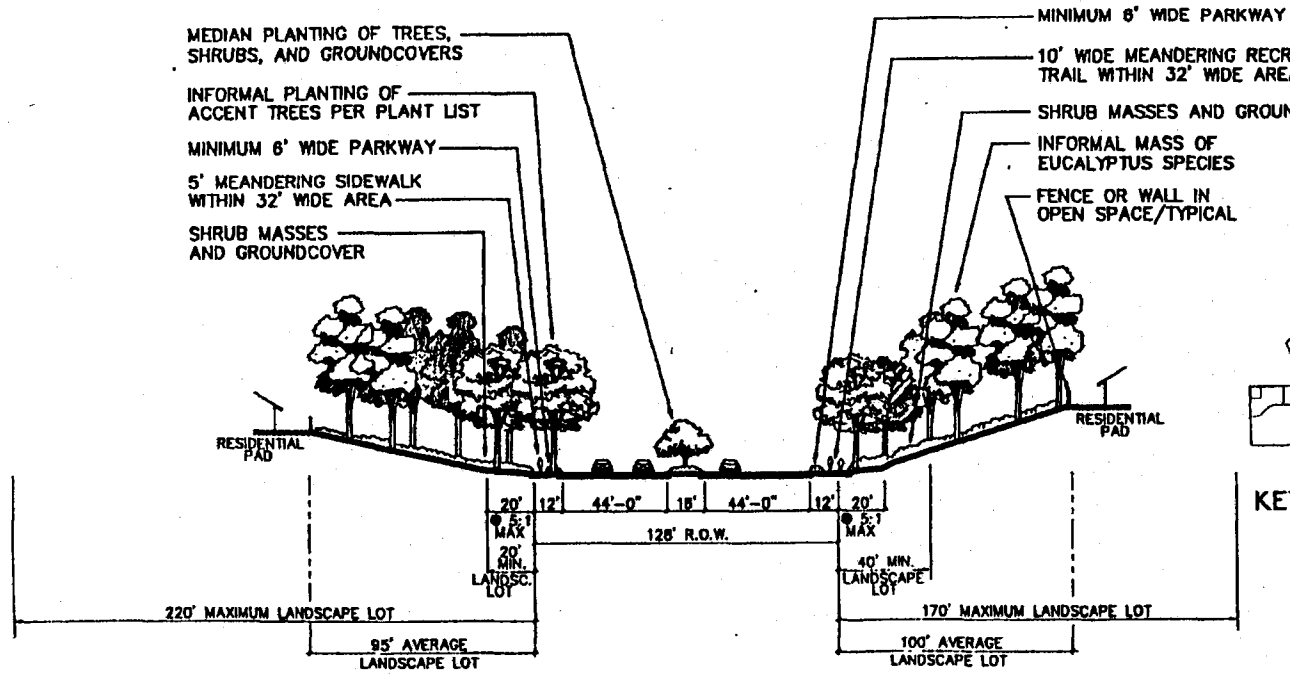
Zone 3 Parkways -- East H Street and Hunte Parkway south of East H Street

East H Street and Hunte Parkway will be the community's central spines for pedestrian and vehicular circulation. The streetscape theme, adjacent slopes and related open space for this Zone will help to link the community's neighborhoods together. Both of these corridors will be planted with large masses of Eucalyptus species, grouped informally on the upper slopes, and an accent tree planting on the lower hillsides. Accents of drought-tolerant succulents and shrub species will be used in this area as well.

Informally arranged accents of drought-tolerant shrubs will be used to highlight the evergreen canopy trees in the medians. Informal drifts of accent trees will also be planted in the medians to relate to the overall theme. Refer to the Landscape Plan Cross Sections of East H Street, Exhibit Nos. 41 and 42 and of Hunte Parkway, Exhibit No. 45.

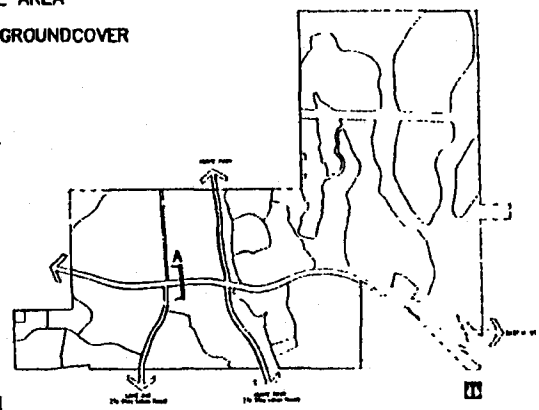
Zone 4 Parks

The parks will continue the landscape theme established for the Salt Creek community. Primary plantings of Eucalyptus species supplemented with Torrey Pines, California Pepper and other accent trees will be utilized. Drought-tolerant shrubs and accent plants are identified for the parks and natural open spaces throughout the project.



MEDIAN PLANTING OF TREES, SHRUBS, AND GROUNDCOVERS
 INFORMAL PLANTING OF ACCENT TREES PER PLANT LIST
 MINIMUM 6' WIDE PARKWAY
 5' MEANDERING SIDEWALK WITHIN 32' WIDE AREA
 SHRUB MASSES AND GROUNDCOVER

MINIMUM 6' WIDE PARKWAY
 10' WIDE MEANDERING RECREATIONAL TRAIL WITHIN 32' WIDE AREA
 SHRUB MASSES AND GROUNDCOVER
 INFORMAL MASS OF EUCALYPTUS SPECIES
 FENCE OR WALL IN OPEN SPACE/TYPICAL

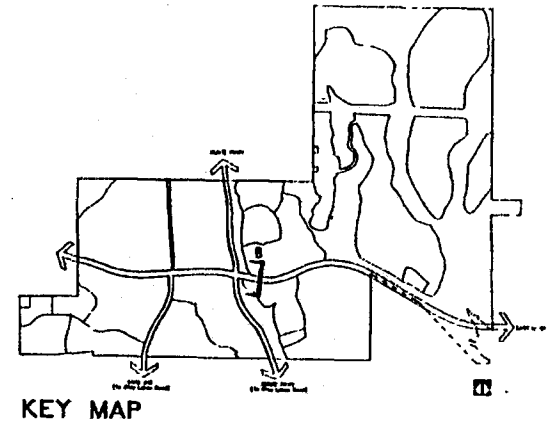
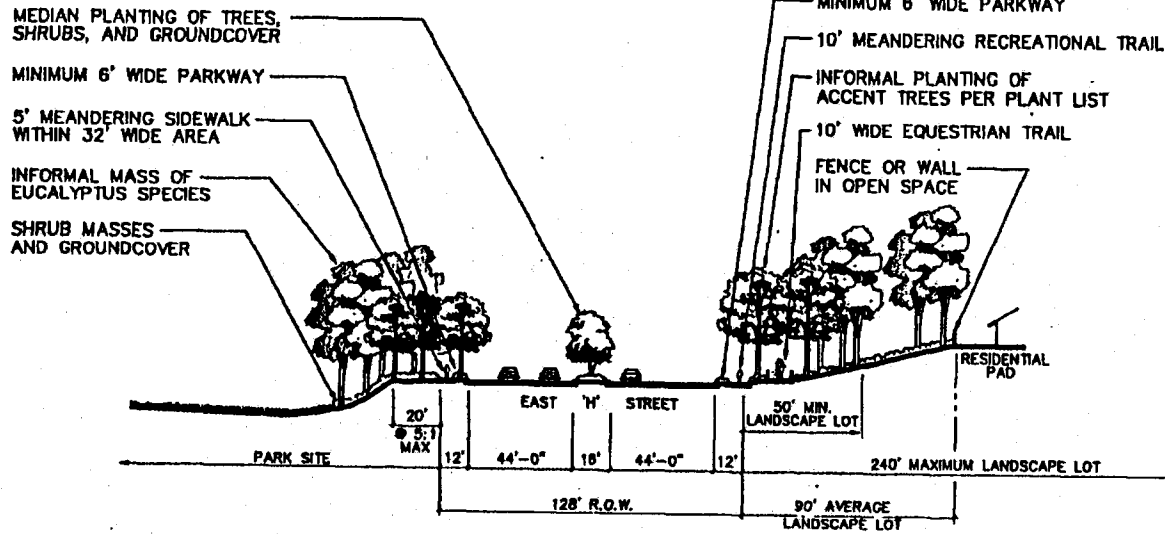


KEY MAP

SALT CREEK RANCH

EAST "H" STREET / RESIDENTIAL INTERFACE

LANDSCAPE PLAN SECTION A



SALT CREEK RANCH

EAST 'H' STREET - OPEN SPACE INTERFACE

**LANDSCAPE PLAN
SECTION B**

Zone 5 Minor Collectors -- Lane Avenue and Hunte Parkway North of East H Street

Minor collectors within the community shall continue to reinforce the rural theme through informal plantings of Eucalyptus species. Accent trees and drought-tolerant accent plantings will identify entries into the individual neighborhoods. Refer to the Landscape Plan Cross Sections C and D, Exhibit Nos. 43 and 44.

Zone 6 Habitat Enhancement Areas

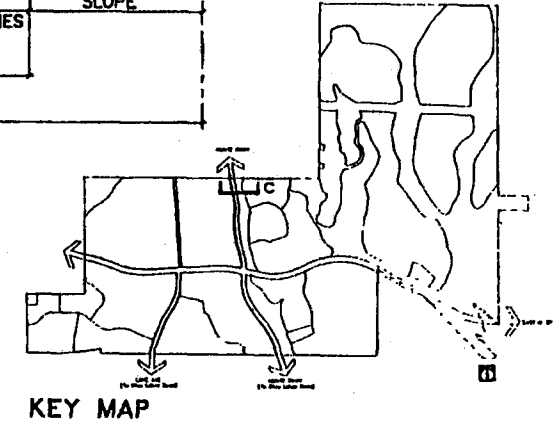
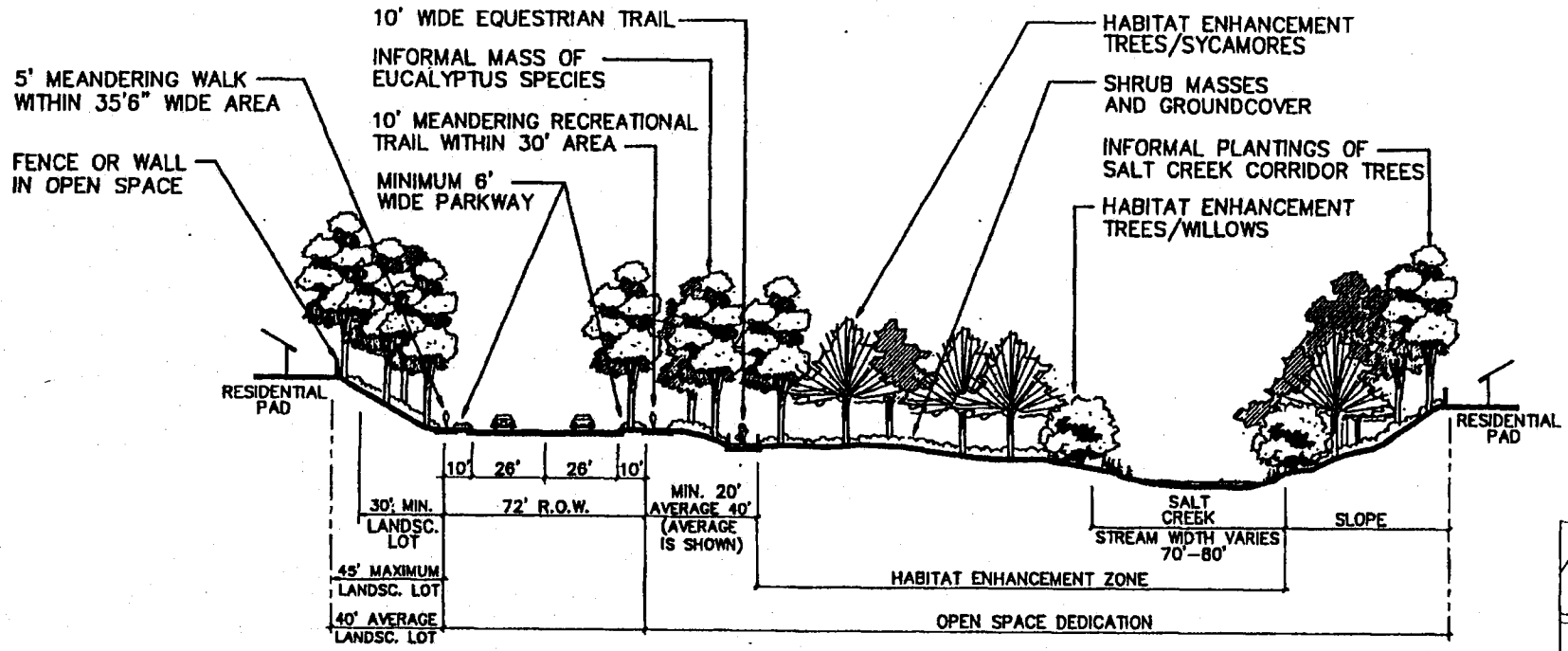
Three types of habitat comprise this zone. They are riparian woodland, intermittent drainages, and coastal sage scrub. These zones occur in the Salt Creek Corridor and in the eastern areas of the site as transition areas between undisturbed sensitive habitat areas and the residential communities. Revegetation and enhancement with native plant materials will be undertaken in accordance with the Habitat Enhancement Plan. This plan is presented in detail in Book I, Chapter 6 of this document.

Zone 7 Local Streets

Local streets are zones located in the larger neighborhood districts. Landscaping will be used to link individual neighborhoods with the overall community design. A dominant theme tree shall be selected for each neighborhood and supported by compatible shrub plantings, as appropriate, to help tie into the overall community theme. Informal massings of the drought-tolerant shrubs shall also be utilized on slopes adjacent to local streets.

Zone 8 Interior Slopes

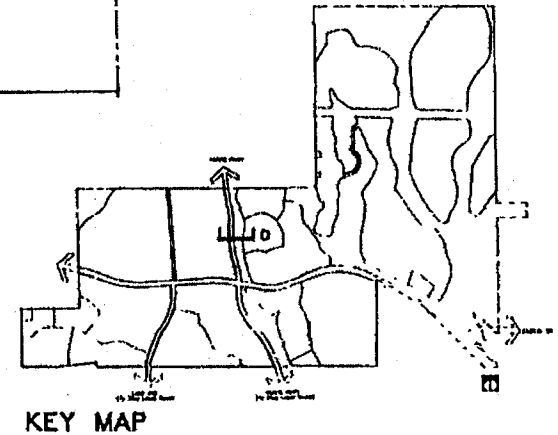
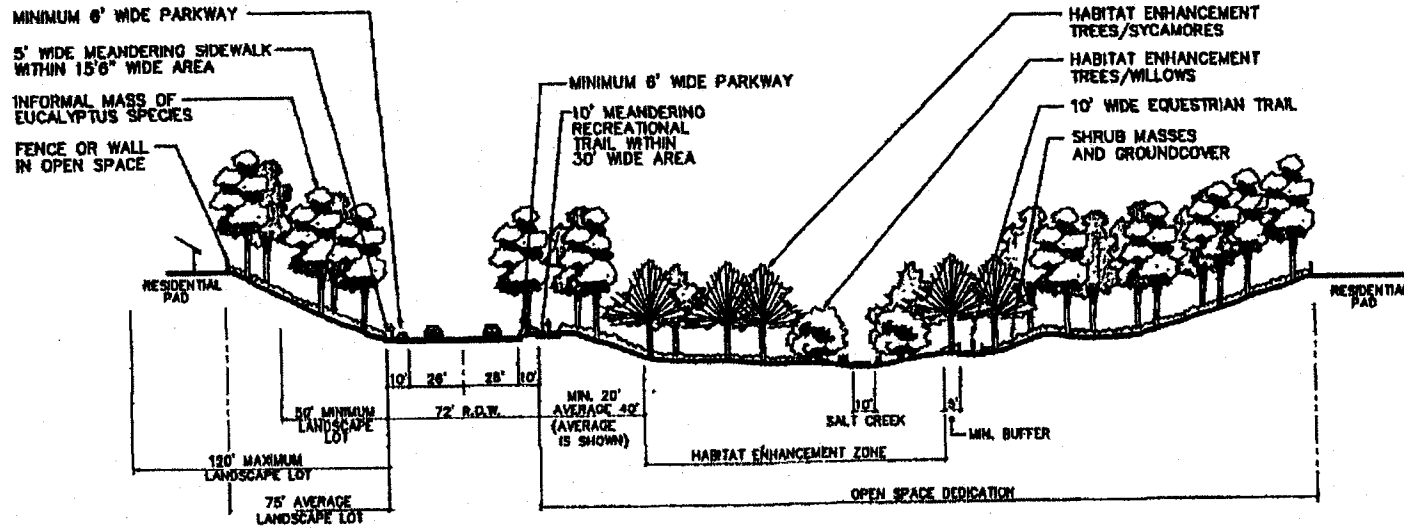
Major slopes which are not contained within private lots will be landscaped with the Eucalyptus theme trees and accents. These include those slopes within the development parcels created by grading design and construction. Major slopes outside of private lots in Sub-Area Three will be revegetated according to the Habitat



SALT CREEK RANCH

HUNTE PARKWAY/OPEN SPACE ADJACENT TO RESIDENTIAL

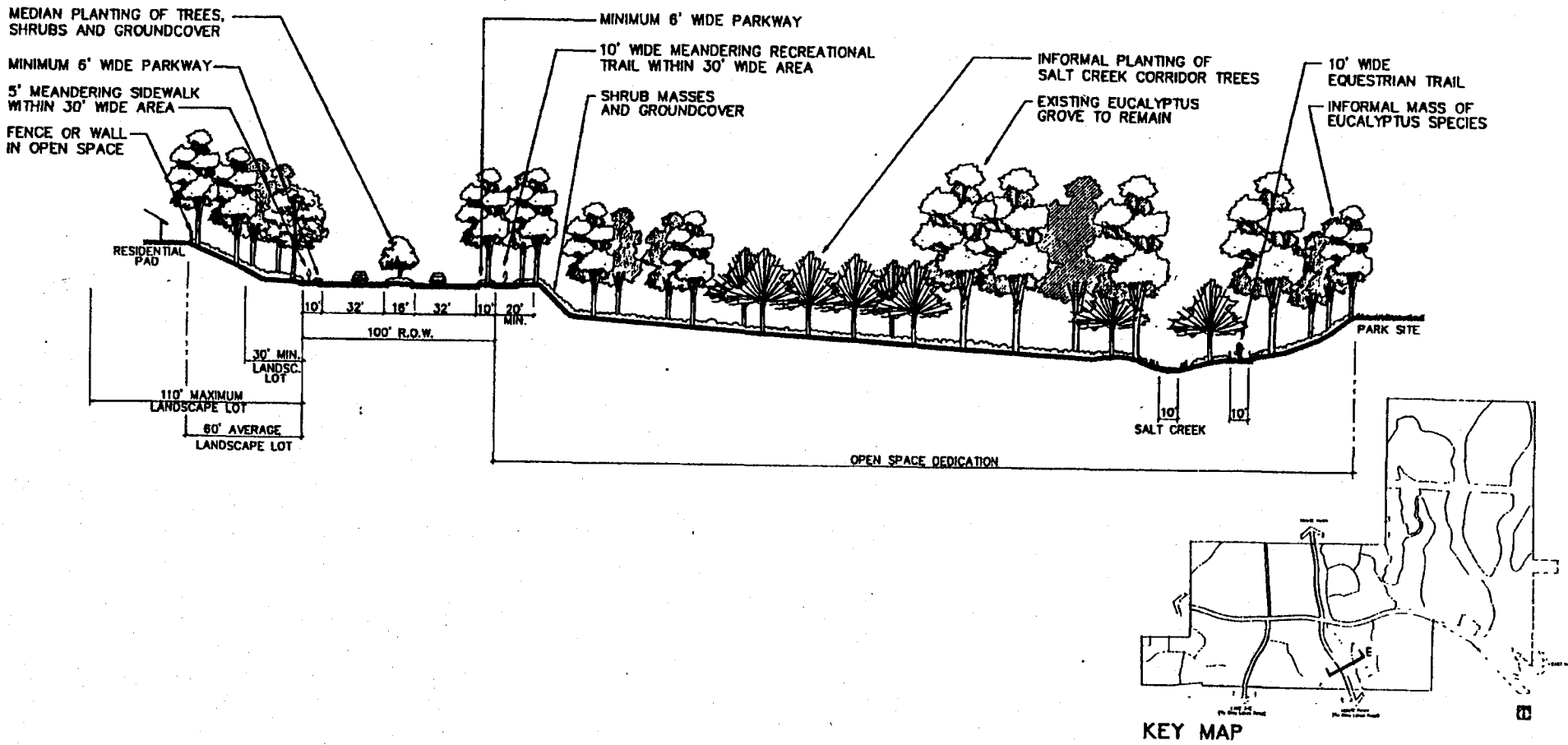
LANDSCAPE PLAN SECTION C



SALT CREEK RANCH

HUNTE PARKWAY - OPEN SPACE ADJACENT TO LOW MEDIUM RESIDENTIAL

**LANDSCAPE PLAN
SECTION D**



SALT CREEK RANCH

HUNTE PARKWAY / OPEN SPACE ADJACENT TO PARK

LANDSCAPE PLAN SECTION E

Enhancement Plan. Refer to Book I, Chapter 6 for a discussion of the enhancement plan.

Zone 9 Trail Corridors

This zone includes the trail corridors along the reclaimed water line easement between Neighborhoods 1 and 2 and along the southern edge buffer. These corridors are to be landscaped with the Eucalyptus theme tree and accents recalling the materials for the major project corridors. Informal massings of drought-tolerant shrubs and groundcovers will provide the understory plantings.

3.3 LANDSCAPE MAINTENANCE

Even though the developer shall be responsible for landscape maintenance during project implementation, the ultimate responsibility for maintenance will be with individual private property owners, public agencies and homeowner's associations. Definition of these responsibilities is illustrated on the accompanying illustrations. The following is a concept of how responsibilities are intended to be divided.

3.3.1 Individual Private Property Owner Maintenance

The individual property owners will be responsible for maintaining landscaping within their private yard areas.

3.3.2 Homeowner Associations

Neighborhoods 8 and 12 are private, gated communities. Neighborhoods 4a and 5 are multi-family and attached single-family areas. Each of these communities will have an established Homeowner Association to take responsibility for the maintenance of streets, walks, private trails and designated landscape areas within the community. Neighborhood 3 will have a homeowners' association to maintain the neighborhood recreational facility. Within Sub-Area Three, a homeowner's association will be set up to enforce covenant restrictions on the location of structures in rear yards and type of landscaping, to assure the transition to natural open space is properly designed.

3.3.3 Public Agency Maintenance

Public agencies will be responsible for maintaining the landscaping on publicly-owned land. These areas include streets and highways, public parks, schools and other similar public lands.

3.3.4 Public Works Department

Streets, highways and walks and trails which are located on public land and drainage structures other than those designed as swales or brow ditches will be the maintenance responsibility of the Public Works Department.





3.3.5 Open Space Maintenance District

The natural open space/drainage areas, street medians, parkway areas, Landscape lots between the public rights-of-way and private development edges will be dedicated to the City. All of these open spaces would thus be maintained by the Open Space Maintenance District. Community walls and fences adjacent to conservation/open space areas will be located just within the dedication area and will be the responsibility of the Open Space Maintenance District. Fuel modification areas located within the open space within Sub-Area Three shall be maintained by the District. Swales and brow ditch-type drainage areas or structures will be maintained by the District. Exhibit No. 46, Maintenance Responsibilities and Access Plan, shows the points for access into open space areas by means of a 36-inch wide pedestrian path. Open space access points are primarily located at the ends of streets or cul de sacs within the residential neighborhoods and along East H Street, Hunte Parkway and Lane Avenue for further detail of maintenance responsibilities, refer to Exhibit Nos. 47-58.

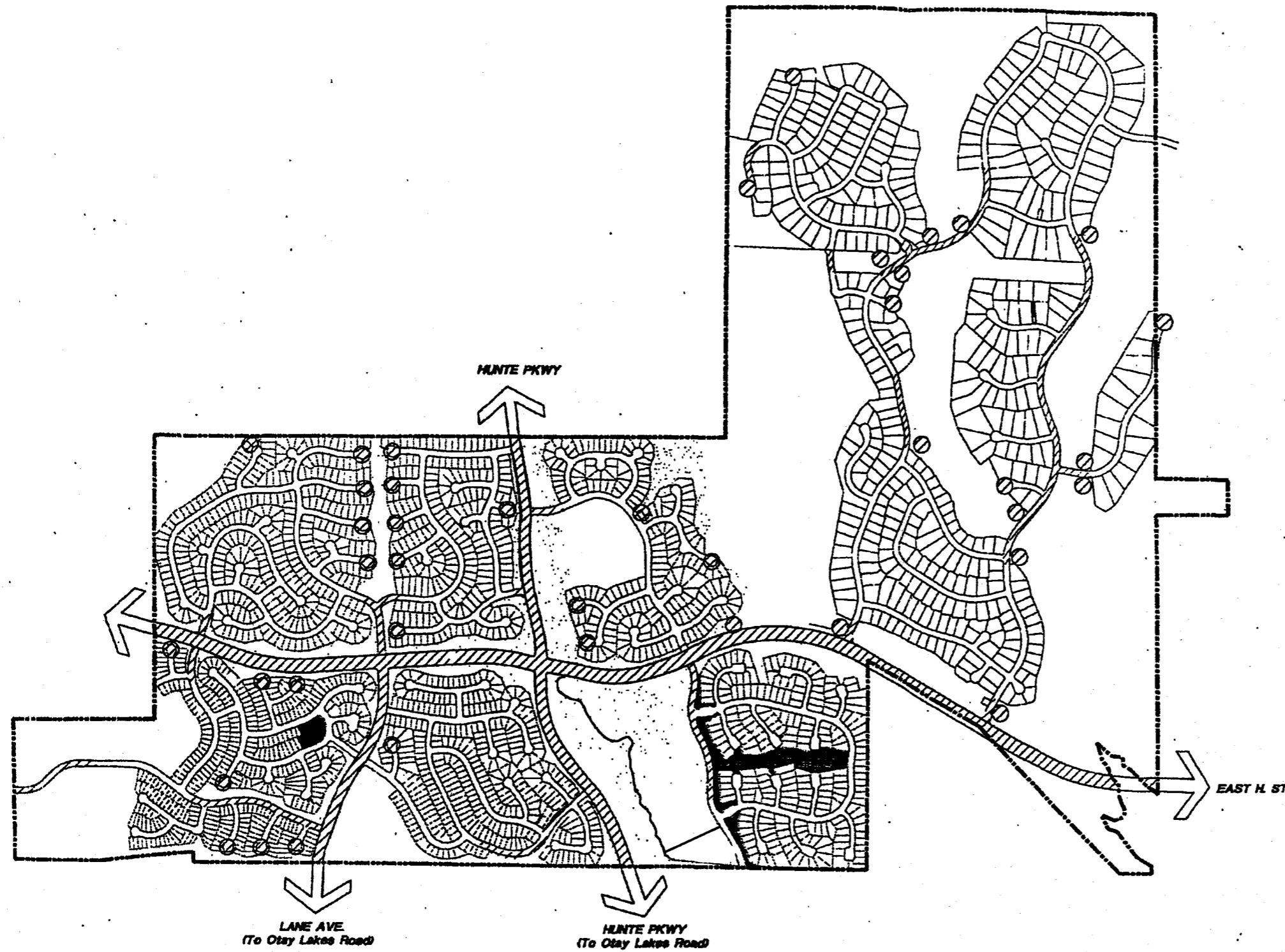
3.4 WALLS AND FENCES

In addition to providing screening, sound attenuation, security and containment, community walls and fences become an important component of the community theme. The character of the walls and fences is derived from the monument theme wall at the community focal point and community entries. This slump stone wall will be sack finished to give it an adobe-like appearance. It will be colored in a neutral tone. The wall is intended to provide a sense of heritage reminiscent of the old California

LEGEND

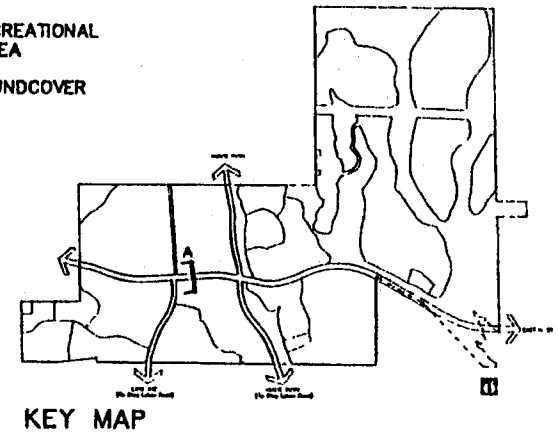
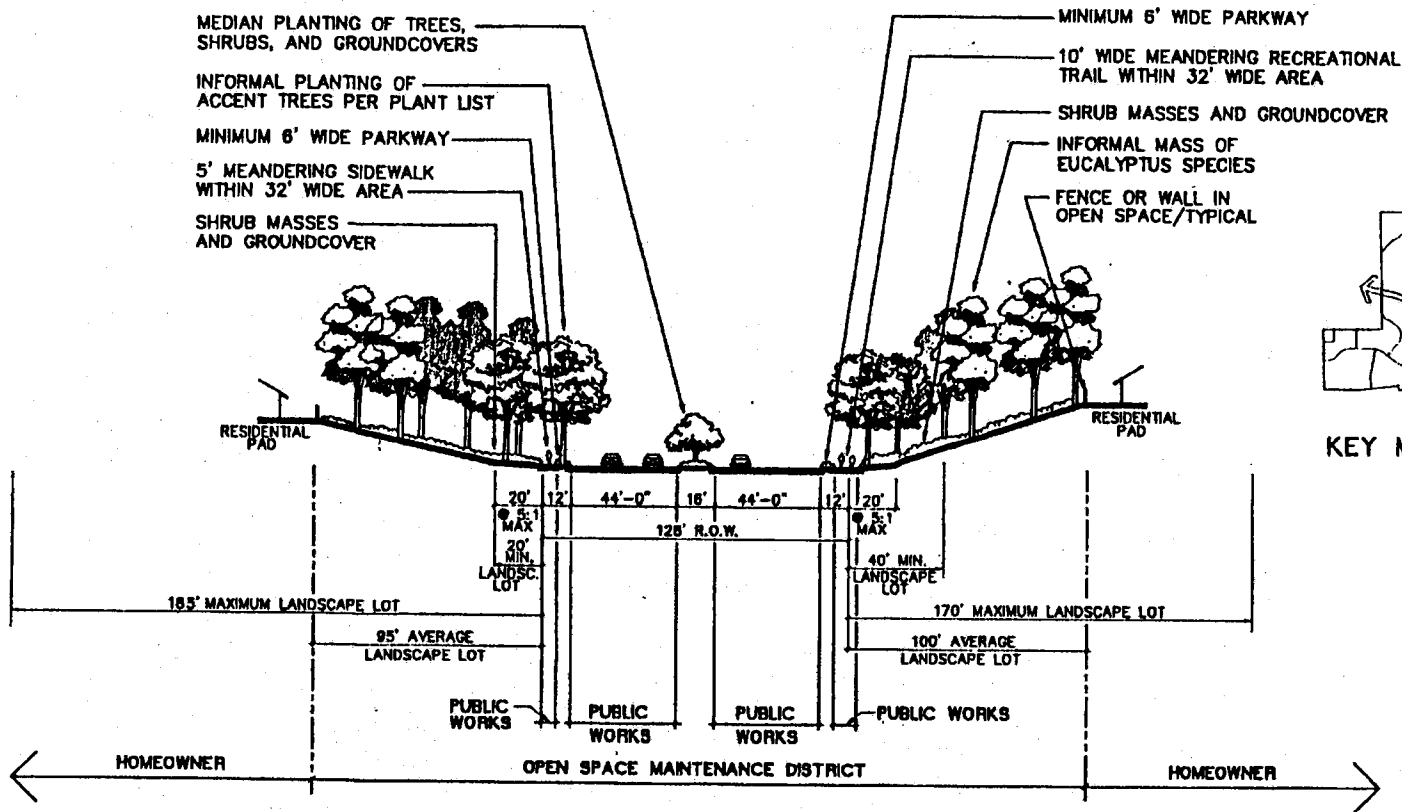
-  ACTIVE RECREATION - PUBLIC
(MAINTAINED BY PARKS AND RECREATION)
-  OPEN SPACE/
CONSERVATION - PUBLIC
(MAINTAINED BY OSMD*)
-  PASSIVE RECREATION - PRIVATE
(MAINTAINED BY HOA**)
-  OSMD* MANAGEMENT ACCESS

*OSMD - OPEN SPACE MAINTENANCE DISTRICT.
**HOA - HOME OWNERS ASSOCIATION



SALT CREEK RANCH

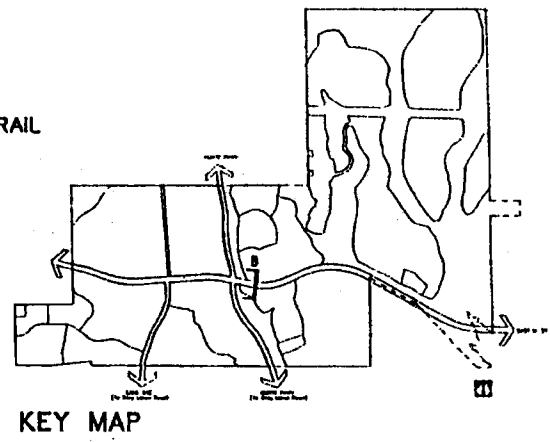
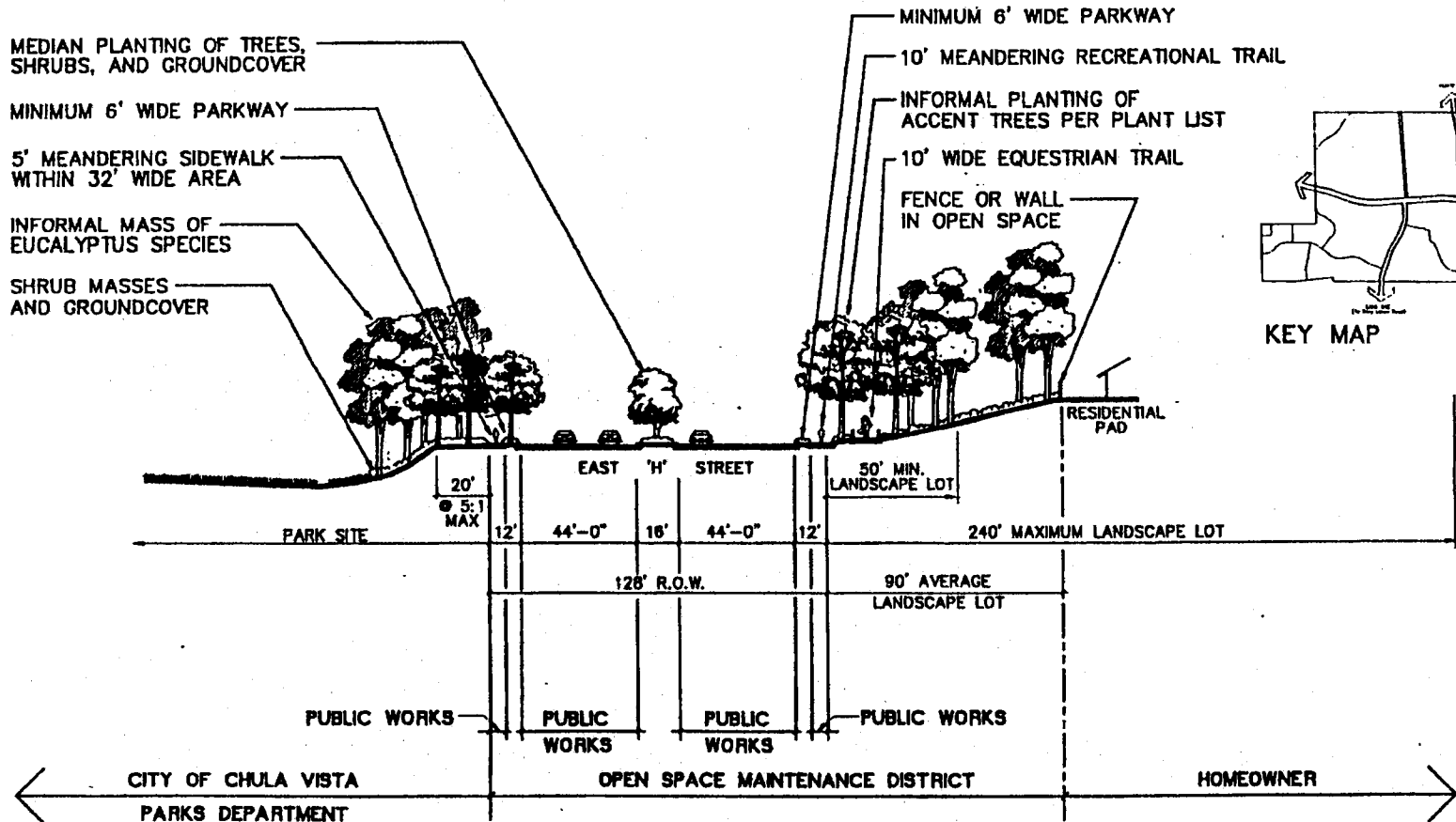
**MAINTENANCE
RESPONSIBILITIES
& ACCESS PLAN**



SALT CREEK RANCH

EAST "H" STREET / RESIDENTIAL INTERFACE

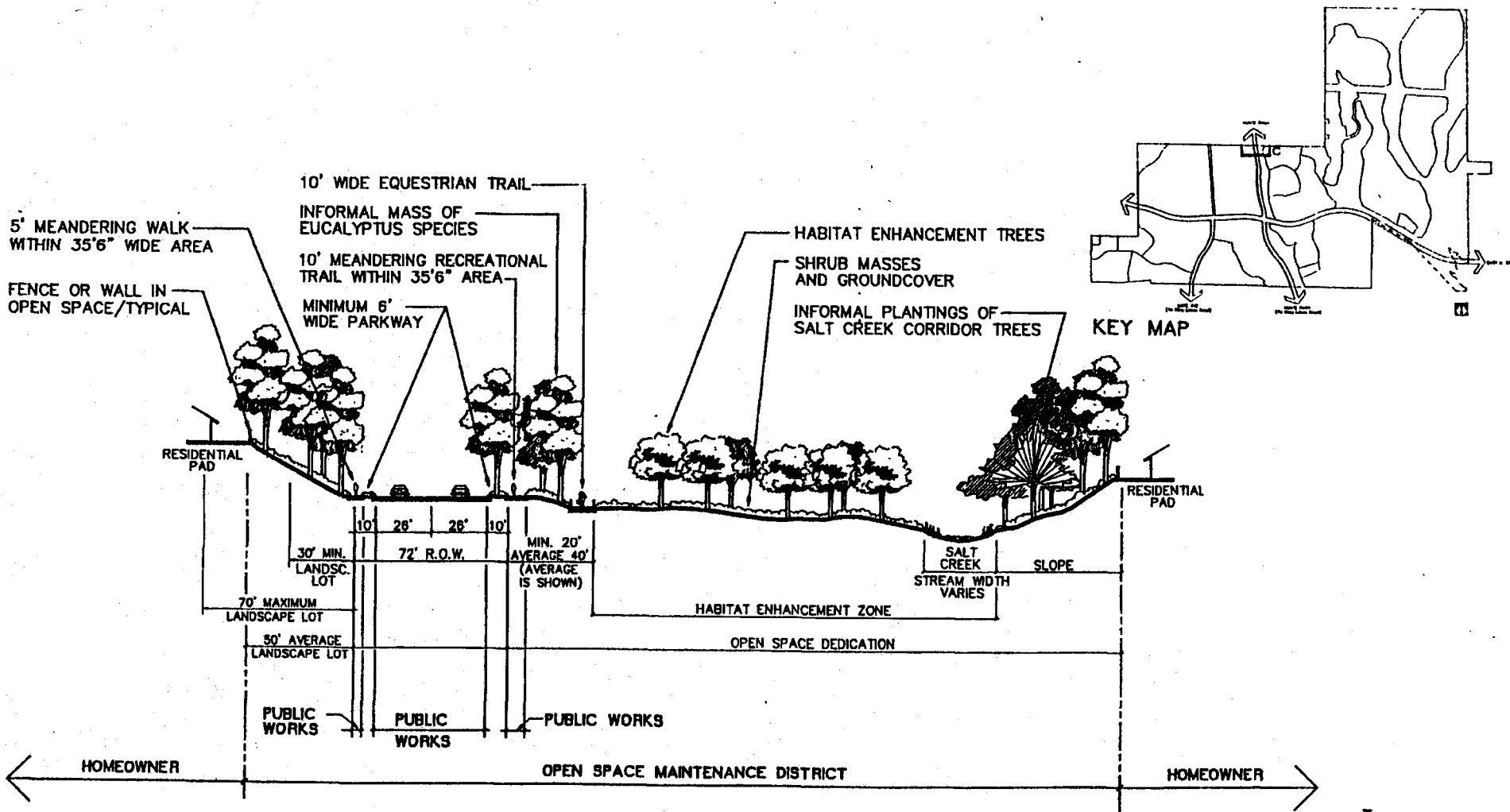
LANDSCAPE MAINTENANCE SECTION A



SALT CREEK RANCH

EAST "H" STREET / OPEN SPACE INTERFACE

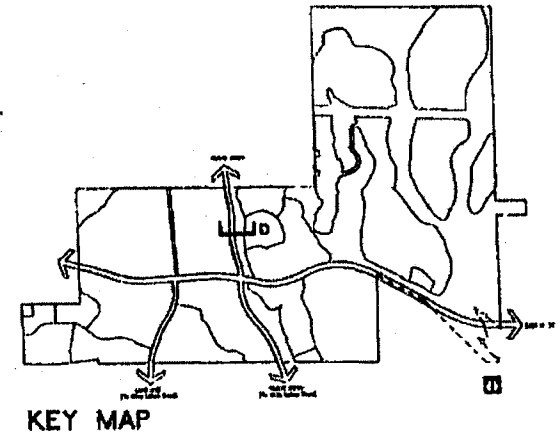
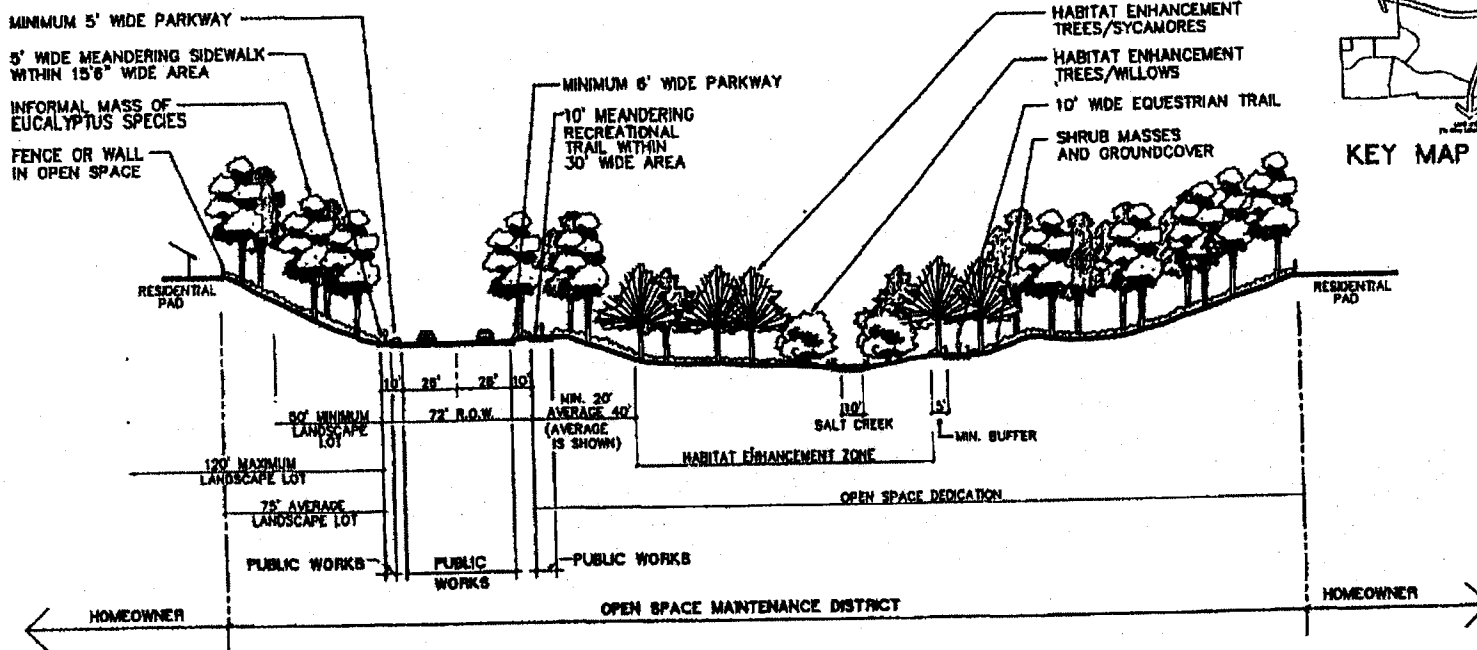
LANDSCAPE MAINTENANCE SECTION B



SALT CREEK RANCH

HUNTE PARKWAY/OPEN SPACE ADJACENT TO RESIDENTIAL

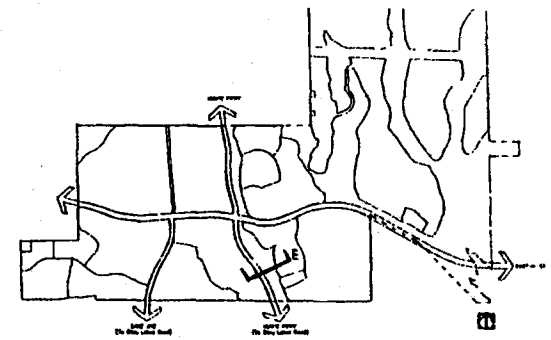
LANDSCAPE MAINTENANCE SECTION C



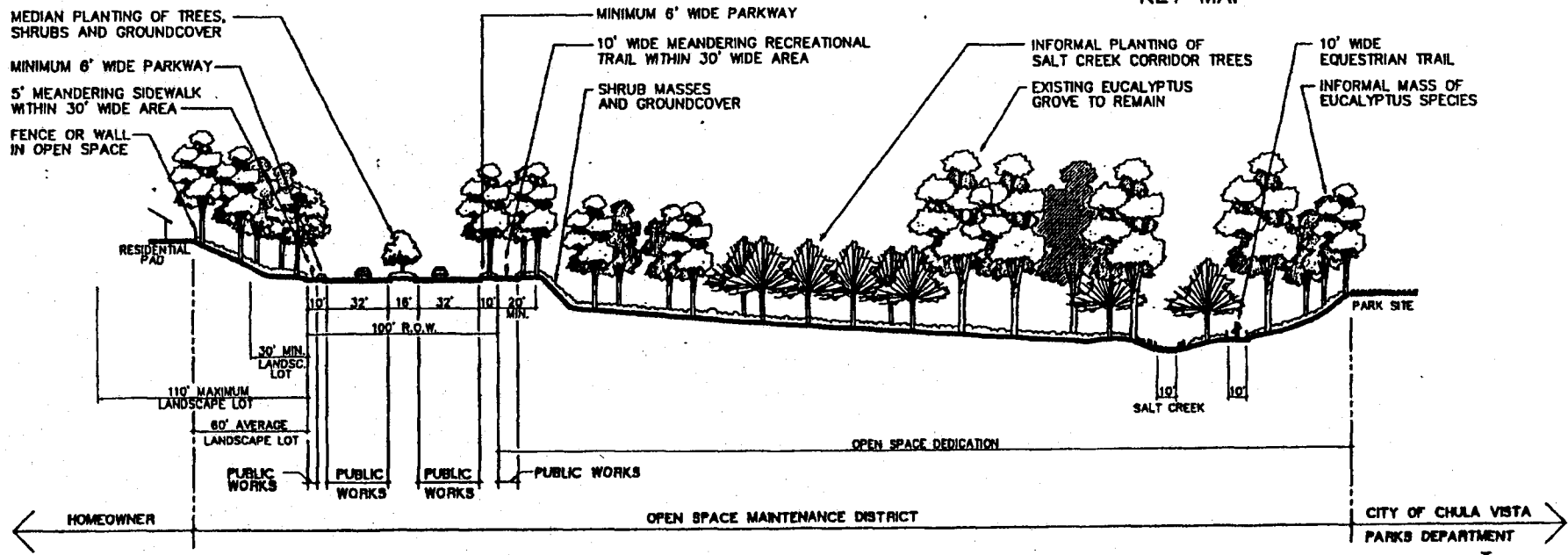
SALT CREEK RANCH

HUNTS PARKWAY/ OPEN SPACE ADJACENT TO LOW MEDIUM RESIDENTIAL

LANDSCAPE MAINTENANCE SECTION D



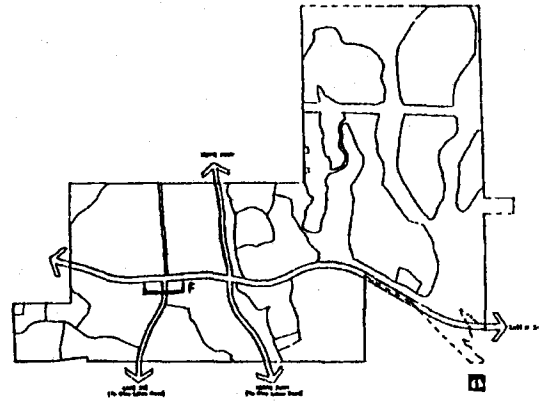
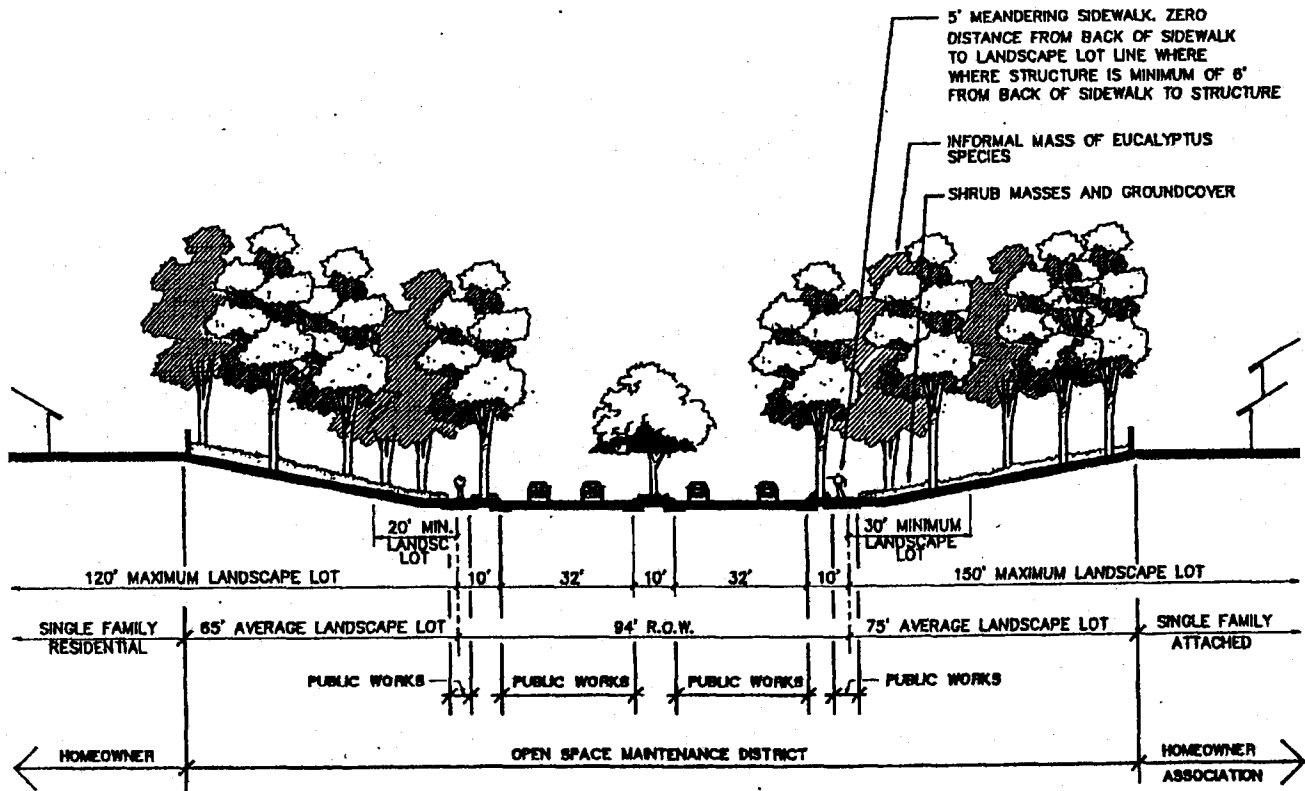
KEY MAP



SALT CREEK RANCH

HUNTE PARKWAY / OPEN SPACE ADJACENT TO PARK

LANDSCAPE MAINTENANCE SECTION E



SALT CREEK RANCH

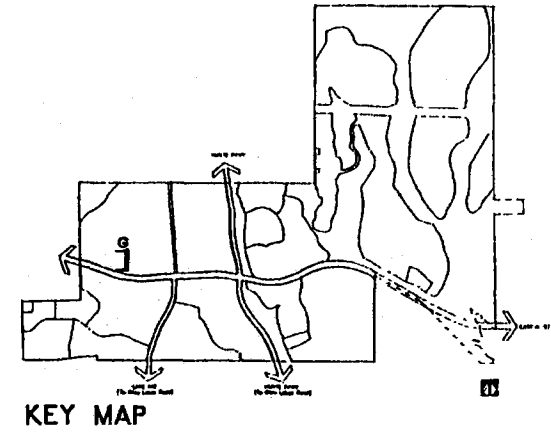
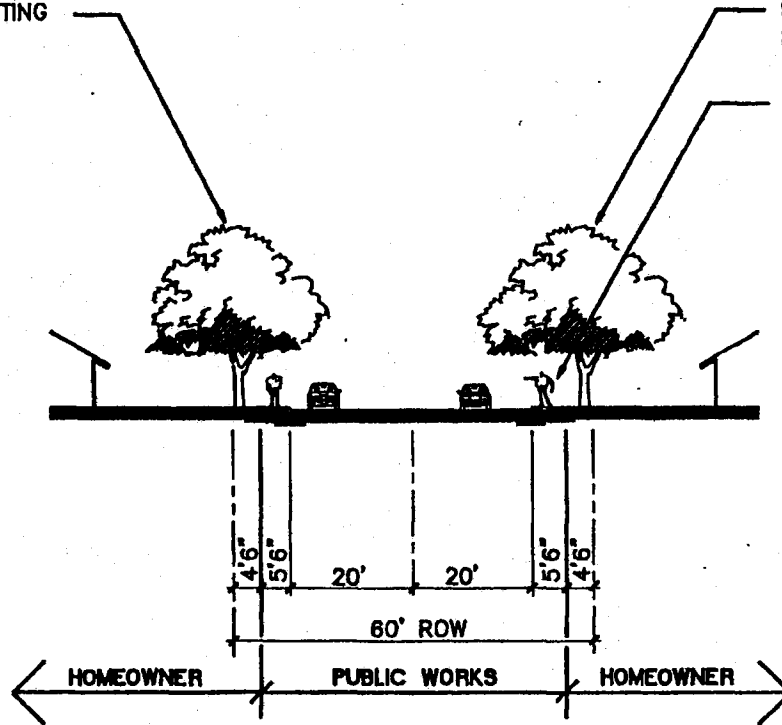
LANE AVENUE

LANDSCAPE MAINTENANCE SECTION F

FORMAL STREET TREE PLANTING
(ONE PER LOT MINIMUM)

STREET TREES MAINTAINED BY OPEN
SPACE MAINTENANCE DISTRICT

CURB ADJACENT SIDEWALK



SALT CREEK RANCH

LOCAL ROAD / CLASS III COLLECTOR

LANDSCAPE MAINTENANCE SECTION G

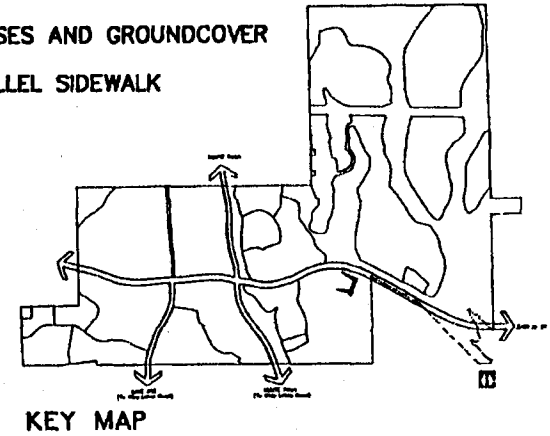
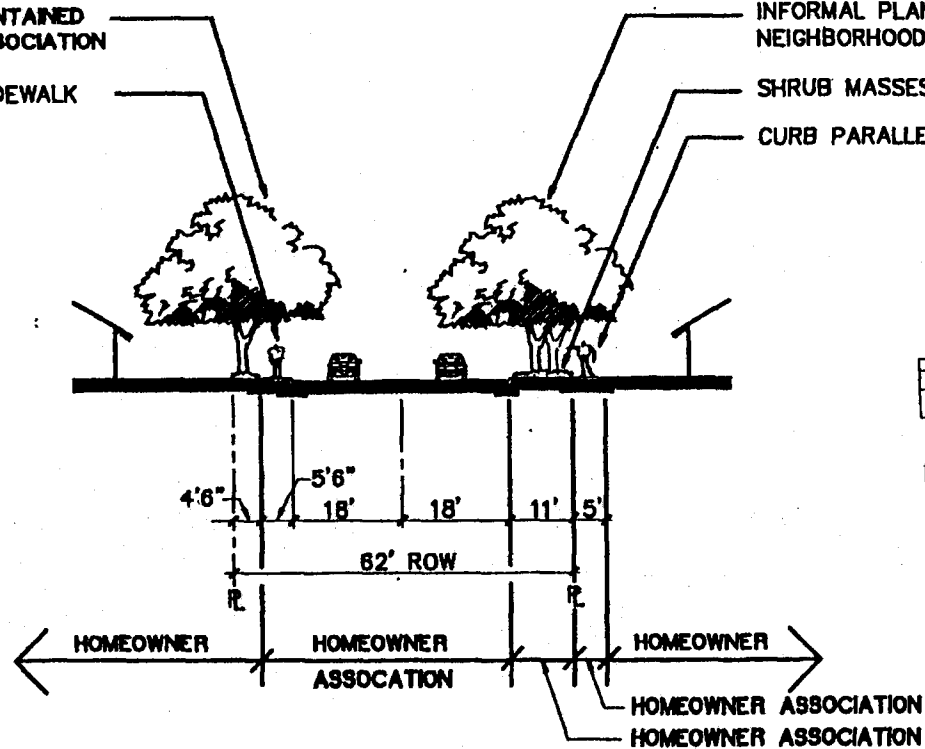
STREET TREES MAINTAINED
BY HOMEOWNER ASSOCIATION

CURB ADJACENT SIDEWALK

INFORMAL PLANTING OF
NEIGHBORHOOD THEME TREE

SHRUB MASSES AND GROUNDCOVER

CURB PARALLEL SIDEWALK



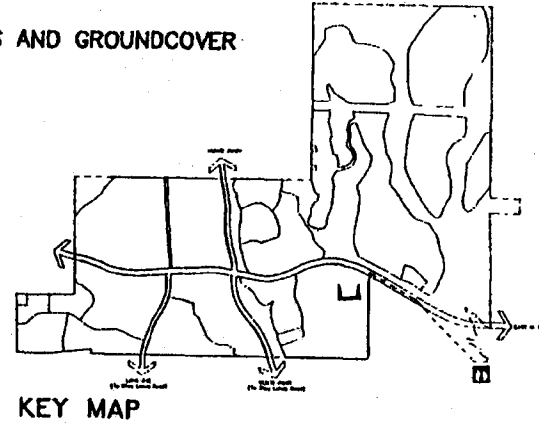
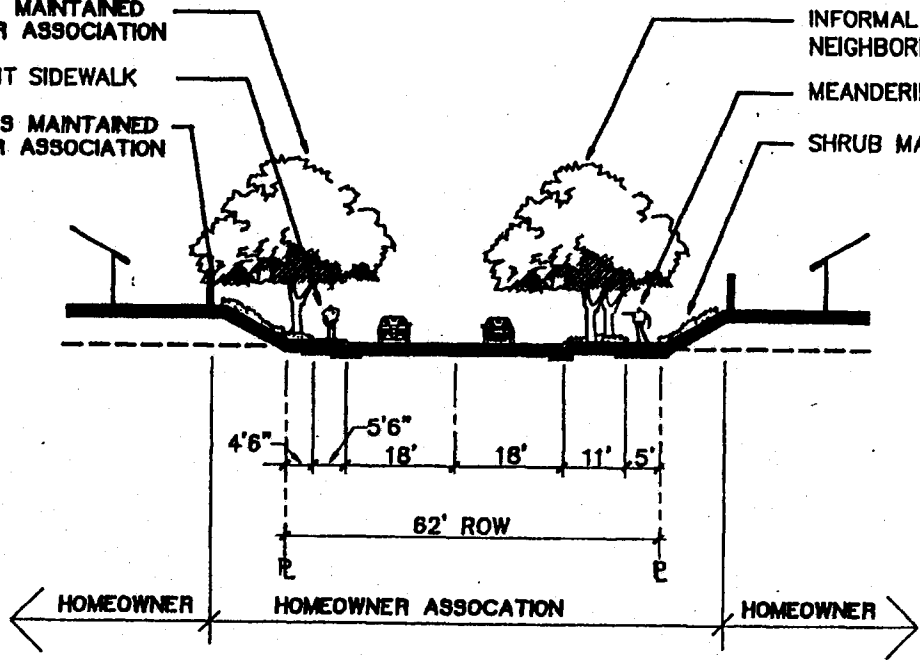
SALT CREEK RANCH

AREA 8 - RESIDENTIAL FRONT YARD CONDITION

LANDSCAPE MAINTENANCE SECTION H

STREET TREES MAINTAINED
BY HOMEOWNER ASSOCIATION
CURB ADJACENT SIDEWALK
FACE OF WALLS MAINTAINED
BY HOMEOWNER ASSOCIATION

INFORMAL PLANTING OF
NEIGHBORHOOD THEME TREE
MEANDERING SIDEWALK
SHRUB MASSES AND GROUNDCOVER



SALT CREEK RANCH

AREA 8 - RESIDENTIAL STREET SIDEYARD CONDITION

**LANDSCAPE
MAINTENANCE
SECTION I**

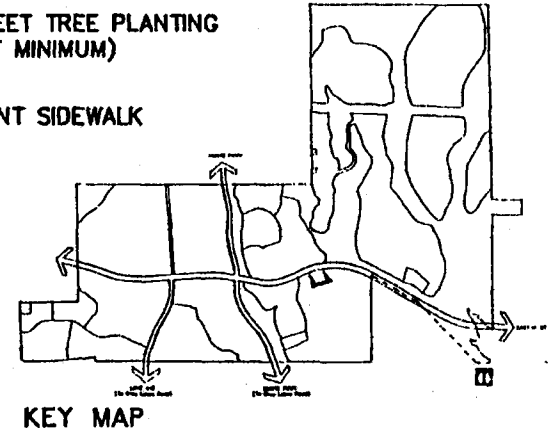
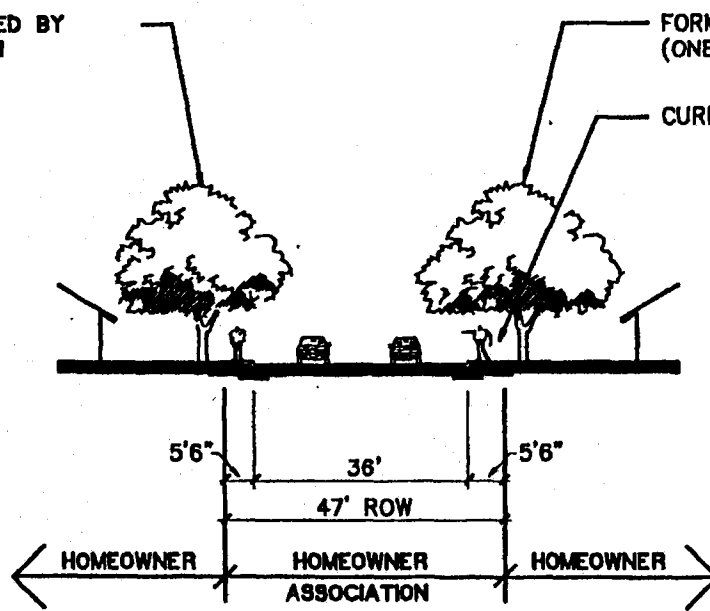
 The Baldwin Company
Craftsmanship in building since 1956

EXHIBIT NO. 55  1-127

STREET TREES MAINTAINED BY HOMEOWNER ASSOCIATION

FORMAL STREET TREE PLANTING (ONE PER LOT MINIMUM)

CURB ADJACENT SIDEWALK



AREA 8 - CUL DE SAC

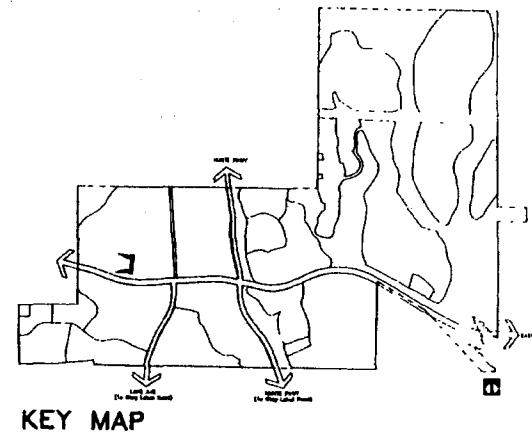
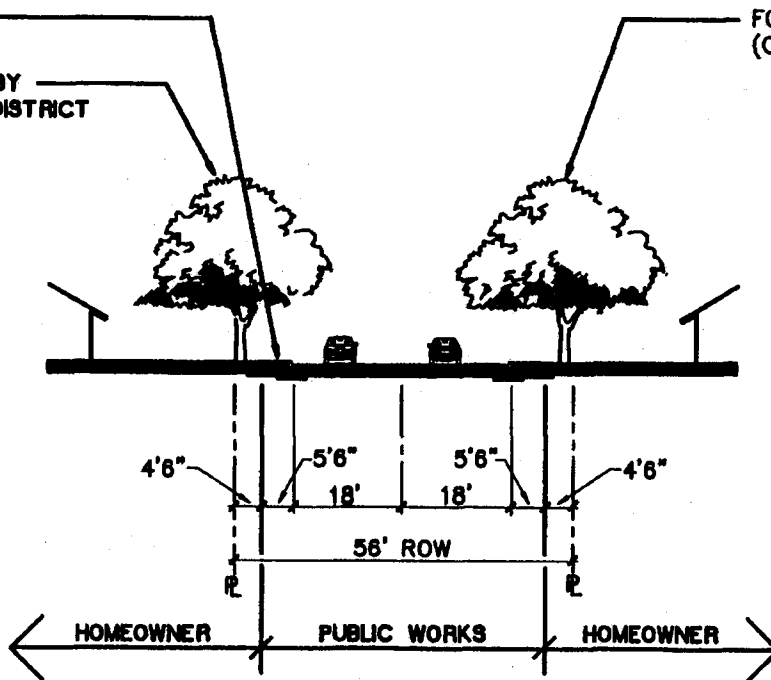
SALT CREEK RANCH

LANDSCAPE MAINTENANCE SECTION J

CURB ADJACENT SIDEWALK

STREET TREES MAINTAINED BY
OPEN SPACE MAINTENANCE DISTRICT

FORMAL STREET TREE PLANTING
(ONE PER LOT MINIMUM)



SALT CREEK RANCH

RESIDENTIAL ROADS

LANDSCAPE MAINTENANCE SECTION K

Missions. This theme is carried throughout the wall system; however, the materials change somewhat depending on the purpose of the wall.

Walls along Hunte Parkway and East H Street, as well as along other streets at the development edges, will emulate this mission-adobe theme. Project entries will help to reinforce the community theme. Walls along project edges adjacent to open space and public use areas will be constructed of colored slump stone (except where views need to be preserved) in order to relate to the character of the community theme walls.





View walls and fences will include materials which promote views. A tubular steel fence will provide enclosure, yet promote views. Plexiglass panels will be used, in conjunction with the masonry walls, in areas where the walls must provide sound attenuation, and also promote views into rural areas.

The equestrian fencing will help to promote a rural theme. The fencing is intended to provide containment of the equestrian trail and is to be constructed of lodgepole pine. The location of perimeter walls and fences is shown on Exhibit No. 59, Perimeter Wall/Fencing Plan. The specific types of walls and fences are shown on Exhibit Nos. 60 and 61, Wall/Fencing Elevations. Exhibit No. 63 shows the typical wall and fence section at top and at toe of slope conditions.

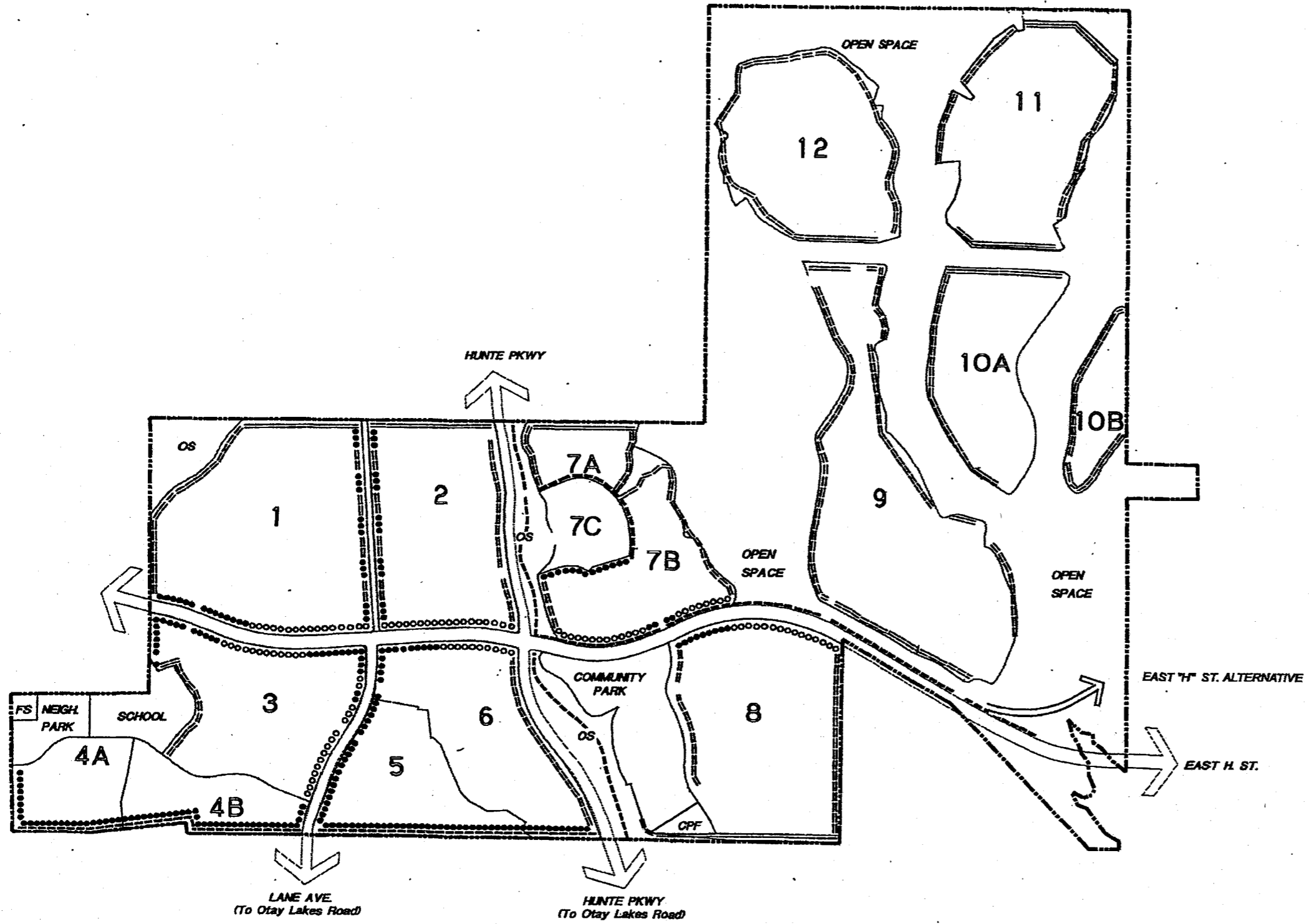
Where residential or public uses abut the MSCP Preserve, additional or modified fencing, or alternatively native plant barriers, may be required by the Area Specific Management Directives ("ASMD's") to minimize impacts from domestic pet and human intrusion into the Preserve. Such fencing shall be acceptable if it meets in scale, design, and material the wall and fencing design contained in Exhibit Nos. 60 and 61.

ASMD's are required to be developed prior to issuance of grading permits for any portion of Subarea 3. At such time a guaranteed funding mechanism also needs to be in place to assure their implementation.

LEGEND

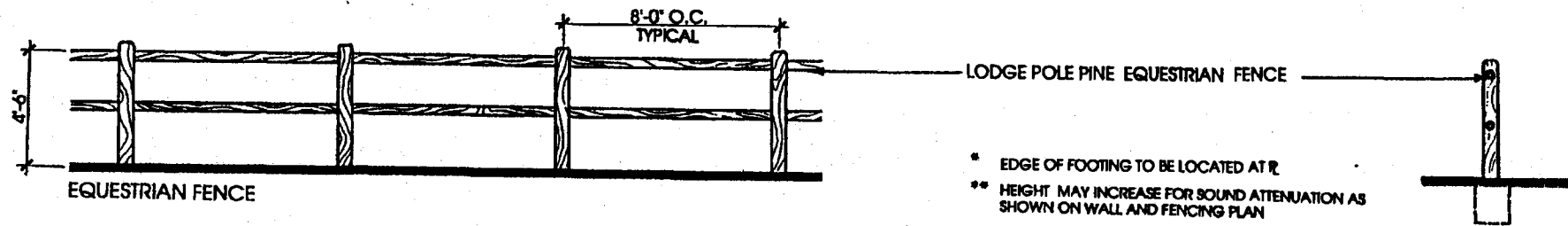
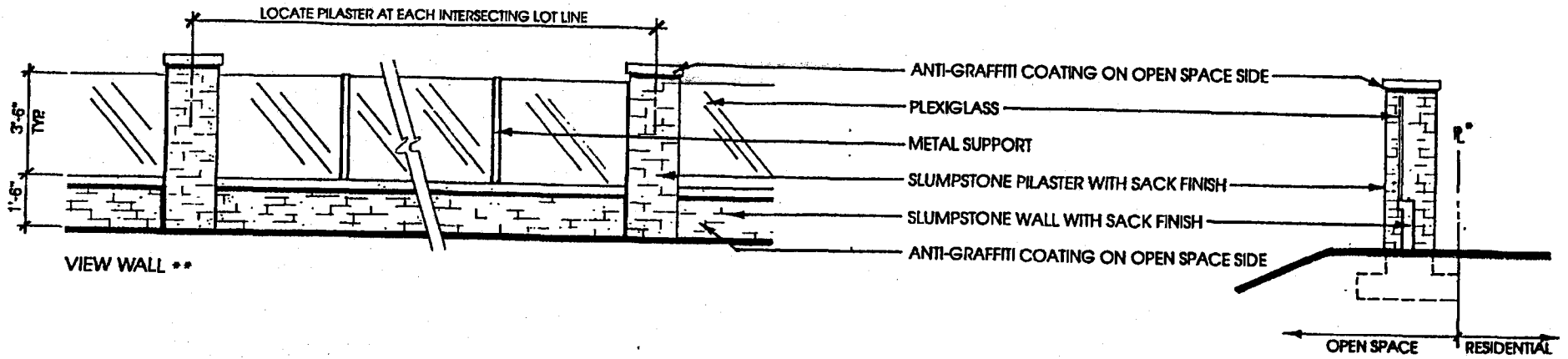
-  SOLID WALL
-  VIEW WALL
-  5' VIEW FENCE
-  4'-6' EQUESTRIAN FENCE

- NOTES:**
1. ALL SOLID AND VIEW WALLS ARE 5' HIGH
 2. HEIGHT AND LOCATION OF ALL WALLS TO BE CONFIRMED WITH A FINAL SOUND ATTENUATION STUDY AS REQUIRED WITH THE TENTATIVE TRACT MAP.
 3. ILLUSTRATIONS ARE CONCEPTUAL AND ARE SUBJECT TO REVISION.
 4. FENCING ABUTTING OPEN SPACE AREAS ADJACENT TO HS 9-12 MAY BE MODIFIED AS NECESSARY TO COMPLY WITH FUTURE AREA SPECIFIC MANAGEMENT DIRECTIVES (ASMDs) DEVELOPED UNDER THE MSCR.



SALT CREEK RANCH

PERIMETER WALL/FENCING PLAN



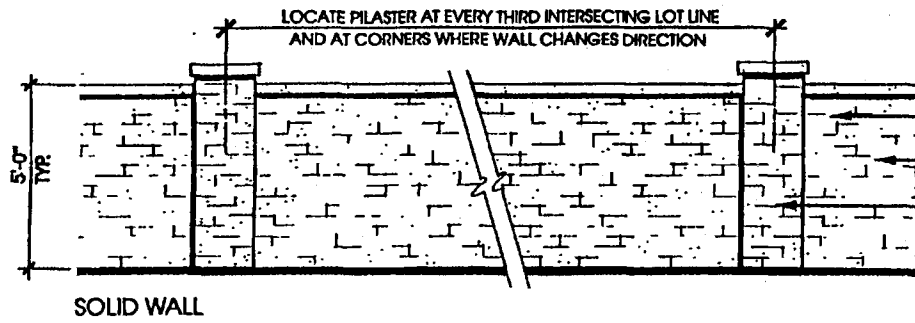
SALT CREEK RANCH

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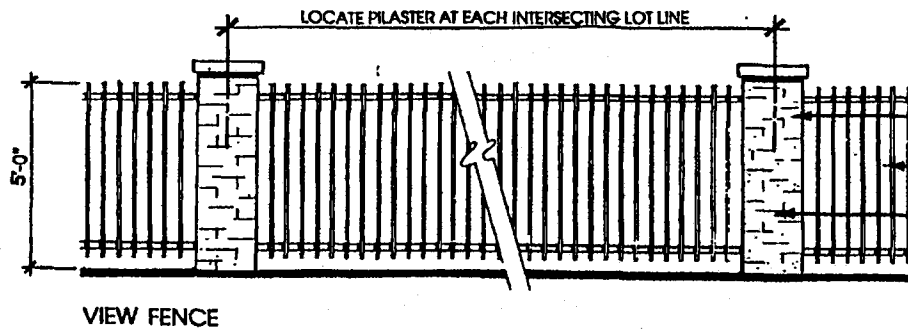
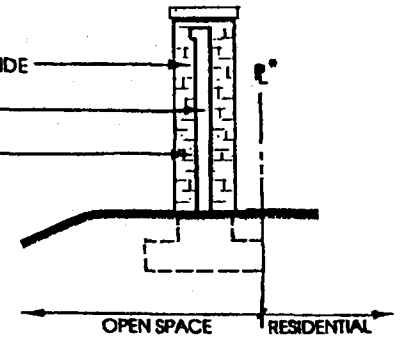
WALL AND FENCING SECTION/ELEVATIONS

EXHIBIT NO. 60 FORM

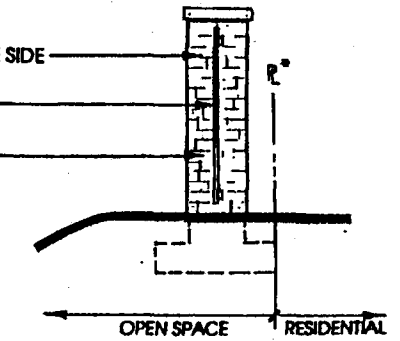
1-133



- ANTI-GRAFFITI COATING ON OPEN SPACE SIDE
- SLUMPSTONE WALL WITH SACK FINISH
- SLUMPSTONE PILASTER WITH SACK FINISH



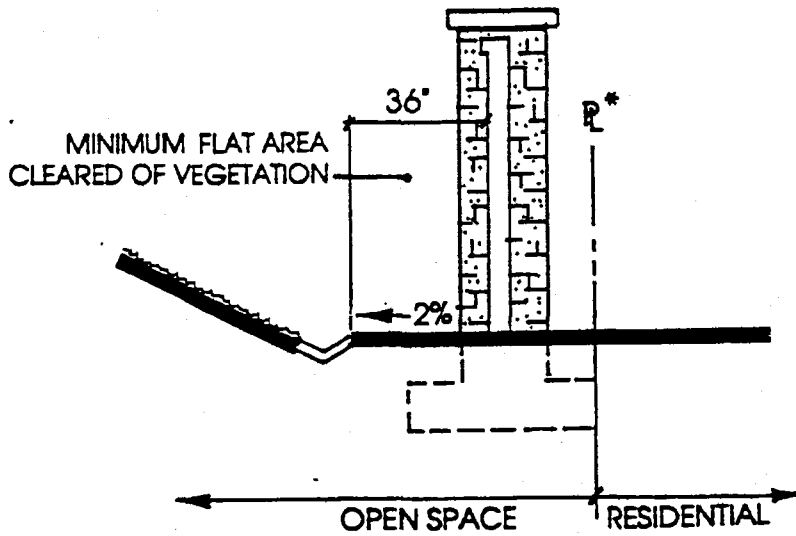
- ANTI-GRAFFITI COATING ON OPEN SPACE SIDE
- TUBULAR STEEL FENCE
- SLUMPSTONE PILASTER WITH SACK FINISH



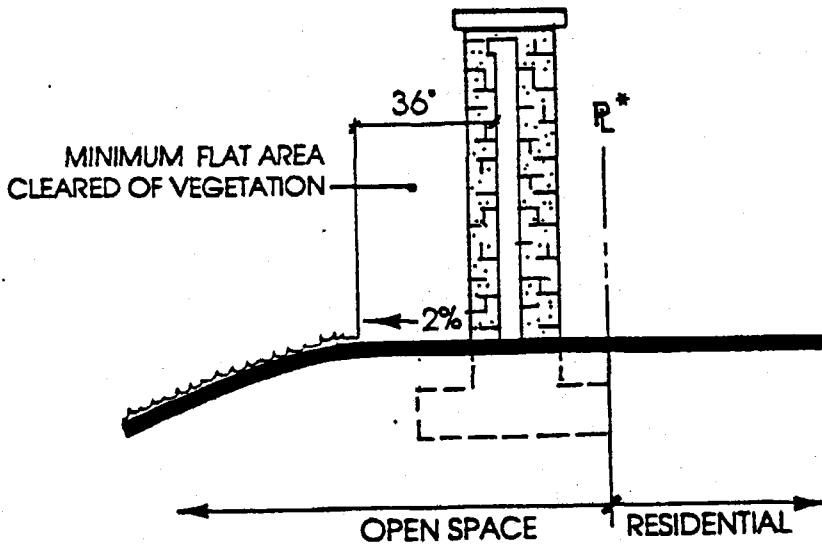
* EDGE OF FOOTING TO BE LOCATED AT E

SALT CREEK RANCH

WALL AND FENCING SECTION/ELEVATIONS



TYPICAL WALL/FENCE SECTION @ TOE OF SLOPE



TYPICAL WALL/FENCE SECTION @ TOP OF SLOPE

* EDGE OF FOOTING TO BE LOCATED AT R

SALT CREEK RANCH

TYPICAL
WALL/FENCE SECTION
AT TOP/TOE OF SLOPE



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EXHIBIT NO. 63

FORM

I-136

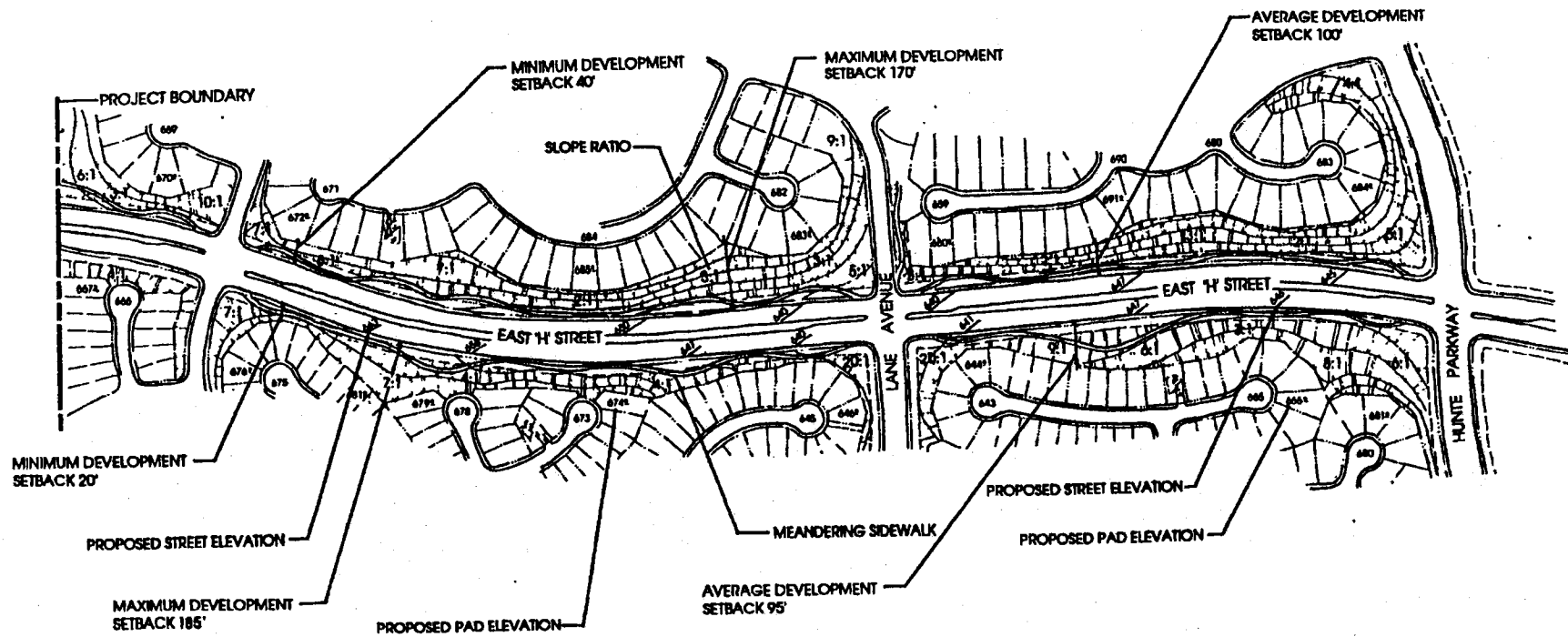
3.5 SCENIC HIGHWAYS

The City of Chula Vista has planned an extensive network of scenic highways throughout the City to provide optimal view opportunities and minimize the impacts of development. The scenic highways that run through this project are part of an overall Chula Vista Unified Scenic Highway Program.

The Chula Vista General Plan designates East H Street and Hunte Parkway as "scenic highways." East H Street is the northern most of three parallel routes that will serve the southern Sweetwater Community and Eastern Territories. Hunte Parkway is the easternmost north/south connector on the general plan area and connects each of the principal east/west roadways: East H Street, Telegraph Canyon and Orange Avenue. It also connects to Route 125 south of Orange Avenue at the same intersection as Otay Lakes Road. A portion of Hunte Parkway parallels the Chula Vista Greenbelt along the Salt Creek Corridor. Thus, the Approved General Development Plan requires the use of special design features along these scenic highways. The use of design features such as right-of-way reservation, special landscape treatments, landform grading with varied slope ratios and unique median treatments will help to establish a sense of community identity and create a pleasant living environment for future residents. The general requirements established by the Chula Vista General Plan, refined by the Approved General Development Plan and this SPA Plan, have culminated in a set of strict design criteria for scenic highways and are described as follows:

Design Criteria:

The basic design features required for East H Street include a standard 128 foot wide right-of-way with a variable setback ranging from a minimum of 20 feet up to a maximum of 185 feet outside of the standard right-of-way. The general intent of the variable setback outside of the standard right-of-way is to avoid a "corridor" appearance and establish a unique, visually-pleasing circulation route while providing for a safe, efficient transportation link. The general design of the setback area will include a strong landscape theme situated on varying slopes of 9:1 to 2:1. Conceptual grading of East H Street is shown on Exhibit No. 64.



SALT CREEK RANCH

**EAST H STREET
CONCEPTUAL GRADING**

Also included within the landscape treatment area of East H Street is a system of non-vehicular uses that includes a 10-foot recreational trail and an equestrian trail. The locations and dimensions of the recreational trail along with the landscape treatment of this roadway, are illustrated in Landscape Plan Sections A and B (Exhibit Nos. 41 and 42).

Sections C, D and E (Exhibit Nos. 43, 44 and 45) of the Landscape Plan depict the landscape treatment of Hunte Parkway. This treatment complies with the GDP Scenic Highway Criteria. The right-of-way for this roadway just north of East H Street will be 72 feet with a landscape/setback area averaging from 40 to 75 feet. This doubles the City's 20-foot minimum landscaped area. However, south of East H Street, the right-of-way will be 100 feet wide with a 30-foot minimum landscape/setback with a 60-foot average setback. This setback/landscape area along Hunte Parkway will include variable/contour grading, varying slopes and unique plant material to enhance the scenic highway, as further described in the Landscape Plan discussion for Zones 3 and 5. The landscape treatment of Hunte Parkway implements the City's requirements for scenic highways, which will enhance this scenic roadway as it connects to the off-site regional scenic highway and greenbelt corridor system. Development which occurs within or adjacent to scenic highways will be subject to design review, as specified in the Community Design Guidelines and the PC Regulations.

The intersection of Hunte Parkway and East H Street is considered a major intersection, and development will be setback at least 100 feet in order to allow for creative landscaping and entry monumentation treatments. Community entries have a minimum setback of 30 feet to allow for similar community landscape treatment and monumentation.

These criteria will be implemented through design review of the Streetscape Plans and adjacent development areas.

3.6 FUEL MODIFICATION

Fuel Modification should be carried out consistently with the following criteria. This criteria requires a minimum of 110 feet of managed area, outside of the MSCP Preserve, between the Preserve area and any combustible structure (dwelling, accessory structure, or otherwise) and plantings on an adjacent lot. The 110 Fuel Modification buffer contains three types of management zones, outlined below. Measurement of the 110' buffer begins at the Preserve or internal open space boundary, and is measured inward toward the building pad. In some cases this area is entirely outside the residential lot. In others, a portion of the Fuel Modification may be within the residential lot. In all cases, Fuel Modification is the responsibility of the Rolling Hills Ranch Community Association, and is funded by a Cost Center including all lots within Subarea 3. When Fuel Modification zones occur within a private residential lot, an easement for maintenance will be granted in favor of the Association and/or City of Chula Vista Fire Department to allow maintenance of the Fuel Modification Zones. This easement will also restrict the placement of any combustible structures or landscaping in violation of the requirements listed within this Sectional Planning Area Plan. Residential lots affected by the Fuel Modification criteria are depicted on Exhibit No. 64-A on page I-143-A of this Plan.

These concepts are illustrated on the Fuel Modification exhibits which follow these criteria. (Note that these exhibits illustrate a "worst case" scenario, showing buildings located directly on the edge of the 110 buffer. In many instances, rear yard setbacks, building placement, and other factors will result in a greater distance between the Fuel Modification boundary and any residences.)

Zone 1 Building Setback Zone

1. A 30-foot minimum setback shall be established from the building face, in many cases this zone may begin beyond the building face.
2. This setback area shall consist of permanently irrigated plant species.
3. This area likely includes private individual back yard areas since rear yard setbacks are a minimum of 30 feet in the SFE Zoning District. Accessory structures/buildings (with the exception of perimeter fencing, swimming pools, and at grade patios/decks, subject to Fire Department approval) shall not be allowed in the fuel modification zone.

Zone 2

Low Volume Plantings and Selective Thinning

1. Zone 2 should have a minimum width of 40 feet when combined with a 30-foot wide Zone 1 area. Where Zone 1 is more than 30 feet wide (including Zone 1 plantings extended on manufactured slopes), the combined width of Zone 1 and Zone 2 should be no less than 70 feet, measured from the face of a dwelling unit.
2. Native plant groupings higher than 24 inches may be retained as long as they are properly thinned.
3. Individual native plant groupings should not exceed 200 square feet in area and shall be separated by a distance three times the height of the tallest plants.
4. When irrigation is provided, spray heads (except micro heads) shall not be used on slopes above areas of native vegetation. Overspray and runoff affecting Zone 3 shall be avoided. Where irrigation is provided in habitat

{CONTINUED ON FOLLOWING PAGE}

enhancement areas, such irrigation must be installed with permanent piping, however, watering may be discontinued after vegetation is established.

5. Where Zone 2 plantings are irrigated, the plantings shall have a maximum mature height not exceeding 24 inches.
6. Where Zone 2 plantings are not irrigated, the plantings shall satisfy the following performance standards:
 - Drought-resistant.
 - Effective erosion control.
 - Slope stabilization.
 - Low to medium fire retardation.
7. This area may be either a manufactured slope or native vegetation area. Where this zone occurs in a habitat enhancement area, such slopes shall be revegetated and/or thinned in conjunction with the Habitat Enhancement Plan criteria contained in Section I, Chapter 6, Parks, Open Space and Trails. Such treatment shall be agreed upon by the County Fire Marshal, Project Biologist and Parks and Recreation Department Landscape Architect through a field inspection.

Zone 3 Selectively Thinned Native Vegetation

1. This zone should have a minimum width of 40 feet when combined with a 70 foot wide Zone 1 and 2. However, where the combined width of Zones 1 and 2 equals or exceeds 100 feet in width, provision of Zone 3 may not be required.

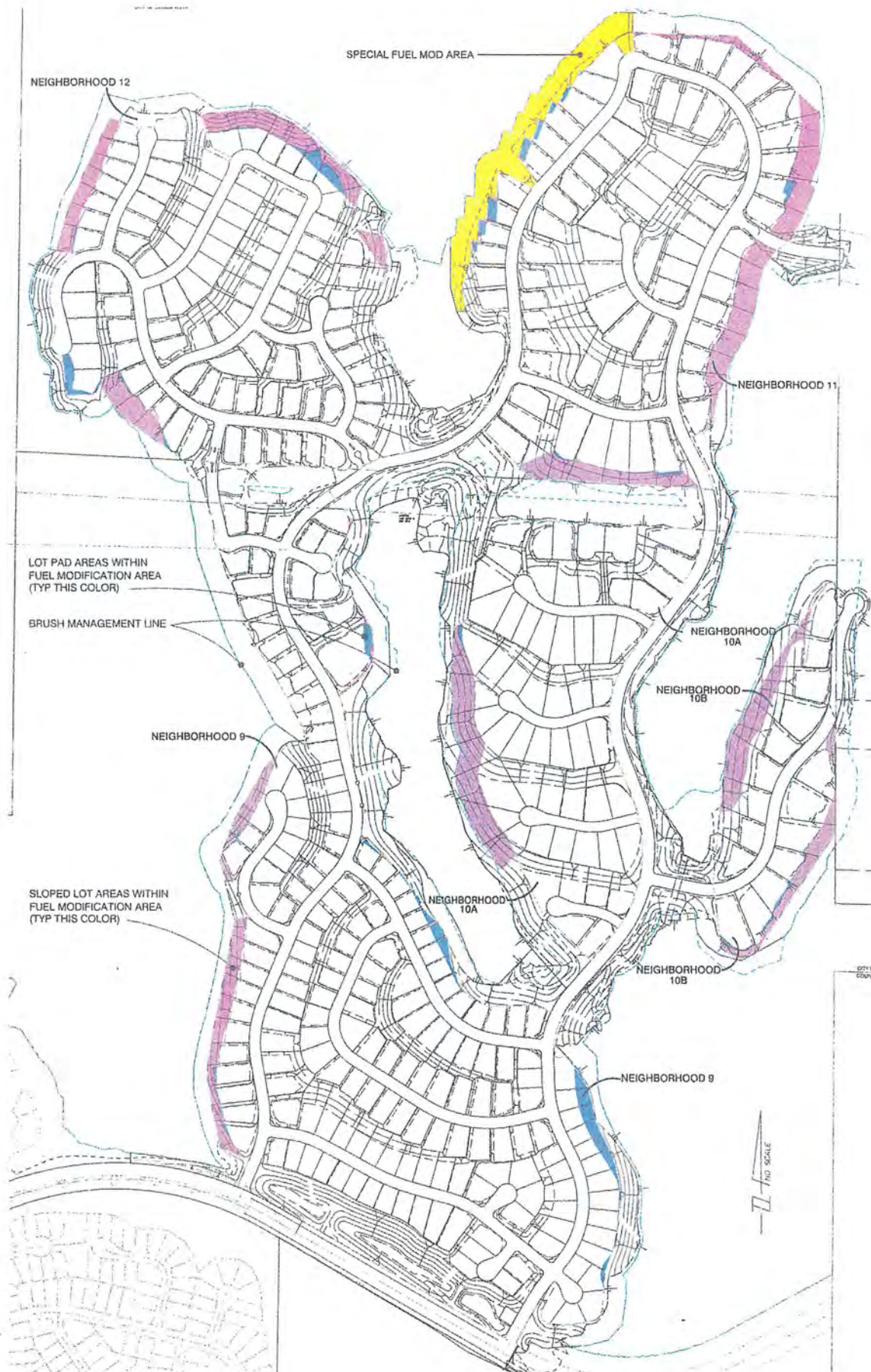
2. Zone 3 will be the first line of defense for fire safety. It involves clearing of dead trees and thinning of native vegetation to reduce the fuel load as determined in the field by the Parks and Recreation Department Landscape Architect. Pruning and thinning of native specimen plants should be done in a way that preserves the natural appearance of the area.
3. Thin and prune native vegetation as necessary to control fire hazard.
4. Where possible and reasonable, all debris and trimming from required thinning and clearing shall be left on the site and converted into mulch by a chipping machine and evenly dispersed to a maximum depth of 2 inches.
5. Annual weed growth shall be removed or kept under 6 inches in height.
6. Grubbing of plant material is prohibited in areas with slope gradient of 2:1 or steeper.
7. Hand-held tools shall be used for selective thinning and pruning of vegetation. Use of heavy machinery shall be prohibited at all times.
8. Requirements to maintain effective vegetative clearance around structures in a fire hazardous area shall apply to both persons owning or controlling such structures and to persons owning or controlling any land adjacent to structures.
9. This area will typically occur in native vegetation areas. Where this zone occurs in habitat enhancement areas, the area shall be thinned, following establishment, in conjunction with the Habitat Enhancement Plan criteria and as agreed upon by field inspection by the Fire Marshal, Project Biologist and Parks and Recreation Department Landscape Architect.

Prior to any fuel modification occurring in Sub-Area Three, a site visit shall be undertaken by the Project Biologist, Fire Marshal, plant ecologist, and Parks and

Recreation Landscape Architect to determine appropriate thinning of sensitive habitat areas. Such treatment shall be mutually agreed upon to minimize fire risk yet maximize habitat preservation efforts.

When the Fuel Modification Program has been implemented, the modification zone shall be maintained in a consistent condition which shall be subject to review and inspection by the City of Chula Vista. This maintenance shall be financed and performed by an open space maintenance district or other similar financing mechanism.

Four different examples of fuel modification conditions found on the site are shown in the Fuel Modification Section Details Exhibit Nos. 65, 66, 67 68 and 69 contained herein. Exhibit No. 65 illustrates the manufactured slope condition, where the entire fuel modification zone is contained with a private rear yard and will be irrigated. The habitat enhancement/native condition, Exhibit No. 66, shows Zone 2 as thinned natives or revegetated slope to be thinned when established. The Habitat Enhancement Condition, Exhibit No. 67 shows the non-irrigated condition where sensitive habitat is only thinned. The Daylight Grading Condition, Exhibit No. 68 shows irrigated thinned native vegetation in zone 2 and no irrigation in Zone 3. All of these conditions occur in Sub-Area Three of Salt Creek Ranch. In Sub-Area One only the daylight grading condition occurs, and in Sub-Area 2, only the habitat enhancement condition occurs..

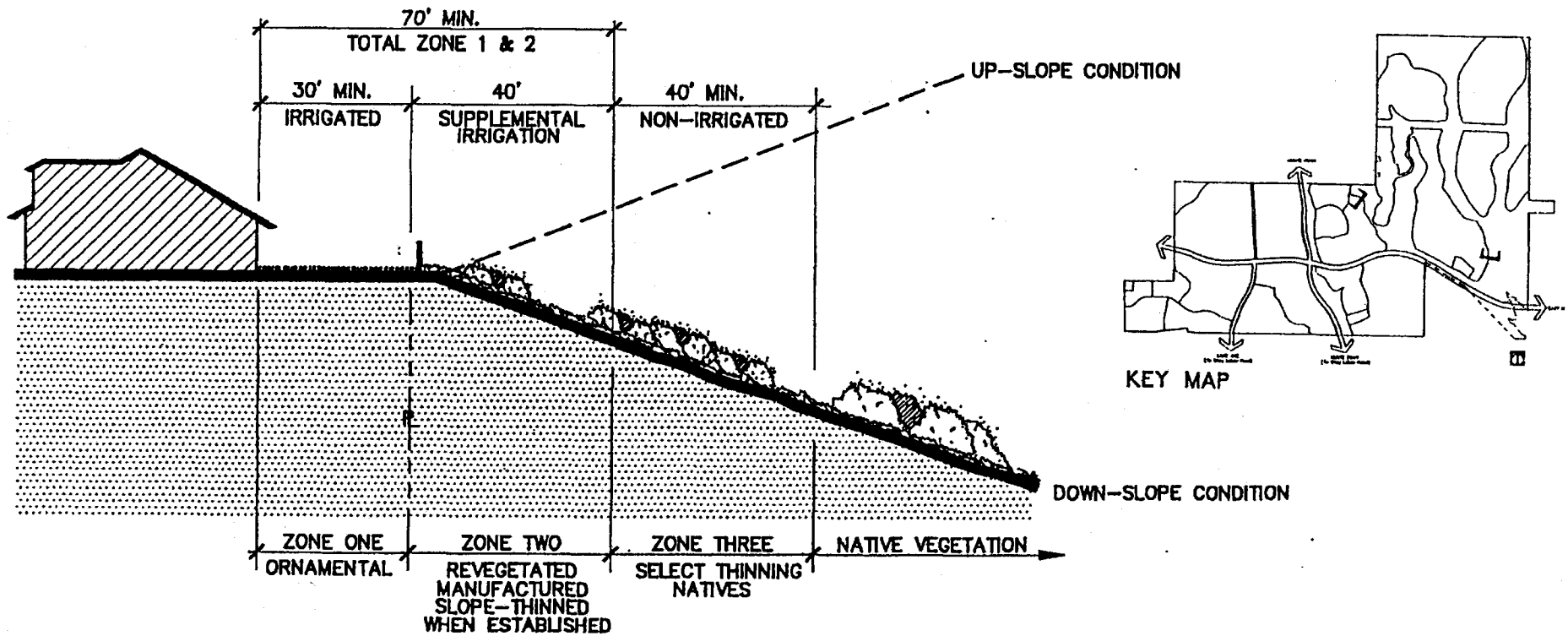


SALT CREEK RANCH

Lots Containing Fuel Modification Zone

EXHIBIT NO. 64-A

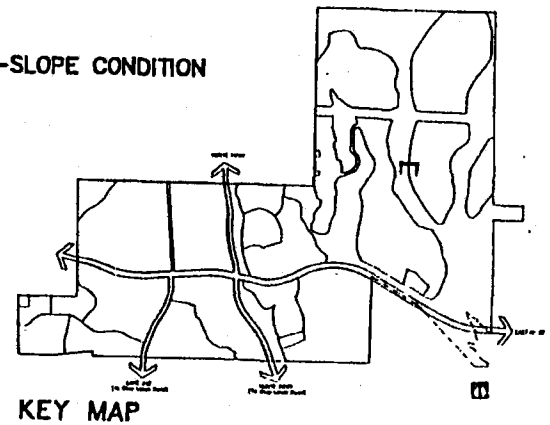
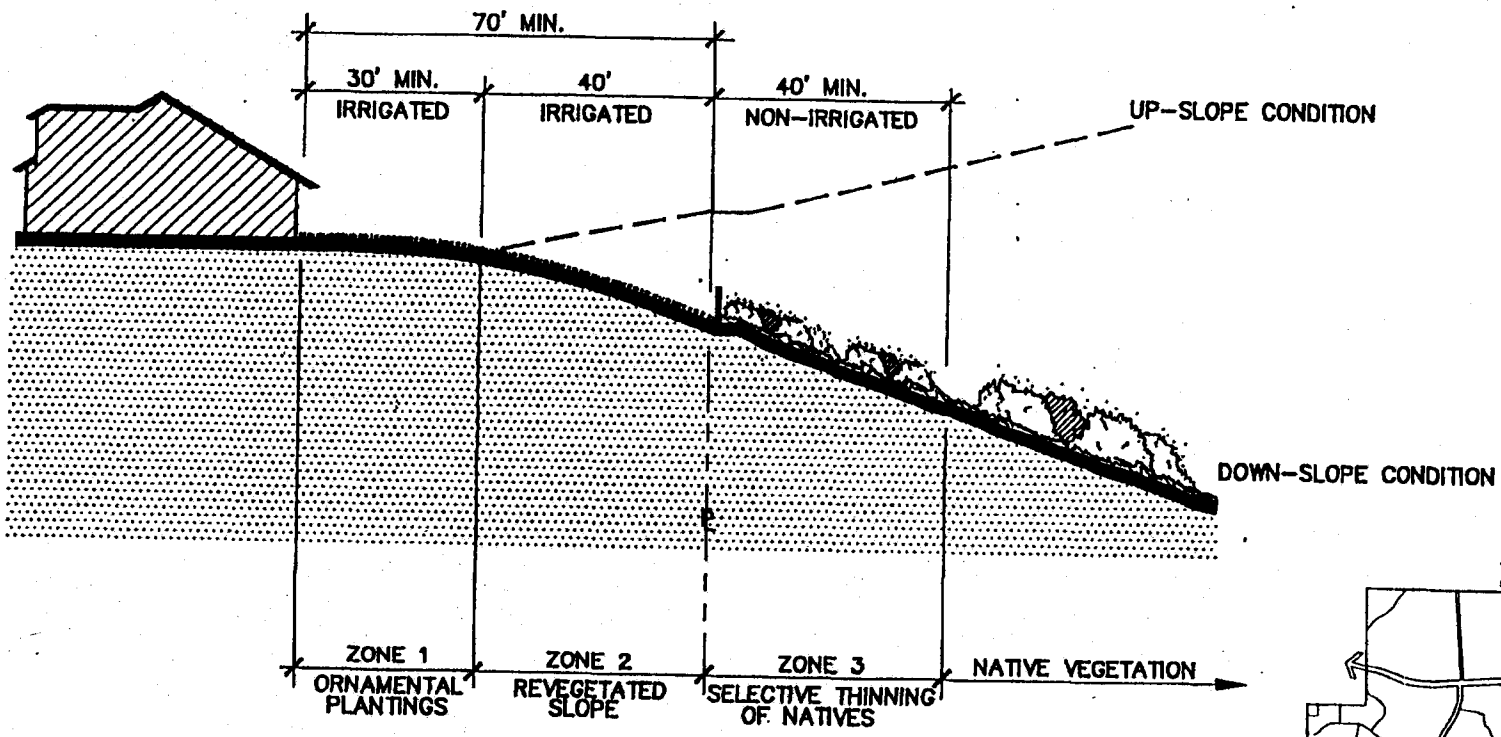
I-143-A



SALT CREEK RANCH

MANUFACTURED SLOPE CONDITION

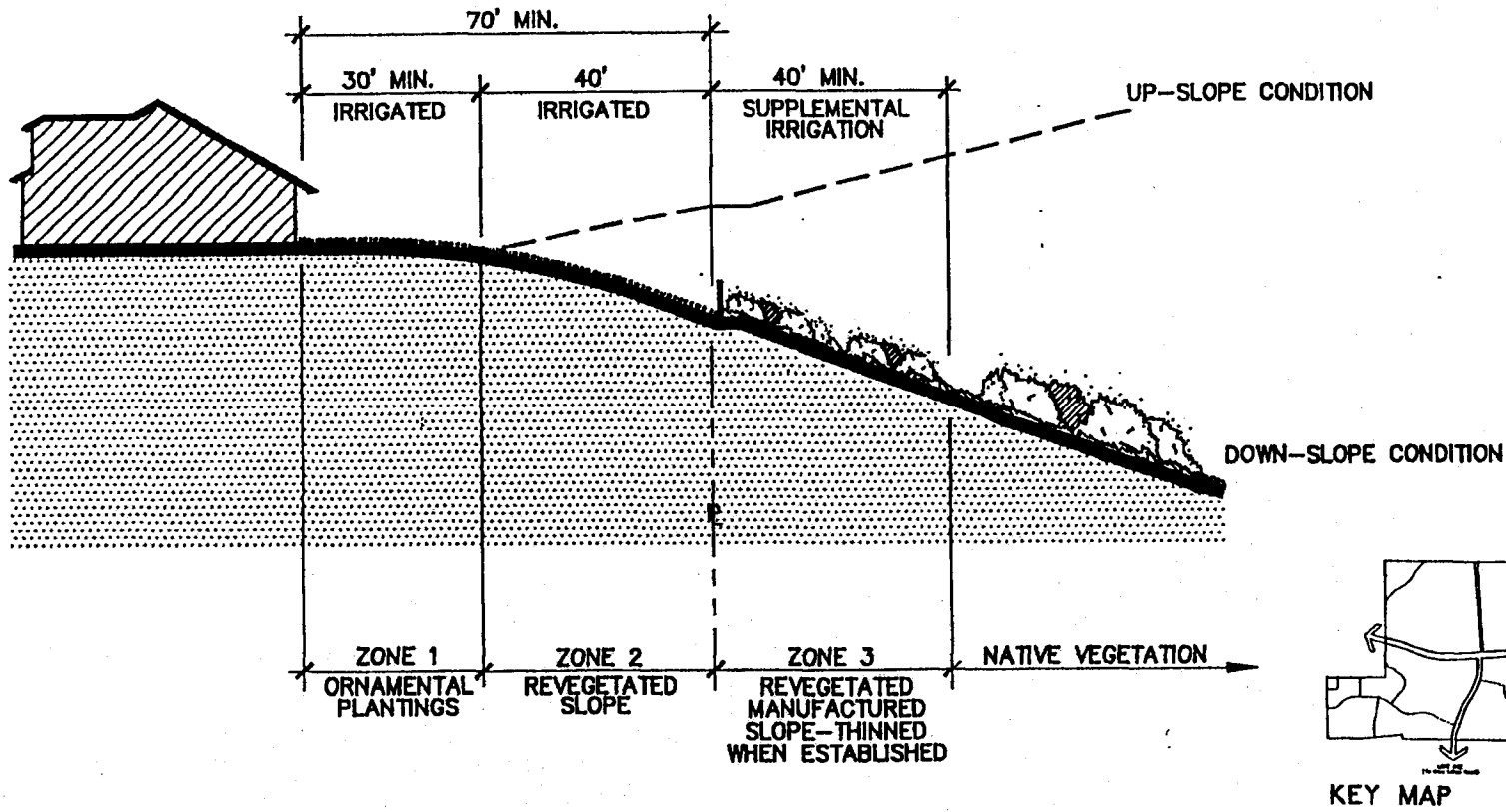
FUEL MODIFICATION SECTION DETAIL



SALT CREEK RANCH

NATIVE/HABITAT ENHANCEMENT

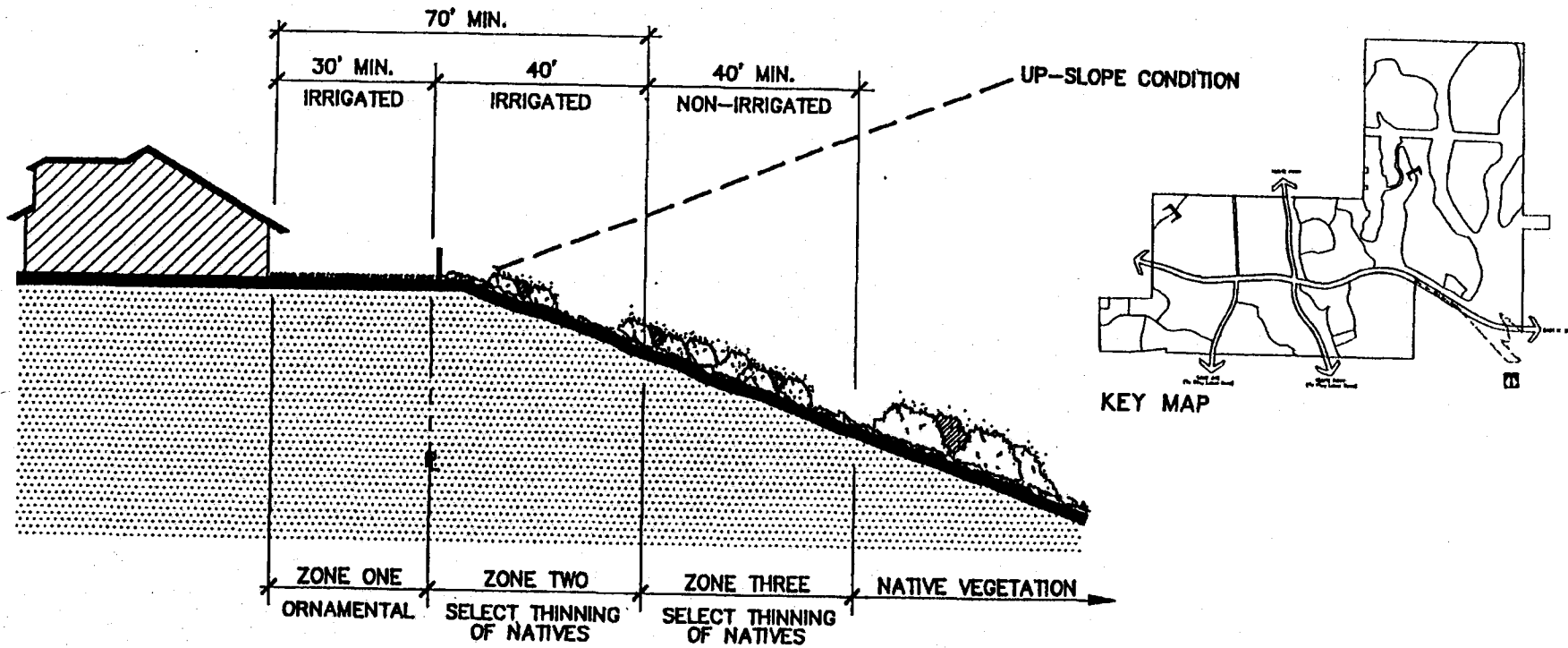
**FUEL MODIFICATION
SECTION DETAIL**



SALT CREEK RANCH

HABITAT ENHANCEMENT

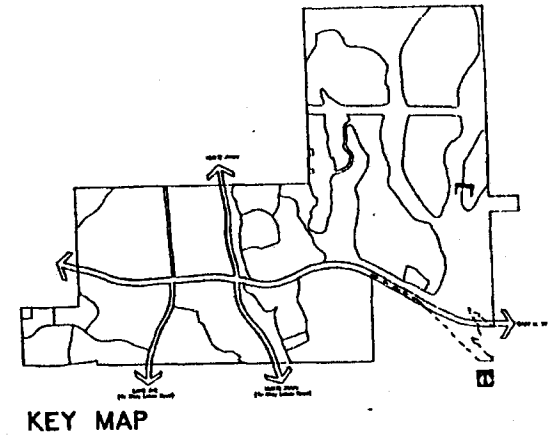
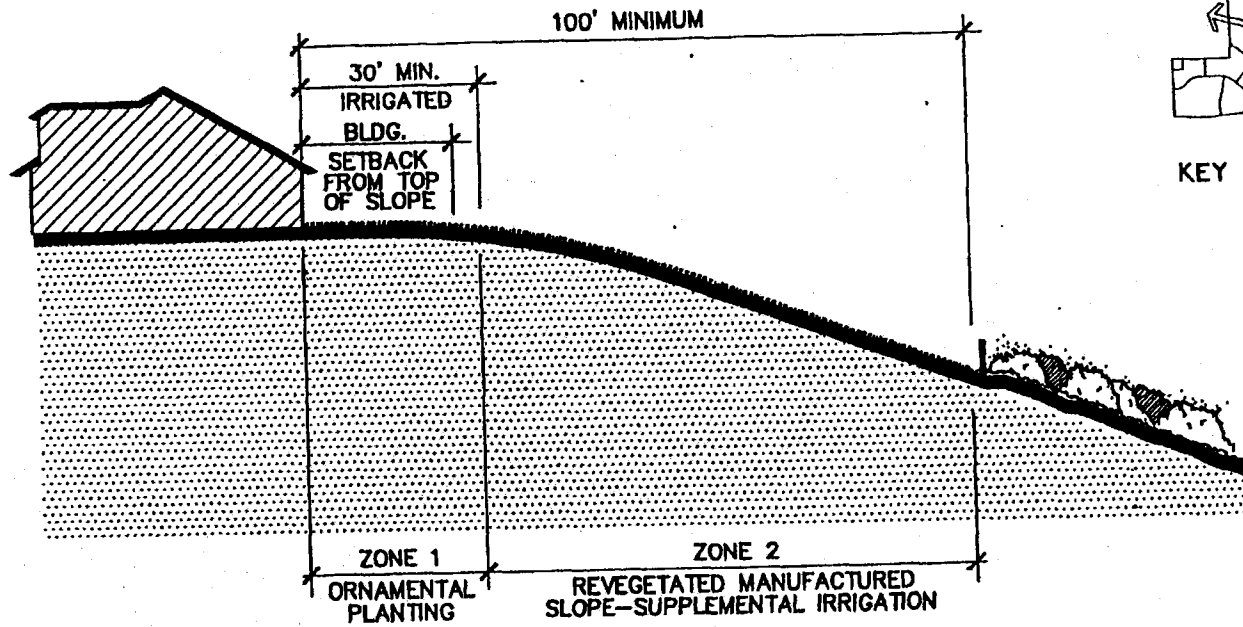
FUEL MODIFICATION SECTION DETAIL



DAYLIGHT GRADING CONDITION

FUEL MODIFICATION SECTION DETAIL

SALT CREEK RANCH



MANUFACTURED SLOPE

FUEL MODIFICATION
SECTION DETAIL

SALT CREEK RANCH

EXHIBIT NO. 69

FORM

1-148



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SALT CREEK RANCH

CIRCULATION

CHAPTER 4

CIRCULATION**4.1 INTRODUCTION**

The Salt Creek Ranch circulation plan creates a transportation system which provides an extension of existing and proposed circulation routes. By providing critical transportation links, safety and efficiency for the community will be established. The circulation plan includes an outline for vehicular and non-vehicular uses which are incorporated into the project theme.

The plan arranges roads into a hierarchy to produce a system of roadways organized by function and direction of travel. The circulation plan will facilitate access within the community, as established by the approved GDP in accordance with the City of Chula Vista's General Growth Management Element of the General Plan.

This SPA Plan also establishes a transportation phasing plan. This plan, as does the Salt Creek Ranch GDP, establishes specific improvements and phasing of circulation improvements in accordance with the Growth Management Element of the City of Chula Vista's General Plan. Specific project access points and internal circulation plans (including bicycle, equestrian, pedestrian and crossing routes) shall be provided to the City Traffic Engineer during the Tentative Map approval stage, in accordance with City requirements.

The plan also considers non-vehicular circulation systems by making provisions for connections to local and regional trail systems. The Salt Creek Ranch circulation plan is efficiently designed to create a hierarchy of traffic flow, to control access to roadways and to supply a comprehensive system of vehicular and non-vehicular routes.

The approved General Development Plan was accompanied by a Traffic Analysis, which has been refined in this SPA Plan and is summarized herein. The original Traffic Plan was prepared by Basmaciyani-Darnell, Inc. (BDI) in September 1989 and revised in January 1990. This study has been expanded for the Salt Creek SPA by Urban Systems Associates, Inc. This analysis addresses both existing and proposed circulation system conditions. The study also details necessary improvements and outlines the incremental circulation improvements based upon proposed project phasing.

Specifically, this chapter addresses the components and characteristics of the proposed circulation system. In addition, an estimate of the project-generated trips is assigned to and distributed throughout the proposed system. A more detailed implementation schedule and financing mechanism for the circulation improvements addressed in this SPA Plan are provided and discussed in a separate Public Facilities and Financing Plan accompanying this document.

4.2 EXISTING CONDITIONS

The existing regional circulation network serving the project area is depicted in Exhibit No. 1, Regional Location Map. The site is currently traversed by Proctor Valley Road, with arterial access provided by East H Street, Telegraph Canyon Road, Otay Lakes Road and Corral Canyon Road. The condition and status of these roadways is based on traffic counts and additional data provided by the City of Chula Vista and the County of San Diego.

4.2.1 Project Access

In the Chula Vista General Plan, East H Street is proposed as a six-lane primary arterial. At this time, the roadway is constructed to ultimate standards east of Interstate 805 (I-805) to Otay Lakes Road. It has been determined that a portion of the north side of East H Street (west of Hunte Parkway) needs widening to accommodate a bike lane. East of Hunte Parkway, East H Street is designated as a four lane major road. Currently, the roadway is only constructed to its ultimate

width across the Eastlake Hills and Eastlake Shores developments to the intersection of Eastlake Drive. From Eastlake Drive, East H Street currently extends to a point just west of the project site.

Telegraph Canyon Road is designated as an east/west arterial connected to I-805 and terminating at Otay Lakes Road. At this time, this facility is a divided roadway with four travel lanes between Medical Center Drive and Paseo Ladera, and two travel lanes from Paseo Ladera to a point just east of Otay Lakes Road. Between Paseo Del Rey and Medical Center Drive there are three eastbound lanes and two westbound lanes. In the future, the east/west portion of Otay Lakes Road will be renamed Telegraph Canyon Road. East of Otay Lakes Road, the Eastlake Development Company is extending Telegraph Canyon Road, with four travel lanes planned, providing a six-lane primary arterial graded width. The existing two-lane portions of Telegraph Canyon Road, between Paseo Ladera and Otay Lakes Road, will be widened to meet ultimate primary arterial standards.

Otay Lakes Road is a north/south facility, varying in width between two and four lanes from Bonita Road to Telegraph Canyon Road. A portion of Otay Lakes Road, between East H Street and Bonita Road, is currently under construction and will complete the four lane improvements proposed for the north/south portion of this roadway. Ultimate plans designate Otay Lakes Road as a six-lane primary arterial between Bonita Road and Telegraph Canyon Road.

Corral Canyon Road is an existing two lane north/south roadway with a center left-turn lane. This roadway has been classified as a two-lane Class I Collector, extending from East H Street north to Central Avenue.

Proctor Valley Road, which traverses the site, is currently a two lane partially paved/graded dirt road following a north/south alignment to a point just south of San Miguel Road. This road is shown on Exhibit No. 2 Aerial Photograph. At this point, the road follows an east/west alignment across the southern portion of the Salt Creek Ranch property, connecting with Campo Road/State Route 94 in Jamul. This

roadway carries a very low volume of traffic at this time, therefore no traffic count data is currently available.

4.2.2 Regional Access

Regional access is currently provided by I-805, which is located west of the project site. Future construction of State Route 125 will play a key role in providing additional regional access for the traffic generated by this project and additional projects planned for the Eastern Territories.

4.2.3 Signalized Intersections














Traffic signals are presently located on Bonita Road at the intersection of Otay Lakes Road and Central Avenue. Additional traffic signals are located at the intersection of Central Avenue and Corral Canyon Road. There are also signals at the intersections of East H Street with Corral Canyon, Otay Lakes Road and Auburn Avenue.

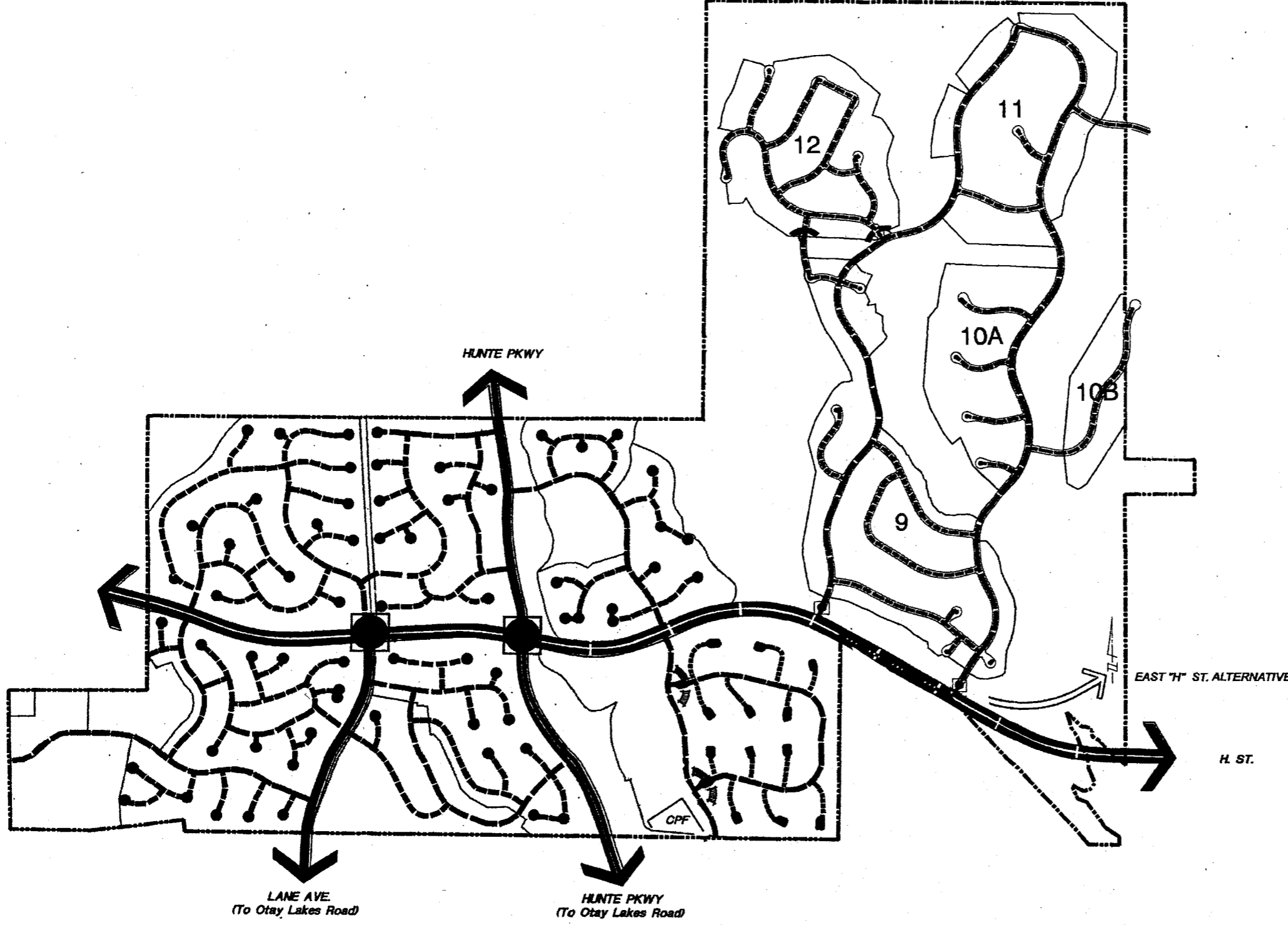
The Telegraph Canyon Road and Otay Lakes Road intersection is planned for future signalization, phased with the widening of Telegraph Canyon Road. The Telegraph Canyon Road and Rutgers Road intersection is also planned for future signalization. The proposed intersections of East H Street with both Lane Avenue and Hunte Parkway will be signalized when these intersections meet minimum warrants for signalization. Additional signals may be installed based on a detailed traffic study, at the discretion of the City Engineer.

4.3 PROPOSED CIRCULATION

The GDP does not indicate specific access points or internal circulation roadways for the project. In this SPA Plan, circulation element roadways and all internal roadways are depicted on the Circulation Plan, Exhibit No. 70. The general layout of the local street system is also shown on the Site Plan, Exhibit No. 17. More specific project

LEGEND

-  6-LANE PRIME
128' R.O.W.
-  4-LANE MAJOR
100'/104' R.O.W.
-  CLASS I COLLECTOR WITH 128'
(RESERVED FOR FUTURE EXPANSION)
-  CLASS I COLLECTOR
88'/94' R.O.W.
-  CLASS II COLLECTOR
72' R.O.W.
-  CLASS III COLLECTOR 60' R.O.W.
(THROUGH STREETS ONLY)
(NEIGHBORHOOD 8 - PRIVATE ROAD WIDENED TO 62' R.O.W.)
-  RESIDENTIAL ROAD 56' R.O.W.
(NEIGHBORHOOD 12 - PRIVATE ROAD)
(NEIGHBORHOOD 10A - NARROWED TO 49' R.O.W.)
-  NEIGHBORHOOD 8
PRIVATE CUL-DE-SAC 47' R.O.W.
-  NEIGHBORHOOD 13
RESIDENTIAL ROAD 52'-38' R.O.W.
-  NEIGHBORHOOD 13
CUL-DE-SAC 44' R.O.W.
-  PRIVATE
GATES
-  TRAFFIC SIGNALS/
TRANSIT STOP
-  NEIGHBORHOOD
BOUNDARY



SALT CREEK RANCH

CIRCULATION PLAN

access and internal roadway alignments will be addressed to the satisfaction of the City Traffic Engineer at the time Tentative Tract Maps are processed.

East H Street will be designated as a six-lane primary arterial from the western project boundary to Hunte Parkway with minimum design speeds of 55 mph. East of Hunte Parkway, right-of-way reservation for East H Street will be 128 feet, greater than the circulation element classification for this roadway, providing for the future addition of two lanes to accommodate potential growth in the Eastern Territories. This right-of-way reservation is provided in consideration of the potential future regional importance of this roadway to provide adequate circulation to the Jamul and Proctor Valley areas to the east and to avoid potential difficulties in conjunction with future right-of-way acquisition. Initial design construction will be as a four lane roadway. Future design of East H Street will adhere to all City of Chula Vista requirements with respect to access, turning movements, median breaks and other site-specific design features.

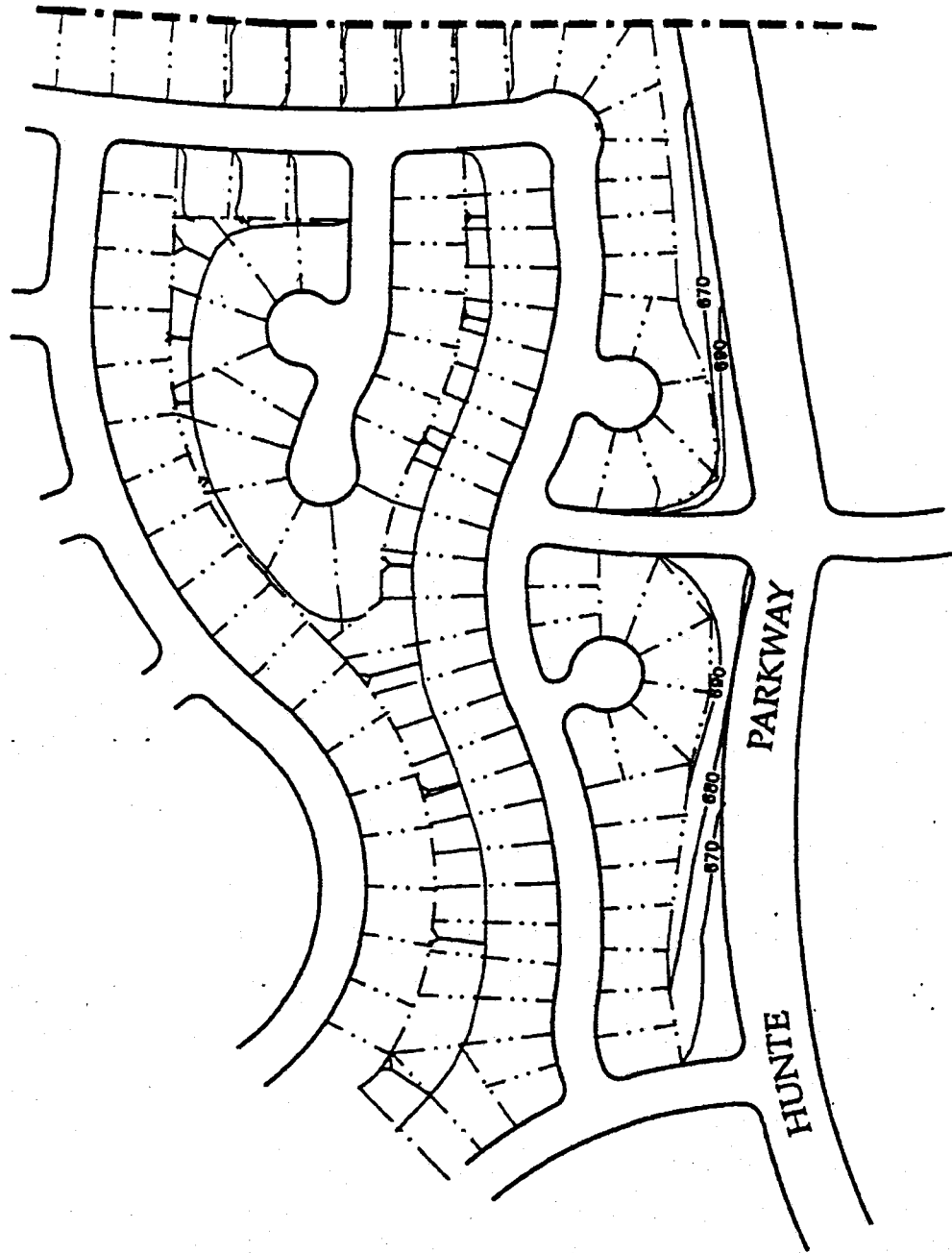
Hunte Parkway will be built as a Class II Collector north of East H Street, and as a four-lane Class I collector road south of East H Street, tying the project into Telegraph Canyon Road and Orange Street to the south. Hunte Parkway will have a minimum design speed of 30 mph. Lane Avenue will be built as a four-lane Class I collector, with a minimum design speed of 45 mph, and will also provide access south to Telegraph Canyon Road. Residential streets will be built as two-lane Class III collectors. Private streets are proposed for Neighborhoods 8 and 12. Access may be limited to residents and guests only, so these streets will be constructed to a set of rural road standards which are included herein. This roadway system is shown on Exhibit No. 70, Circulation Plan.

Pursuant to meetings with the City of Chula Vista, Planning, Engineering, and Public Works Departments, a reconfiguration of the access from Neighborhood 2 to Hunte Parkway was recommended due to pedestrian access considerations. This reconfiguration provides a through access from the cul-de-sac in Neighborhood 2 to line up with the loop road which wraps around the proposed school site in Neighborhood 7. Under this reconfiguration, as shown on Exhibit No. 71, the northernmost access road will be closed and the area north of the 4-way intersection will be shown as a separate lot for dedication to the City of Chula Vista or the Otay Water District. If this area is not accepted for dedication within 5 years, it will then become a part of the Salt Creek Open Space Corridor. The roadway will only be built to the 4-way intersection, north of this will be left natural. This reconfiguration will be made in these neighborhoods at the Tentative Map stage.

4.3.1 Access/Signals

Hunte Parkway will be accessed at five points along its length within the project site, including the intersection with East H Street. East H Street will be accessed at six points along its entire length within the project, including intersections with Lane Avenue and Hunte Parkway. Exhibit No. 79 illustrates the Transit Access and Pedestrian Circulation Plan. At this time, the intersections of East H Street with Lane Avenue and Hunte Parkway are proposed for signalization. Traffic signals shall be installed on a schedule determined by the City at the intersections of East H Street with both Lane Avenue and Hunte Parkway. Signals shall be activated where warrants are met or at the discretion of the City Traffic Engineer.

Along East H Street, Hunte Parkway and Lane Avenue, signalized intersections are permitted with intervals of 1/4 mile and unsignalized intersections are permitted with a separation of 660 feet where mid-block median openings are permitted by the City Engineer.



NEIGHBORHOOD 2

HUNTE PARKWAY
INTERSECTION
ALTERNATIVE

SALT CREEK RANCH



The Baldwin Company
Craftsmanship in building since 1956

EXHIBIT NO. 71 FORM A

I-156

4.3.2 Lane Requirements

The following lane configurations will be required to accommodate the forecast buildout daily traffic volumes:

East H Street/Lane Avenue

Eastbound East H Street -- two lanes through, one lane right.

Westbound East H Street -- one lane left, two lanes through.

Northbound Lane Avenue -- two lanes left, one lane right.

East H Street/Hunte Parkway

Eastbound East H Street -- one lane left, one lane through, one lane through/right.

Westbound East H Street -- one lane left, one through, one lane through/right.

Northbound Hunte Parkway -- one lane left; one Lane through/right.

Southbound Hunte Parkway -- one lane left, one lane through/right.

4.4 STREET STANDARDS

The Salt Creek Ranch General Development Plan establishes the roadway classifications for principal streets in the plan area. These were further refined by the Traffic Analysis prepared for this SPA. Those facilities affected by SPA development are listed in Table 7.

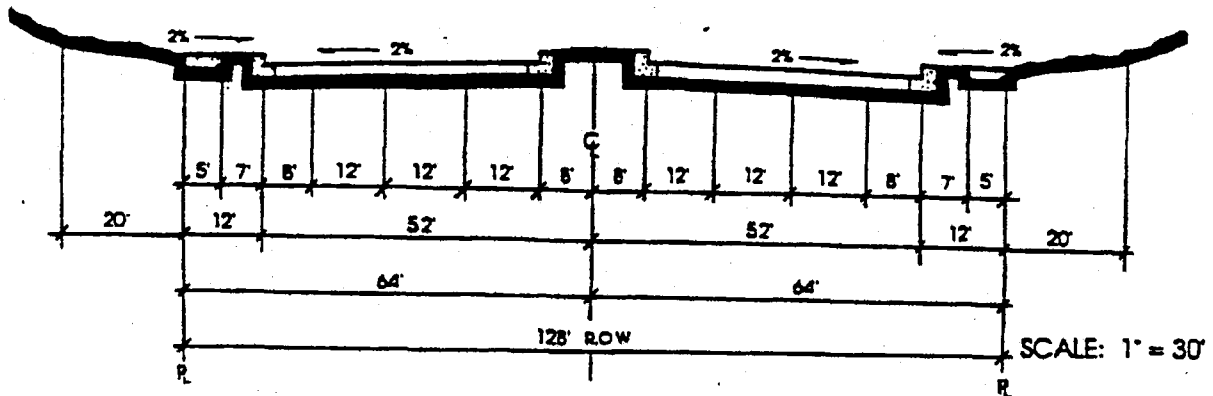
Proposed SPA Street improvements are Consistent with the General Development Plan designations, except where traffic volumes have decreased and lowered the required cross Section needs. The Street Sections shown on Exhibit Nos. 72, 73, 74, 75, 76 and 77 depict the dimensions proposed for each roadway. Provisions for on-street parking, bike lanes and sidewalks within the street right-of-way are also indicated. A private road system is proposed in Neighborhoods 8 and 12, and a modified road section is also proposed in a portion of 10a of the Salt Creek Ranch project. Because of the hilly terrain and Sensitive landforms, the intent is to provide limited, yet safe access. This is consistent with the need to minimize grading and related development impacts

Table 7

**Salt Creek Ranch
Salt Creek Ranch General Development Plan
Roadway Classifications**

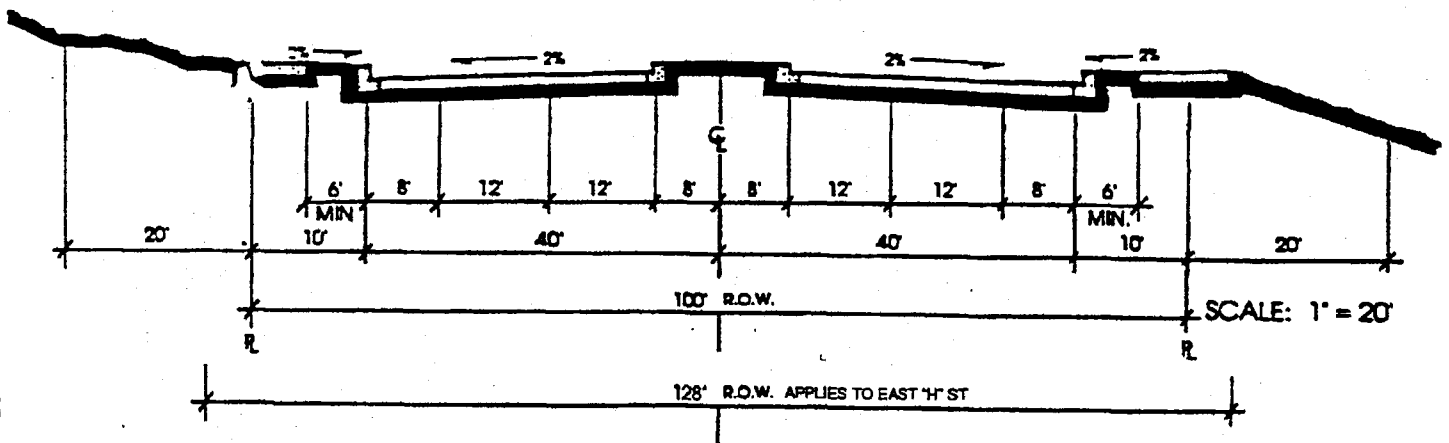
<u>Street</u>	<u>Classification</u>
East H Street, west of Hunte Parkway	6-lane Primary Arterial/Class I Collector
East H Street, east of Hunte Parkway	4-lane Major Arterial/Class II
Hunte Parkway	4-lane Major Arterial/Class II
Lane Avenue	4-lane, Class I Collector
Telegraph Canyon Road	6-lane Primary Arterial/4-lane Major Arterial/Class I Collector
State Route 125	Grade-separated tollway

**East H Street
West of Hunte Parkway
6-Lane Prime**



**East H Street
(East of Hunte Parkway)
and Hunte Parkway
(South of East "H" Street)**

4-Lane Major



SALT CREEK RANCH

**TYPICAL
STREET SECTIONS**



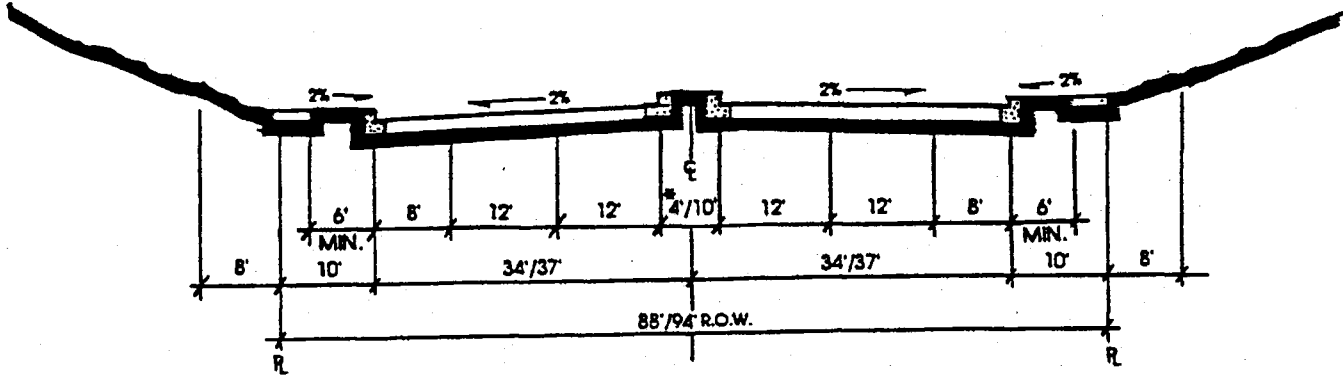
The Baldwin Company
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EXHIBIT NO. 72

FORM

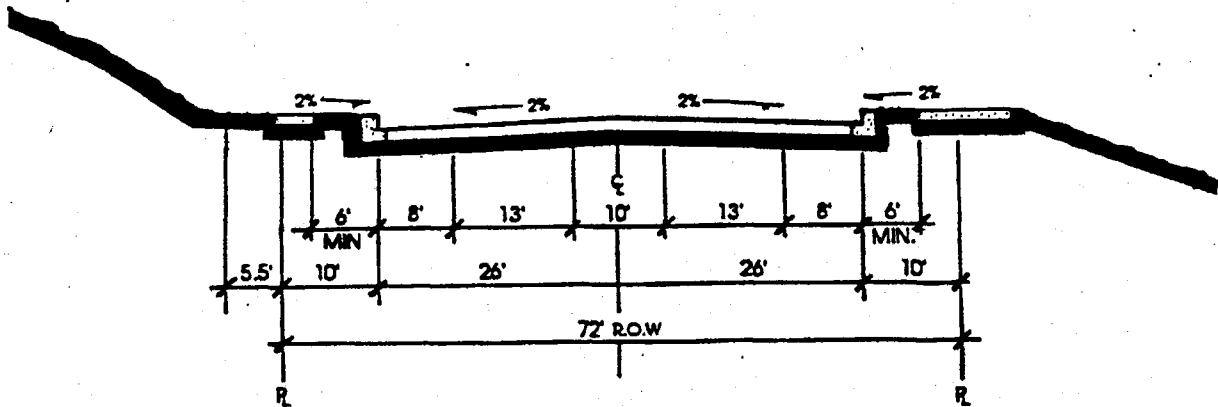
I-159

Lane Avenue Class I Collector



* THE MEDIAN WIDTH—OCCURRING AT THE INTERSECTION OF LANE AVENUE AND EAST H STREET—MAY BE REDUCED TO 4' WITH THE APPROVAL OF THE CITY ENGINEER.

Hunte Parkway (North of East H Street) Class II Collector



SALT CREEK RANCH

TYPICAL STREET SECTIONS



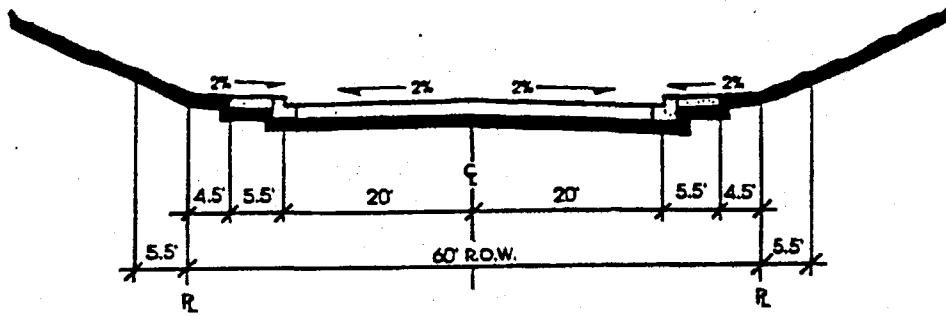
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EXHIBIT NO. 73

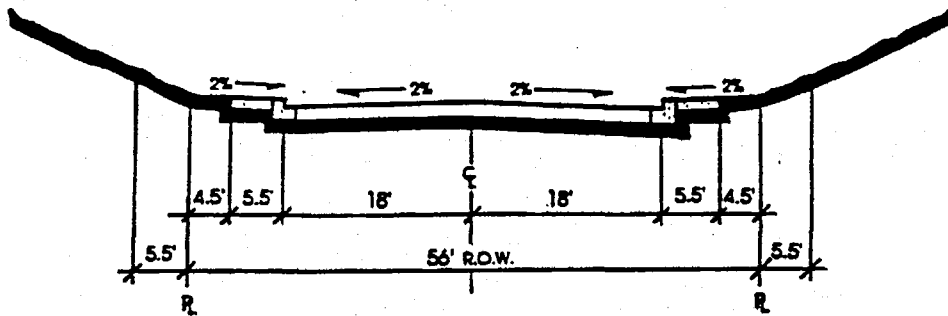
SCALE: 1" = 20'
FORM

I-160

Local Roads Class III Collector



Residential Roads



SALT CREEK RANCH

TYPICAL STREET SECTIONS



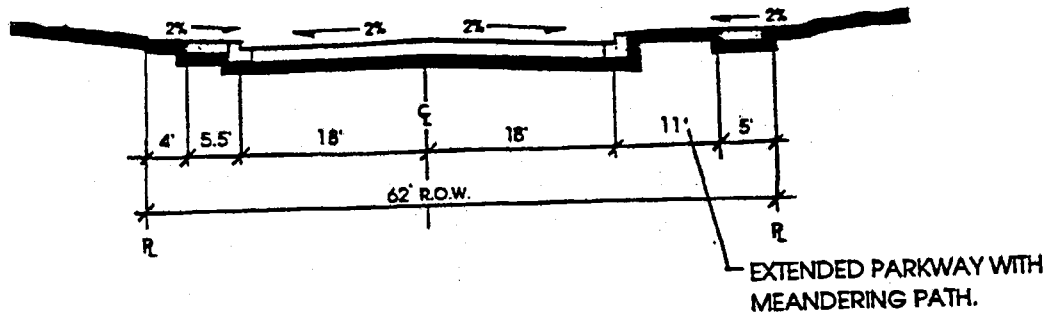
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EXHIBIT NO. 74

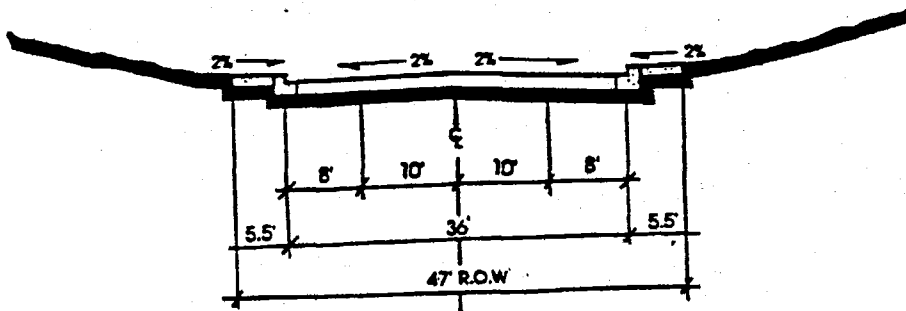
SCALE: 1" = 20'
FORM

I-161

Neighborhood Area 8 Residential Road



Neighborhood Area 8 Cul-de-Sacs



SALT CREEK RANCH

PRIVATE TYPICAL STREET SECTIONS

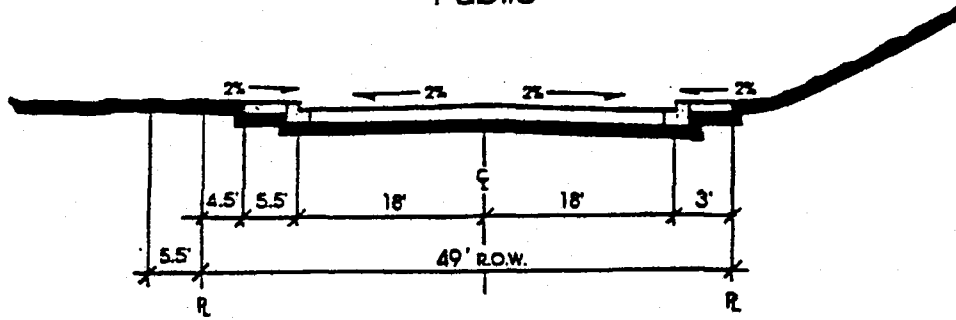


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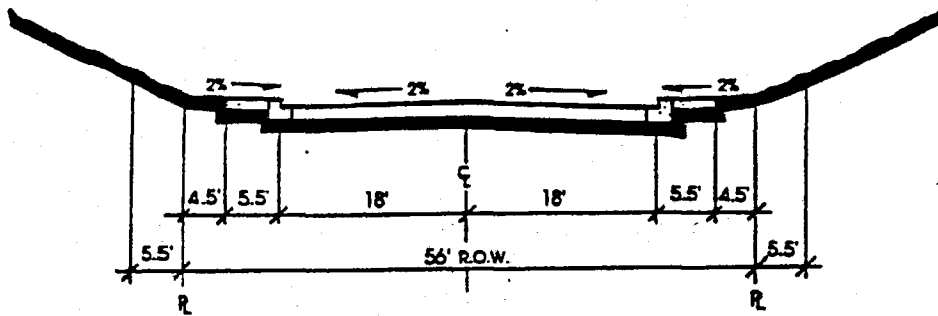
EXHIBIT NO. 75

SCALE: 1" = 20'
FORM
I-162

Neighborhood Area 10A
 Single Loaded
 cul-de-sac
 Public



Neighborhood Area 12
 Residential Road
 Private



SALT CREEK RANCH

TYPICAL
 STREET SECTIONS



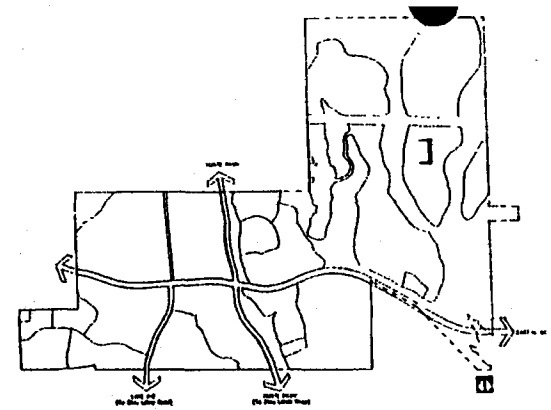
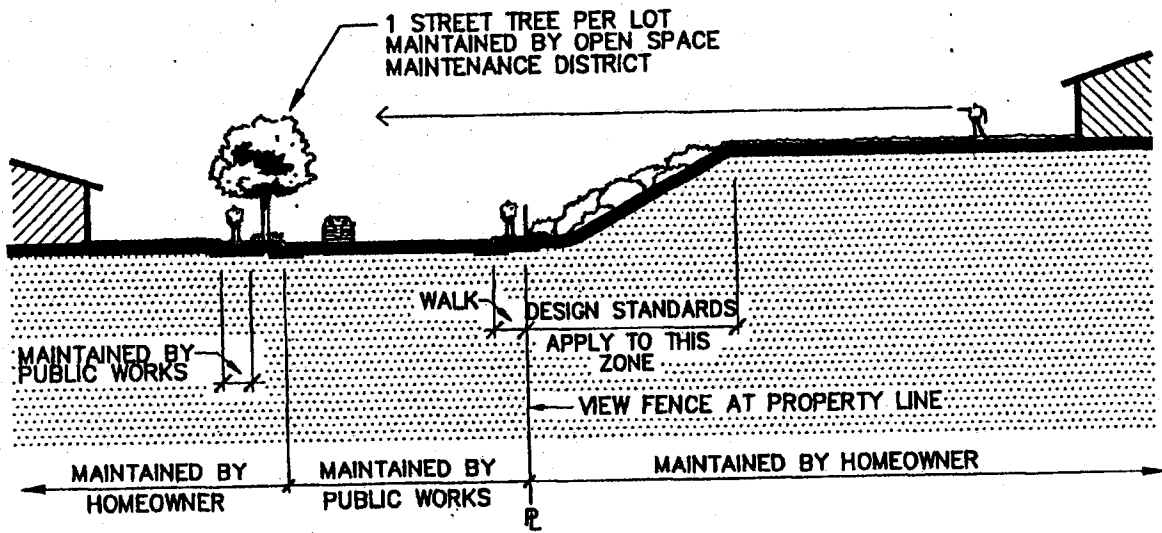
The Baldwin Company
Craftsmanship in building since 1956

EXHIBIT NO. 76 SCALE: 1" = 20'
 FORM

I-163

in these areas. Neighborhoods 8, and 12 are proposed as communities with gated access only, so streets will be maintained by a Homeowner's Association. The private street standards are in keeping with the character of the proposed land use types and actually add to the secluded nature of the areas. In Neighborhood 8, the loop street cross section is widened by 2 feet, providing a parkway and the cul-de-sac width is narrowed by 9 feet. In Neighborhood 12, the standard residential road cross section is proposed even though the street is private. In Neighborhood 10a, the cross section is modified to eliminate the landscaped strip on the northern edge and the sidewalk narrowed to 3 feet because of a downslope condition of these two single-loaded streets. This design will eliminate the need for the Open Space Maintenance District to maintain that small strip, yet retain the existing local street paved width (See Exhibit No. 78, Theater Lot Cross section). Neighborhoods 4A and 5 which contain multiple family dwelling units will also have private street systems as determined at the time of Site Plan review.

East H Street and Hunte Parkway are designated as scenic highways by the City of Chula Vista. Therefore, special design features, including bike/pedestrian paths, equestrian trails, landscaping and median treatments, will be provided along East H Street and Hunte Parkway to meet scenic highway design requirements. Development within and adjacent to the scenic corridor is subject to design review as specified in the PC Regulations, contained herein, and in the Community Design Guidelines.



SALT CREEK RANCH

**NEIGHBORHOOD 10A
THEATER LOT SECTIONS**

4.5 PHASING IMPACTS AND MITIGATION

A more detailed discussion of the existing conditions and proposed project impacts may be found in the Traffic Impact Study prepared by Willdan Associates, Inc. and included in the Supplemental EIR. This study assumes the maximum number of dwelling units permitted by the GDP of 2,761 for the purposes of assessing impacts. The SPA Site Plan only proposes 2,662 dwelling units. The tentative map may contain between 2,662 and 2,761 dwelling units, so long as design criteria of this SPA and the associated Design Guidelines are met.

The following is a summary of Traffic Impact Study and associated mitigation measures:

4.5.1 General

The Baldwin Company is seeking approval of the Salt Creek Ranch Sectional Planning Area (SPA) Plan for 1,197 acres located in the northern portion of the "Eastern Territories" in the City of Chula Vista General Planning Area. The development of the Salt Creek Ranch is proposed to be completed in three phases to ultimately consist of 2,761 dwelling units, along with one school, a community and a neighborhood park, community purpose facilities, and a fire station. The Chula Vista City Council previously approved the Salt Creek Ranch General Development Plan (GDP) in 1990 specifying a total number of dwelling units not to exceed 2,761.

The Salt Creek Ranch is proposed to be developed in three phases. Phase I will consist of up to 1,017 single-family dwelling units (SFDU), 135 multiple-family dwelling units (MFDU), a 10-acre elementary school, a 7-acre neighborhood park, a community purpose facility, and a fire station. Phase II will consist of up to 984 SFDU, 395 MFDU, a 29.0-acre community park, and a community purpose facility. Phase III will consist of 291 SFDU.

Willdan Associates has been retained by the City of Chula Vista to study the traffic impact of Phase I and the ultimate development (Phases I, II and III) on the circulation network in the eastern territories and to make recommendations for roadway improvements to mitigate its impact and provide an adequate level of service in conformance with the threshold standard set forth in Growth Management Implementation ordinance No. 2448. In accordance with the same ordinance, the 1985

Highway Capacity Manual (HCM) was used instead of the Intersection Capacity Utilization (ICU) method. These methods are based on two different definitions of level of service (delays versus volume to capacity ratio) and could yield different results for the same traffic conditions.

4.5.2 Findings

Based on the detailed analysis contained in this study, the following findings are presented.

1. Regional access to the project site is provided via State Route 54, Interstate 805, and in the future State Route 125.
2. Local access to the project site will be provided by Lane Avenue and Hunte Parkway, which connect with Telegraph Canyon Road (currently known as Otay Lakes Road) to the south. Upon completion of the segment of East "H" Street between the western boundary of the site and San Miguel Road, this roadway will serve as the primary access to the project site.
3. It is estimated that Phase I of the Salt Creek Ranch will generate 14,100 daily vehicle trips with 1,209 trips (splitting 373 inbound and 896 outbound) during the morning peak hour and 1,340 (splitting 901 inbound and 439 outbound) during the afternoon peak hour. The ultimate development will generate 31,290 daily vehicle trips with 2,777 trips (splitting 794 inbound and 1,983 outbound) expected during the morning peak hour and 2,986 trips (splitting 2,016 inbound and 970 outbound) expected during the afternoon peak hour.
4. Capacity analyses of the 1990 existing conditions as documented in the City of Chula Vista Growth Management Intersection Monitoring Program indicate that all intersections (excluding freeway ramps) are currently operating at an acceptable level of service (LOS D or better).

5. Capacity analysis of the base conditions (with the approved projects documented in the Eastern Chula Vista Transportation Phasing Plan (ECVTPP) dated January 1991) indicate that certain key intersections and roadway segments in the vicinity of the project site will require improvements in order to conform with the level of service standards.
6. Capacity analysis of the base conditions with Salt Creek Ranch Phase I and Proctor Valley Road as a two-lane paved roadway (Scenario 1) indicate that the level of service at the intersection of Hidden Vista Drive/East "H" Street could not be mitigated to acceptable levels. It was also determined that the current alignment of Proctor Valley Road does not conform with the Circulation Element of the General Plan. Therefore, similar analyses were conducted with Proctor Valley Road remaining as a two-lane dirt road with a two-lane paved roadway connecting the segment of East "H" Street between Salt Creek Ranch and Salt Creek 1 (Scenario 1A). The results indicate that Phase I should be reduced by 120 dwelling units in order to attain an acceptable level of service at the intersection of Hidden Vista Drive/East "H" Street.
7. In Scenario 1A, it is assumed that the project could be allocated the additional traffic circulation system capacity to accommodate completion of Phase I of Salt Creek Ranch (prior to the need for State Route 125). It should be understood, however, that there are other planned proposed projects in the vicinity of the Salt Creek Ranch site that may be allocated all or a portion of the additional traffic capacity. A decision on which project or projects will be allocated the additional circulation system capacity beyond the existing and "approved" projects will need to be made by the Chula Vista City Council prior to the approval of any Tentative Subdivision Maps for these competing projects. The City Council is expected to make a decision on capacity allocation after the results of a financing study for an interim State Route 125 facility is completed. The completion of this study is expected in early 1992.

8. Capacity analysis of the base conditions with the ultimate development of Salt Creek Ranch and a four-lane at-grade roadway in the State Route 125 corridor between "H" Street and State Route 54 (Scenario 2) indicate that additional improvements will be required in order to meet the City's threshold standards for level of service.

These impacted intersections, with corresponding recommended improvements are detailed in the following section.

4.5.3 Recommended Improvements

Based on the analysis contained herein, major improvements to the surrounding roadway networks have been identified to mitigate the traffic impact of this project and other approved projects in the area and to improve existing operational conditions as well. These improvements include:

Base Condition

1. Interconnect all traffic signals in the eastern territories and synchronize the signal timing to provide a suitable progression for through traffic along the major circulation streets. A centralized computer system should be installed to more efficiently monitor and coordinate the traffic signal operation in the eastern territories and to optimize the traffic signal timings at all intersections to provide for an efficient traffic operation and reduce delays.
2. The intersection of Telegraph Canyon Road/EastLake Parkway will require the following improvements in order to operate at level of service (LOS) D or better during the peak hours.
 - a. Widen the southbound approach of EastLake Parkway to provide a channelized right turn lane with an acceleration lane. Restripe to allow the following lane configuration:

- Eastbound -- two left, two through, and two right
 - Westbound -- two left, two through, and one through/right, one right
 - Northbound -- two left, one through, and one through/right
 - Southbound -- one left, two through, and one channelized right
- b. Construct a driveway (with acceleration/deceleration lanes) along Telegraph Canyon Road west of EastLake Parkway in conjunction with the proposed shopping center in the northwest corner, in order to divert a portion of the right turn and left turn volumes from the southbound and eastbound approaches of this intersection, respectively. Prohibit the left turn movement from the driveway.
3. The intersection of East "H" Street/Hidden Vista Drive will require the following improvements in order to operate at LOS D or better during the peak hours.
- a. Widen the eastbound and westbound approaches of East "H" Street to provide an additional through lane in each direction. Provide the following lane configuration:
- Eastbound -- two left, four through, and one right
 - Westbound -- two left, three through, and one through/right
 - Northbound -- one left, one left/through, and one right
 - Southbound -- one left, one left/through, and one right
4. The intersection of East "H" Street/Otay Lakes Road will require the following improvements to provide LOS D or better during the peak hours.
- a. Widen the eastbound and westbound approaches of East "H" Street to provide an additional through lane in each direction.

- Eastbound -- one left, three through, and one right
 - Westbound -- one left, three through, and one right
 - Northbound -- two left, two through, and a free right
 - Southbound -- two left, two through, and one right
- b. Widen the northbound approach of Otay Lakes Road to provide an additional left turn lane. Channelize the right turn movement.
- c. Widen the southbound approach of Otay Lakes Road to provide an additional left turn lane.
5. The intersection of Bonita Road/Otay Lakes Road will require the following improvements to provide LOS D or better during the peak hours.
- a. Widen the westbound approach of Bonita Road to provide an additional left turn lane. Provide the following lane configurations:
- Eastbound -- two through, one right
 - Westbound -- two left, two through
 - Northbound -- two left, and one right
6. The intersection of Otay Lakes Road/Elmhurst Drive will require the following improvements to provide LOS D or better during the peak hours.
- a. Widen the northbound and southbound approaches of Otay Lakes Road to provide an additional through lane in each direction and dual left turns northbound.
7. Since the ADT along Otay Lakes Road exceeds the City's threshold for LOS C, three through lanes in each direction should be provided between Telegraph Canyon Road and north of East "H" Street.

Scenario 1/Scenario 1A (Phase I)

1. Construct "H" Street through the project to ultimate four-lane major street standards, consistent with the City of Chula Vista design criteria.
2. Construction Hunte Parkway to ultimate four-lane major street standards through the project and off-site south to Telegraph Canyon Road, consistent with the City of Chula Vista design criteria.
3. Construct Lane Avenue as a Class II collector from East "H" Street to meet existing improvements as its current terminus in the EastLake Business Park, consistent with the City of Chula Vista's design criteria.
4. Pave a two-lane road between Salt Creek Ranch and Salt Creek 1 to connect this segment of East "H" Street.
5. At the discretion of the City Traffic Engineer, install traffic signals or bond for future installation at the following intersections:
 - East "H" Street/Lane Avenue
 - East "H" Street/Hunte Parkway
 - Lane Avenue/Telegraph Canyon Road
 - Hunte Parkway/Telegraph Canyon Road
6. Implement transportation demand management strategies, including provisions of transit service and bus stops in order to reduce the peak hour demand on the street network.
7. Reduce the development potential of Phase I by 120 dwelling units to attain LOS D at the intersection of Hidden Vista Drive/East "H" Street.

Scenario 2 (Phase I, II, and III and State Route 125)

1. Implement all the measure described under Scenario 1 previously.
2. Construct State Route 125 as a four-lane roadway between East "H" Street and State Route 54 with enhanced geometrics at the intersections.
3. Construct "H" Street as a four-lane major street from the western boundary of the site of the existing terminus of "H" Street.

4.5.4 Conclusions

The improvements described herein will mitigate the traffic impact of the Salt Creek Ranch. Roadway capacities will be sufficient to serve the Salt Creek Ranch traffic as well as traffic generated by existing uses and approved projects in the area. It should be noted, however, that there are other proposed developments in the area competing for the same capacity. The Chula Vista City Council is expected to make a decision on capacity allocation after the results of a financing study for an interim State Route 125 is completed.

4.6 TRANSIT PLANNING PRINCIPLES






The proposed project is not currently served by the Chula Vista Transit Service (CVTS). However, CVTS does provide service to the East Lake Business Park at this time. The City Circulation Element designates East H Street as part of a future route for Local Transit Collector Route 6 with a bus stop shown at the intersection of East H Street and Lane Street. Two bus stops are planned and shown on the circulation plan: One is planned at the intersection of East H Street and Lane Avenue and the second is planned at East H Street and Hunte Parkway. Bus stops, benches and shelters will be located as requested by the Director of Public Works, the Chula Vista Transit Service Coordinator, and the MTDB at the time of Tentative Map approval.

The following principles should be followed determining the specific location of stops along the planned transit route:

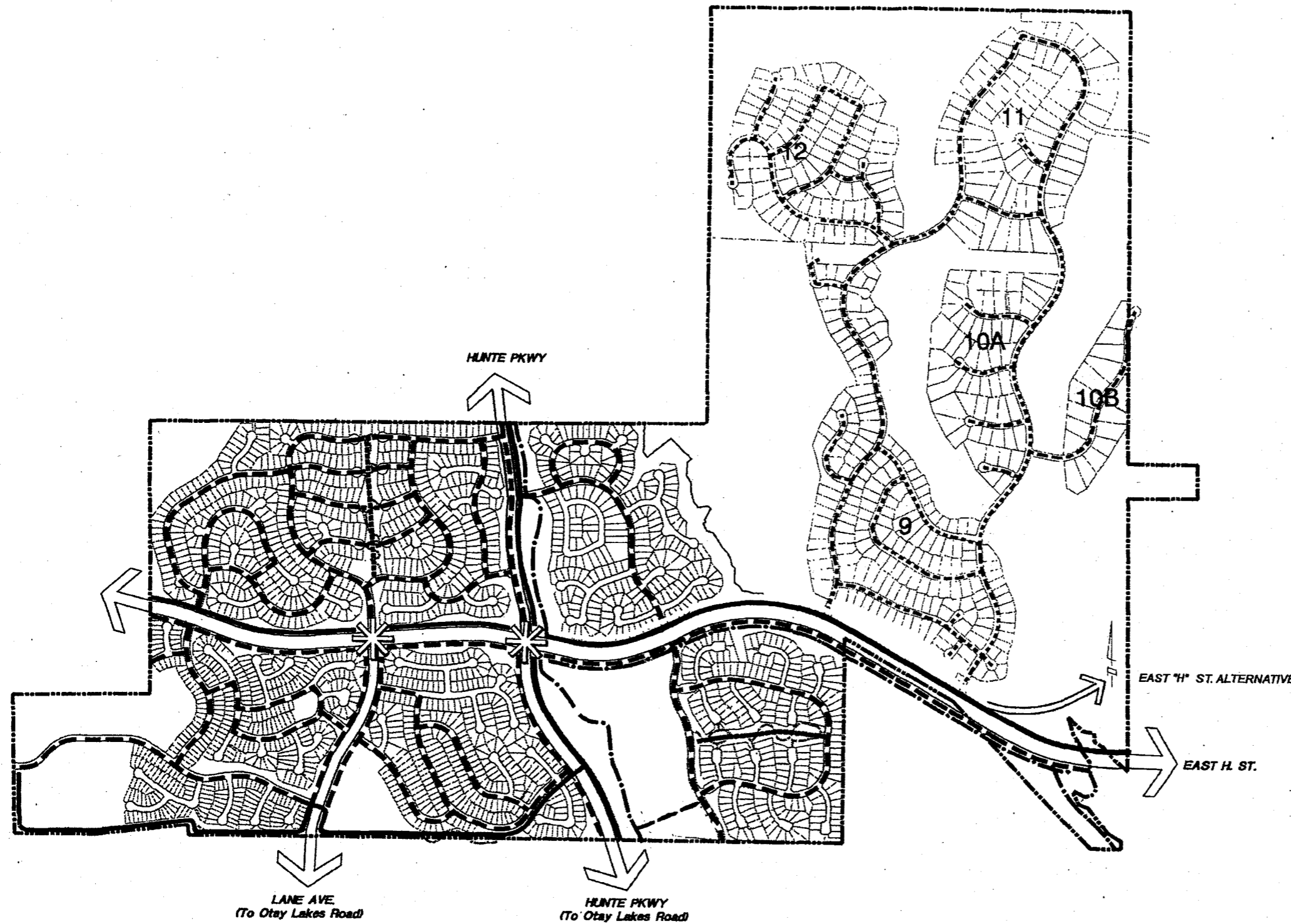
- Where there are a number of major pedestrian generators, pedestrian access to transit stops for vehicles moving in both directions should be facilitated by locating stops near striped intersections.
- Transit stops should be located and pedestrian walkways designed to provide direct access without adversely affecting residential privacy.
- At the intersection of two or more transit routes, stops should be located to minimize walking distance between transfer stops.
- Conflicts between transit vehicles and automobile traffic should be dealt with by locating bus turnouts at the far side of intersections. This will permit right-turning vehicles to continue their turning movements.
- Transit stops should be provided with adequate lighting and shelters.
- Walkway ramps should be provided at transit stops to ensure accessibility for the handicapped.

The Transit Access/Pedestrian Circulation Plan (Exhibit No. 79) shows the location of bus stops and routes which may be utilized by pedestrians/hikers/equestrians to get throughout the community by alternative transportation modes.

LEGEND

-  5' SIDEWALK (BOTH SIDES)
(NEIGHBORHOOD 10A - 3' SIDEWALK ONE SIDE)
-  10' RECREATIONAL TRAIL
-  5' MEANDERING PEDESTRIAN TRAIL
-  10' EQUESTRIAN / HIKING TRAIL
-  TRANSIT STOP

NOTE:
ALL CUL-DE-SACS ALSO HAVE 5' SIDEWALKS ON BOTH SIDES.



SALT CREEK RANCH

**TRANSIT
ACCESS / PEDESTRIAN
CIRCULATION PLAN**

4.7 BICYCLE CIRCULATION

A number of bikeways are planned for internal circulation within the Salt Creek Ranch Planned Community. The internal bicycle system will connect with existing and planned bikeways in the City-wide system on East H Street, Hunte Parkway and Lane Avenue. The primary bikeway system is shown in Book I, Chapter 6, Parks, Open Space and Trails, and contains the following classifications:

4.7.1 Class I Bikeway (Bike Trail)

According to accepted standards, a bike trail is a completely separate path which stands apart from the existing street system and is designed to accommodate one-way or two-way traffic. A 10-foot meandering recreational trail for Salt Creek Ranch is planned for East H Street. This trail will be separated from the street by a planting strip, and will be on the north side of East H Street. A 10-foot meandering recreational trail is planned on the east side of Hunte Parkway within the Salt Creek Corridor; separated from Hunte Parkway by a planting strip easement. A 10-foot recreational trail is also planned for the southernmost edge of the site in the landscape buffer area between the project and the business park.

4.7.2 Class II Bikeway (Bike Lane)

A bike lane is considered an on-street facility designated by a six-inch solid white stripe located on the right-hand side of the road. Bike lanes are usually designed for one-way travel in the direction of traffic flow and are typically established on both sides of the street, except at through-intersections. A bike lane will be provided along Lane Avenue.

Bikeways will be designed and constructed in accordance with Caltrans design criteria to comply with appropriate California State Design Standards.

SALT CREEK RANCH

GRADING

CHAPTER 5

5.0

GRADING

5.1 INTRODUCTION


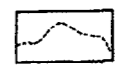

The Land Development Section contained in the Land Use Element of the Chula Vista General Plan states that the mesas, hilltops and gently rolling topography in the Chula Vista area offer the best conditions for development. The hillsides and valleys serve as valuable resources, linking the developed regions and the important natural features in the area. The goal of the General Plan is to concentrate urban development on the flatter areas and retain the more sensitive natural topographic features. Therefore, landform grading is to be the primary grading method used in project development. This method will be used to create neighborhoods with curves and varying slope ratios designed to reflect the appearance of the surrounding terrain.

The Salt Creek Ranch Grading Plan has been based on the Conceptual Grading Plan in the General Development Plan and the associated grading standards contained therein. The Grading Plan is characterized by preservation of the Salt Creek corridor and the natural drainage areas, utilizing landform grading throughout the remainder of the site. Overall grading has been minimized, particularly in the eastern portion of the site where sensitive habitat exists. As the existing landforms have been retained, the spectacular views from various points have also been retained.

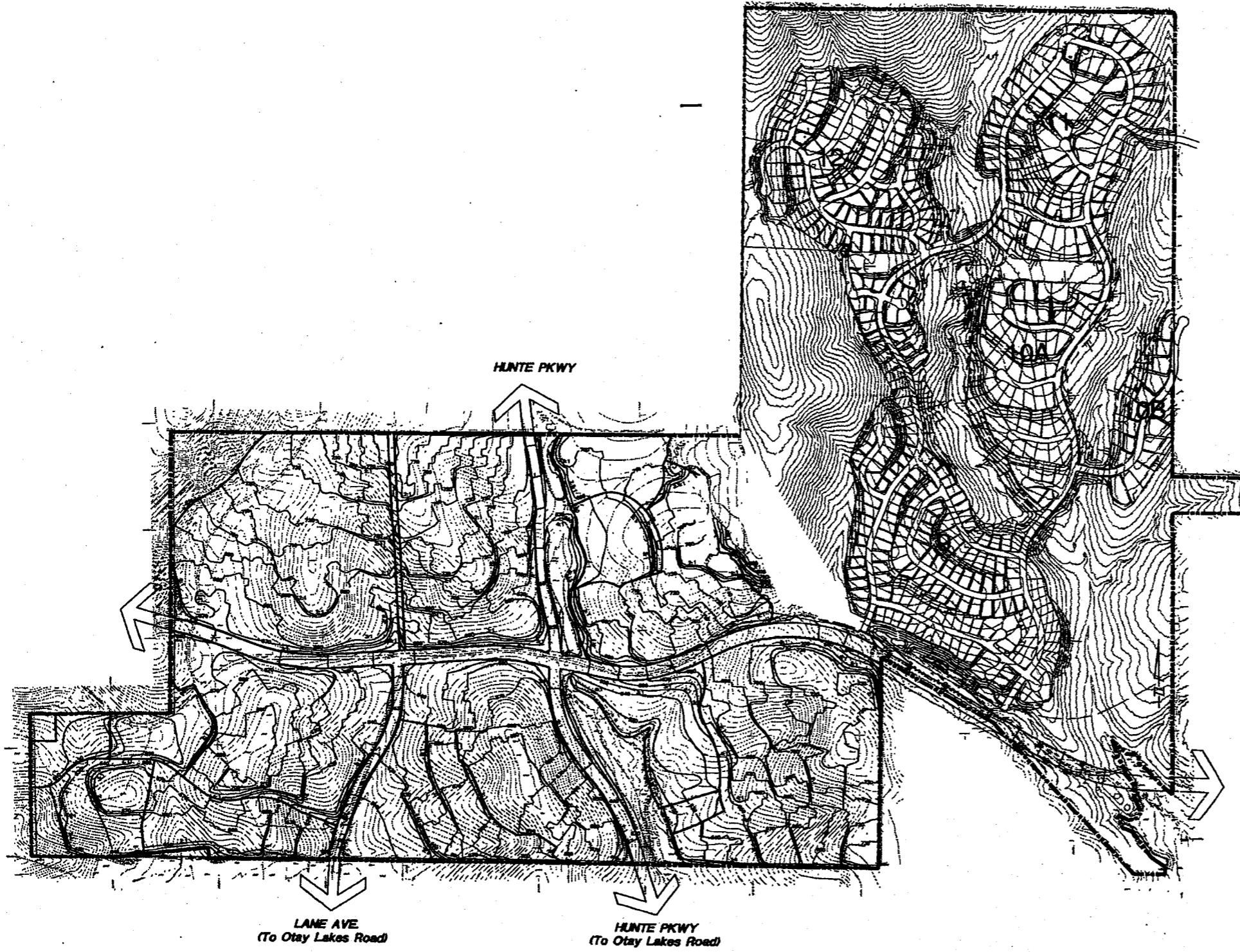
All grading concepts will be implemented at the tentative map stage. Tentative maps will require conformance to the grading concepts contained in this SPA.

The elements of this grading plan are depicted on the Conceptual Grading Plan, Exhibit No. 80, and the Cut and Fill Map, Exhibit No. 81.

LEGEND

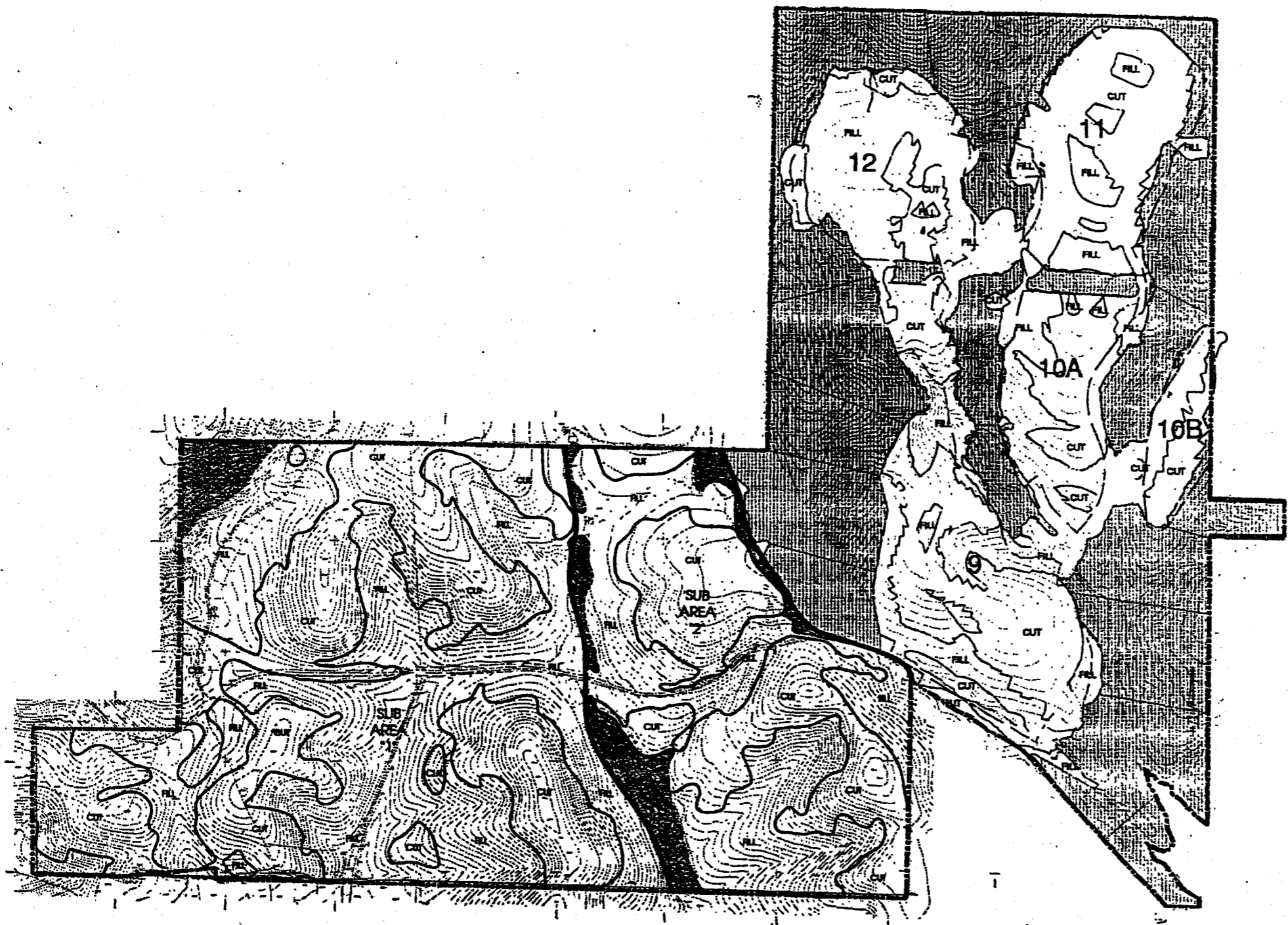
-  PROPOSED GRADING LINE
-  EDGE OF GRADED AREA
-  SLOPE RATIOS

NOTE: ILLUSTRATIONS ARE CONCEPTUAL AND ARE SUBJECT TO REVISION.



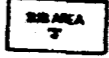
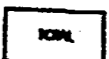
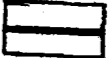
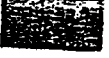


SALT CREEK RANCH


CONCEPTUAL GRADING PLAN



LEGEND

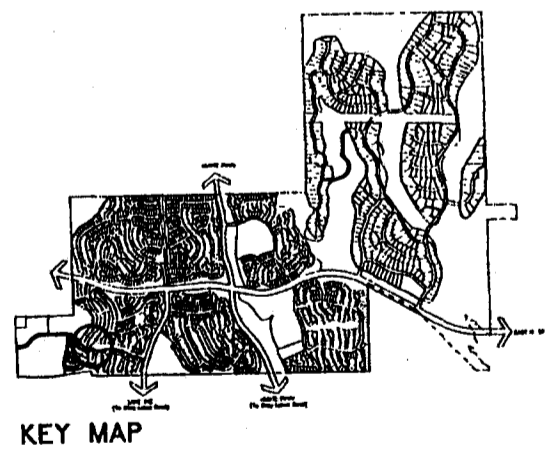
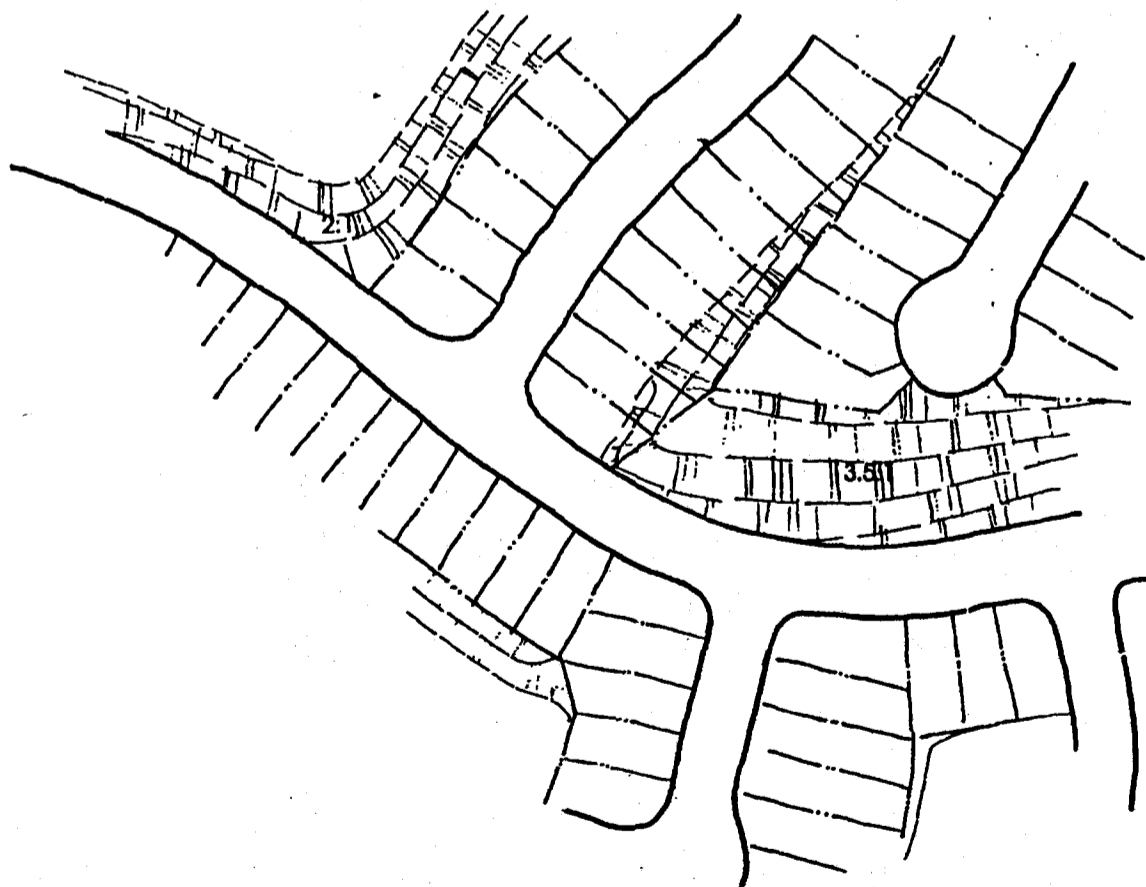
	TOTAL CUT 3,325,000 CYDS TOTAL FILL 3,115,000 CYDS 210,000 CYDS (EST. SHRINKAGE)
	TOTAL CUT 1,835,000 CYDS TOTAL FILL 1,905,000 CYDS 70,000 CYDS (EST. SHRINKAGE)
	TOTAL CUT 2,812,000 CYDS TOTAL FILL 2,722,000 CYDS 90,000 CYDS (EST. SHRINKAGE)
	TOTAL CUT 7,972,000 CYDS TOTAL FILL 7,742,000 CYDS 230,000 CYDS (EST. SHRINKAGE)
	SUB AREA BOUNDARY LINE
	UNGRADED AREA

SALT CREEK RANCH

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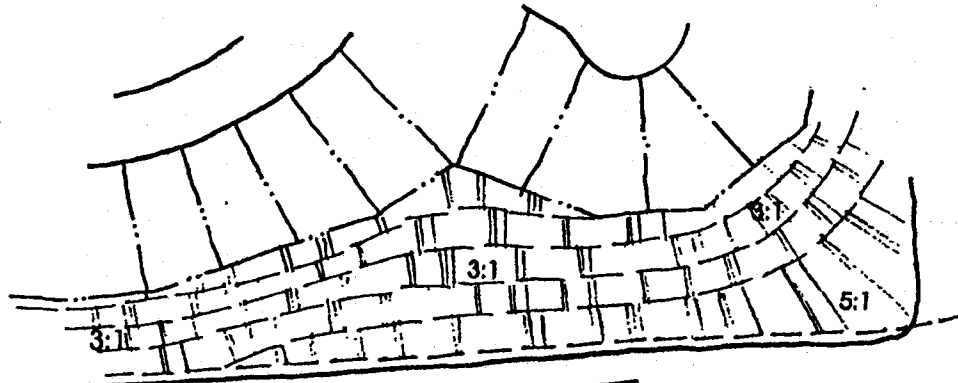
CUT AND FILL MAP

EXHIBIT NO. 81   FORM A

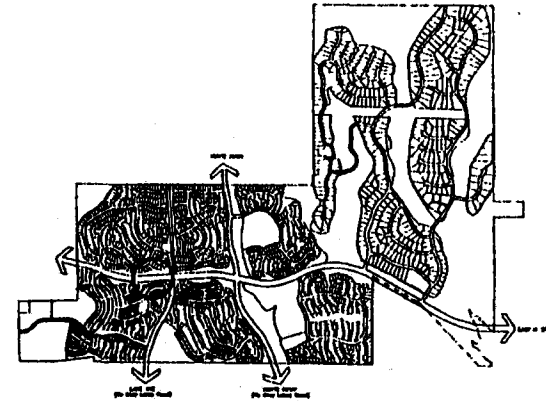
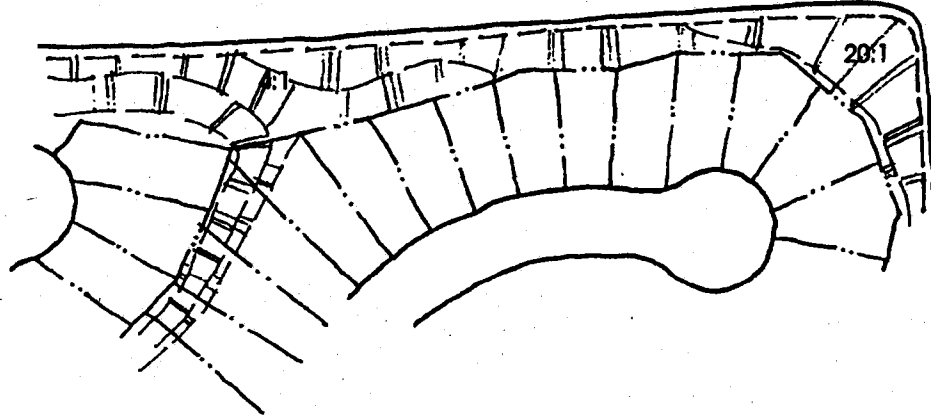


SALT CREEK RANCH

**CONTOUR GRADING
DETAIL A**



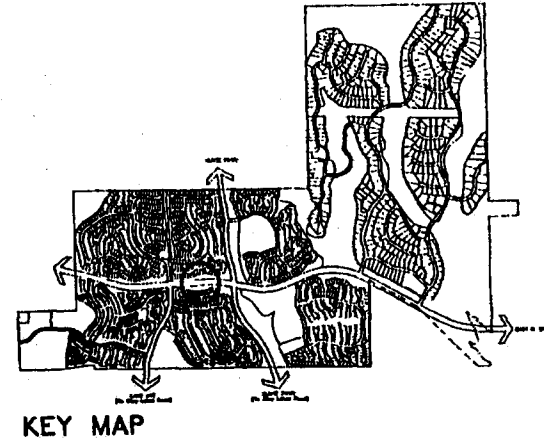
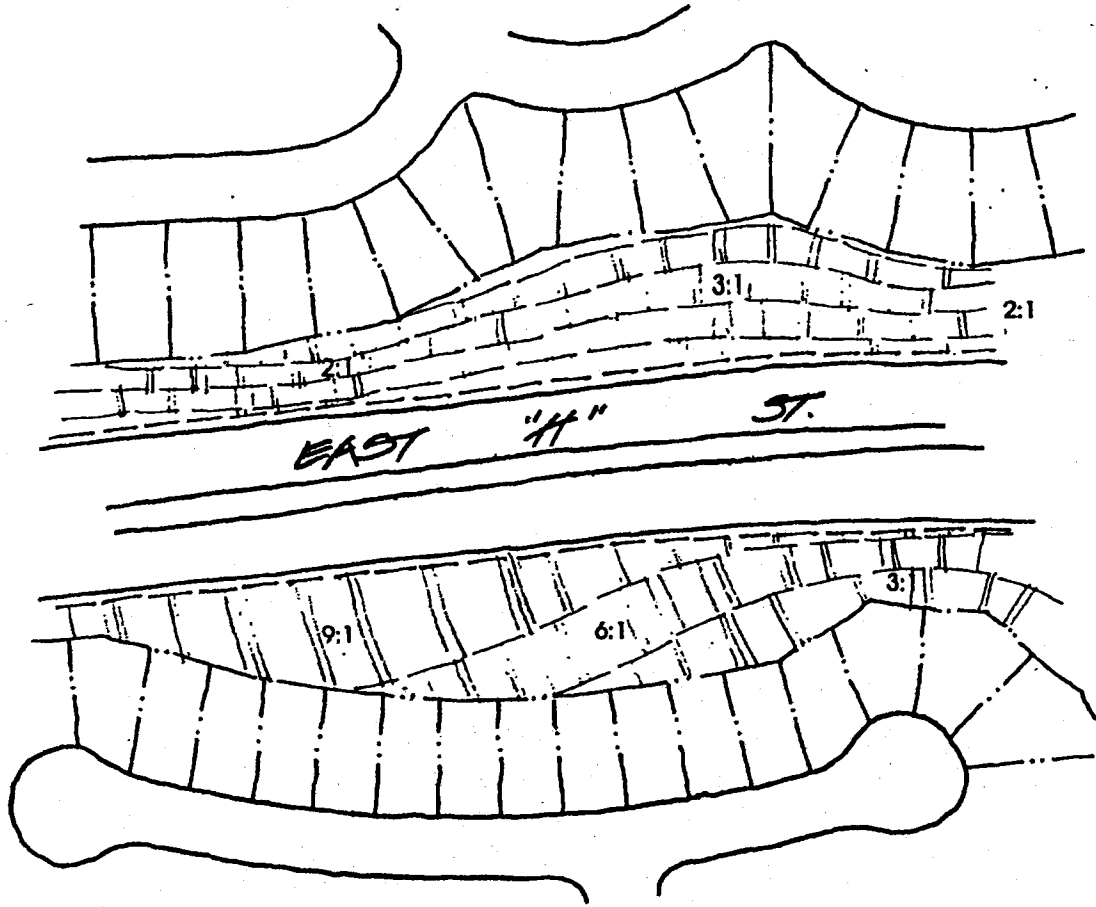
EAST "H" ST.



KEY MAP

SALT CREEK RANCH

CONTOUR GRADING
DETAIL B



SALT CREEK RANCH

**CONTOUR GRADING
DETAIL C**


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EXHIBIT NO. 84

ICRWA
1-185

The neighborhoods in Sub-Area Two are oriented toward the surrounding open spaces to the west in the Salt Creek Corridor and to the natural open space on the east.

Larger lots characterize this area and the street system flows with the natural terrain.

Major east/west views have been retained throughout the area to maintain the natural feel of the land and accentuate the high points.

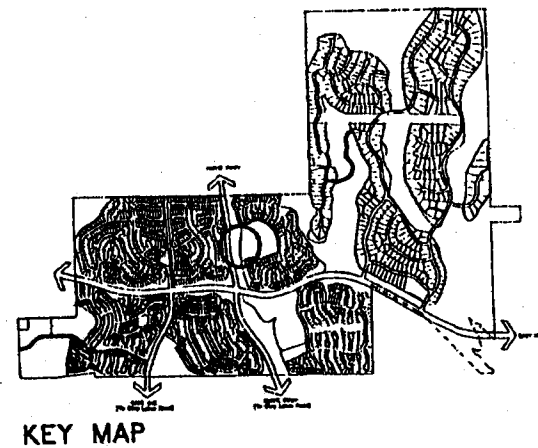
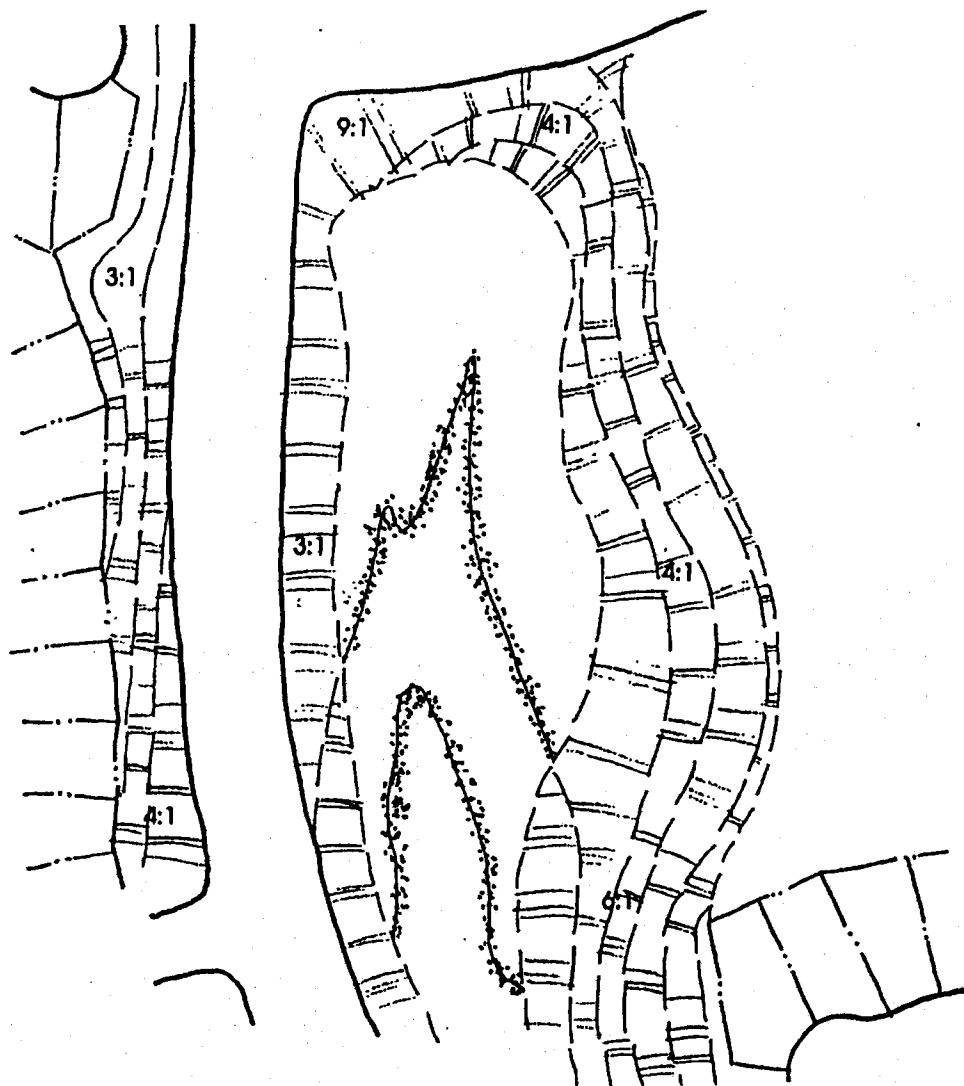
Where slope banks are created in these neighborhoods, they vary from 2:1 to 5:1 with nominal heights. Slope rounding has been utilized to create sensitive transitions between differing height areas.

Hunte Parkway has been carefully aligned to minimize impacts to Salt Creek, while the landscaping of the parkway has been designed to enhance the riparian quality of the area. Slopes extending from Hunte Parkway into the corridor kept grading to a minimum, ensuring a smooth transition to the natural corridor. Grading in the corridor will be done only where necessary to install the trail system, Hunte Parkway and East H Street while avoiding the appearance of steep manufactured slopes. The Contour Grading Details (Exhibit Nos. 85-87) show the grading concepts for Sub-Area 2.

5.4 SUB-AREA THREE

Expansive open spaces, natural drainage courses and the hilly backdrops leading to the surrounding foothills characterize Sub-Area Three. This topography lends itself perfectly to larger lots, sensitively located in clusters on gentle sloping areas.

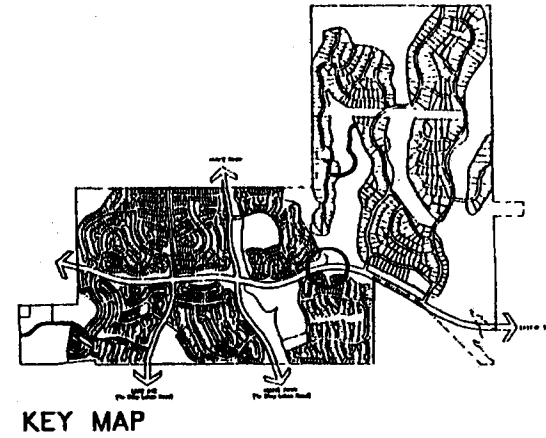
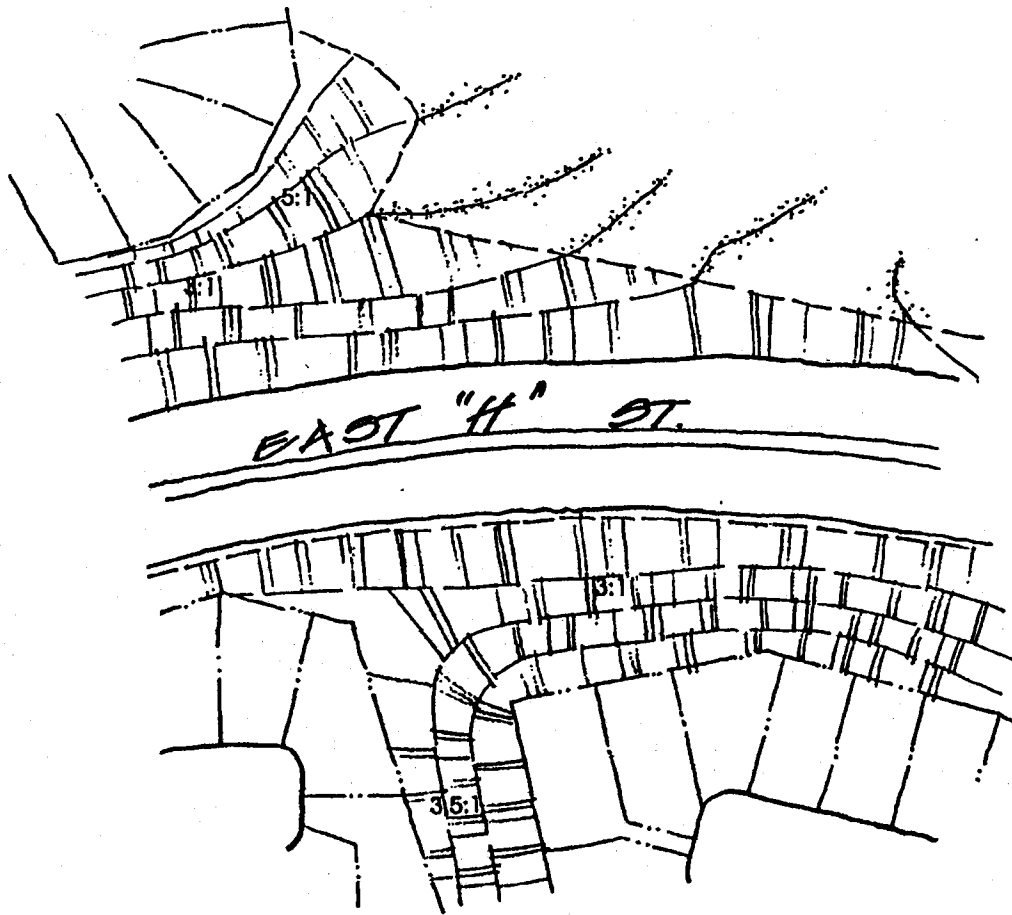
Grading within Sub-Area Three is specifically designed to preserve existing ridgeline landforms and respect the nature of the hillside. Daylight grading, contoured slopes and smooth, rounded transitions minimize visual impacts of development. Special emphasis is made to avoid interruption of the natural drainage corridors and reduce any impact of road construction through open space. Emphasis on preserving scenic vistas for both pedestrian and vehicular circulation has been successfully



KEY MAP

SALT CREEK RANCH

CONTOUR GRADING
DETAIL D



SALT CREEK RANCH

**CONTOUR GRADING
DETAIL**

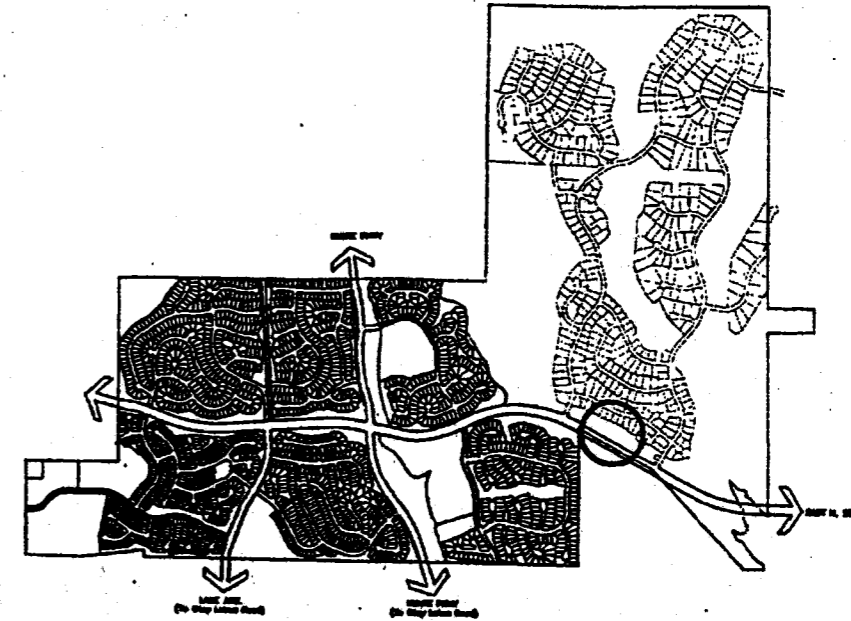
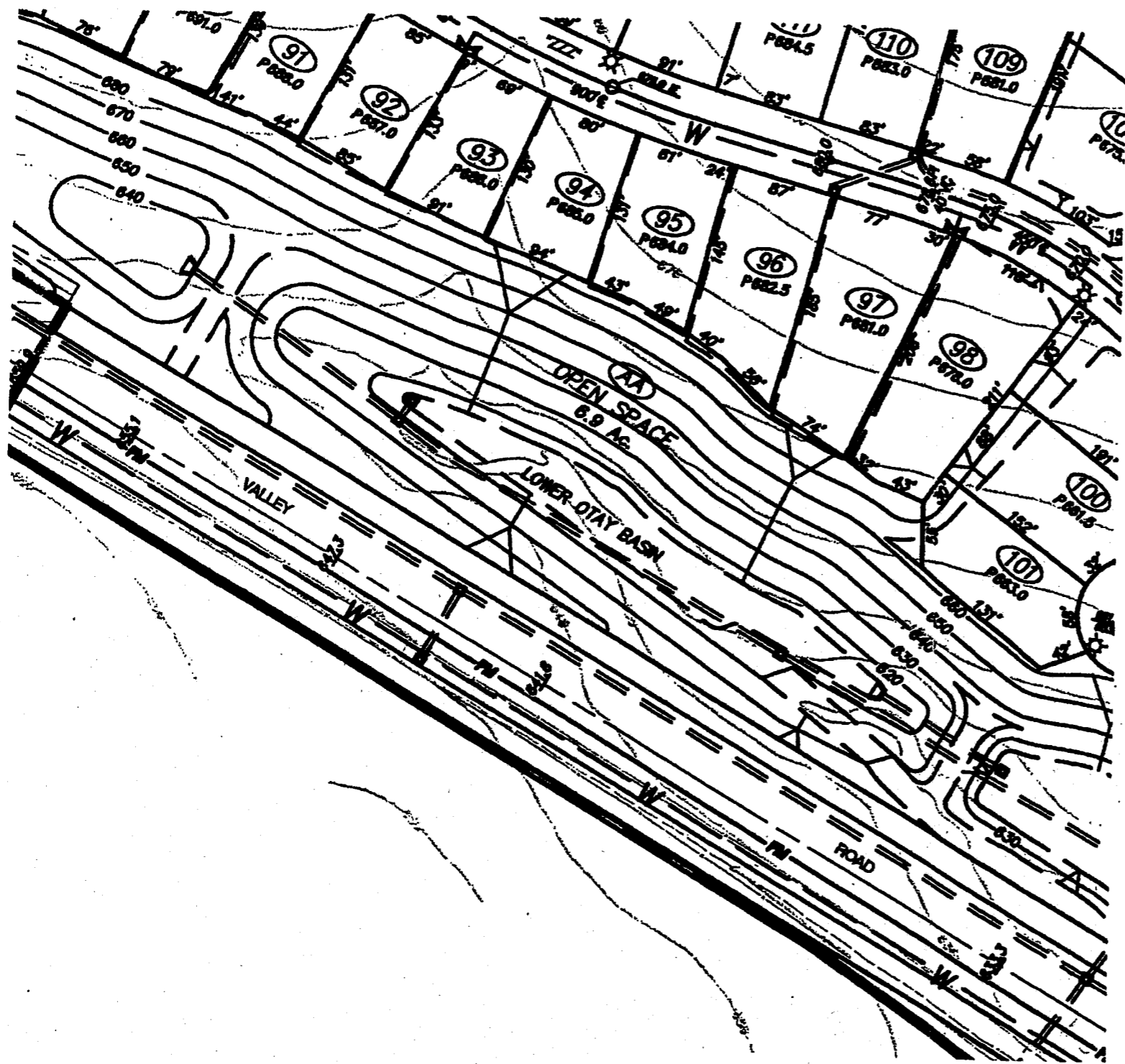
accomplished. Specially reduced street sections have been designed to minimize grading along the prominent ridgeline areas.

Slopes of twenty-five percent (25%) or greater have been preserved within Sub-Area Three. Major rock outcroppings occurring within the neighborhoods will also be preserved.

Manufactured slopes have only been created where necessary to construct roads, trails and allow for development of the mesa areas. Wherever these slopes occur adjacent to open space areas, they will be carefully revegetated with coastal sage scrub habitat. Views of any such slopes will be softened through proper blending to natural grade and appropriate vegetative cover.

The following additional grading techniques have been utilized in Sub-Area Three:

- Contour grading incorporating significant landforms and natural features of the site. (See Exhibit Nos. 88-91, Contour Grading Details).
- Variable slope gradients of 5:1, 4:1 and 3:1 are incorporated throughout the area. (2:1 on internal slopes within Neighborhood 9).
- Lots adjacent to open space canyon areas will have rear yard slopes that blend into the natural grade, equal to or less than the existing grade.
- All interior lots will have rear yard slopes that blend into the neighboring rear yards incorporating slopes of 3:1, 4:1 or 5:1 grades (2:1 within Neighborhood 9).
- Transitions to slopes will be smooth, rounded and blend into the natural slopes.
- Native topsoil will be taken from development areas within the westerly portion of Neighborhood 11 that have been historically shown to contain Otay tarplant. These soils will be used to create a topsoil layer on the manufactured slopes adjacent to the canyon between Neighborhoods 9 and 10A and Otay tarplant will be encouraged to grow in conjunction with the native revegetation efforts in that area.



KEY MAP

SALT CREEK RANCH

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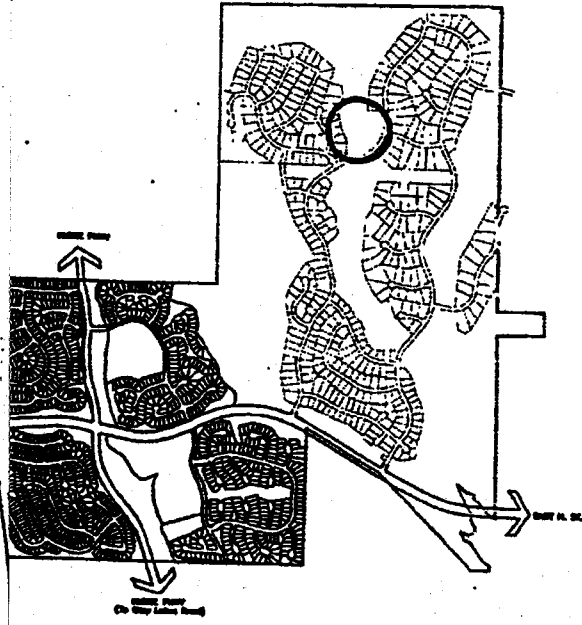
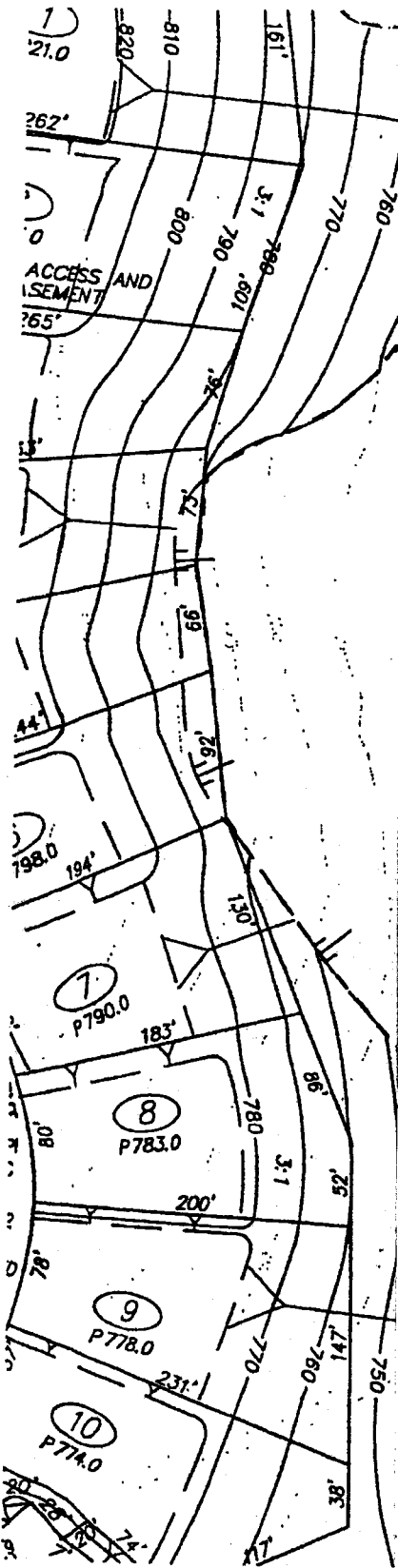
CONTOUR GRADING DETAIL G

EXHIBIT NO. 88



FORM

I-191



SALT CREEK RANCH

CONTOUR GRADING DETAIL J



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EXHIBIT NO. 91



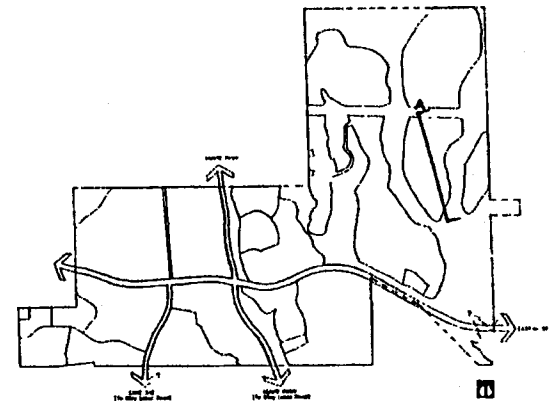
FORM

I-194

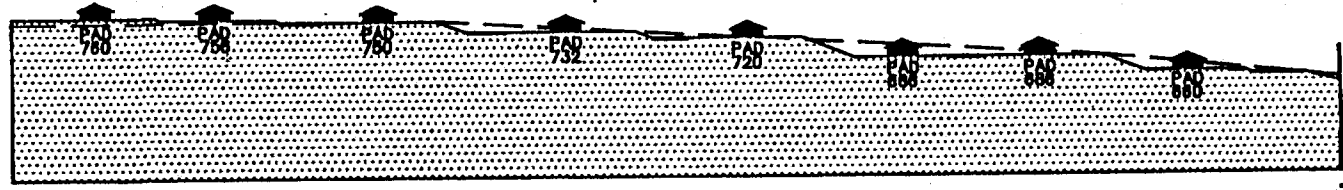
- Utilize landform grading to the following existing landforms, where possible (see Exhibit 92, Neighborhood 10A/11 Cut/Fill Sections).

The ridgeline in the northwest portion of Sub-Area Three has been preserved and will not be developed.

SOUTH →



KEY MAP



SECTION A

SALT CREEK RANCH

NEIGHBORHOOD 10A CUT/FILL SECTION

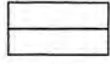
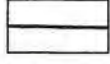




5.5 ROADWAYS

Roadways will be developed according to the City of Chula Vista Scenic Highway Criteria. Contour grading is to be used in the setback areas outside the right-of-way along East H Street and Hunte Parkway to reinforce the parkway character of these roadways. Landscaped setbacks exceed the minimum City requirement of 20 feet, going up to 100 feet at the intersections and varying from 20 to 120 feet on Hunte Parkway and up to 240 feet on East H Street. These setbacks will be graded with slopes varying from 5:1 to 2:1. (See Conceptual Grading Plan for East H Street, Exhibit No. 80).

5.6 LIMITS OF GRADING

The grading limits shown here generally conform to the Conceptual Grading Plan approved in the GDP. In some instances, grading does extend beyond the boundaries of an approved development area (as permitted by the GDP "where necessary to implement the proposed development or construct roadways or other public facilities"). When this occurs, there are corresponding areas where the limits of grading have decreased proportionately so that the overall graded acreage is equal to the amount approved for grading in the GDP. These are shown on Exhibit 96, Limits of Grading Comparison (for Neighborhoods 1 - 8). In Sub-Area Three, the grading envelope is equivalent to the revised GDP. The intersection configuration at Hunte Parkway and East H Street also required additional grading. These areas will be revegetated in accordance with the Habitat Enhancement Plan.

LEGEND

-  LIMITS OF GRADING: APPROVED CONCEPTUAL GRADING PLAN (AUG.90)
-  LIMITS OF GRADING: PROPOSED SPA PLAN
-  LIMITS OF GRADING: WITHIN CONCEPTUAL GRADING PLAN (AUG.90)
-  LIMITS OF GRADING: OUTSIDE CONCEPTUAL GRADING PLAN (AUG.90)
-  UNGRADED AREA
-  REVISED "MSCP" GDP/SPA/TM



SALT CREEK RANCH

LIMITS OF GRADING COMPARISON

SALT CREEK RANCH

**PARKS/
RECREATION AND
OPEN SPACE/TRAILS**

CHAPTER 6

PARKS/OPEN SPACE/TRAILS

6.1 INTRODUCTION

Approximately thirty-three percent (33%) of Salt Creek Ranch has been set aside as parks and open space. The open space is primarily divided into two groups, the Salt creek Corridor and the natural slopes and valleys located in the eastern portion of the site. These two open space systems are linked within the community by the landscape treatment along East H Street, as well as a network of trails. Two major park sites are also linked to the open space system by location and by the trail system. The Parks/Open Space/Trails Plan, Exhibit No. 97, shows the location of the open space corridor, the park system and the trails.

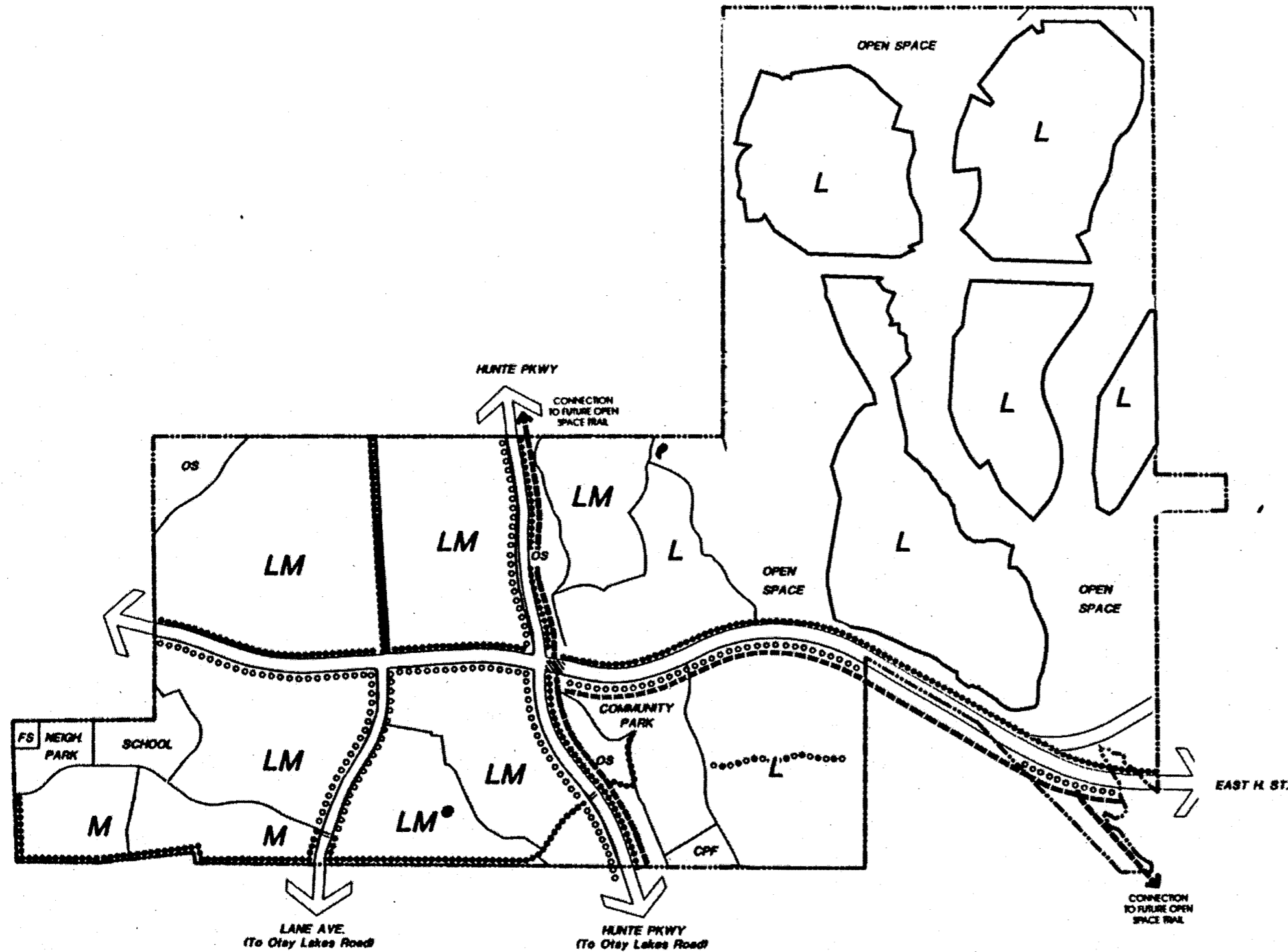
This plan is intended to be consistent with and bound by the conditions for Covered Project status within the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan. Revisions were made to this document as a result of negotiations in July, 2001, with the Wildlife Agencies. The redesign results in an increase of open space dedication within the project and revises the development footprint consistent with the MSCP Preserve areas set forth by the City of Chula Vista's MSCP Subarea Plan.

The MSCP Plan sets forth certain additional conditions for project coverage which will be addressed through the preparation of Area Specific Management Directives (ASMD's) for the project to be completed prior to the issuance of a Grading Permit. A guaranteed funding source for implementation of the ASMD's is also to be developed prior to Grading Permit issuance.









6.1.1 Salt Creek Open Space Corridor

Within the center of the Salt Creek Ranch community is the Salt Creek Open Space Corridor. The western edge of the community park is contiguous with the corridor which encourages compatible uses. The corridor will act as an extension of the park and likewise the park will act as an extension of the corridor. The trails found in the Salt Creek corridor will link with other community and proposed regional trails.

As required in the EIR, wetland vegetation will also be introduced into portions of the corridor north of East H Street. This will serve to mitigate a portion of the impact of development.



LEGEND

-  10' RECREATIONAL TRAIL (CLASS I BIKEWAY)
-  10' EQUESTRIAN / HIKING TRAIL
-  5' SIDEWALK
-  5' MEANDERING PEDESTRIAN TRAIL (PUBLIC)
-  5' MEANDERING PEDESTRIAN TRAIL (PRIVATE)
-  ROCK OUTCROPPING
-  VISTA POINT
-  STRIPED CROSSING (FOR RECREATIONAL TRAIL)

NOTE: ILLUSTRATIONS ARE CONCEPTUAL AND ARE SUBJECT TO REVISION

NOTE: MEANDERING TRAIL IN SDG&E EASEMENT IS SUBJECT TO SDG&E APPROVAL

SALT CREEK RANCH

PARKS, OPEN SPACE & TRAILS PLAN

The Habitat Enhancement Plan will consist of three elements: (1) The conversion of wetland habitat to non-wetland areas along the Salt Creek Corridor; (2) Introduction of locally native coastal sage scrub vegetation on manufactured slopes adjacent to open space within the project; and (3) Enhancement of disturbed areas within future dedicated natural open space easements by restoration seeding and transplantation of cacti from impact areas.

6.2.1 Existing Habitat

Salt Creek Ranch currently supports four plant communities: coastal sage scrub, native grassland, disturbed grassland, and wetlands. Coastal sage scrub comprises approximately 365 acres of the site. It is found on the steep slopes of the eastern portion of the site and on the flat area in the east central area. Dominant shrub species in this community include California sagebrush, flat-top buckwheat, laurel sumac, San Diego sunflower and white sage. The coastal sage scrub is rather sparse and intergrades with grasslands. Most of this community appears to have burned in the recent past.

Disturbed grassland covers approximately 776 acres of the area and is found in areas previously used for agriculture. Characteristic species include slender wild oat, soft chess, red brome, ripgut brome, red-stem filaree, black mustard and foxtail fescue.

Native grassland covers approximately 44 acres and integrates with disturbed grassland and coastal sage scrub habitats. This plant community occurs on fine-textured clay soils within the site. Characteristic species include needlegrass, wild onion, wild hyacinth, shooting stars, blue-eyed grass and yellow violets.

Wetland habitat is found along drainages where water is at or near the surface for sufficient duration each year to create hydric soils. Such areas make up less than one percent of the project site. Several intermittent creeks traverse the site, draining ultimately into the Upper Otay Reservoir or the Otay River. Wetlands in these areas are dominated by spiny rush and San Diego marsh-elder. Salt Creek itself has been degraded by the introduction of non-native plant species, largely dominated by weedy

grasses, pepper trees, and eucalyptus. An impoundment area in the eastern portion of the site holds water. This area is fringed with freshwater marsh elements such as lesser cattail and rushes. A recent wetland delineation mapped nine acres of jurisdictional wetlands and "waters of the U.S." within the project boundaries.

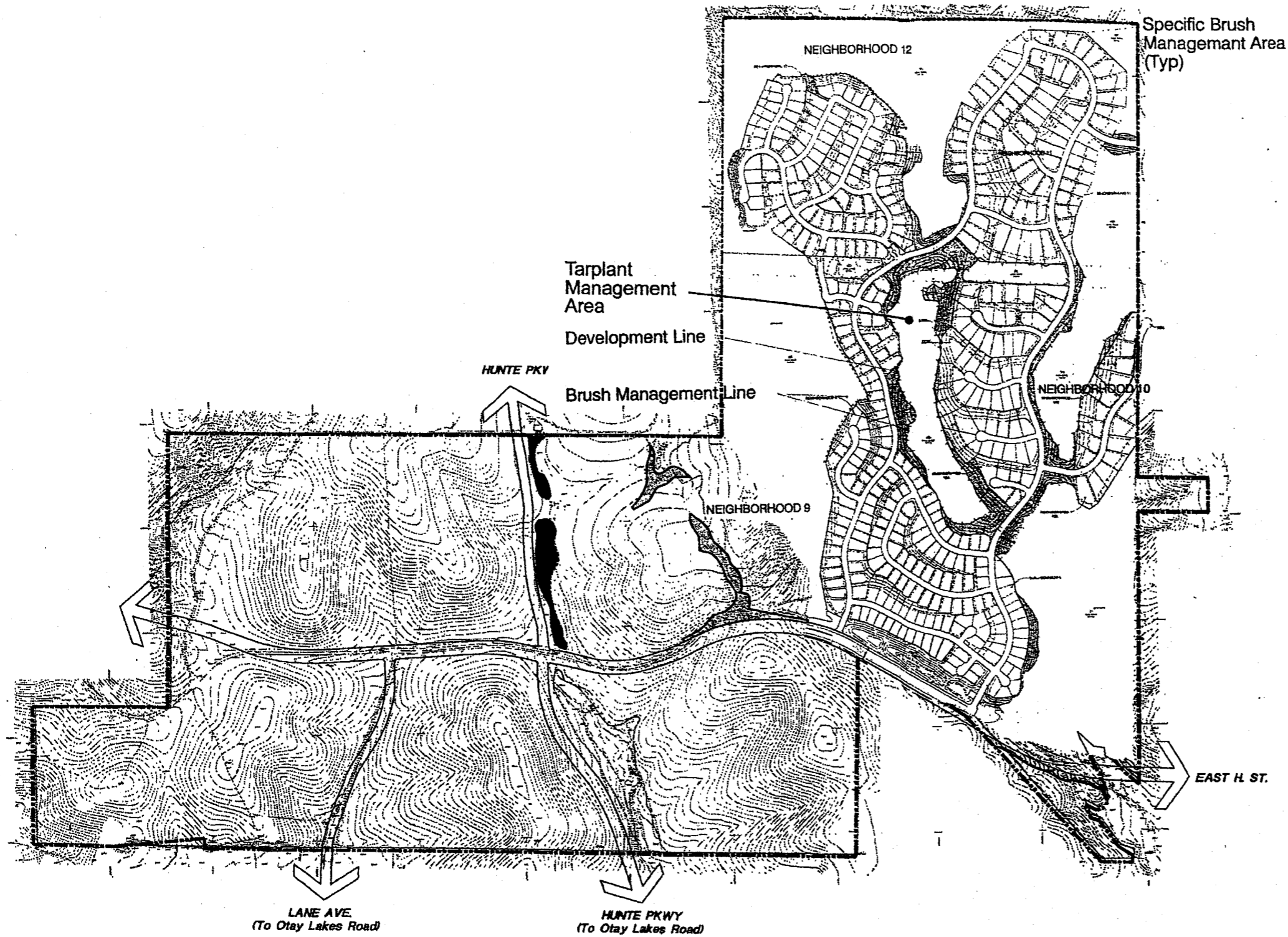
6.2.2 Impact and Revegetation Acreage

Wetland Habitat

Fills in "waters of the U.S." which exceed one (1) acre require notification of the U.S. Army Corps of Engineers (USACE) in accordance with Section 404 of the Clean Water Act. For fills amounting to less than ten (10) acres, the USACE, in conjunction with interested resource agencies, decides (based on the impacts and the proposed mitigation) whether or not to require an individual permit or to allow the impacts to be covered under the "nationwide permit."

In addition to federal 404 regulations, impacts to drainages are also regulated by the CDFG pursuant to Sections 1600-1603 of the Fish and Game Code. The CDFG does not differentiate minor impacts of less than one (1) acre, generally requiring mitigation for any alteration of a streambed affecting wetlands in accordance with a policy of "no net loss of wetlands." A proposed 2:1 mitigation ratio, as recommended in the City of Chula Vista Mitigation Monitoring Program, for the 1.88 acres of affected wetlands and non-wetland "water of the U.S.", is intended to meet any required USACE permit and CDFG agreement conditions. This would result in the creation or enhancement of 3.76 acres of wetlands.

In order to fulfill the 2:1 replacement ratio established in the GDP EIR, the proposed, mitigation involves the conversion of 3.76 acres of non-wetland (disturbed grassland) habitat to wetlands (as depicted on Exhibit 98, Habitat Enhancement Plan and Exhibit 27, Landscape Plan). If actual riparian restoration requirements for state and/or Federal permits exceed this amount, offsite mitigation approved by the agencies or additional on-site mitigation may be provided. Original plans to develop additional wetland enhancement within Sub-Area 3 may be precluded by changing environmental regulations which do not allow "type-conversion" to create wetland habitat, and by requirements which prevent urban runoff from flowing in natural areas that drain to the Upper Otay Reservoir. Impoundments, which will result from the stream crossing by roads within the project will also allow for a natural expansion of wetlands in these areas.



LEGEND

-  RIPARIAN RESTORATION
-  DIEGAN SAGE SCRUB RESTORATION

NOTE: THIS PLAN INDICATES A VOLUNTARY CREATION OF ADDITIONAL HABITAT OVER THAT REQUIRED FOR MITIGATION.

Note: Sagebrush restoration to occur on slopes adjacent to open space areas to the extent compatible with fuel modification.

SALT CREEK RANCH

HABITAT ENHANCEMENT PLAN

Coastal Sage Scrub

The areas designated for coastal sage scrub revegetation are located on all the manufactured slopes adjacent to the project's natural open space system. Approximately 48 acres of manufactured slope areas will be restored to native coastal sage scrub using topsoil stockpile/replacement techniques combined with hydroseed applications and container plantings of locally native coastal sage species, to the extent compatible with fuel modification requirements. Irrigation will be used during the initial years to foster establishment of the dominant species as described in the Habitat Enhancement Plan, and shown on Exhibit No. 98, and on the Landscape Plan, Exhibit 27. Currently disturbed areas to be preserved in open space will be enhanced by seeding with coastal sage scrub species, container plantings of Sumac, and transplantation of cacti from impacted areas within the project.

Tarplant Management

Otay Tarplant within the open space areas will also receive special management consideration. Areas along the central drainage between Neighborhoods 9 and 10A and Neighborhoods 11 and 12 will be designated a "Tarplant Management Area" (TMA). The developer will provide a \$100,000 non-wasting endowment for the maintenance of Otay Tarplant in this area, which may include restoration /revegetation as funds are available. Topsoil from development areas historically containing Otay Tarplant within Neighborhood 11 will be moved from the neighborhood prior to grading and be placed as topsoil on revegetated slopes Within the TMA. In addition, two Specific Brush Management Areas are noted that will have an enhanced brush management protocol developed in conjunction with the project's Area Specific Management Directives (ASMD's). The brush management protocol will use seasonal timing and selective thinning to preserve the Otay Tarplant within the area.

6.2.3 Implementation

Implementation of any revegetation plan will be coordinated between the project engineer, project biologist, Fire Marshal, landscape architect, native landscape restoration contractor, plant materials supplier, and the Parks and Recreation landscape architect. The project biologist will be qualified plant ecologist with experience on similar restoration projects.

1. The native landscape restoration contractor will be qualified to perform the tasks described below. All work will be reviewed by the Parks and Recreation landscape architect.

- a. Review grading plans prior to issuance of a grading permit to ensure that open space and revegetation areas are accurately delineated and properly designated to prevent incidental impacts.
 - b. Review the landscape construction drawings to determine conformance with this plan.
 - c. Stake, in conjunction with the construction supervisor, the limits of impact to existing wetland habitat, open space enhancement areas and transplant specimens.
 - d. Monitor grading operations for preparation of the revegetation sites and for all other site grading which is adjacent to natural open space.
 - e. Consult with the landscape contractor to help resolve issues regarding plant substitutions, planting of materials, plant arrangement or other aspects of the enhancement plan.
 - f. Perform the required mitigation monitoring and technical assessment in accordance with the methods established within the Habitat Enhancement Plan.
2. The Landscape Architect will prepare landscape drawings of the site based on the criteria contained within this Habitat Enhancement Plan. The landscape drawings will include the irrigation system and plant species layout and be used by the landscape contractor for installation purposes.
 3. A native landscape revegetation specialist will be retained to install the plant materials and irrigation system, and to maintain the site throughout the plant establishment period for each phase of the plan as it is completed. This person should be retained on a contract basis to implement remedial actions.

4. Coordination with the plant materials supplier is a critical component of successful project implementation. Plant materials will be ordered from a nursery and/or seed company, either by the landscape architect or the native landscape revegetation specialist (or his contractor), based on the specifications of the landscape plan. In order to ensure the availability of the appropriate plant materials and achieve the minimum cost, sufficient lead time must be allocated.

6.2.4 Revegetation Goals

Wetland Habitat

Wetland vegetation will be designed to create habitat with structural and species diversity to increase wildlife values and productivity. The canopy layer will consist of western sycamores (*Platanus racemosa*), black willows (*Salix gooddingii*) and Fremont cottonwoods (*Populus fremontii*). The intermediate layer will be formed by the arroyo willow (*Salix lasiolepis*) and sandbar willow (*Salix hindiana*) with an understory of mulefat (*Baccharis glutinosa*), San Diego marsh-elder (*Iva hayesiana*), wild rose (*Rosa californica*), California blackberry (*Rubus ursinus*) and mugwort (*Artemisia douglasiana*), as well as other understory species that will naturally colonize.

Freshwater marsh species are expected to colonize naturally after the grading has been completed, establishing in the impoundment areas adjacent to the drainages. No specific planting efforts will be made to create this habitat because areas with standing water are rapidly colonized by natural seed dispersal via wind, water and wildlife. As a result, the eventual species composition cannot be predetermined. Species expected to invade include lesser cattail (*Typha angustifolia*), spiny rush (*Juncus actus*) and Olney bulrushes (*Scirpus olneyi*) as they currently occur within nearby and on-site wetland areas and will provide a source of dispersal propagules.

Coastal Sage Scrub Habitat

Plant species which dominate local stands of coastal sage scrub will be seeded on manufactured slopes adjacent to riparian drainages and natural open space within the project. The list of plant species to be applied in a hydroseed mix is contained within Table 8. Supplemental water will be supplied as necessary to ensure establishment. Because the goal of this revegetation effort is to reduce impacts to coastal sage scrub (which provides habitat for the California Gnatcatcher), the hydroseed mix will be formulated to provide for the dominance of drought deciduous shrubs such as coastal sagebrush and flat-top buckwheat, with scattered container-grown evergreen shrubs such as Laurel Sumac (*Rhus laurina*), Toyon (*Heteromeles arbutifolia*), Bladderpod (*Isomerus arborea*), Jojoba (*Simmondsia chinensis*) Lemonade Berry (*Rhus integrifolia*) and an herbaceous understory of annuals such as California Poppy (*Eschscholtzia californica*), lupine (*Lupinus* sp.), Golden Yarrow (*Eriophyllum confertiflorum*) and Blue-Eyed Grass (*Sisyrinchium bellum*). Species such as California enceli (*Encelia californica*) and Deerweed (*Lotus scoparius*) serve as pioneer species which will aid the establishment of woodier species (Hillyar and Black 1988).

Areas of disturbed coastal sage scrub and annual grassland located on south-facing slopes within natural open space will be designated for enhancement by seeding with coastal sage scrub species and transplanting cacti from impact areas. The primary species to be transplanted will be coast barrel cactus (*Ferocactus viridescens*), fishhook cactus (*Mammillaria dioica*), coastal cholla (*Opuntia prolifera*), snake cholla (*Opuntia parryi*) and prickly pear (*Opuntia littoralis*) will also be transplanted into appropriate areas.

6.2.5 Plant Materials and Arrangement

Riparian Woodland Habitat

Plant materials for the riparian areas will include rooted cuttings and container stock of western sycamore, fremont cottonwood, black willow, arroyo willow, sandbar willow, mule fat, San Diego marsh-elder, wild rose, California blackberry and

**TABLE 8
COASTAL SAGE PLANT SPECIES**

<u>Species</u>	<u>Pounds/Acre - Size</u>
Artemisia californica Coastal Sagebrush	5
Eriogonum fasciculatum Flat-Top Buckwheat	3
Encelia californica California Encelia	1
Mimulus puniceus Red-Bush Monkey Flower	1
Eschscholzia californica California Poppy	3
Eriophyllum confertiflorum Golden Yarrow	2
Heteromeles arbutifolia Toyon	1 gal.
Isomerus arborea Bladder Pod	1 gal.
Lotus scoparius Deerweed	3
Lupinus succulentus Blue Annual Lupine	2
Malosma laurina Laurel Sumac	1 gal.
Plantago insularis Plantain	10
Rhus integrifolia Lemonade Berry	1 gal.
Salvia munzii Munz's Sage	2
Simmondsia chinensis Jojoba	1 gal.
Sisyrinchium bellum Blue-Eyed Grass	1
Viguiera laciniata San Diego Sunflower	2

mugwort. The species and stock sizes of the materials to be used are summarized in Table 9. Western Sycamores will be planted along the upper floodplain of the restoration site. Sycamores often grow in clumps, with several trunks within close proximity to one another, often from the same root stock. To approximate this distribution, sycamores will be planted in groups of five individuals, ranged at 10-foot intervals using a combination of 5 and 15 gallon container stock. As understory for the sycamores, mexican elderberry (*Sambucus mexicana*), lemonadeberry (*Rhus integrifolia*), and wild rose will be planted.

Cottonwoods will be planted on the intermediate and lower floodplain zones. Cottonwoods may be clustered or distributed throughout the revegetation site but should be randomly grouped to avoid an artificial, park-like appearance. Understory elements in this zone include mexican elderberry, wild rose and California blackberry. Willows will form the basis of the riparian woodland along the low flow channel and impoundment areas.

In the restoration and enhancement areas associated with road crossings of the intermittent drainages on the eastern part of the site, mule fat, arroyo willow, marsh elder, and mugwort will be planted. Spiny rush and coast golden bush will be planted in clusters among willows just at the lower edge of the willow tree plantings in the creation areas.

The precise location of container plantings will be devised by the supervising plant ecologist in conjunction with the landscape architect and restoration specialist, during installation in order to assure a naturalistic distribution of plants which is responsive to the physical topography and hydrology of the site.

Coastal Sage Scrub

Species recommended for hydroseeding coastal sage scrub are available commercially and most of these species germinate readily. Mulch, tackifier, fertilizer and other additives to the hydroseed mix will be those used in current practice and recommended by the hydroseed company. The hydroseed mix will contain

**TABLE 9
PLANT MATERIALS**

Species	Size	Plant Densities
RIPARIAN WOODLAND (Creation)		
<u>Tree Species</u>		
Platanus racemosa Western Sycamore	5, 15-gallon	groups of 5, 10' OC
Populus fremonti Fremont Cottonwood	1, 5-gallon	15' OC
Quercus agrifolia Coast Live Oak	5, 15-gallon	25' OC
Salix gooddingii Black Willow	1, 5-gallon	8, 10' OC
Salix lasiolepis Arroyo Willow	1, 5-gallon	8, 10' OC
Salix hindsiana Sandbar Willow	1, 5-gallon	8, 10' OC
<u>Understory Shrubs</u>		
Artemisia douglasiana Mugwort	1 gallon	4' OC
Baccharis glutinosa Mulefat	1, 5-gallon	8' OC
Iva hayesiana San Diego Marsh Elder	1 gallon	8' OC
Rosa californica Wild Rose	liner or larger	8' OC
Rhus integrifolia Lemonadeberry	1, 5-gallon	8' OC
Sambucus mexicana Mexican Elderberry	1, 5-gallon	8' OC

**TABLE 9
PLANT MATERIALS
(continued)**

Species	Size	Plant Densities*
Rubus ursinus California Blackberry	1 gallon	4, 8' OC
INTERMITTENT DRAINAGES (Enhancement)		
Salix lasiolepis Arroyo Willow	1 gallon	4'OC
Artemisia douglasiana Mugwort	1 gallon	4'OC
Baccharis glutinosa Mulefat	1.5 gallon	4'OC
Iva hayesiana San Diego Marsh Elder	1 gallon	4'OC
Isocoma veneta ssp. Vernonioides Coastal Goldenbush	1 gallon	4'OC

OC = On-Center

* Indicates average densities for quantity estimate purposes. Placement will be in accordance with the procedures and standards described in the text.

leguminous species (Lotus, Lupinus) which will establish quickly, help to fix nitrogen in the soil and reduce erosion and weed problems. This vegetation will also attract insects and other wildlife to the site early in the revegetation effort. Container stock will be planted in one gallon size, distributed on the restored slopes to emulate natural grouping.

Enhancement Area

Cactus identified as suitable for salvage will be marked prior to grading activities in areas designated for development. Care will be taken to maintain the same slope aspect in the placement of these cacti in their new locations within open space which contains disturbed coastal sage scrub. Topsoil salvaged from the westerly area of Neighborhood 11 will also be collected prior to grading and used as topsoil in appropriate enhancement areas within the Tarplant Management Area between Neighborhoods 9 and 10A, or between Neighborhoods 11 and 12.

6.3 PARKS

Public recreation facilities will be provided in two parks within Salt Creek Ranch to serve the needs of local residents. A 22 (net) acre community park will be located adjoining the Salt Creek Corridor at the center of the community. In addition, a 7.0-net acre neighborhood park is planned on the western edge of Salt Creek Ranch, adjacent to the Salt Creek I Community. Further recreational opportunities are provided by the Salt Creek corridor which will be retained and enhanced, incorporating trail systems to provide for bicycle, pedestrian and equestrian use.

Both park facilities will be provided as turn-key facilities. Conceptual plans for each park site have been included in this SPA Plan defining the proposed facilities and size parameters in detail.

6.3.1 Compliance to Public Park Standards

All new development in the City of Chula Vista is subject to the requirements contained in the City's Parkland Dedication Ordinance. This ordinance establishes land development fees for acquisition and construction of parks, sets standards for dedication and establishes criteria for acceptance of parks and open space by the City of Chula Vista. Parkland dedication requirements per the ordinance are shown on Table No. 10.

Using the parkland standard, approximately 24.3 acres of public parkland are required within the Salt Creek Ranch development under the dedication ordinance. The Salt Creek Ranch Site Plan shows approximately 29.3 gross acres of public parkland comprised of a 22.0 gross-acre (22.0 net acres) community park and one neighborhood park totaling 7.3-gross acres (7.0-net acres). Based on this total acreage, Salt Creek Ranch designates 5.0 net acres more than the minimum required parkland acreage. Salt Creek Ranch also contains approximately 351.1 acres of undeveloped land to be retained as natural open space. Therefore, the Salt Creek Ranch Planned Community not only complies with, but exceeds the standards established by the City of Chula Vista's Parkland Dedication Ordinance. Table 11 depicts the total Salt Creek Ranch population estimates which would be utilized for determining quantities of facilities required for park sites.

6.3.2 7.0-Net Acre Neighborhood Park

The 7.0-net acre Neighborhood Park is located on the west portion of the Salt Creek Ranch community along San Miguel Road. The site is adjoined by a proposed net one acre fire station on the northwest corner of the park and on the east by a 10-net acre school site.

**TABLE 10
PARKLAND DEDICATION STANDARDS**

Dwelling Unit Type	Park Dedication Per Unit	Dwelling Units Per Park Acre
Single-Family	423 sf/du	102.9 du/ac
Condominiums	366 sf/du	119 du/ac
Multiple-Family	288 sf/du	151 du/ac

Based upon the parkland dedication standards, the following requirements will apply to Salt Creek Ranch.

Number of DU's	Type of DU	Land Dev. Required/DU	Total Park Acres
2,161 501	Single-Family Multi-Family*	423 sf/du 288 sf/du	20.9 ac. 3.3 ac.
2,662		N/A	24.2 ac.

The total acres of parkland proposed for Salt Creek Ranch SPA is as follows:

Parcel	Gross Acres	Net Usable Acres	Use	% Credit	Credit Acres
NP-1	22.0	22.0	Community Park	100%	22.0
NP-2	7.3	7.0	Neighborhood Park	100%	7.0
Subtotal:	29.3	29.0	N/A	100%	29.0
OS	351.1	N/A	N/A	N/A	N/A
Subtotal:	351.1	N/A	N/A	N/A	N/A

*Includes townhomes.

For use in determining park size and quantities of facilities, the estimate population is as follows:

TABLE 11
Salt Creek Ranch Population Estimates

Proposed Use	Designation	Density Range (DUs/Acre)	Units	Population Estimate **
Residential	R-L	0.5 - 3	820	2,870
Residential	R-LM	3 - 6	1,107	3,321
Residential	R-LM*	6	211	633
Residential	R-M	6 - 11	524	1,310
Residential Total:			2,662	8,134

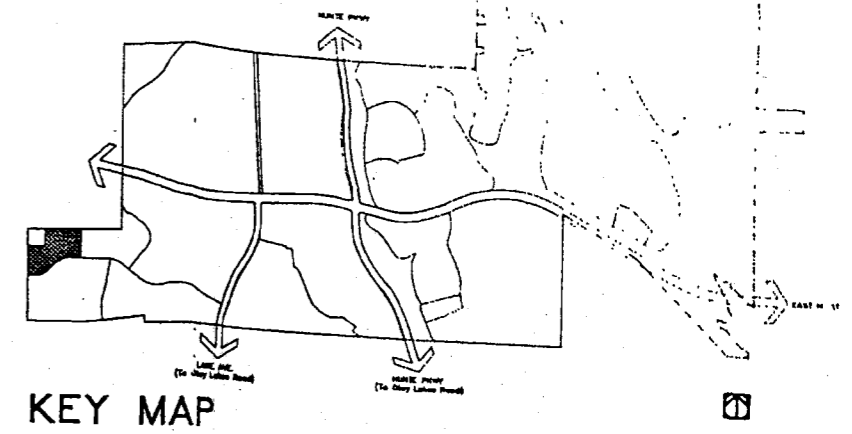
* Represents LM use at the highest allowable density (6 DU/Acre)

** Based on the following General Development Plan estimates: R-L areas -- 3.5 persons/DU; R-LM areas -- 3.0 persons/DU; R-M areas -- 2.5 persons/DU.

This park is designed to provide both active and passive recreational opportunities. Proposed facilities will include two lighted tennis courts, two lighted multi-purpose basketball courts, a playground designed for young children and a more active playground for older children. In addition, large open lawn areas will offer opportunities for play and informal games. Picnic facilities and restrooms will be provided. In addition to the parking available on adjoining streets, parking for 20 vehicles will be accommodated on the site.

While no ball fields are provided on this park site, it is expected that the sports field facilities for the adjacent school could be utilized on weekends and after school hours to provide for soccer or baseball games.

This design is shown on the Neighborhood Park Plan, Exhibit No. 99.



PARK AREA
 GROSS ACREAGE: 7.3
 NET ACREAGE: 7.0
 (NET ACREAGE EXCLUDES ALL SLOPES GREATER THAN 3:1)

FIRE STATION AREA
 GROSS ACREAGE: 1.16
 NET ACREAGE: 1.0
 (NET ACREAGE EXCLUDES ALL SLOPES GREATER THAN 3:1)

- PARK FACILITIES**
- 20 PARKING SPACES
 - 1 RESTROOM FACILITY
 - 2 IDENTIFICATION SIGNS
 - 2 BASKETBALL/MULTI-PURPOSE COURTS
 - 2 TENNIS COURTS
 - 1 PLAYGROUND (AGES 6-12)
 - 1 TOT LOT (AGES 3-5)
 - 15 PICNIC TABLES

SALT CREEK RANCH

NEIGHBORHOOD PARK PLAN



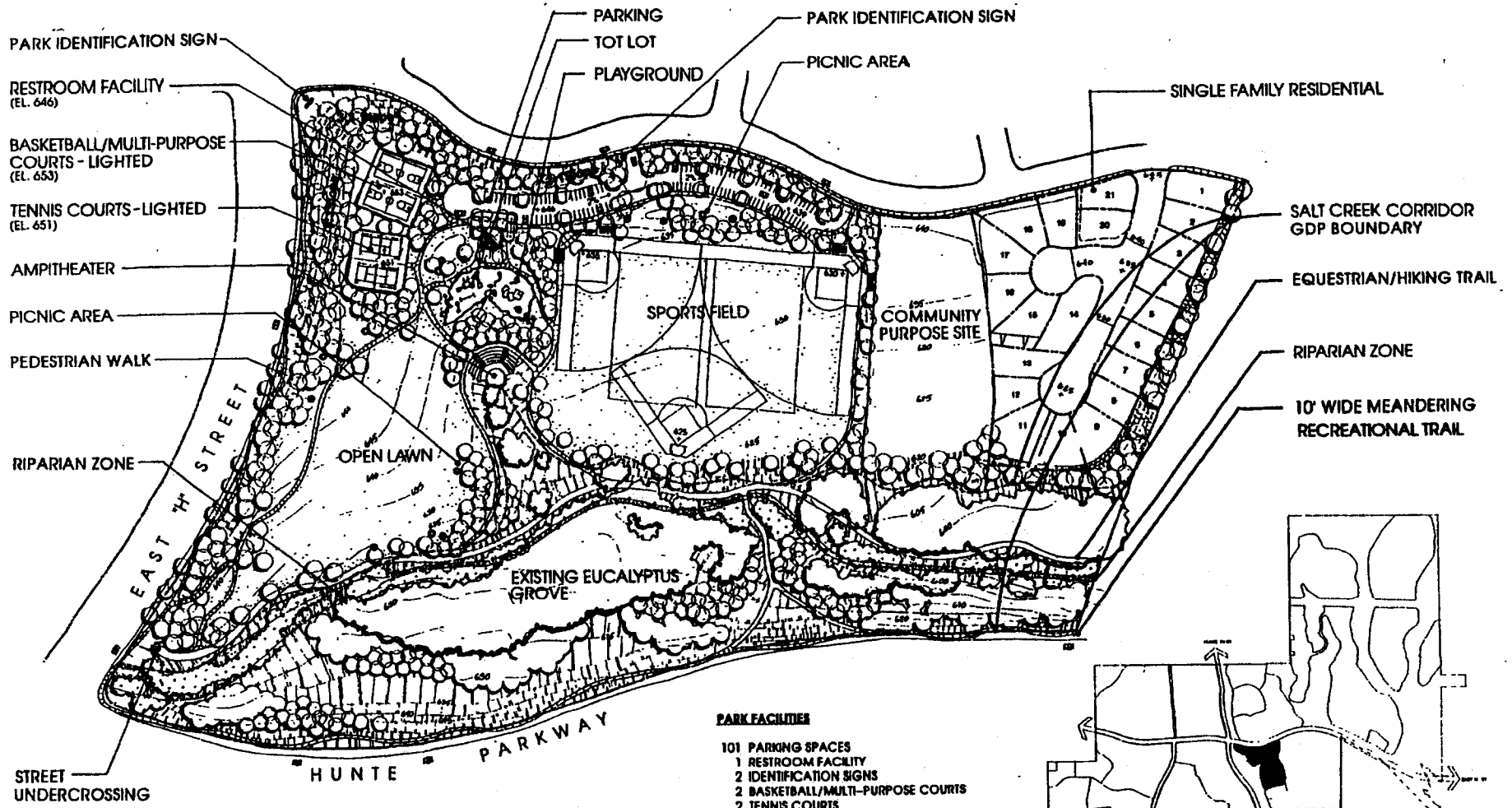
6.3.3 22.0-Net Acre Community Park

The 22.0-net acre community park is located in the central portion of the project site on the south side of East H Street, adjacent to the Salt Creek Ranch open space corridor. The existing mature eucalyptus grove provides a green backdrop and a strong identity to this central recreation facility.

This park is designed to provide sports facilities in conjunction with picnic and passive recreation uses and connection to the adjacent natural open space areas by means of pedestrian, equestrian and bicycle trails. Proposed sports facilities include three lighted baseball/softball diamonds of varying sizes combined with two soccer fields, two lighted tennis courts and two lighted basketball/multi-purpose courts. Two distinct play areas with special play equipment will be provided for preschool and elementary school children. Parking for a minimum of 80 vehicles will be incorporated into the site. Open play lawns will transition to the natural open space trail system. Centrally located restrooms and security lighting will be incorporated in the design. This design is shown on the Community Park Plan, Exhibit No. 100.

An informal amphitheater is designed for the small natural ravine at the center of the park. The design will take advantage of the existing terrain and will utilize materials which blend with the natural feeling of the adjacent Salt Creek Corridor. The configuration and detailing of the facility will provide for diversion of drainage and protection from erosion.

The southern park boundary will be densely planted with screening plant material to provide a buffer between the park activities and the adjacent community-purpose facility site. Access to this site will be through the on-street sidewalk.



PARK IDENTIFICATION SIGN
 RESTROOM FACILITY (EL. 646)
 BASKETBALL/MULTI-PURPOSE COURTS - LIGHTED (EL. 653)
 TENNIS COURTS - LIGHTED (EL. 651)
 AMPITHEATER
 PICNIC AREA
 PEDESTRIAN WALK
 RIPARIAN ZONE
 EAST 7th STREET
 STREET UNDERCROSSING

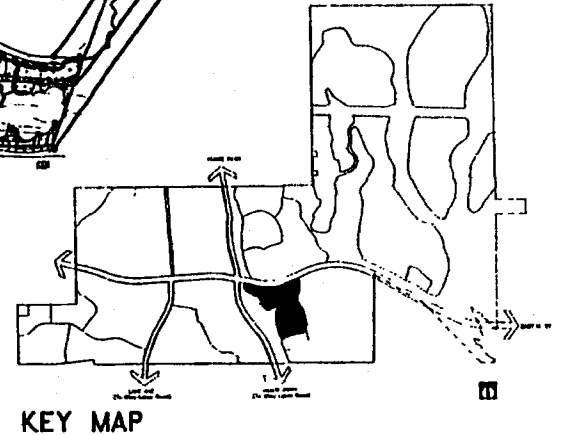
PARKING
 TOT LOT
 PLAYGROUND
 PARK IDENTIFICATION SIGN
 PICNIC AREA

SINGLE FAMILY RESIDENTIAL
 SALT CREEK CORRIDOR GDP BOUNDARY
 EQUESTRIAN/HIKING TRAIL
 RIPARIAN ZONE
 10' WIDE MEANDERING RECREATIONAL TRAIL

SPORTS FIELD
 COMMUNITY PURPOSE SITE
 OPEN LAWN
 EXISTING EUCALYPTUS GROVE
 HUNTE PARKWAY

PARK AREA
 GROSS ACREAGE: 22.0
 NET ACREAGE: 22.0
 (NET ACREAGE EXCLUDES ALL SLOPES GREATER THAN 3:1)

- PARK FACILITIES**
- 101 PARKING SPACES
 - 1 RESTROOM FACILITY
 - 2 IDENTIFICATION SIGNS
 - 2 BASKETBALL/MULTI-PURPOSE COURTS
 - 2 TENNIS COURTS
 - 1 PLAYGROUND (AGES 6-12)
 - 1 TOT LOT (AGES 3-6)
 - 1 AMPITHEATER
 - 3 BASEBALL DIAMONDS
 - 2 SOCCER FIELDS
 - 20 PICNIC TABLES



SALT CREEK RANCH

COMMUNITY PARK PLAN

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EXHIBIT NO. 100
 **ESTRA Land Planning**

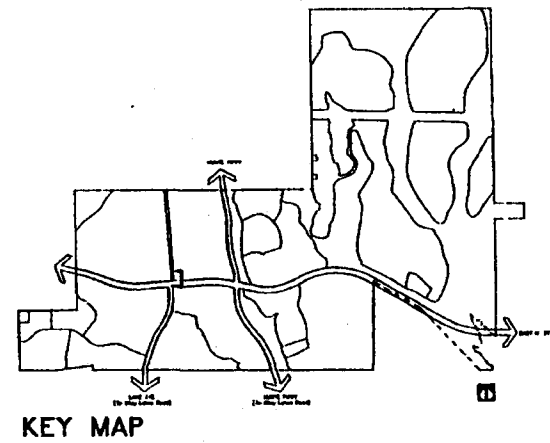
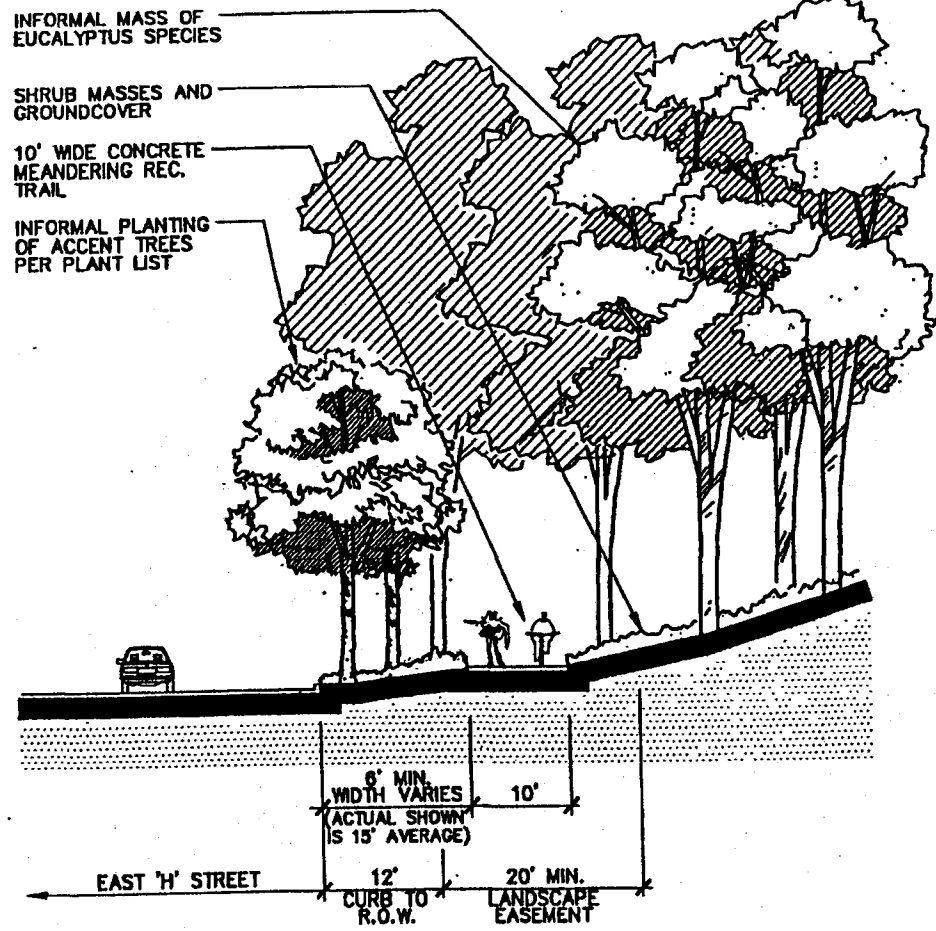
6.3.4 Implementation

Implementation of these park facilities, including the proposed ownership and maintenance responsibilities are described in the Public Facilities and Financing Plan. Ultimately, all of the proposed facilities described in this Section will be owned and maintained by the City of Chula Vista.

6.4 TRAILS

The Parks, Open Space and Trails Plan, Exhibit No. 97 shows the overall network of trails within the Salt Creek Ranch. There are essentially four levels of trails within the community. These include 1) recreational trails, 2) equestrian/hiking trails, 3) pedestrian sidewalks, and 4) open space pedestrian trail corridors. These trails provide non-vehicular circulation throughout the community linking Salt Creek Ranch with the adjacent regional trail systems and Chula Vista Greenbelt. The trails also provide access into open space along the Salt Creek Corridor, the easterly open space areas, and provide access for neighborhoods to the active parks and community facilities on-site.

- 1) There is a 10-foot recreational trail located along the north side of East H Street separated from the street by a landscaped strip. This pathway system links the eastern and western ends of the site and provides access to the Salt Creek Corridor, the neighborhood park and other open space areas. A recreational trail is also provided along the westerly side of the Salt Creek Corridor. A similar system is provided along the southerly property line from Hunte Parkway to the westerly end of the Salt Creek Ranch providing links to the neighborhood park and school from neighborhoods in Sub-Area One. There is also a pedestrian path planned for the areas between Neighborhoods 1 and 2 which provides a north/south access from East H Street to the northern property edge. This path is shown on Exhibit No. 101, Recreational Trail Plan.



SALT CREEK RANCH

EAST "H" STREET - NORTH SIDE

RECREATIONAL TRAIL

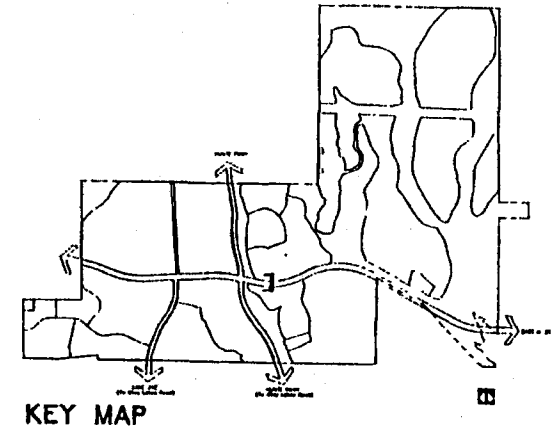
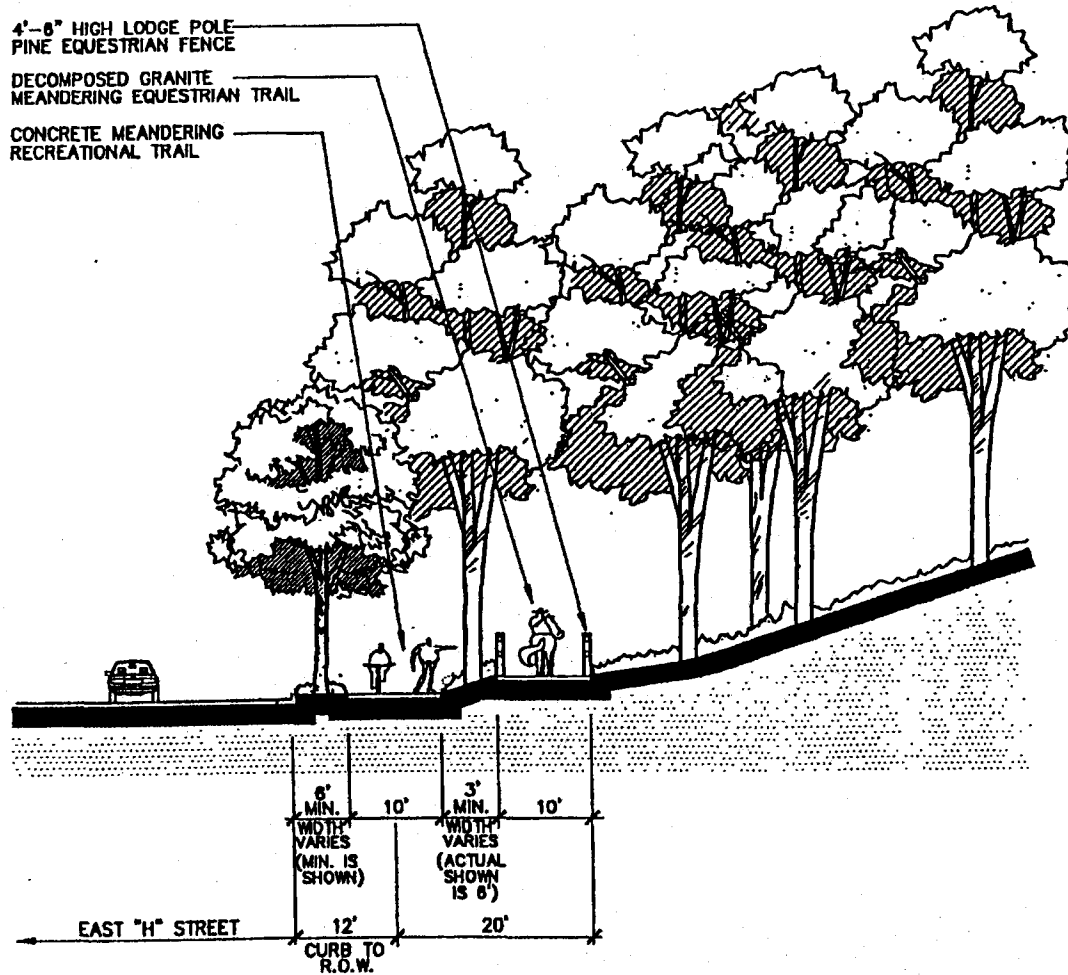
When the recreational trail at the southern property line reaches Lane Avenue, it continues north to the nearest intersection where a striped crossing is provided. At Hunte Parkway, the recreational trail is parallel to one of the collector streets in Neighborhood 6, when it reaches Hunte and at that intersection, also, a striped crossing is provided.

- 2) The equestrian/hiking trails (Exhibit No. 102) provide non-paved access for hikers and horseback riders. These trails are fenced adjacent to roads or other land uses. The trail system links Salt Creek Ranch with the proposed Chula Vista Greenbelt Trail System. These equestrian trails are located along Salt Creek Corridor, south of East H Street and east of Hunte Parkway.

Trail undercrossings are provided under East H Street at Hunte Parkway and at the eastern property edge on East H Street, as shown on Exhibit No. 103, Trail Undercrossing. These will be a minimum dimension of 12-feet high and 23-feet wide to accommodate both bicycles and horses, but the exact design will be determined at the tentative map stage.

- 3) A 5-foot sidewalk is located along all roadways. It is highlighted on the Parks/Open Space/Trail Map along the major roadways however, this walkway system would extend into each of the adjacent neighborhoods. The walkway is curb-adjacent at development edges, and will meander adjacent to open space.
- 4) There are several pedestrian trail corridors. One trail is proposed to be developed within the 200-foot wide San Diego Gas and Electric (SDG&E) easement corridor in Sub-Area Three, as shown on Exhibit No. 104. This trail will include a vista point at both the west and east ends. The proposed trail will meet the requirements as set by the SDG&E. In addition to the pedestrian trail, the easement could include park uses, an equestrian trail, a bicycle path, vegetation and lights with a maximum height limit of fifteen (15) feet. Prior to development of the easement, approval must be received from SDG&E and the property underlying the easement dedicated to the City of Chula Vista.

4'-8" HIGH LODGE POLE
PINE EQUESTRIAN FENCE
DECOMPOSED GRANITE
MEANDERING EQUESTRIAN TRAIL
CONCRETE MEANDERING
RECREATIONAL TRAIL



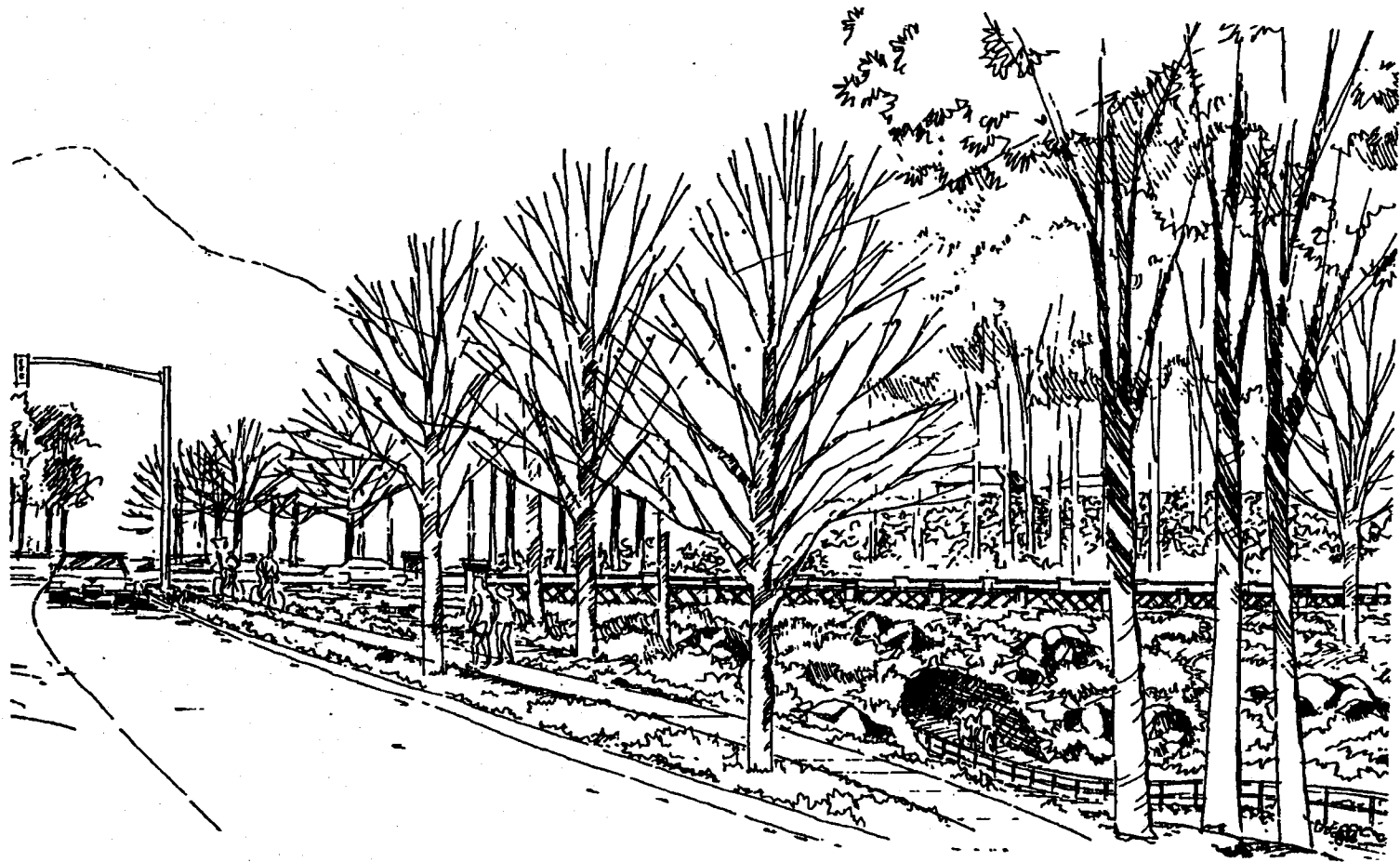
SALT CREEK RANCH

EAST "H" STREET - NORTH SIDE

SIDEWALK & EQUESTRIAN/ HIKING TRAIL

EXHIBIT NO. 102 IOWA

1-227



SALT CREEK RANCH

**TRAIL UNDERCROSSING
AT EAST 'H' STREET
AND HUNTE PARKWAY**

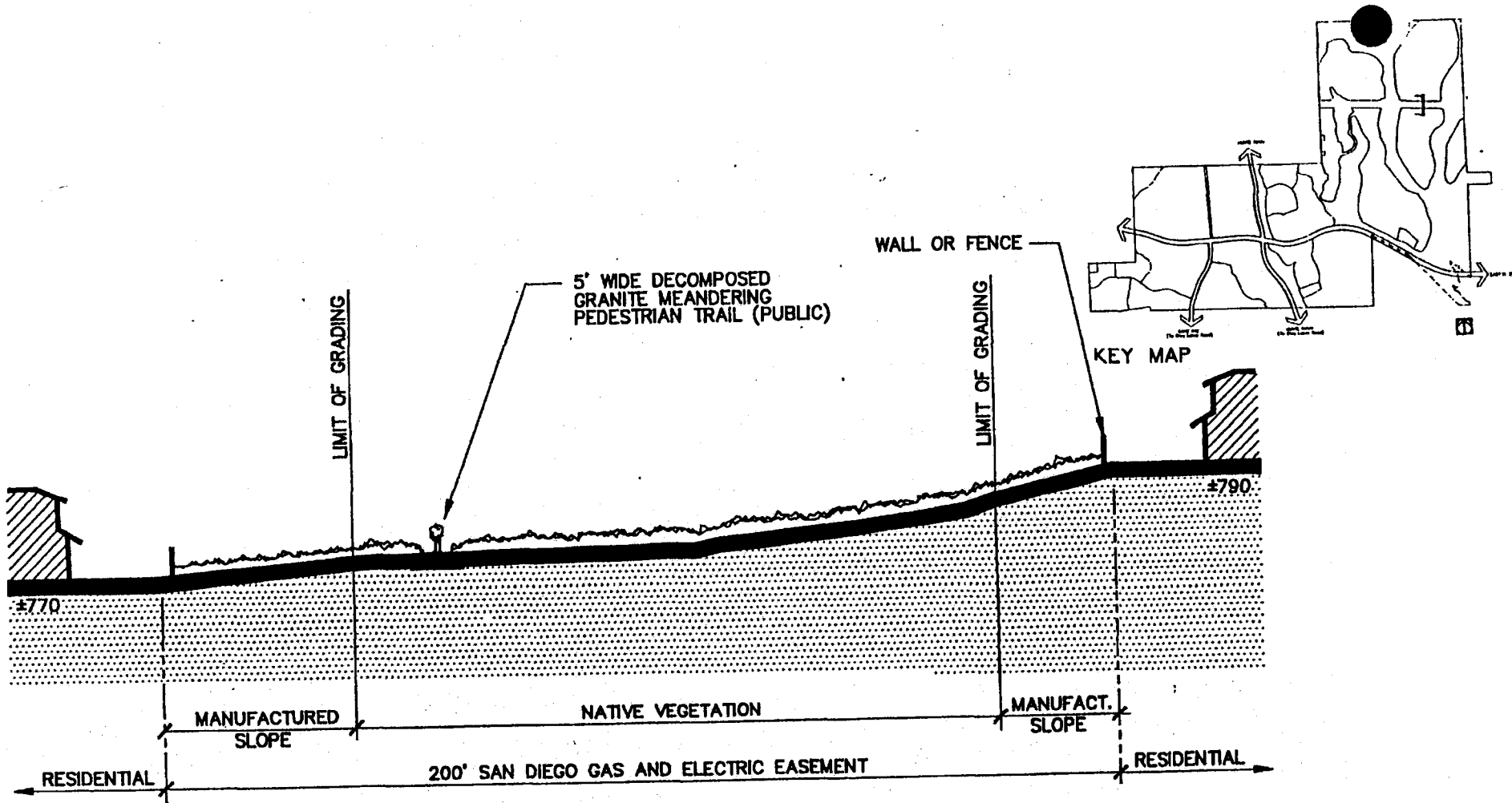


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EXHIBIT NO. 103 FORM

1-228



SALT CREEK RANCH

SAN DIEGO GAS & ELECTRIC EASEMENT CONDITION

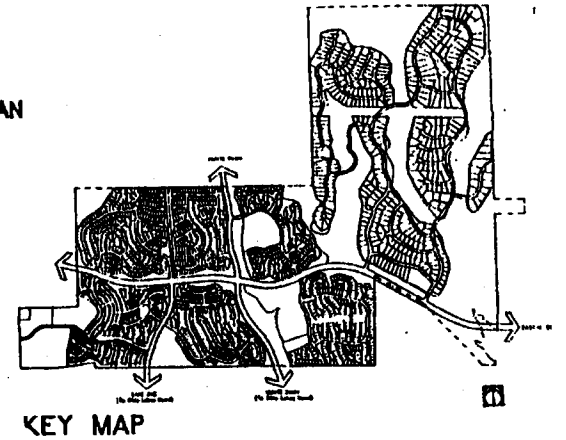
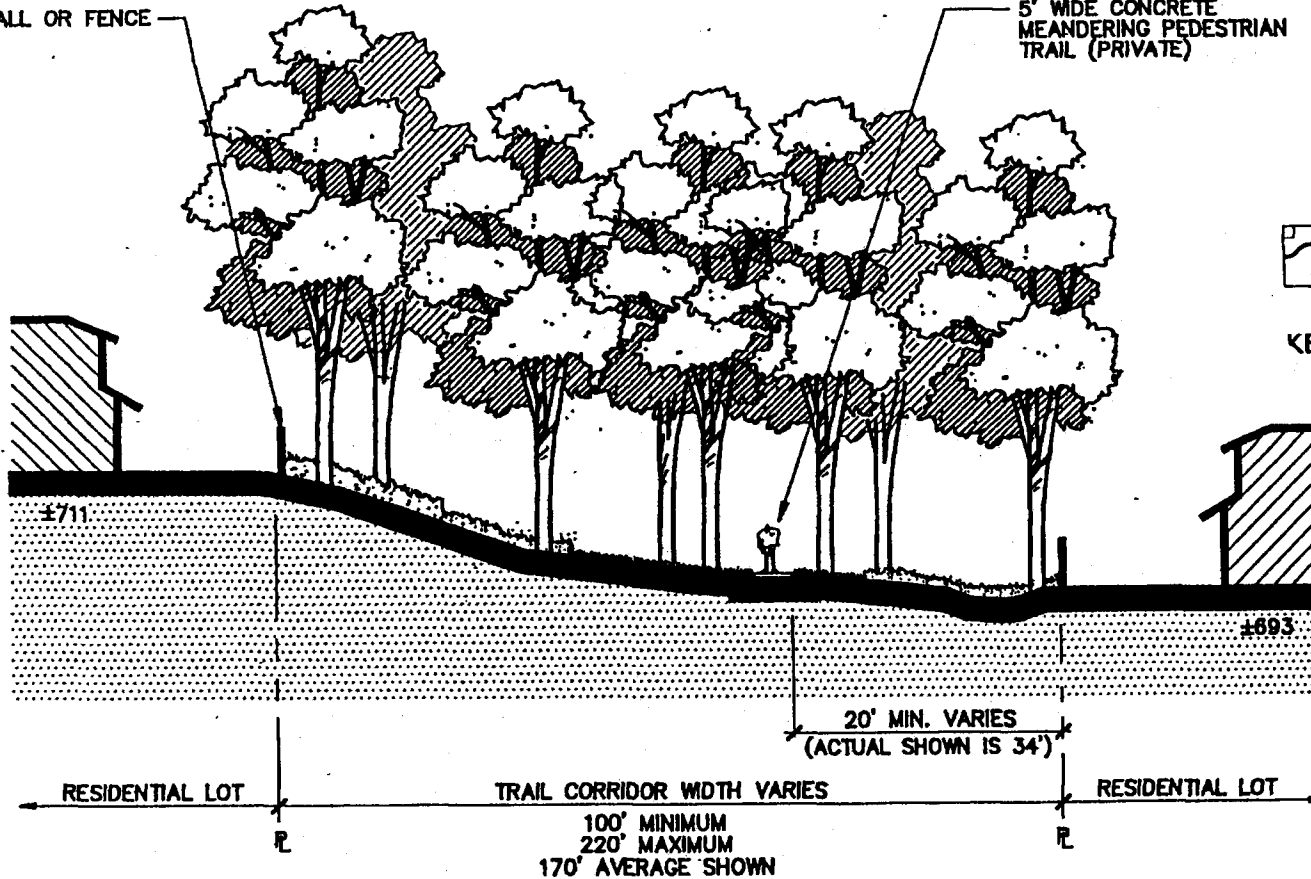
PUBLIC PEDESTRIAN TRAIL

- 5) The last trail corridor segment is within Neighborhood 8 which is a private pedestrian trail (as the neighborhood will be gated), as shown on Exhibit No. 105. This trail runs east/west providing access from within the community to the neighborhood park on the west.

These trails are shown on the Parks, Open Space, and Trails Plan, Exhibit No. 97 as well as on the Landscape Cross Sections in the Book I, Chapter 3, Community Design and on Exhibit Nos. 41 through 45. --

WALL OR FENCE

5' WIDE CONCRETE MEANDERING PEDESTRIAN TRAIL (PRIVATE)



SALT CREEK RANCH

NEIGHBORHOOD 8

PRIVATE PEDESTRIAN TRAIL

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EXHIBIT NO. 105 ICRMA

1-231

SALT CREEK RANCH

**PUBLIC
FACILITIES**

CHAPTER 7

PUBLIC FACILITIES***7.1 INTRODUCTION**

This chapter outlines the public facilities necessary to enable the Salt Creek Ranch Planned Community to meet and be consistent with the City of Chula Vista's goal of having new development provide for all required support services. The Public Facilities and Financing Plan provides an additional description of major backbone infrastructure facilities and describes the financing scheme proposed for each system.

The public facilities systems described in this section have been sized and designed in response to the projected distribution of land uses shown on the Site Plan, Exhibit No. 18. This section is based on The Master Plan of Water and the Master Plan of Reclaimed Water for Salt Creek Ranch prepared by Wilson Engineering dated October, 1991.

7.2 WATER SUPPLY

The Salt Creek Ranch SPA is located within the service area of the Otay Water District, a member of the San Diego Water Authority. The District will provide local domestic service for the project. The Metropolitan Water District is the sole supplier of water to the San Diego County Water Authority, whose primary sources are the state water project and the Colorado River. Because of the range of elevation throughout the project, Salt Creek Ranch will be served by two water service zones. The majority of the project falls within the 980 Zone. However, approximately 145 of the proposed residential units are above the upper service boundary of the 980 Zone, which is 840 feet above sea level. These lots will receive service from the next higher water service zone, the 1296 Zone.

* All technical studies based upon GDP unit totals which have changed slightly by Sub-Area since the December Screencheck Submittal. Technical reports submitted under a separate cover will contain information based on the redesigned plan contained herein.

7.2.1 Existing Water Facilities

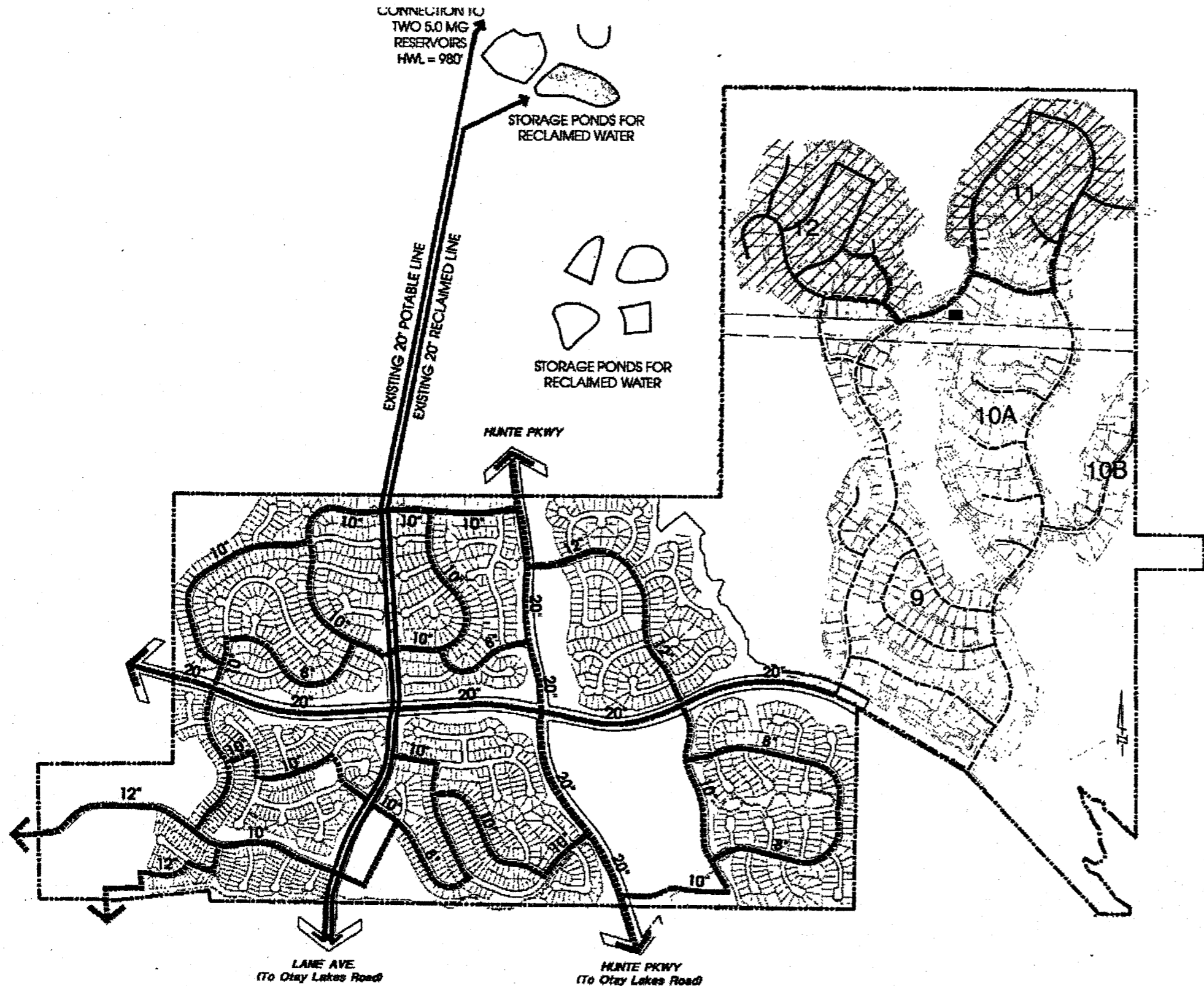
Exhibit No. 106 is a map showing both existing and proposed water facilities in the vicinity of the project, including the location of reservoirs. Existing water facilities adjacent to the Salt Creek Ranch development consist of 980 Zone facilities and lower zone facilities which can service areas up to an elevation of 840 feet. There are presently no facilities in place to serve the 1296 Zone. The following paragraphs summarize the existing 980 Zone water facilities.

The primary existing water lines in the vicinity of the Salt Creek Ranch Planned Community are located in the Eastlake Business Park. A 20-inch transmission pipeline located in Lane Avenue extends through the Salt Creek Ranch project to the 980 Zone reservoirs. A 16-inch transmission main is located in East H Street approximately 5,000 feet west of the project. There are also existing 16-inch pipelines located in Miller Drive and Boswell Street just south of the project.





At the present time, there is one booster pump station in operation which takes water from the 710 Zone and pumps it to the 980 Zone. This pump station is located at the southeastern corner of Lane Avenue and Otay Lakes Road. There are two existing 5 million gallon reservoirs in the 980 Zone, both located on the Otay Water District reclamation property north of the site.

7.2.2 Existing Facilities Capacity





Distribution system capacity has been provided for the Eastlake development in the 980 Zone. The existing major water distribution lines have also been sized for ultimate build-out of the 980 Zone, based on a water system master plan coordinated by the Otay Water District.



LEGEND

-  PROPOSED LINE
-  EXISTING LINE
-  1296 ZONE
-  BOOSTER STATION

LEGEND

-  PROPOSED 980 ZONE LINE -8'
-  PROPOSED 1296 ZONE LINE -8'
-  EXISTING LINE
-  BOOSTER STATION

Note:

1. Illustrations are conceptual and are subject to revision based on final engineering.
2. Local lines are found on cut-de-sacs and shown in the technical report prepared by Wilson Engineering.

SALT CREEK RANCH

PROPOSED WATER PLAN

The existing 980 Zone water booster station is presently configured to provide a firm pumping capacity of 4,000 gallons per minute (gpm). Firm pumping capacity is determined by calculating the station's pumping capacity with the largest pump not included. The pump that is not included is considered as a back-up pump. In addition to the two 4,000 gpm pumps at this station, a third 4,000 gpm pump can be added.

Salt Creek Ranch Water Demand

The estimated average potable water demand for the Salt Creek Ranch project in the 980 Zone is 1,385,264 gpd and in the 1,296 Zone is 102,543 gpd for a total of 1,487,807 gpd (1,033 gpm). The Salt Creek Ranch project will require a maximum day demand of 2,273 gpm.

7.2.3 Otay Water District Master Plan

The Otay Water District has a new water and reclaimed water master plan being prepared by Black & Veatch; a total of 3,247 units were included for Salt Creek Ranch and Salt Creek I in the new master plan. This is approximately the same as the proposed land uses on Salt Creek Ranch (2,662 units) and Salt Creek (550 units) which totals 3,212 units.

The facilities that the Otay Water District has master planned for the 980 Zone, but are yet to be built, include distribution and transmission pipelines, upgrading of the existing water booster station and a second water booster station. These facilities will be discussed later as they relate to water service for the Salt Creek Ranch project. The Otay Water District has determined that the existing 10 million gallon reservoir storage capacity is adequate for build-out of the 980 Zone. This reservoir storage capacity is for operational and fire protection storage only, and does not include an emergency storage capacity.

Distribution pipelines will be constructed as required to provide adequate service based on the land use within the 980 Zone. An additional 20-inch transmission pipeline to the 980 Zone reservoir is included in the Otay Water District's master plan.

Ultimate pumping station capacity has been determined to be 16,000 gpm. Adding a third pump to the existing booster station will increase its firm pumping capacity to 8,000 gpm, based on one 4,000 gpm pump functioning as a back-up pump. A second pump station with three 4,000 gpm pumps will provide the additional 8,000 gpm firm pumping capacity needed to achieve ultimate demand. The second pump station will be located south of Lakeshore Drive at the end of Creekwood Way, adjacent to the new 8 million gallon 624 Zone Reservoir.

7.2.4 Facilities Required for Salt Creek Ranch

The water facilities required for the Salt Creek Ranch project are divided between two water service zones, the 980 Zone and the 1296 Zone. The two zones will be discussed separately. Exhibit No. 106 shows the recommended distribution system required for the Salt Creek Ranch project.

7.2.5 980 Zone Distribution System

Water distribution facilities for the 980 Zone will consist of pipelines necessary to provide adequate water service to the project. On-site waterlines will have to connect to existing mains in the Eastlake development. Specifically, the 16-inch pipeline in East H Street will have to be extended to the Salt Creek Ranch project; the 20-inch pipeline, which is currently being extended from Boswell Court to the Salt Creek Ranch southern property boundary, will also have to be extended north to tie into the future Proctor Valley Road which traverses the Salt Creek Ranch project. Water distribution pipelines for the Salt Creek Ranch project will also tie into the existing 20-inch transmission main which crosses the property.

7.2.6 980 Zone Pump Station

The present 980 Zone pump station's capacity is 4,000 gpm. The ultimate maximum daily demand for the approved portions of Eastlake is 3,300 gpm. Since the Salt Creek Ranch project's maximum daily water demand of 2,273 gpm cannot be met with the remaining pump station capacity, the pump station must be upgraded by addition of a third 4,000 gpm pump. This will increase the pump station's firm pumping capacity to 8,000 gpm (with one 4,000 gpm pump as a back-up).

It must be noted that at the time that Salt Creek Ranch approaches the Otay Water District for water service, the 980 Zone demands may be such that the addition of the Salt Creek Ranch project demand would cause the total 980 Zone demands to increase beyond 8,000 gpm. In this situation, the Salt Creek Ranch project would have to undertake the construction of the second 980 Zone pump station. This pump station would be constructed with a minimum number of two pumps, with one pump functioning as a back-up.

7.2.7 980 Zone Reservoir

The Otay Water District master plan for the 980 Zone requires no additional operational or fire fighting storage other than the 10 million gallons of storage already in service. Emergency storage is not included as part of the existing storage volume.

7.2.8 1296 Zone Distribution System

The distribution system for the 1296 Zone on the Salt Creek Ranch project will consist of water lines providing domestic and fire protection service, and a 16-inch transmission pipeline to a 1296 Zone reservoir. Alternatively, if approved by the Otay Water District, a hydropneumatic pump may be constructed to serve the 1296 Zone in lieu of a reservoir storage facility. The 1296 Zone area of the property is identified on Exhibit No. 106. A schematic of the required facilities is also included.

7.2.9 1296 Zone Pump Station

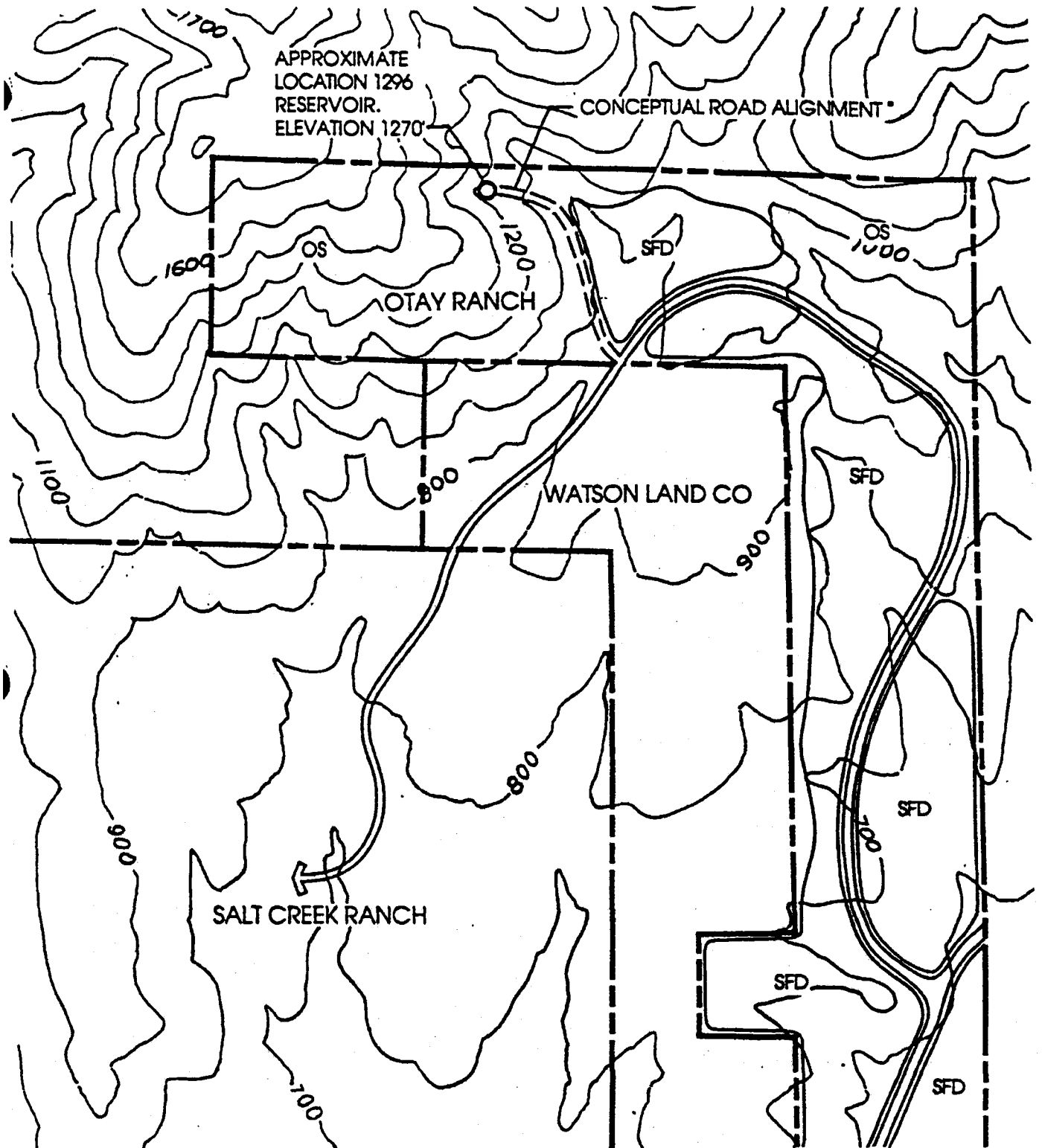
A new pump station will have to be constructed to boost water from the 980 Zone to the 1296 Zone. The Otay Water District Central Area Master Plan identifies an ultimate maximum daily demand for the 1296 Zone of 2,000 gpm. The maximum daily demand of the 1296 Zone area in Salt Creek Ranch is approximately 116 gpm, based on 145 single-family residential units served. As with the 980 Zone pump station, the 1296 Zone pump station will likely be constructed in phases. Total ultimate required capacity in the 1296 Zone would not have to be available immediately, but the pump station site should facilitate expansion to a firm capacity of 2,000 gpm. The station's initial configuration would include two pumps, with one functioning as a back-up.

The pump station should be located close to a 980 Zone transmission main and the 1296 Zone service area. A site can be determined as land planning for the Salt Creek Ranch project progresses.

In lieu of constructing the 1296 Reservoir discussed below, the Otay Water District has approved a Subarea Master Plan (SAMP) revision for the project that allows this pump to be constructed as a hydropneumatic pump to serve the 1296 Zone within Salt Creek Ranch. This pump would be constructed in such a way that it could be readily convertible to a reservoir pump if the 1296 Zone reservoir is constructed to serve future projects in the area.

7.2.10 1296 Zone Reservoir

A new reservoir will be required to provide service to the 1296 Zone as shown on Exhibit No. 107, Off-Site Reservoir Location Map. Based on the ultimate estimated demand for the 1296 Zone, the Otay Water District Central Area Master Plan estimates the required storage for the 1296 Zone to be 3 million gallons. If the Salt Creek Ranch project is the first development to need water service in the 1296 Zone, the developer will be responsible for building the storage reservoir. An off-site location has been purchased for this reservoir. The pad elevation for this reservoir should be around 1,270 feet, however, a specific reservoir site has not yet been established.



• CONCEPTUAL ROAD ALIGNMENT. FINAL ALIGNMENT WILL BE DETERMINED AT A LATER TIME.

SALT CREEK RANCH

OFF SITE RESERVOIR LOCATION

7.2.11 Emergency Storage

Emergency storage for the 980 Zone, the future 1296 Zone and other pressure zones served from the San Diego County Water Authority aqueduct connection and the Central Area pump station is part of a District-wide project. Presently, there are plans for a large storage reservoir, on the order of 50 to 100 million gallons, near the Central Area pump station and the aqueduct connection; the exact size and location of this reservoir has not yet been determined.

The intent of the Otay Water District is to provide emergency storage equivalent to ten average days' demand. For the Salt Creek Ranch project, the required volume of emergency storage is approximately 14.9 million gallons. The Salt Creek Ranch project could comply with the emergency storage requirement by paying the Central Area Service Zone Terminal Reservoir Construction Fee. For a project the size of Salt Creek Ranch, payment of fees could be more appropriate than building a small amount of emergency storage. The Otay Water District would prefer to build terminal reservoir storage in large volume increments.

7.2.12 Water Supply

San Diego County Water Authorities and Metropolitan Water District

According to the 1991/1992 Capital Improvement Program for the San Diego County Water Authority (SDCWA), there are facilities planned by SDCWA and Metropolitan Water District (MWD) which impact the Otay Water District. These improvement projects by MWD and SDCWA will increase the filtered water conveyance capacity and permit raw water conveyance capacity of the aqueduct system and allow the SDCWA to meet projected demand increases through 2010. Based on the San Diego County Water Authority 1987 Distribution Study, the impact of these improvements to the Otay Water District is that the additional water supply made available from these improvements will allow the Otay Water District to meet projected demands through 2010.

7.2.13 Water Conservation

An analysis of cost versus benefit was performed to determine water conservation measures that should be incorporated into the planning and design of the Salt Creek Ranch project. Because the project consists of primarily residential development, the emphasis of the discussion is on urban water control devices. The Water Conservation Plan for Salt Creek Ranch, prepared by Wilson Engineering in August 1991, analyzes the feasibility of several water conservation devices for the project.

Water service to the Salt Creek Ranch project is to be provided by the Otay Water District. There are two 980 Zone reservoirs, each with a capacity of five million gallons, that will provide water to the Salt Creek Ranch project. Because of the range of elevations on the project, a pump station will be required to pump water to a 1296 Zone reservoir.

- The total average potable water demand for the 2,662 residential units on the project is 1,487,807 gallons per day (1,033 gpm). Also, open space and common landscaped areas provide for the potential use of 293,811 gallons per day of reclaimed water.

Several indoor and outdoor measures were discussed and analyzed. The indoor measures analyzed include ultra-low flow toilets, ultra-low flow showerheads, faucet aerators, efficient clothes washers, and efficient dishwashers. Outdoor measures discussed include low water use landscaping, xeriscaping, soil moisture sensors, and drip irrigation. The benefits of a water conservation guide were also discussed.

For each of the water conservation measures analyzed, a benefit/cost ratio was calculated. Table 12 provides a summary of the benefit/cost ratios for the water conservation measures analyzed. Water conservation devices with a benefit/cost ratio greater than 1.0 will more than pay for themselves if implemented. Also, water conservation devices produce additional benefits such as reduced sewage volume and energy savings.

TABLE 12

Water Conservation Measures

Water Conservation Measure	Incremental Cost (\$/DU)	Water Savings Over Service Life (\$/DU)	Benefit/Cost Ratio
INDOOR MEASURES			
Ultra Low Flow Toilet	58	304.50	5.3
Ultra Low Flow Showerhead	12	114.30	9.5
Faucet Aerator	10	5.32	0.53
Efficient Clothes Washer	116	54.84	0.47
Efficient Dishwasher	33	9.12	0.28
Pressure Reducing Valve	165	91.40	0.55
OUTDOOR MEASURES			
Low Water Use Landscape	0	274.40	(Very High)
Xeriscaping	3,620	914.60	0.25
Soil Moisture Sensors	110	343.05	3.1
Automatic Timer	40	68.70	1.7
Water Conservation Guide	2	76.20	38.1

It is recommended that in the development of the Salt Creek Ranch project, the implementation plan should include, but not be limited to, the following:

- Ultra low flow toilets
- Ultra low flow showerheads
- Faucet aerators
- Water conservation guide
- Drought resistant plants in common landscaped areas
- Efficient irrigation systems such as soil moisture sensors or drip irrigation

The projected value of water saved by using these water conservation measures over their service life will be substantially higher than the initial cost of implementing them.

7.2.14 Reclaimed Water Facilities

For the Salt Creek Ranch project, it is expected that reclaimed water will be utilized to irrigate the landscaped portions of multi-family residential units, schools, community purpose facilities, fire station, street parkway landscaping and manufactured slopes along open space areas. The parkway landscaping and manufactured slopes along open space areas are expected to be 100 percent irrigated with reclaimed water. The reclaimed water duty factor for the irrigated areas is 3,570 gpd/acre.

Exhibit No. 106 shows the existing reclaimed water facilities in the vicinity of the Salt Creek Ranch project. The Otay Water District has nine reclaimed water storage ponds on its reclamation property. From these ponds, a 20-inch reclaimed water line parallels the 20-inch potable water transmission main and ties into Lane Avenue. The 20-inch reclaimed water line traverses the Salt Creek Ranch property. Eastlake built this reclaimed water line to deliver irrigation water to its future golf course. Prior to construction of Salt Creek Ranch, a 16-inch reclaimed water line will be constructed in East H Street within the project boundary to serve the needs of the Salt Creek I Development.

The Otay Water District owns and operates the 1.2 mgd Jamacha Wastewater Reclamation Facility which fills the storage ponds. This facility is currently being upgraded to provide tertiary treatment. An expansion capability study was prepared which stated that the plant could initially be expanded to 2.6 mgd and ultimately to 4.5 mgd. The future Otay Valley Reclamation plant is scheduled to have an ultimate capacity of 14.0 mgd with an initial 6.0 mgd phase by 1997. It is anticipated that initial reclaimed water service will be from Otay Water District and future services from the Otay Valley facilities.

Table 13 presents the projected reclaimed water demand for the Salt Creek Ranch development. The estimated average reclaimed water demand for the project is 284,529 gallons per day.

TABLE 13 SALT CREEK RANCH AVERAGE RECLAIMED WATER DEMAND					
Land Use	Area, Acres	% of Area to be Irrig.	Area of Irrig., Acres	Irrig. Water Duty Factor, gpd/	Total Reclaimed Water Demand, gdp
Multi-Family Residential	47.6	15	7.1	3,570	25,347
LM* Residential	35	15	5.3	3,570	18,811
Schools	10.0	20	2.6	3,570	9,282
Community Purpose Facilities	3	20	0.6	3,570	2,142
Fire Station	1	10	0.1	3,570	357
Parks	29.3	75	22.0	3,570	78,540
Open Space	35.1	100	35.1	3,570	125,307
Parkway Landscaping	7.5	100	7.5	3,570	26,775
TOTAL					284,529

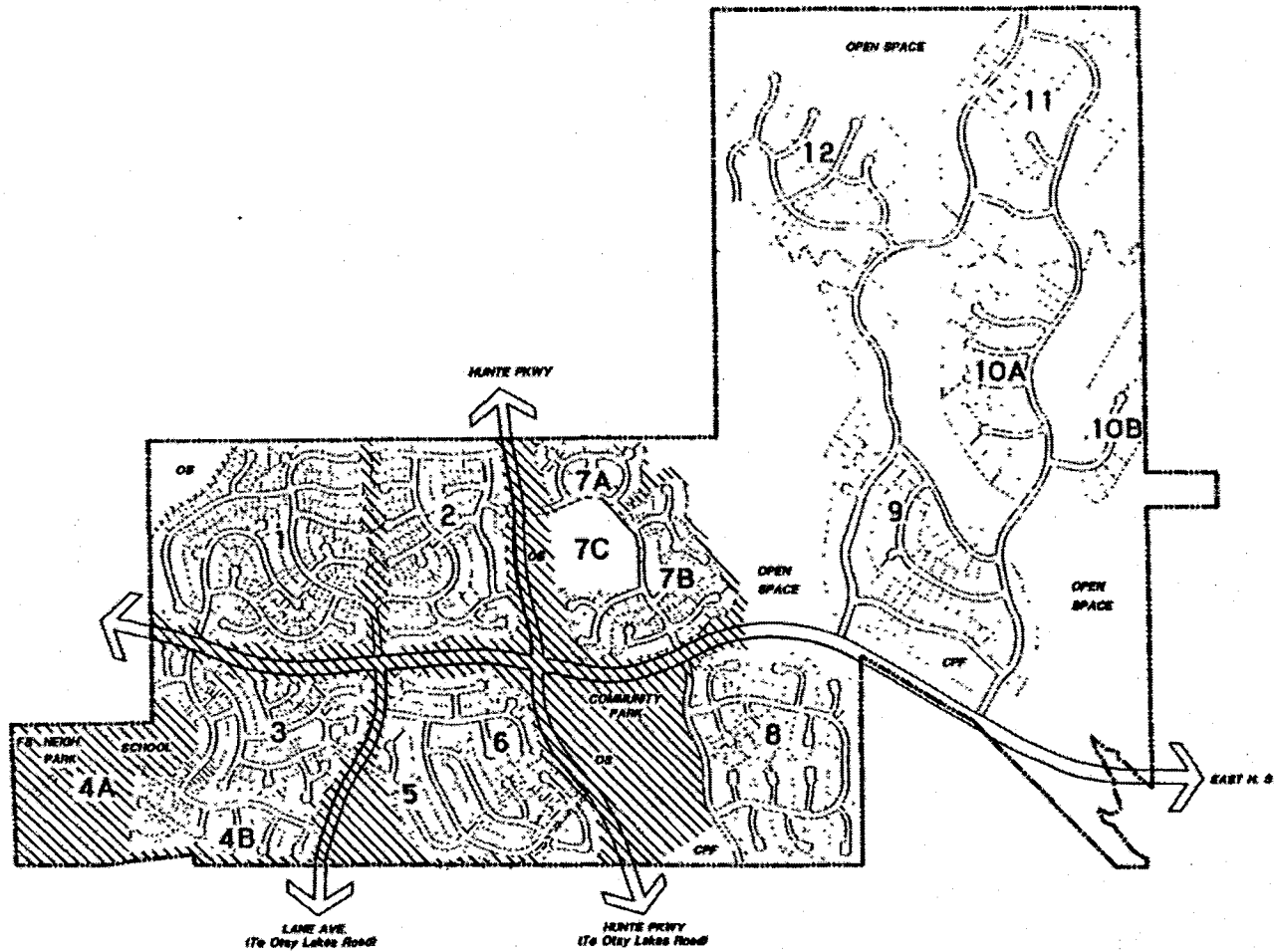
* LM use at highest allowable density of LM category.

7.2.15 Proposed Facilities

Exhibit No. 108 shows the potential reclaimed water use areas and Exhibit No. 109 shows the proposed reclaimed water facilities. It is recommended that a 16-inch reclaimed water line be constructed in East H Street and tied into the existing 20-inch reclaimed water line in Lane Avenue. This 16-inch line should be extended to the western project boundary to provide service for Salt Creek I. A 16-inch reclaimed water line should be constructed in Hunte Parkway, south of East H Street for service to future development south of the project. North of East H Street, a 16-inch reclaimed water line should be constructed in Hunte Parkway to provide service to the street parkway landscaping. An 8-inch loop is also recommended along the western and southern property boundary to irrigate common areas and manufactured slopes within the high density residential areas.

LEGEND

 AREAS TO BE IRRIGATED WITH RECLAIMED WATER



SALT CREEK RANCH

POTENTIAL RECLAIMED WATER USE AREAS


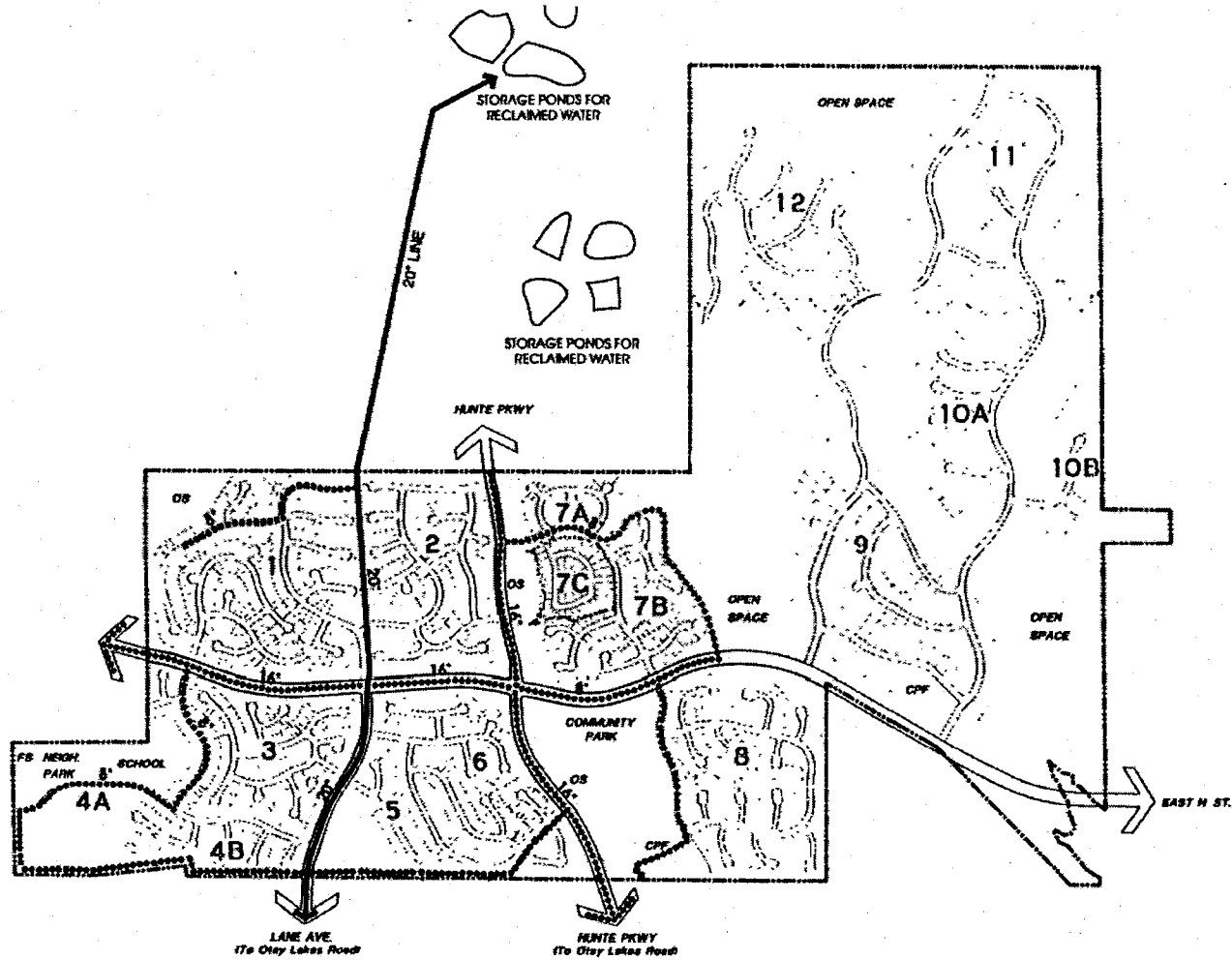
 **The Baldwin Company**
Craftsmanship in building since 1956

EXHIBIT NO. 106   1-246



LEGEND

EXISTING LINE
 PROPOSED LINE

NOTE: ILLUSTRATIONS ARE CONCEPTUAL AND ARE SUBJECT TO REVISION BASED ON FINAL ENGINEERING.

SALT CREEK RANCH

PROPOSED WATER RECLAMATION PLAN

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EXHIBIT NO. 109 I-247

7.2.16 Conclusion

As shown on Exhibit No. 108, the potential reclaimed water use areas are located on the western portion of the project only. This is because the eastern portion of the property lies within the Otay Lake Drainage Basin which is tributary to the Upper and Lower Otay Reservoirs. Currently, the use of reclaimed water on lands tributary to a potable drinking water source is not allowed.

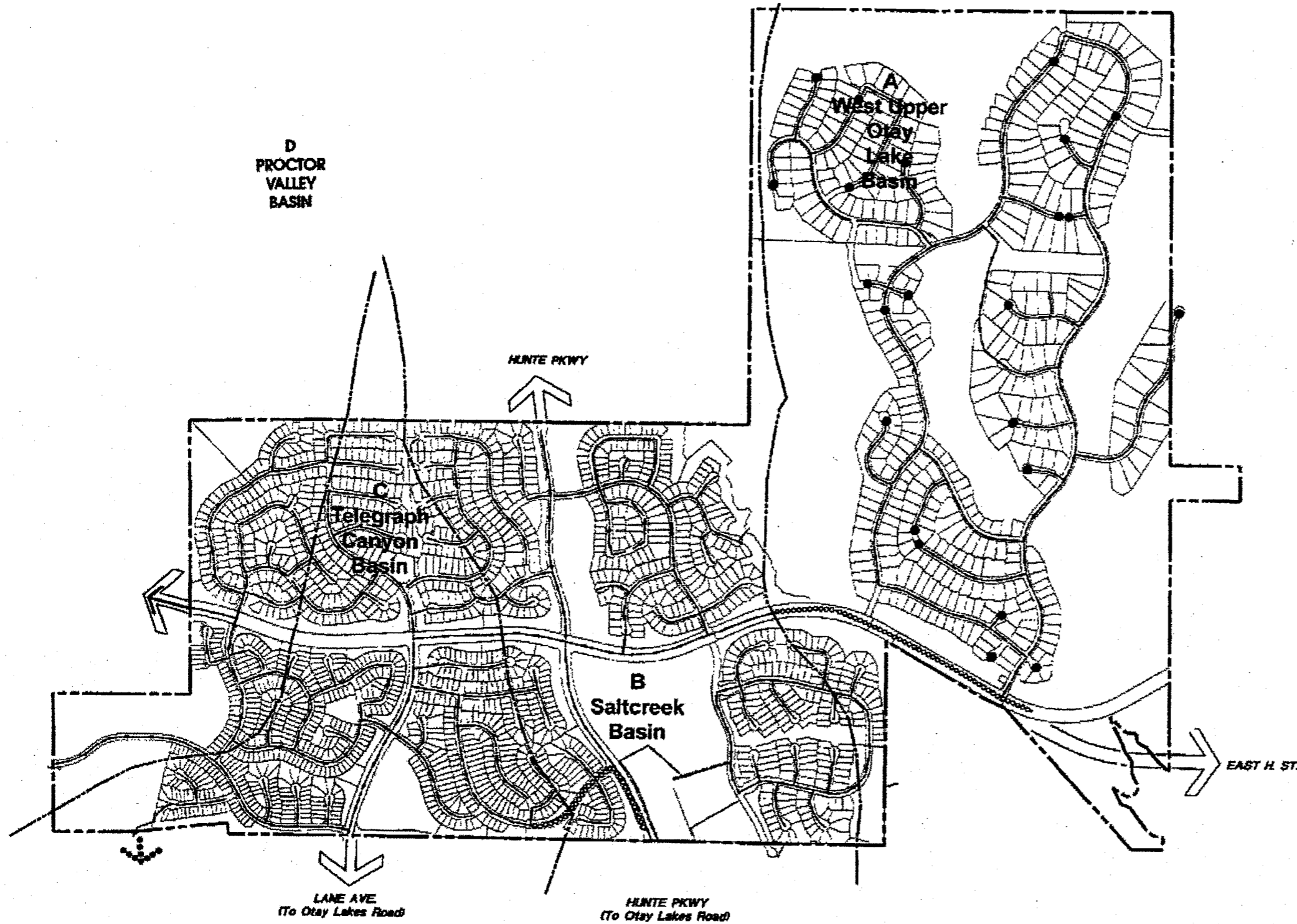
Although the use of reclaimed water on the eastern portion of Salt Creek Ranch is not recommended because it is tributary to a potable water supply; this issue will be studied as development progresses to try and incorporate the use of reclaimed water. There are numerous concerns by the State Health Department and Regional Water Quality Control Board concerning this matter which must be addressed, including the implementation of an adequate urban runoff protection system.

7.3 SEWER SERVICE

The City of Chula Vista provides wastewater services in the project vicinity. Chula Vista operates and maintains its own sanitary sewer collection system which connects to the City of San Diego's Metropolitan Sewer System. Existing and proposed sewer facilities are illustrated on Exhibit No. 110. The Master Plan of Sewerage prepared in August 1991 by Wilson Engineering, documents the feasibility of providing sewer service to the project.

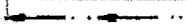


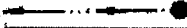
As a whole, the Salt Creek Ranch project will contribute sewage flow to four sewer drainage basins: Proctor Valley, Telegraph Canyon, Otay Lakes and Salt Creek. The nearest existing facility to the Proctor Valley basin is a gravity sewer line in the Salt Creek I development which extends to the site's western boundary. This gravity sewer line conveys flows to the Spring Valley Outfall, which is a 15-inch sewer main located northwest of the project. The Telegraph Canyon sewer trunk line is the closest sewer service facility in the Telegraph Canyon basin, extending to the site's southern boundary. Facilities consist of downstream gravity lines in Otay Lakes Road and Telegraph Canyon Road connecting with the 90-inch Metropolitan Interceptor Sewer. Currently, the Salt Creek basin has no existing facilities to allow for gravity flow. The nearest facility is a gravity line located nearly five miles southeast of the property at Nirvana Avenue/Otay Valley Road. However, proposed development in this area will warrant construction of new facilities in the future. The Otay Lakes basin naturally drains toward Upper Otay Reservoir. There are presently no existing facilities in this basin and new facilities are planned.

The City of Chula Vista's Subdivision Manual establishes sewage generation factors based on population multipliers used to project sewage flows. Salt Creek Ranch proposes 2,662 residential units, one schools, two community purpose facilities, two parks, and a fire station. With these proposed developments, the average sewage generation for all of Salt Creek Ranch is estimated at approximately 776,685 gpd.



NOTE:
 1. ALL ONSITE GRAVITY LINES ARE 8-INCH UNLESS OTHERWISE SHOWN.
 2. ILLUSTRATIONS ARE CONCEPTUAL AND ARE SUBJECT TO REVISION BASED ON FINAL ENGINEERING.
 3. LOCAL LINES ARE FOUND ON CUL-DE-SACS AND SHOWN IN THE TECHNICAL REPORT PREPARED BY WILSON ENGINEERING.

LEGEND

-  PROPOSED SEWER LINE
-  PROPOSED ADDITIONAL LIFT STATION
-  FORCED MAIN
-  BEGINNING OF LINE

SALT CREEK RANCH

PROPOSED SEWER PLAN

7.3.1 Off-site Sewage Flows

Table 15 presents the projected sewage flows for off-site areas by drainage basin tributary to the Salt Creek Ranch project. The estimated number of dwelling units were established from the Sweetwater Community Plan and Otay Sub-regional Planning Area maps. In addition to the off-site sewage flows presented in Table 15, the Salt Creek Basin Sewer System will be designed to include a fail safe capacity of 1.2 mgd peak flow from the Jamacha Reclamation Plant, north of the project.

TABLE 15
Off-Site Sewage Flows

<u>Drainage Basin</u>	<u>Area Acres</u>	<u>Density DU/AC</u>	<u>Estimated Number of Dwelling Units</u>	<u>Average gpd</u>
Proctor Valley	91	0.28	26	7,000
Telegraph Canyon	15	0.28	5	1,400
Otay Lake	400	0.25	100	28,000
Salt Creek	650	0.28	182	50,960
TOTAL	1,156	---	312	87,360

7.3.2 Recommended Sewerage Facilities

The recommended sewerage conveyance system to accommodate ultimate flows from Salt Creek Ranch and the off-site tributary areas shall consist of an on-site collection system ranging from 8- to 18-inch gravity sewer lines, two lift stations and force mains. A permanent lift station is proposed for the Otay Lake Basin to pump sewage westerly to the Salt Creek Basin. The second lift station, located at the southern end of the project, is to be constructed for phasing reasons, so that on an interim basis, sewage from the Salt Creek Basin can be pumped to the Telegraph Canyon Basin and flow down the existing Telegraph Canyon Interceptor. Once the Salt Creek Interceptor is constructed, this pump station can be abandoned and this sewage will flow down the Salt Creek Interceptor.

Alignment of the recommended gravity sewer lines is based on the proposed street alignments taken from the preliminary grading plan for the Salt Creek Ranch project. There are a few locations where sewer lines follow easements outside of proposed road alignments. The locations of these easements are shown in Appendix A of the August 1991 Master Plan of Sewerage for Salt Creek Ranch, prepared by Wilson Engineering. The recommended on-site facilities are shown on the Proposed Sewer Plan, Exhibit No. 110.

The recommended on-site collection system has been sized to handle additional flows from the off-site tributary areas. The residential densities used for these off-site areas are approximately 0.25 dwelling units per acre. Based on this density, the additional flows generated from these areas will not require oversizing of the gravity sewer lines except in the Salt Creek Basin where the sewer line in Hunte Parkway was oversized to provide a fail safe capacity of 1.2 mgd for the Jamacha Reclamation Plant. An increase in the off-site densities could result in oversizing of gravity sewer lines through the project.

Proctor Valley Basin

The proposed 831 residential dwelling units, school, park and fire station within the Proctor Valley drainage basin of the Salt Creek Ranch project shall contribute an average flow of 243,345 gpd. The off-site tributary area will contribute an average flow of 7,000 gpd. Although the off-site Proctor Valley drainage basin covers a much larger area, only a small sub-basin is tributary to the Salt Creek Ranch project.

The on-site collection system for the Proctor Valley basin of Salt Creek Ranch will convey a flow to the proposed Salt Creek I collection system and to the existing gravity sewer line in Proctor Valley Road. This sewer line ranges in size from 10 to 15 inches and is based on ultimate flows from the entire Proctor Valley Basin. This gravity sewer line ties into the existing 15-inch gravity line within the Spring Valley Sanitation District which conveys flow to the Spring Valley Outfall.

The off-site sewer line sizes for the proposed Proctor Valley Sewer were established in a report entitled "Proctor Valley Basin gravity Sewer Analysis for the Salt Creek I Project" prepared by Wilson Engineering in January 1991.

Telegraph Canyon Basin

There are 746 residential dwelling units proposed within the Telegraph Canyon drainage basin of the Salt Creek Ranch project. The average daily flow from the Telegraph Canyon basin of Salt Creek Ranch is estimated at 208,880 gpd. The off-site tributary area will generate an average flow of 1,400 gpd. Portions of gravity sewer lines have been sized as 10-inch and 12-inch pipes to handle flows during the interim period when Salt Creek and Otay Lake Basin flows are pumped and conveyed through the Telegraph Canyon Basin Sewer System. Telegraph Canyon basin flows will be collected and conveyed off-site to the existing gravity lines in the adjacent Eastlake Business Center. These existing lines in the Eastlake Business Center convey the flow to the Telegraph Canyon Interceptor. It was determined that, during the interim period of time, when flows from the Telegraph Canyon, Salt Creek and Otay Lake Basins flow through the Eastlake Business Center Sewer System, one length of existing 12-inch pipe adjacent to Lane Avenue will reach its capacity and require replacement.

A study is currently being prepared by Willdan Associates as a requirement of Eastlake Development Corporation to determine interim and ultimate capacity of the Telegraph Canyon Interceptor. Off-site improvements to the Telegraph Canyon Interceptor required of Salt Creek Ranch will be finalized when the Willdan Associates study is completed. The City of Chula Vista is having a study prepared that would establish a fee basis to fund the oversizing caused by pumping Salt Creek and Otay Lake Basin sewage flows into the Telegraph Canyon Interceptor.

Otay Lake Basin

There are 427 residential dwelling units proposed within the Otay Lake basin of the Salt Creek Ranch project, which will generate an average flow of 119,560 gpd. The off-site tributary area will generate an average flow of 28,000 gpd. Flows from within this basin naturally drain to the Upper Otay

Reservoir and therefore will need a permanent lift station to pump sewage flows to the Salt Creek Basin.

Based upon the preliminary grading plan, flow from approximately 427 on-site units and 140 off-site units will require pumping. Based on 568 units the required pumping capacity will be met by a 308 gpm capacity pump at a total dynamic head of 101 feet. A 25 horsepower lift station and 6-inch force main, 2,800 feet in length will adequately pump this on-site and off-site sewage flow. (Note: revised figures based on letter report from Dexter Wilson Engineering, Inc., dated December 5, 2001).

Salt Creek Basin

The Salt Creek Basin area will have 680 residential dwelling units, a park and a community purpose facility. The average flow from the Salt Creek Basin area is estimated at 204,900 gpd. The off-site tributary area will generate an estimated 50,960 gpd. As discussed in the Otay Lake Basin section of this chapter, flows from the Otay Lake drainage basin will be pumped to the Salt Creek Basin. The recommended collection system for the Salt Creek basin has been sized to handle these additional flows. Also, as mentioned previously, the gravity sewer line in Hunte Parkway was oversized to provide 1.2 mgd of fail safe capacity for the Jamacha Reclamation Plant.

As discussed previously, an interim lift station will pump flows from the Salt Creek and Otay Lake Basins to the Telegraph Canyon Basin. This will involve the pumping of approximately 1,085 on-site units, a park, a community purpose facility, and 282 units off-site. Based on this expected development, the required pumping capacity will be 581 gpm at a total dynamic head of 110 feet. To handle these on-site and off-site sewage flows, a 25 horsepower lift station and 8-inch force main, 1,800 feet in length, will be required.

Sewage from the Salt Creek Basin will ultimately flow down the proposed Salt Creek Interceptor. This interceptor will deliver sewage flows to the future Otay Ranch Reclamation Plant, which is scheduled to begin operation in 1997. This plant will initially have a capacity of 6 mgd with the capability of expanding to 14 mgd in the future.

7.3.3 Wastewater Master Plan

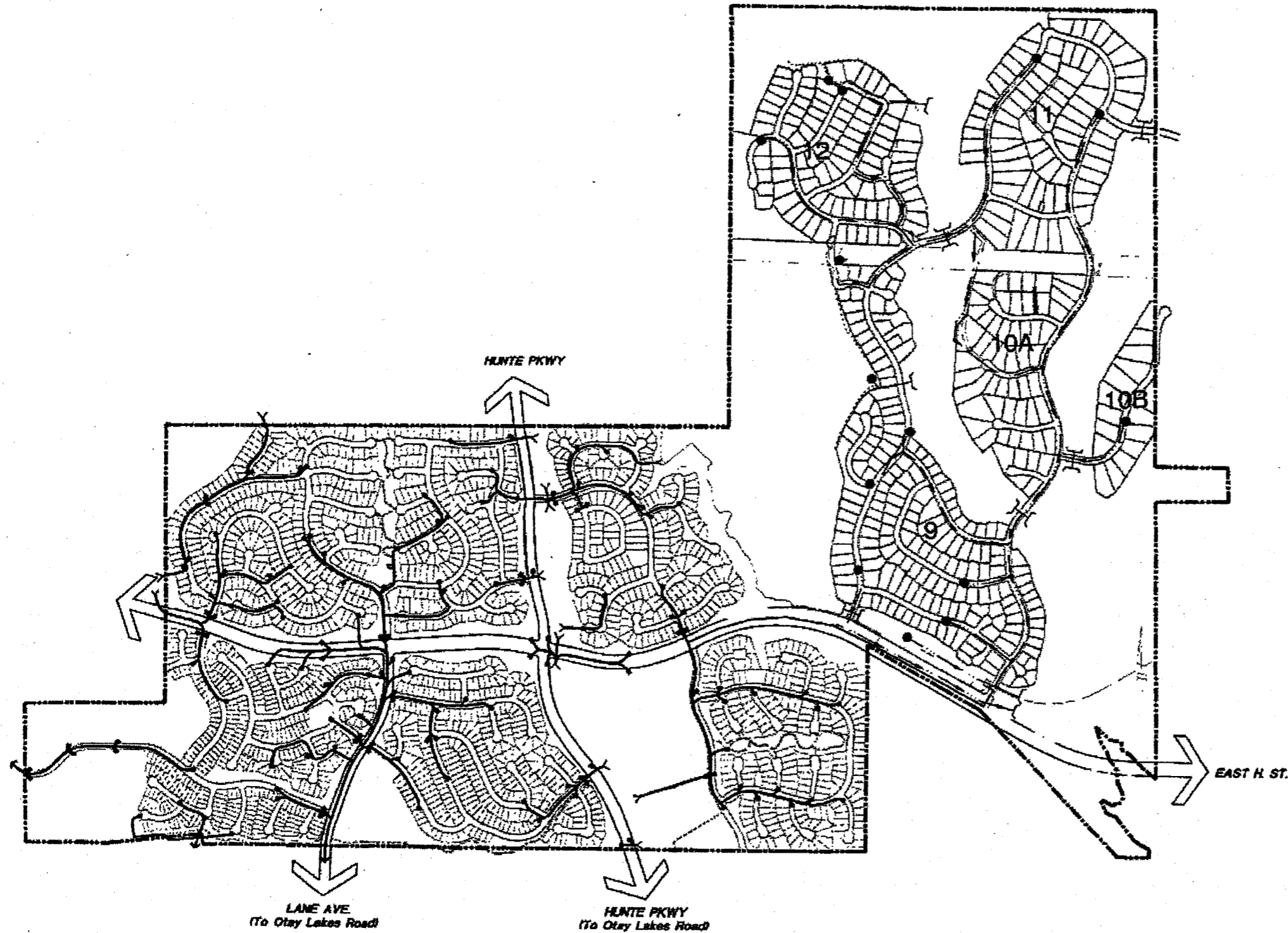
In conjunction with this Salt Creek Ranch SPA Plan, a Wastewater Master Plan for the project has been prepared for approval by the City Engineer. The Plan identifies total and incremental wastewater generation, the specific facilities required, the funding and implementation of improvements related to this project and associated projects in the area. This Plan has been designed to conform with the City's Public Works Facility Plan and accompanies this submittal as a separate document.

The project shall be subject to payment of wastewater development fees to fund trunk sewer and other upgrades, or equivalent proportionate facility financing mechanisms identified by the City, when adopted. These payments shall be determined and made prior to the issuance of building permits. In addition, sewer upgrades, including mitigating effects on downstream facilities, will be required whenever facilities exceed design capacities.

7.4 STORM DRAINAGE SYSTEM

Salt Creek Ranch is defined by four drainage basins which are basically consistent with the four proposed sewer basins on the site. These basins are referred to as Basins A, B, C and D and are shown on the proposed Sewer Plan Map. The proposed drainage system is shown on Exhibit No. 111. Detailed drawings of the existing and proposed hydrology are contained in the Preliminary Hydrology Analysis, November, 1990, prepared by the McIntire Group, Inc. The property does not currently have any improved drainage facilities, except for a drainage crossing located on the existing alignment of Proctor Valley Road. Basin A (West Upper Otay Lake) is the largest and most easterly of the basins and drains portions of San Miguel Mountain into Upper Otay Reservoir via a series of southeasterly tributaries. A ridge running north-south forms its western boundary and constitutes the eastern flank of Salt Creek.

Drainage Basin B (Salt Creek) encompasses the central portions of the study area and drains the southwesterly slopes of San Miguel Mountain. Salt Creek runs north-south through the study area and consists of a defined stream bed flanked by gently rolling slopes previously disturbed by agricultural activities.



LEGEND

- STORM DRAIN LOCATION
- OUTLET LOCATION
- INLET LOCATION

NOTE:
1. ILLUSTRATIONS ARE CONCEPTUAL AND ARE SUBJECT TO REVISION BASED ON FINAL ENGINEERING.

LEGEND

- PROPOSED STORM DRAIN LINE
- BEGINNING OF LINE

- NOTE:
1. All grade/grade lines are eight inches unless otherwise shown.
 2. Illustrations are conceptual and are subject to revision based on final engineering.
 3. Local fees are based on cut-covers and shown in the technical report prepared by Wilam Engineering.

SALT CREEK RANCH

STORM DRAIN PLAN

The westerly portion of the study area consists of the upper limits of Basin C (Telegraph Canyon). An area of approximately 169 acres drains off-site in a southerly direction (adjacent to the eastern side of Lane Avenue) into an existing 60-inch storm drain system constructed by Chula Vista Tract 84-7, Unit 1 for the improvement of Lane Avenue.

The far westerly portion of the project consists of small areas of the Sunnyside basin (Basin D). The northwesterly portion of the study area consists of the upper limits of Proctor Valley, which is also part of the Sunnyside drainage basin (Basin D), adjacent to the southern slopes of Mother Miguel Mountain drainage northwesterly toward the Sweetwater River. A detailed analysis of this area, and its natural and developed conditions, is part of the approved hydrology for the Salt Creek I Project.

Watersheds in the western portion of the study area have generally been disturbed by cultivation and grazing activities. The eastern drainage basin (Basin A) has also had agricultural disturbances. The steeper slopes adjacent to stream courses are generally rocky and covered with sparse coastal sage scrub due to previous fires in the area.

Basin A – West Upper Otay Lake

Based upon the proposed land use plan, approximately 325 acres of the total 1,415 acre basin area is considered for grading. Residential lot sizes for this area will average greater than one-half acre. Preliminary grading concepts indicate that these large lot pads will be contoured to the existing landform and the natural drainage courses will remain unaltered. Drainage flows are intended to utilize the proposed road crossing points for outlets into the natural channel flow. The actual structure types required to convey stream flows under access roads will be determined when a more detailed engineering analysis is performed. This future analysis will consider utilizing an existing dam that had been used to retain water for livestock consumption.

Future development in most of the northern regions of Basin A will not be possible due to the steepness of terrain. The development site study shows a 15-acre decrease in basin area from the existing 1,415 acres in the natural landform to 1,400 acres after development. This decrease occurs due to the proposed location of East H Street and

the necessity to drain the proposed adjacent development into the Salt Creek Basin. It is intended that the overall drainage of this basin will remain primarily unaltered and remain within the existing natural stream channels.

Basin B -- Salt Creek

The natural drainage basin encompasses the headwaters of Salt Creek, an area of approximately 609 acres. This basin contributes 899.9 cfs for a 50-year event to the southerly property line of the project area. The developed condition slightly rearranges this drainage area to 612.1 acres and increases the flow volume of a 50-year event incrementally to 908.5 cfs. There are two Salt Creek crossing points, East H Street and a northerly access road. It is intended that the East H Street crossing incorporate a suitable drainage structure accommodating the proposed trail system. The northerly structure will be determined with a future more detailed study. It is intended to drain developed sites via storm drain systems to outlet points adjacent to Salt Creek. It is also intended that the overall drainage of Salt Creek remain unaltered.

Basin C₁ -- Telegraph Canyon

Based upon the land use plan, the project site shows development of all the upper reaches of this basin. It will be necessary to construct a storm drain system within Lane Avenue to convey runoff to existing facilities constructed by the Eastlake I project. For a 50-year event within the natural drainage area of 169.3 acres, 249.9 cfs of runoff occurs. Preliminary site studies indicate this area will increase to 177.8 acres, with site runoff calculated at 310.9cfs.

Currently, an inlet basin exists within the property at the project site's southerly boundary line. Existing natural drainage concentrated at this point is conveyed via a 60-inch Reinforced Concrete Box (RCP) storm drain southerly within Lane Avenue.

Basin C₂ -- Telegraph Canyon

This is a small tributary area annexed from the primary drainage channel by development of the Eastlake Business Center. The existing drainage basin area is 17.9 acres with a runoff of 33.5 cfs for a 50-year storm. The developed area, as determined from preliminary site studies, has been decreased to 15.6 acres with a 50-year storm runoff of 33.3 cfs. Eastlake I development provides a 36-inch RCP storm drain system connected to the Boswell Court system to accommodate this drainage.

Basin D -- Sunnyside Basin (Proctor Valley)

This basin contains three contributing areas described as follows:

Area D₁ -- This basin consists of the largest sub-area of approximately 212 acres. A developed 50-year storm runoff of 335.5 cfs has been determined and a 60-inch RCP storm drain is proposed to carry flows from an inlet at the northeasterly corner of Salt Creek I project within the alignment of Proctor Valley Road to an outlet point west of the site.

Area D₂ -- This basin is approximately 53 acres with a developed 50-year storm runoff of 90 cfs determined for the area. A 42-inch RCP storm drain is proposed to carry flows from this area, combined with additional flow entering from the west. An inlet adjacent to the easterly right-of-way line of the proposed San Miguel Road initiates this system.

Area D₃ -- This basin consists of approximately 17 acres and includes portions of the borrow area delineated on the Salt Creek I grading plans. A developed 50-year storm runoff of 34.1 cfs has been determined for this area. A 24-inch RCP storm drain system is proposed to convey this and additional drainage from the west via the Salt Creek I drainage system to an outlet structure adjacent to the proposed SR125 and East H Street intersection.

CONCLUSION

Basin A – (West Upper Otay Lake)

The total basin area is 1,415 acres. Future development in most of the northern regions of this drainage basin will not be possible due to the steepness of terrain. The development site study shows a 15-acre decrease in basin area (from 1,415 acres natural to 1,400 developed). This decrease is due to the location of proposed East "H" Street and the necessity to drain the proposed development adjacent to the lower easterly property line into the Salt Creek Basin.

Comparing existing runoff and proposed 50-year storm runoff at locations that exist the project boundary, Basin A has a reduction in runoff due to development of approximately 89.5 cfs. This decrease occurs due to the creation of some flatter grades and longer reaches, the diversion of the 15 acres to the Salt Creek Basin.

Basin B – (Salt Creek)

The natural drainage basin encompasses the headwaters of Salt Creek. The natural basin area is 609 acres. The developed condition slightly rearranges the drainage area to 612.1 acres. It is intended to drain the developed sites via storm drain systems to outlet to Salt Creek. It is intended that the overall drainage of Salt Creek remain unaltered.

Comparing the existing and proposed 50-year storm runoff, there is a slight increase of 8.6 cfs. This is an increase of approximately one percent. This minor increase will not have an impact on the Salt Creek 50-year flow.

Basin C – (Telegraph Canyon)

The natural basin drainage area is 169.3 acres. Development of this basin will increase the basin area to 177.8 acres. The increase in 50-year runoff is approximately 61 cfs or 24%. It will be necessary to construct a storm drain system

within future Lane Avenue to convey runoff to an existing 60-inch RCP storm drain in Eastlake I Project. The capacity of this storm drain is 360 cfs. Therefore, the development of this basin will not impact the downstream drainage system.

Basin C₂ -- (Telegraph Canyon)

This is a small tributary area annexed from the primary drainage channel by the development of the Eastlake Business Center. The existing drainage basin area is 17.9 acres. The developed area is a small decrease to 15.6 acres. There is an increase of 1.2 cfs or four percent. The storm drain system from this basin will connect to an existing 36-inch RCP storm drain in Eastlake I Project. This increase will not affect the downstream drainage system.

Basin D -- (Sunnyside Basin)

This drainage basin consists of three contributing areas: D₁, D₂ and D₃.

Area D₁

This is the largest sub-area of approximately 164.6 acres for the natural condition. The detailed hydrological analysis for the Salt Creek I facilities includes additional off-site area for a total basin area of 212 acres. The natural runoff is 270.7 cfs for a 50-year storm. The Salt Creek I study calculated a developed runoff of 335.5 cfs. The Salt Creek I storm drain system is sized for the 335.5 cfs.

Area D₂

This area is approximately 53 acres. The development decreases from 105.2 cfs to 90 cfs. This is due to the lengthening of the drainage course and that the "C" value does not change from existing to developed. This area drains into an inlet adjacent to the easterly right-of-way line of San Miguel Road. The Salt Creek I drainage system, 42" RCP, has been designed for this flow.

Area D₃

This area is approximately 14 acres in the natural condition. This area is increased due to development to 17.3 acres. This causes an increase in runoff from 6.3 cfs to 34.1 cfs. Again, the Salt Creek I drainage system has designed a 24" RCP to carry this flow.

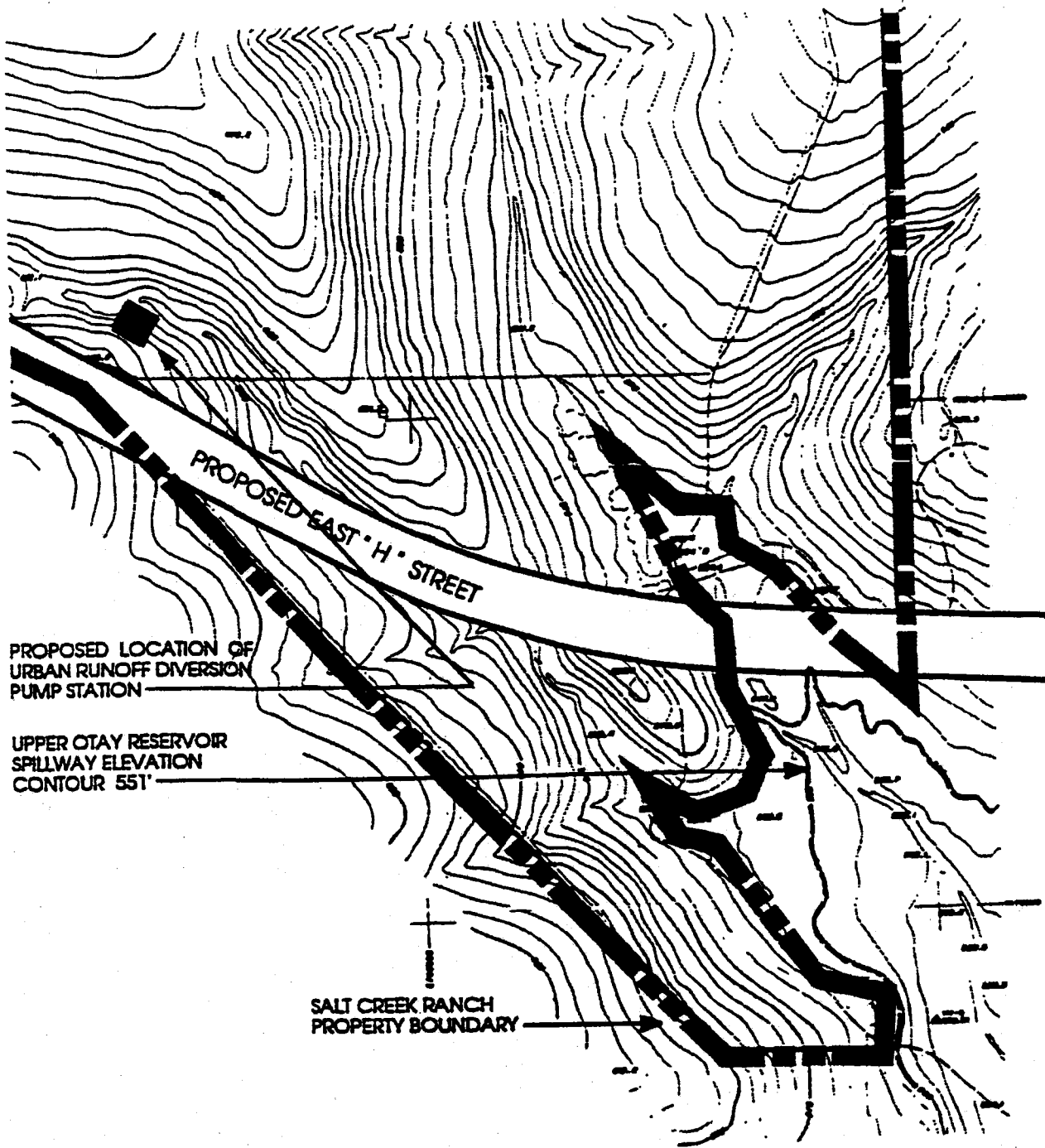
7.5 URBAN RUNOFF

In order to protect water quality in the Lower Otay and Upper Otay Reservoirs from potential storm water impacts, an urban runoff protection system is planned for Salt Creek Ranch. Completed preliminary reports have been reviewed by the City of San Diego, and on-going studies are being conducted to size the urban runoff protection facilities.

Development of Salt Creek Ranch is scheduled to begin prior to the anticipated construction of this urban runoff protection system. Therefore, Salt Creek Ranch will construct a temporary system during project development. This temporary system will be designed according to criteria established for the permanent system, but will not be included as a part of that ultimate system. In addition, Salt Creek Ranch will pay fair-share fees for construction of a permanent runoff protection system for the Otay Reservoirs when final system design is determined.

Wilson Engineering prepared the Urban Runoff Protection Report which outlines the protection system and is provided as a separate document with this SPA Plan. This report recommends two alternatives for protection of water quality. These alternatives include: a low-flow pumped diversion system constructed to transport the dry weather flow out of the Upper Otay Basin and discharge it into the Salt Creek basin. This low-flow diversion system will be designed for low flows plus estimated maximum sewage spills. The proposed location of the pump station and diversion system is shown on Exhibit No. 112, Urban Runoff Diversion System Map.

Associated with this system, a monitoring program is recommended to evaluate the quality and quantity of natural runoff for the purpose of establishing baseline data for the runoff to be directed to the Upper Otay Reservoir. If the monitoring program shows that the water quality leaving the site has been degraded, then additional facilities will be needed.



SALT CREEK RANCH

URBAN RUNOFF DIVERSION SYSTEM

EXHIBIT NO. 112



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If the first alternative does not adequately protect quality, then additional water will have to be retained and diverted from the system. This water could either be diverted by increasing the pump size or by storing the water and pumping it over a longer period of time.

Prior to approval of the SPA Plan for Salt Creek Ranch, the City of San Diego must approve final design of the permanent runoff diversion system for Upper and Lower Otay Reservoirs. The City must also approve the design of the interim facility to serve during construction of Salt Creek Ranch. Should a permanent basin-wide runoff diversion system not be developed in a timely manner by the City of San Diego, the project proponent shall coordinate with the Cities of San Diego and Chula Vista to develop a project-specific diversion system that individually mitigates the impact of the project.

In addition, development of the project shall comply with all applicable regulations established by the United States Environmental Protection Agency (USEPA) as set forth in the Natural Pollutant Discharge Elimination System (NPDES) permit requirements for urban runoff and storm water discharge and any regulations adopted by the City of Chula Vista pursuant to the NPDES regulations or requirements.

Furthermore, the City of Chula Vista requires that all new development and redevelopment comply the requirements of NPDES Municipal Permit Order No. 2001-01. According to the criteria established by said permit, development of the project is a Priority Development Project. Standard Urban Storm Water Mitigation Plans (SUSMP) and Numeric Sizing Criteria are applicable to this project. Such plans shall be developed and approved by the City prior to the issuance of Final Maps for any portion of the project.

7.6 SCHOOLS

The Salt Creek Ranch SPA Plan proposes construction of up to 2,662 dwelling units at buildout. By 1995, over half of the units are expected to be completed. Therefore, the proposed Salt Creek Ranch project could generate approximately 852 students by 1995, with 1,490 students expected at full buildout. This would translate into approximately 719 elementary students, 506 junior high students and 266 high school students at buildout.

Based on maximum elementary school capacity levels, it is anticipated that the projected 719 elementary students will require between one and two elementary school facilities on the site or equivalent facilities off-site to accommodate this number. The Salt Creek Ranch SPA Plan proposes one elementary school site covering approximately 10 acres. The need for such a facility and discussion of available junior and senior high school financing methods are addressed in the Public Facilities and Financing Plan accompanying this SPA Plan.

7.7 POLICE AND FIRE SERVICES

The Chula Vista Police Department currently provides police service for the project area. It is expected that the Salt Creek Ranch development will increase the demand for police service in the project area. The projected population increase generated by Salt Creek Ranch will require an additional 9 to 12 officers at buildout to maintain current levels of police service.

Plans call for increased police services for the City of Chula Vista's Eastern Territories. As part of that increased service, a police staff room is planned in the Eastlake development, to complement existing facilities, provided through increases and project fair-share contributions to the City of Chula Vista's General Fund.

The SPA Plan proposes a fire station site adjacent to the neighborhood park along the western boundary of the project. This site meets City standards and has access to major roads. The financing mechanism for fire station improvements is addressed in the Public Facilities and Financing Plan.

The City of Chula Vista Fire Department has jurisdiction over most of the project area. The closest station to the project site is located on Otay Lakes Road, south of East H Street. Although portions of the site are currently within the County's Rural Fire Protection District, project approval and future annexation to the City of Chula Vista would remove this property from the Rural Fire Protection District jurisdiction. At that time, all service responsibility would then be assumed by the City. This transfer of responsibility would occur concurrent with the annexation process.

7.8 AIR QUALITY IMPROVEMENT PLAN

A. Introduction*

The Air Quality Improvement Plan requirements have been developed by the City of Chula Vista in response to the following:

- The City of Chula Vista is required to implement the measures established in the Regional Air Quality Maintenance Plan (AQMP) by the Air Pollution Control District (APCD).
- The City must address air quality issues associated with new development.
- The APCD does not presently have a local Master Plan for Air Quality.
- The City is required to provide the San Diego Air Pollution Control District (APCD) with a 12 to 18 month development forecast.
- The Air Pollution Control District (APCD) is updating the Air Quality Maintenance Program to comply with the California Clean Air Act. The plan must be approved by the State Air Resources Board in 1991.
- The City of Chula Vista is required by both the State and the Air Pollution Control District to adhere to the following:
 - a. Any air quality measure adopted and implemented by the City of Chula Vista shall be as stringent as applicable State and Regional controls.
 - b. The City shall have sufficient resources for plan enforcement and the plan must be approved by the Air Pollution Control District.

* Air Quality data based on GDP/EIR No. 89.3.

- c. The District may adopt procedures to audit local agency performance to ensure compliance.

As a result of these requirements, the City of Chula Vista has incorporated mitigation measures into the development process by adding an indirect source evaluation and plan requirements for new development through the Growth Management Plan.

B. Purpose

This Air Quality Improvement Plan for Salt Creek Ranch is intended to respond to the Growth Management Plan requirements for an Air Quality Improvement Plan for all major development projects consisting of fifty (50) dwelling units or greater.

- This Air Quality Improvement Plan is required to:
 - a. Provide an analysis of air pollution impacts which will result from the proposed project.
 - b. Demonstrate the best available design to reduce vehicle trips, maintain or improve traffic flow and reduce vehicle miles travelled.
 - c. Implement appropriate traffic control measures.
 - d. Provide the means of reducing emission (direct or indirect) from the project.
 - e. Define a program to monitor compliance.
- The Air Quality Improvements Plan is to be reviewed by the Resource Conservation Commission and the Planning Commission prior to final review and adoption by the City Council.

C. Goals

The goals of this Salt Creek SPA Air Quality Improvement Plan are as follows:

1. To minimize air quality impacts during and after construction.
2. To comply with the air quality standards and policies of the City of Chula Vista and San Diego APCD.
3. To create a framework for the design and implementation of air quality mitigation measures in these residential development projects.
4. To be economically efficient and cost effective.

D. Planning Context

The planning context for this Air Quality Improvement Plan ranges from state-wide and regional considerations to local planning requirements. SANDAG's draft Quality of Life Standards and Objectives, prepared by the Regional Growth Management Technical committee, includes air quality along with transportation system management. These regional standards and objectives are based on State and Federal law and, at a minimum, must be carried out on a regional level by APCD. The strategies to be included in the Regional Growth Management Standards are of necessity long term in nature and will involve every City and special district in the County.

At the local level, cities and special districts must carry out their fair-share responsibilities within a day-to-day decision-making framework to ensure the regional standards and objectives are attained. The Regional Growth Management Standards and objectives that will involve Chula Vista are provisions of the California Clean Air Act. Chula Vista is actively participating, through the Growth Management Program and other efforts, in

the regional endeavor to establish effective long-term regional strategies to implement the air quality standards.

The SANDAG Quality of Life Standards and Objectives regarding air quality, transportation system management (TSM) and transportation demand management (TDM) incorporate Federal State Air Quality Standards. The California Air Resources Board (CARB) has classified the San Diego region as having a severe air pollution problem because the region will not comply with State standards until some time after 1997. According to the San Diego Air Pollution Control District (APCD), the major sources of air pollutants in the region are motor vehicles and pollution blown in from Los Angeles. Given this situation, local air quality improvement efforts are focused on transportation issues. To address air quality problems related to transportation, level of service standards for arterials, highways and transit are being developed, as are goals for reducing solo auto trips.

Actions necessary to achieve state and federal clean air standards, and TSM/TDM objectives include:

- Reducing solo auto trips by carpooling and using public transit services.
- Promoting telecommuting and staggered work schedules.
- Improving public transit service.
- Building additional high occupancy vehicle lanes.
- Coordinating traffic signals and implementing other circulation system improvements.
- Reducing trip lengths through jobs/housing balance, mixed-use development and focusing development near transit stations.

The regional plans required by State law are now being prepared by SANDAG and the APCD. Although the areas of focus are well known, specific guidelines and standards are not currently available. Thus a direct comparison or evaluation of the measures included in this plan and the regional standards

cannot be made at this time. However, because of the residential nature of these projects and the transportation focus of the specific measures expected to be adopted in the regional plan, project level consistency is very likely (i.e., specific requirements for residential projects are expected to be minimal). Section 7.9 will more fully detail the basis for this conclusion.

There is no local Air Quality Plan within Chula Vista. However, the City Council has adopted a Growth Management Program which requires Air Quality Improvement Plans for major development projects (50 residential units or commercial/industrial projects with equivalent air quality impacts). Because no local plan exists or is in preparation, project compliance will need to be measured against the requirements of the regional plan. This report for the Salt Creek Ranch SPA project has been prepared to meet that policy requirement.

This plan is patterned after the Rancho del Rey SPA project, which was the first effort to implement the proposed policy.

E. Approach

The approach to air quality mitigation outlined in this plan is focused on the strategies and measures available to residential development projects. As will be described in Section 1, Chapter 7.9, few transportation/air quality improvements measures in the State and regional plans address these projects. The majority address transportation system efficiency, alternative transportation modes, heavy vehicle restrictions and increased vehicle occupancy. None of these items are directly influenced or effected by residential development. However, some measures are available, and they are described and incorporated within the project as appropriate. These include integration of land uses, construction of facilities to support public transportation and the provision of private group transportation where feasible. Efforts to educate and increase awareness of the need to minimize air quality impacts and the opportunities to do so, will be directed toward future residents.

The roles and responsibilities of all affected parties are described in the following section.

F. Roles and Responsibilities

In order for this plan to be effective, it is necessary to clearly assign appropriate roles and responsibilities to all of the participants in the development and occupancy phases of the project. There are three primary groups involved: developer/builders; government/service agencies; and future residents. Each has an important role to play, as described in the following text.

1. Developer/Builders

The community developer, The Baldwin Company, is providing the basic planning, design and management of this program. Community level transportation facilities, vehicular and non-vehicular, will be implemented by the master developer.

Individual builders will construct homes according to the standards set by the master developer (and the City) and will be responsible for energy planning and management within their own project. Builders will also be the primary communicators with homebuyers. In this role, they will be responsible for identifying the energy conservation features incorporated in the project, and educating homebuyers regarding a continuing conservation effort.

2. Property Owners/Residents

The long-term success of the air quality mitigation effort rests with residents who choose their own modes of transportation, driving habits and lifestyles. As an aggregate, choices by residents affect the air quality in the region more than any effort by the City or developer.

Generally, commercial and industrial developments are the land uses which have significant opportunities to incorporate air quality/transportation mitigation measures because of the concentrated number of automobile trips associated with them. The decision to utilize public transit or non-vehicular transportation will rest with future residents, influenced by the availability and convenience of such facilities.

3. Government/Service Agencies

The City of Chula Vista will review project plans and monitor the Air Quality Improvement Plan. Because of its development approval role, the City can effectively enforce transportation phasing and other standards for new construction. Some local public transportation systems are operated under authority of the City, in cooperation with regional operators. The City can also be a source of ongoing education and air quality awareness through citizen communication programs.

The San Diego APCD will adopt regional air quality plans which will implement measures to meet State and Federal standards. Although these plans will focus primarily on transportation issues, land use and indirect source guidelines will also be included. State law prohibits the intrusion of the APCD on the land use decision authority of the City, so it will be up to the City to implement any such guidelines.

To a certain extent, the local school districts also have a role to play based on the transportation they offer to students. Bussing of students to school facilities, instead of parent auto trips, can have beneficial effects in the same way that using public transit for employment commuting reduces total trips, improving air quality and relieving traffic congestion.

7.9 AIR QUALITY LEGISLATION AND PLANS

A. Background

Based on air quality data from the regional air quality monitoring network, the California Air Resources Board classified San Diego County as a "non-attainment" area for the State Ozone (O₃) and inhaleable particulate matter (PM10) air quality standards. In addition, the western portion of the County was classified "non-attainment" for the State Nitrogen Dioxide (NO₂) and Carbon Monoxide (CO) Standards. The eastern portion of the County is classified "attainment" for these standards.

Ozone is the principal pollutant of concern in San Diego County. Despite considerable reductions in ozone levels during the past ten years, San Diego County exceeded the Federal standard on 45 days and the State standard on 160 days in 1988. Pollution transported from the greater Los Angeles area was responsible for two-thirds of the days over federal standards and one-half the days over state standards. By comparison, the State Nitrogen Dioxide Standard was violated in downtown San Diego on only one day each in 1988 and 1987.

Because violations of the CO and NO₂ standards are marginal compared to the significant O₃ problem, the principal focus of the regional air quality effort will be directed toward reducing reactive organic gases and oxides of nitrogen, which are ozone precursors.

The CARB motor vehicle pollution control program will continue to provide significant reactive hydrocarbon, oxides of nitrogen and CO reductions from motor vehicles. Transportation control measures will also reduce these emissions. Since eighty percent (80%) of the region's CO and fifty percent (50%) of the NO₂ pollution is from on-road motor vehicles, this combination of measures will substantially contribute to attaining and maintaining standards for these two pollutants. While transportation control measures and motor vehicle emission controls will be major elements in the CO and NO₂ control

program, additional stationary source control measures may be necessary to control oxides of nitrogen.

B. Air Quality Plan Requirements

1. Involved Agencies

The four agencies involved in the air quality planning process are the Environmental Protection Agency (EPA), which is responsible for the administration of the federal Clean Air Act; the California Air Resources Board (CARB), which is responsible for the implementation of the California Clean Air Act of 1988; the San Diego County Air Pollution Control District (APCD), which is responsible for the development of the Air Quality Plan mandated by the State Clean Air Act and for regulating the emissions in the region; and SANDAG, which is responsible for the preparation of the transportation control measures component of the Air Quality Plan. The Plan is to be consistent with the Traffic Congestion Management and Regional Growth Management Plans also being prepared by SANDAG. Within this context of a long-term strategy to be carried out by the State and the APCD, Chula Vista can also do its fair-share, although it does not have a formal role in formulating the Air Quality Plan. State law does provide for the delegation of administration of APCD Regulations to local agencies if the following conditions are met:

- Measures adopted and implemented are as stringent as the District's measures.
- The local agencies submitting an implementation plan have sufficient resources and the District approves the plan.
- The District adopts procedures to audit local agency performance to ensure compliance. The District can revoke the delegation for inadequate performance.

Any land use provisions of the adopted plan will ultimately be the responsibility of the City as State law prohibits the APCD from intruding in this area.

2. Air Quality Standards

Attainment of air quality standards is based on Federal and State law which establishes such standards, and with the state standards which more strict than federal standards (see Table 16). Given this situation, compliance with State law will generally lead to conformance with Federal law.

The California Clean Air Act of 1988 requires that each air district develop and submit a plan by July 1991 showing how the district will achieve the mandated standards. In their plans, the districts must consider all emission sources, independent of transport into the air basin. Each district not in attainment of the standards by 1994 must reduce non-attainment pollutants or their precursors by an average of five percent (5%) per year, beginning from the 1987 levels. The plan must also demonstrate that improved air quality will be maintained after attainment; thus, the plan must have provisions for continued air quality improvement to accommodate growth. The plan must contain transportation control measures, transportation system measures and direct source regulations.

TABLE 16
CALIFORNIA AND FEDERAL AMBIENT AIR QUALITY STANDARDS

POLLUTANT	AVERAGING TIME	CALIFORNIA STANDARDS**		NATIONAL STANDARDS***		
		Concentration	Method	Primary	Secondary	Method
Ozone	1 Hour	0.09 ppm (180 ug/m ³)	Ultraviolet Photometry	0.12 ppm (235 ug/m ³)	Same as Primary Standards	Ethylene Chemiluminescence
Carbon Monoxide	8 Hour	0.09 ppm (10 mg/m ³)	Nondispersive Infrared Spectroscopy	9.0 ppm (10 ug/m ³)	Same as Primary Standards	Nondispersive Infrared Spectroscopy
	1 Hour	20 ppm (23 mg/m ³)		35 ppm (40 ug/m ³)		
Nitrogen Dioxide	Annual Average	-	Gas Phase Chemilum- inescence	0.083 ppm (100 ug/m ³)	Same as Primary Standards	Gas Phase Chemiluminescence
	1 Hour	0.25 ppm (470 ug/m ³)		-		
Sulfur Dioxide	Annual Average	-	Ultraviolet Fluorescence	0.03 ppm (80 ug/m ³)	-	Pararosaniline
	24 Hour	0.05 ppm (131 ug/m ³)		0.25 ppm (470 ug/m ³)	-	
	3 Hour	-		-	0.5 ppm (1300 ug/m ³)	
	1 Hour	0.25 ppm (655 ug/m ³)		-	-	
Suspended Particulate Matter	Annual Geometric Mean	PM-10 30 ug/m ³	Size Selective High Volume Sampler & Gravimetric Analysis	PM- 10 50 ug/m ³	Same as Primary Standards	Inertial Separation and Gravimetric Analysis
	24 Hour	PM-10 50 ug/m ³		PM-10 150 ug/m ³		
Sulfates	24 Hour	25 ug/m ³	Turbidimetric Barium Sulfate	-	-	-
Lead	30 Day Average	1.5 ug/m ³	Atomic Absorption	-	-	Atomic Absorption
	Calendar Quarter	-		1.5 ug/m ³	Same as Primary Standards	
Hydrogen Sulfide	1 Hour	0.03 ppm (42 ug/m ³)	Cadmium Hydroxide Stractan	-	-	-
Vinyl Chloride (chlorothen)	24 Hour	0.010 ppm (26 ug/m ³)	Tedlar Bag Collection, Gas Chromatography	-	-	-
Visibility Reducing Particles	1 Observation	Insufficient amount to reduce the prevailing visibility to less than 10 miles when the relative humidity is less than 70%		-	-	-

ppm - parts per million
 ug/m³ - micrograms per cubic meter
 mg/m³ - milligrams per cubic meter

** CO, SO₂ (1 Hour), NO₂, O₃ and PM-10 Standards are not to be exceeded. All other Standards are not to be equalled or exceeded.

*** Not to be exceeded more than once a year.

**** Annual arithmetic mean.

3. Mandated Measures

Because the San Diego region is classified "severe," specific controls are required by State law. These controls include: the best available retrofit control technology for existing sources; a permitting program that mitigates emission increases from all new and modified sources; reasonably available transportation control measures; indirect and area source control measures; and, specifically, transportation control measures to hold vehicle emissions constant after 1997 and achieve an average commute-time ridership of 1.5 persons per vehicle by 1999, and measures to achieve use of a significant number of low-emission vehicles by fleet-operators.

If the region cannot meet the five percent (5%) annual reduction standard, then the next best level of reduction is to be achieved. The California Clean Air Act authorizes the CARB to adjust the emission reduction target for individual areas, if two legal conditions are met. First, the Plan must include all feasible measures and second, the region must be expeditiously implementing the Plan. Based on the currently available data, the APCD believes that the five percent (5%) annual reduction will not be met and thus the "all feasible measures" standard will be applied.

C. **Transportation Control Measures**

In November 1990, the APCD Board adopted criteria for developing a transportation control measures (TCM) plan. The plan is being prepared by SANDAG according to the APCD criteria and, once completed (first draft due in March 1991), the plan will be implemented through district regulations and transportation system improvements.

The TCM criteria address six major areas: transportation demand management (reduction in number vehicle trips and heavy duty vehicle restrictions); alternative transportation mode capacity expansion (public transit, park and ride, high occupancy vehicle facilities and bicycle/pedestrian facilities); transportation system management (traffic signals and incident management); land use (jobs/housing balance, mixed-use development and focused development); market-based incentives (fees and taxes); and driving restrictions.

Regulations which will be proposed to meet these criteria could include:

1. Ride sharing and van pool programs.
2. Employer subsidized public transit ticket passes.
3. Flexible work schedules to accommodate ride sharing and public transit.
4. Telecommuting and teleconferencing.
5. Parking incentives to support ride sharing.
6. Trip management education.
7. Limiting heavy-duty truck traffic during peak commuter periods and reducing the number of trips through better fleet management.
8. Measures to reduce trips to large facilities.

In addition, the Air Quality Plan will contain transportation system measures to attempt to reduce motor vehicle pollution by utilizing some of the following measures:

1. Adding more high occupancy vehicle by-pass ramps and lanes.

2. Improving transit services.
3. Special bridge toll rates for drivers who ride share.
4. Increase bus fleets and upgrade vehicles.
5. Development of long-range policies supporting vehicle trip reduction.

D. Indirect Source Regulations

A residential development is considered an indirect source in that it generates/attracts motor vehicle trips, although the homes themselves do not directly impact air quality. Because all feasible measures will be required, indirect source measures will be included in the Air Quality Improvement Plan. The focus of these provisions will be to reduce motor vehicle-related emissions, although measures addressing aspects of development such as improved energy conservation could be included. Key elements for indirect source regulation would include the following:

1. New source review and approval prior to construction.
2. Determine if the project is consistent with the APCD Air Quality Plan.
3. Analysis of the location, distance, time of day, vehicle occupancy and mode split.
4. Assess the quantity of air pollution which could result from the project.

5. Require the best available design to reduce trips, maintain or improve traffic flow, reduce vehicle miles travelled and implement appropriate transportation control measures.
6. Define the means for monitoring results.
7. Issue a permit specifying air quality construction and operating requirements to provide a basis for determining ongoing compliance.
8. Incorporate energy conservation measures/opportunities in new construction.

E. Other Planning Programs Affecting Air Quality

As noted earlier, other planning programs are currently underway which should be coordinated with the Air Quality Improvement Plan. Currently, the City of Chula Vista is participating in the regional effort to implement the transportation demand ordinance. City staff is evaluating the model transportation demand ordinance prepared by SANDAG. The near-term focus of the regional transportation demand program will be on the largest components of the principal traffic stream, including employment travel, college/university student travel and goods movement.

7.10 AIR QUALITY IMPACTS

This section discusses the Air Quality Impacts associated with the Salt Creek Ranch SPA project. This type of analysis is included in the Environmental Impact Report No. 89-3 (EIR) prepared for the Salt Creek GDP by ERC.

A. Existing Climate/Air Quality Conditions

The climate of the Chula Vista area, as with all of Southern California, is controlled largely by the strength and position of the subtropical high pressure

cell over the Pacific Ocean. It maintains moderate temperatures and lower humidities, and limits precipitation to a few storms during the winter "wet" season. Temperatures are normally mild with rare extremes above 100 degrees Fahrenheit (F) or below freezing. The annual mean temperature is 62 degrees F.

Winds in the City of Chula Vista are almost always driven by the dominant land/sea breeze circulation system. Regional wind patterns are dominated by daytime on-shore sea breezes up to 20 miles per hour with an average of 7 miles per hour. At night, the wind generally slows and reverses direction, travelling toward the sea. Wind direction is altered by local canyons, with winds tending to flow parallel to the canyons.

Chula Vista is dominated by the coastal type climate with a significant amount of oceanic influence on relative humidity. The relative humidity ranges from forty percent (40%) to eighty percent (80%) in the winter and thirty to sixty percent (30% - 60%) in the summer. There is an average of 250 clear (not overcast) days a year.

The on-shore flow of air provides the driving mechanism for both air pollution transport and dispersion. The winds described above control the horizontal transport in the region. The interior valleys of San Diego County also have numerous temperature inversions that control the vertical extent through which pollutants can be mixed. When the on-shore flow of cool, marine air undercuts a large dome of warm, sinking air within the oceanic high pressure area, it forms a marine/subsidence inversion. These inversions allow for good local mixing, but act like a giant lid over the larger area. As air moves inland, sources add pollution from below without any dilution from above. The boundary between the cool air near the surface and the warm air aloft is a zone where air pollutants become concentrated. As the air moves inland and meets elevated terrain, inland foothill communities such as Alpine are exposed to many of the trapped pollutants within this most polluted part of the inversion layer.

A second inversion type forms when cool air drifts into lower valleys at night and pools on the valley floor. These radiation inversions are strongest in winter when nights are longest and air is coldest. They may lead to stagnation of ground-level pollution such as automobile exhaust near freeways or major parking facilities.

The proposed project is located in the San Diego Air Basin and, jurisdictionally, is the responsibility of the San Diego Air Pollution Control District (APCD) and the California Air Resources Board (CARB). The APCD sets and enforces regulations for stationary sources in the basin. The CARB is charged with controlling motor vehicle emissions.

The APCD, in coordination with SANDAG, has developed and updated the "1982 State Implementation Plan Revision for the San Diego Air Basin" (SIP). The 1982 plan had the goal of achieving healthful levels of air quality by 1987, mandated by State and Federal laws; however, with the passage in time of the 1987 attainment deadline, a call for a new post-1987 SIP has been issued by the Environmental Protection Agency. Included in the SIP plan are new stationary and mobile source controls; carpooling, vanpooling and other ride-sharing programs; and energy conservation measures. The air plan is designed to accommodate a moderate amount of new development and growth throughout the basin. This air quality planning document is based on SANDAG's adopted Series V regional growth forecasts. The document is being revised using the Series VII regional growth forecasts and to meet the requirements of the State Clean Air Act.

To assess the air quality impact of the proposed project, that impact, together with the baseline air quality levels, must be compared to the Ambient Air Quality Standards (AAQS). These standards are the levels of air quality considered safe, to protect the public health and welfare.

The Clean Air Act Amendment of 1970 first established national AAQS. States retained the option to adopt more stringent standards or to include other

pollution categories. Because California already had standards in existence prior to 1970 and because of unique meteorological problems in California, there is considerable diversity between State and Federal clean air standards. The standards currently in effect in California are shown in Table 16.

Air quality at any site is dependent on the regional air quality and local pollutant sources. Regional air quality is determined by the release of pollutants throughout the air basin. Within the San Diego Air Basin, it has been calculated that mobile sources are the major source of regional emissions and are responsible for approximately seventy-three percent (73%) of the smog emissions in San Diego County ("Climate and Smog in San Diego County," APCD).

The air monitoring station closest to the project sites, operated by the APCD, is on H Street in Chula Vista. The data collected at this station is considered to be representative of the air quality experienced in the projects vicinity. Air quality data for 1983 through 1988 from the Chula Vista station is provided in Table 17.

The air quality data indicates that ozone is the air pollutant of primary concern in the project area. Ozone is a secondary pollutant -- it is not directly emitted. Ozone is the result of the chemical reactions of other pollutants, most notably hydrocarbons and nitrogen dioxide, in the presence of bright sunlight.

Pollutants emitted from morning rush hour traffic react to produce the oxidant concentrations experienced in Chula Vista. Ozone is the primary component of the photochemical oxidants and it takes several hours for the photochemical process to yield ozone levels which exceed the standard. All areas of the San Diego County Air Basin contribute to the ozone levels experienced in Chula Vista, with the more significant areas being those directly upwind. The ozone levels in Chula Vista have not significantly increased or decreased over the last six years. On occasion, the wind and weather patterns are such that oxidants produced in Los Angeles County are blown southward, contributing to the smog level reading in San Diego County.

TABLE 17
 AMBIENT AIR QUALITY SUMMARY -- CHULA VISTA MONITORING STATION

Pollutant	Average Time	California Air Quality Standards	Federal Primary Standards	Maximum 1 hr Concentrations (a)					Number of Days Exceeding State Standard (b)					Number of Days Exceeding State Standard (b)				
				1984	1985	1986	1987	1988	1984	1985	1986	1987	1988	1984	1985	1986	1987	1988
Oxidants (Ozone) (c)	1 hr	0.09 ppm	0.12 ppm	0.15	0.20	0.14	0.16	0.22	18	28	20	15	---	4	4	2	2	4
Carbon Monoxide	8 hrs/1 hr	9 ppm 20 ppm	9 ppm 35 ppm	4.6 7.0	3.9 7.0	5.1 7.0	3.4 7.0	3.6 7.0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Nitrogen Dioxide	1 hr/Annual	0.25 ppm N/A	N/A 0.053 ppm	0.20 0.026	0.16 0.028	0.14 0.025	0.15 0.024	0.21 0.026	0 N/A	0 N/A	0 N/A	0 N/A	0 N/A	N/A 0	N/A 0	N/A 0	N/A 0	N/A 0
Sulfur Dioxide	24 hrs/1 hr/Annual	0.05 ppm 0.25 ppm N/A	0.14 ppm N/A 0.03 ppm	0.021 0.07 0.003	0.015 0.08 0.002	0.013 0.06 0.002	0.011 0.04 0.001	--- 0.09 0.003	0 0 N/A	0 0 N/A	0 0 N/A	0 0 N/A	--- 0 N/A	0 N/A 0	0 N/A 0	0 N/A 0	0 N/A 0	0 N/A 0
Total Suspended Particulates (TSP) (d)	24 hrs/Annual	N/A N/A	260 ug/m ³ 75 ug/m ³	88 58	96 52	119 50	100 51	109 57	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	0 0	0 0	0 0	0 0	0 0
Fine Particulate Matter (PM-10) (d)	24 hrs/Annual	50 ug/m ³ 30 ug/m ³	150 ug/m ³ 50 ug/m ³	--- ---	--- ---	104 32.1	105 28.1	--- ---	--- ---	--- ---	--- ---	--- ---	--- ---	N/A N/A	N/A N/A	N/A N/A	0 0	--- ---

Sources: San Diego APCD and California Air Resources Board, 1984, 1985, 1986, 1987, 1988.

- Notes:
- (a) Maximum concentration units for ozone, carbon monoxide, nitrogen dioxide, and sulfur dioxide are in parts per million (ppm). Concentration units for particulate matter (TSP and PM-10) are in micrograms per cubic foot (ug/m³).
 - (b) For annual standards, a value of 1 indicates that the standard has been violated.
 - (c) California standard for ozone was 0.10 ppm for the year 1984-1988. The standard has been changed to 0.09 ppm in 1989.
 - (d) In July 1987, the federal standards for TSP were replaced by the standards for fine particulate matter less than 10 microns (PM-10).

Particulate matter (PM10) refers to suspended particulates which are respirable. PM10 levels in the area are due to natural sources, grading operations and motor vehicles. The Federal standards for particulates have not been exceeded at the Chula Vista station since before 1982.

The carbon monoxide standards have not been exceeded over the past several years, although no clear trend in maximum carbon monoxide concentrations is evident. Carbon monoxide is generally considered to be a local pollutant. That is, carbon monoxide is directly emitted from several sources (most notably motor vehicles), and the highest concentrations experienced are directly adjacent to the source.

Lead and sulfur oxide levels are also well below State and Federal standards. Sulfur oxide levels are not exceeded anywhere in the San Diego Air Basin, primarily because of the lack of major industrial sources. Due to the introduction and increased usage of unleaded gasoline, lead concentrations are now well below the Federal and State standards throughout the basin.

B. Project Air Quality Impacts

The development of the Salt Creek SPA project would generate approximately 36,440 daily trips. These trips would result in increased air emissions on new and existing roadways. Institutional facilities such as schools could also increase project-related emissions. Construction activities would generate dust and diesel emissions, resulting in short-term emissions impacts.

1. Construction Impacts

Soil disturbance to prepare the project site would generate fugitive dust during the construction phase. Soil dust is typically chemically inert and much of the dust is comprised of large particles that are readily filtered by human breathing passages and also settle out on nearby surfaces. It comprises more of a potential soiling nuisance than an adverse air quality impact.

Construction activities for large development projects are estimated by the U.S. Environmental Protection Agency to add 1.2 tons of fugitive dust per acre of soil per month of activity. If water or other soil stabilizers are used to control dust, the emissions can be reduced by up to fifty percent (50%). However, using water to control fugitive dust must be balanced against the need to conserve water resources. Currently, water conservation has taken priority. While there would be project-related dust emission levels during construction, the air quality impact would be minimal.

In addition to fugitive dust, conservation activities would also cause combustion emissions to be released from on-site construction the types of equipment and from off-site vehicles hauling materials. Heavy duty equipment emissions are difficult to quantify because of day-to-day variability in construction activities and equipment used. Typical emission rates for a diesel-powered scraper are provided in Table 18, and were obtained from the San Diego Air Quality Management Division Air Quality Handbook (April 1987). A diesel-powered scraper is the most common type of equipment used for grading operations.

TABLE 18
Emission Rates for Grading Scraper

<u>POLLUTANT</u>	<u>EMISSION RATE (Grams/8 Hr.)</u>
Carbon monoxide	5,280
Nitrogen oxides	22,560
Hydrocarbons	2,272
Sulfur oxides	1,1050
Particulates	1,472

The emission rates in Table 18 are provided in grams per 8-hour day. To provide a regional perspective of construction emissions generated by projects, the projected emissions for San Diego County (Year 2000) have been provided for comparison. These emissions are based on construction of planned land uses

and regional transportation facilities consistent with the input data for the forthcoming Air Quality Improvement Plan, and are given in units of tons/day on Table 20. [909,091 grams = 1 ton]

2. Mobile Source Impacts

Mobile source impacts to air quality result primarily from automobile emissions. The proposed project would result in an increase in air emissions. If future development has been anticipated in the 1982 SIP, then air quality impacts are considered mitigated by adherence to the measures outlined in the SIP. Project air quality impacts can be estimated. Emissions associated with Salt Creek Ranch are presented in Table 20. The figures can be compared with the regional daily totals provided in Table 19.

Localized air quality impacts can also result from vehicle emissions. The volume of carbon monoxide released when a large volume of slow moving vehicles are contained in one small area can create air pollution "hot spots." Such hot spots can often occur when intersection congestion is LOS D or below. If traffic on East H Street deteriorates to these levels, potentially significant "hot spots" could result.

3. On-Site Impacts

Emissions from residential activities such as painting, household cleaning, fumigation, gasoline powered lawnmowers, chemicals associated with swimming pools, wood burning fireplaces and barbecues, while not considered significant, would have a cumulative impact on regional air quality. Emissions from the school site, including the use of gasoline powered lawnmowers, chemicals associated with maintenance activities and classroom activities are not considered significant on a project level, but could have cumulative impacts on regional air quality. Within the South Coast Air Basin (Los Angeles area), regulations to prohibit or restrict these types of air impacts are being adopted. If similar regulations are adopted in the San Diego region, the APCD (or its designee) will enforce compliance, including the subject projects.

TABLE 19

**San Diego Air Basin Emission Inventory Summary
(tons/day)**

(Preliminary Data)

SOURCES	1987		2000	
Reactive Organic Gases (ROG)				
Solvent Use	73.81	(27%)	106.63	(43%)
Other Stationary Sources	27.54	(10%)	36.23	(15%)
Lt. Duty Passenger Vehicles	107.10	(39%)	49.38	(20%)
Other On-road Vehicles	47.98	(18%)	29.86	(12%)
Other Mobile Sources	18.07	(6%)	24.70	(10%)
TOTAL ROG	274.50		246.80	
Oxides of Nitrogen NO_x				
All Stationary Sources	36.47	(15%)	55.97	(22%)
Lt. Duty Passenger Vehicles	76.52	(31%)	41.49	(16%)
Other On-road Vehicles	65.50	(26%)	64.92	(25%)
Ships	51.98	(21%)	71.42	(28%)
Other Mobile Sources	18.08	(7%)	24.15	(9%)
TOTAL NO_x	248.55		257.92	
Carbon Monoxide (CO)				
Fuel Combustion	46.03	(3%)	60.25	(6%)
Other Stationary Sources	10.52	(1%)	13.22	(1%)
Lt. Duty Passenger Vehicles	870.33	(61%)	519.66	(51%)
Other On-road Vehicles	402.64	(28%)	290.94	(29%)
Other Mobile Sources	97.08	(7%)	134.29	(9%)
TOTAL CO	1,426.60		1,018.37	
Nitrogen Dioxide (NO₂)				
Fuel Combustion	42.16	(17%)	63.55	(25%)
Other Stationary Sources	1.50	(1%)	2.00	(1%)
Lt. Duty Passenger Vehicles	70.63	(29%)	38.43	(15%)
Other On-road Vehicles	57.30	(24%)	56.11	(22%)
Ships	52.83	(22%)	72.59	(28%)
Other Mobile Sources	17.59	(7%)	23.47	(9%)
TOTAL NO₂	242.01		256.15	

TABLE 20
SALT CREEK RANCH
SUMMARY OF PROJECTED VEHICLE EMISSIONS
(Tons/Year)

Mobile Source Pollutants	Total Projected Emissions	San Diego Air Basin Burden*	Project % of Total
Carbon Monoxide (CO)	940	201,053	0.47
Nitrogen Oxides (NO _x)	154	32,868	0.47
Sulfur Dioxide (SO ₂)	15	1,927	0.47
Total Hydrocarbons (HC)	95	20,393	0.47
Reactive Hydrocarbons (RHC)	85	18,308	0.47
Total Suspended Particulate Matters (TSP)	29	6,212	0.47

* Based on projected vehicle emissions data for the year 1995 (CARB).

7.11 AIR QUALITY MITIGATION MEASURES

The primary route to air quality mitigation and reduction of project impacts to an insignificant level is conformance to the adopted regional air quality plan. As discussed, the new Air Quality Plan is now being prepared, but specifics are unknown at this time. To decrease project level emissions, the City of Chula Vista will adhere to recommendations made by the 1982 SIP and the forthcoming San Diego Air Quality Improvement Plan regarding local participation in air emission reduction measures.

The focus of local air quality improvement measures are local sources and transportation behavior. As a residential development, Salt Creek Ranch is not a direct source of air quality impacts. Thus the project approach is to provide alternative transportation routes, and facilities in some cases, and encourage and/or educate residents to use them.

There are four basic tactics for the mitigation of air quality presented as part of San Diego's attainment plans (APCD 1986). These are traffic flow improvements, ride-sharing, bicycling and public transit. The project, as proposed, incorporates traffic flow improvements (e.g., road construction). The following design measures have been implemented to assist in pollution reduction:

- The incorporation of east/west off-street bicycle/pedestrian paths along East H Street and Hunte Parkway, and along the southern project boundary.
- The incorporation of north/south bicycle/pedestrian paths along the Salt Creek corridor, the southwestern project edge and between Neighborhood 1 and 2.
- The provision of a bike lane on Lane Avenue.
- Sidewalks throughout the project.
- Equestrian trails along the Salt Creek Corridor connecting to East H Street and running north and south in Sub-Area Three.
- The provision of an east-west pedestrian trail corridor in Sub-Area Three, and in Neighborhood 8.
- Provision of two bus stops west on East H Street, one at Hunte Parkway and one at Lane Avenue. Bus shelters and benches will be provided. The specific location and configuration will be determined at the tentative map stage. Design will be to the satisfaction of MTDB and Chula Vista Transit.
- Provision of critical links between the trail system and the various neighborhoods to the community facilities so that people can walk, bike or ride horses from their homes to schools, parks and institutional sites.

- Provision of sidewalk connections from the ends of cul-de-sacs down to East H Street will be made, wherever topography permits. This will be shown at the tentative map stage.

The future location of a park-n-ride has not been determined for this area, however the recommended location is proximate to the projected alignment of the proposed SR-125 corridor, as MTDB plans to provide a significant amount of express bus service. Until a precise location is determined by a regional needs study, the proposed bus stops and/or the parking facilities at the proposed community purpose facility site off of Hunte Parkway can serve as a staging area for carpools, vanpools and transit vehicles.

Since the project, as proposed, was not included in SANDAG's Series V, VI or VII growth forecasts, further measures are necessary. The only action which would effectively reduce emissions to meet the 1982 SIP Revision is to keep the proposed Salt Creek Ranch area designated as open space or undeveloped land. A reduction in project density would reduce, but not eliminate emissions impacts. If a reduction does not occur, other specific measures should be considered if formulated or available in the future.

The following mitigation measures were required with approval of the GDP subject to approval by the City, to reduce short-term pollutant emissions:

- Heavy-duty construction equipment with modified combustion/fuel injection system for emissions control shall be utilized during grading and construction.
- Use watering or other dust palliatives to reduce fugitive dust; emissions reductions of approximately fifty percent (50%) can be realized by implementation of these measures.
- Disturbed areas shall be hydroseeded, landscaped, or developed as soon as possible as directed by the City to reduce dust generation.

- Trucks hauling fill material shall be properly covered.
- A 20 mile-per-hour speed limit shall be enforced on unpaved surfaces.

In addition to these measures, the following measures are proposed:

- To avoid creation of air pollution hot spots at intersections, transportation phasing measures included in the Growth Management Plan will be implemented to reduce potentially significant impacts to air quality. Maintaining the LOS to C or better will minimize the number of idling cars that are releasing carbon monoxide into the air. The project will be required to comply with the threshold standards adopted by the City which will maintain acceptable traffic flow. Fee contributions by the project will also help fund transportation system management (TSM) improvements (signal synchronization, etc.) planned by the City and funded through development impact fees. TSM improvements should be coordinated with appropriate agencies and adjacent jurisdictions to achieve maximum effectiveness.
- To minimize air quality impacts from energy generation plants, the project will incorporate energy conservation measures as required by the State. Measures associated with reducing energy for hot water heating will also contribute to water conservation efforts.
- As a component of the project water conservation program, an ongoing program of homeowner education/assistance will be provided by the master developer (or designee). This program can be expanded to include air quality issues; to provide education and information to new homeowners who may be receptive to changing their habits in conjunction with their move to a new environment. This education program should be coordinated with those of existing service providers (i.e., the Transit District, Commuter Computer of San Diego, etc.). The applicant will actively pursue the participation of residents in ride-share programs.

- Should new or more definitive measures be adopted for residential development projects, either as a component of the new regional Air Quality Plan or local regulations, these measures will be incorporated into the project. Because air quality is an issue which can be effectively addressed only on a regional (air basin) basis, the most effective approach will be for each and every project to implement the Air Quality Plan. The Master Developer of the Salt Creek Ranch SPA is committed to implementing this Plan and expects such provisions to be fully implemented and/or enforced by the City of Chula Vista. Implementation measures should be coordinated with county-wide efforts to comply with Congestion Management Plan (CMP) requirements.

7.12 MONITORING/CONCLUSION

A. Monitoring

To assure compliance with project mitigation measures, City staff will require compliance with the forthcoming San Diego Air Quality Improvement Plan. The City General Plan also includes policies encouraging adherence to these measures. Prior to or as a condition of approval of the tentative map, the project design plan would be reviewed by the City Planning Department to ensure that there are adequate multi-modal facilities on-site, and that area(s) to accommodate mass transit stops are reserved. The City should develop a Mitigation Monitoring Agreement in consultation with the applicant, which details implementation measures; identifies methods to quantitatively assess impacts on trip reductions; contains a reporting requirement and requires implementation accountability by the applicant.

Transportation control systems and development/transportation improvement phasing is also controlled by the City of Chula Vista through the forthcoming Growth Management Plan. These measures will address the potential impacts associated with congested traffic on East H Street. The mitigation measures included in the Transportation Phasing Plan will be implemented before

issuance of the occupancy permit according to the Public Facilities Finance Plan.

B. Conclusion

The proposed development represents growth that was not considered when formulating the regional air quality attainment plans contained in the 1982 SIP Revisions for the San Diego region. The project will therefore contribute to the cumulative air quality impact on the region's degrading air quality. The project will also contribute, although not significantly, to long-term local air quality degradation by generating traffic on local roads. Cumulative local air quality impacts are not considered significant because adequate intersection levels of service will be maintained.

SALT CREEK RANCH

PHASING

CHAPTER 8

8.0

PHASING PLAN

The development of the Salt Creek Ranch will be done in three phases to ensure construction of the necessary infrastructure and community facilities for each residential area as the project progresses.

The project will begin with the project's focal point, the intersection of East H Street and Hunte Parkway. The intersection monumentation/theme wall landscaping and corresponding Salt Creek Corridor improvements will set the stage for a ranch-like community character to be carried throughout the rest of the project.

8.1 PHASE 1

The first phase will begin on either side of Hunte Parkway, proceeding west of this parkway. This approach allows for the development of a range of densities, providing a diversity of product types. West of Hunte Parkway, Neighborhood Nos. 2, 3, 5 and 6 will provide low-medium density products, with single-family attached and single-family homes on lots averaging from approximately 6,400 to 7,580 square feet. In addition, 255 units of the affordable housing in Neighborhood 4 are planned for this phase. A total of 950 single-family homes and 116 multi-family homes are planned for Phase 1.

Accompanying these residential areas will be full improvements to the Hunte Parkway and East H Street intersection, with the monumentation/theme wall and surrounding landscaping. In addition to these improvements, the Salt Creek Corridor will be improved with plantings necessary to preserve and enhance the existing eucalyptus grove and ultimately convert this corridor into a strong open space park with hiking, pedestrian and biking trails constructed in conjunction with Phase 2A improvements.

In addition to the Salt Creek Corridor improvements, the 7.0-acre (net) neighborhood park will be improved with facilities up to the amount required by the park fee obligation and the adjacent school site on the western project boundary will be graded and hydroseeded.

Circulation improvements to be made during Phase I include the installation of Hunte Parkway and Lane Avenue as four lane roads from the southern boundary to East H Street and the construction of East H Street at its full width from Mt. Miguel road on the west to Hunte Parkway. For detailed information, refer to the Salt Creek Ranch Public Facilities Financing Plan.

8.2 PHASE 2 AND 2B

Building out from the central focal point of the Salt Creek Corridor, Phase 2 will provide several additional housing areas. Neighborhood No. 1, north of East H Street and Neighborhood Nos. 7, 7c and 8, east of Hunte Parkway. The balance of Neighborhood No. 4, which is to provide multi-family dwelling units, is also planned for this phase 2B.

Phase 2B will also include the addition of the lower density product types in Neighborhood No. 9, with large lots averaging over 15,000 square feet. Open space enhancement will be completed for those open areas adjacent to Neighborhoods No. 1 and 9, including all manufactured slope revegetation and coastal sage scrub interface/preservation improvements.

The balance of the multi-family units in Neighborhood 4a will also be constructed during Phase 2B.

The first phase of improvements will be constructed for the 22.0 net acre community park, including facilities up to the amount required by the park fee obligation for Phase II permit fees. Any remaining undeveloped areas of the park will be graded and hydroseeded.

East H Street will be improved as a four lane facility from Neighborhood No. 8 east to the eastern access into Neighborhood No. 9. Phase 2 will also include urban runoff protection facilities required for water quality protection in the Otay Reservoirs.






8.3 PHASE 3

The last phase will complete the development of the project and will include the more sensitive areas of the site. Construction of the large lot/estate sites in Neighborhood Nos. 10a, 10b, 11 and 12 are among the areas to be built during this phase. All of the open space enhancement areas will also be completed during this phase. A total of 258 single-family dwelling units are planned for this phase which may be built concurrently with Phase 2B.

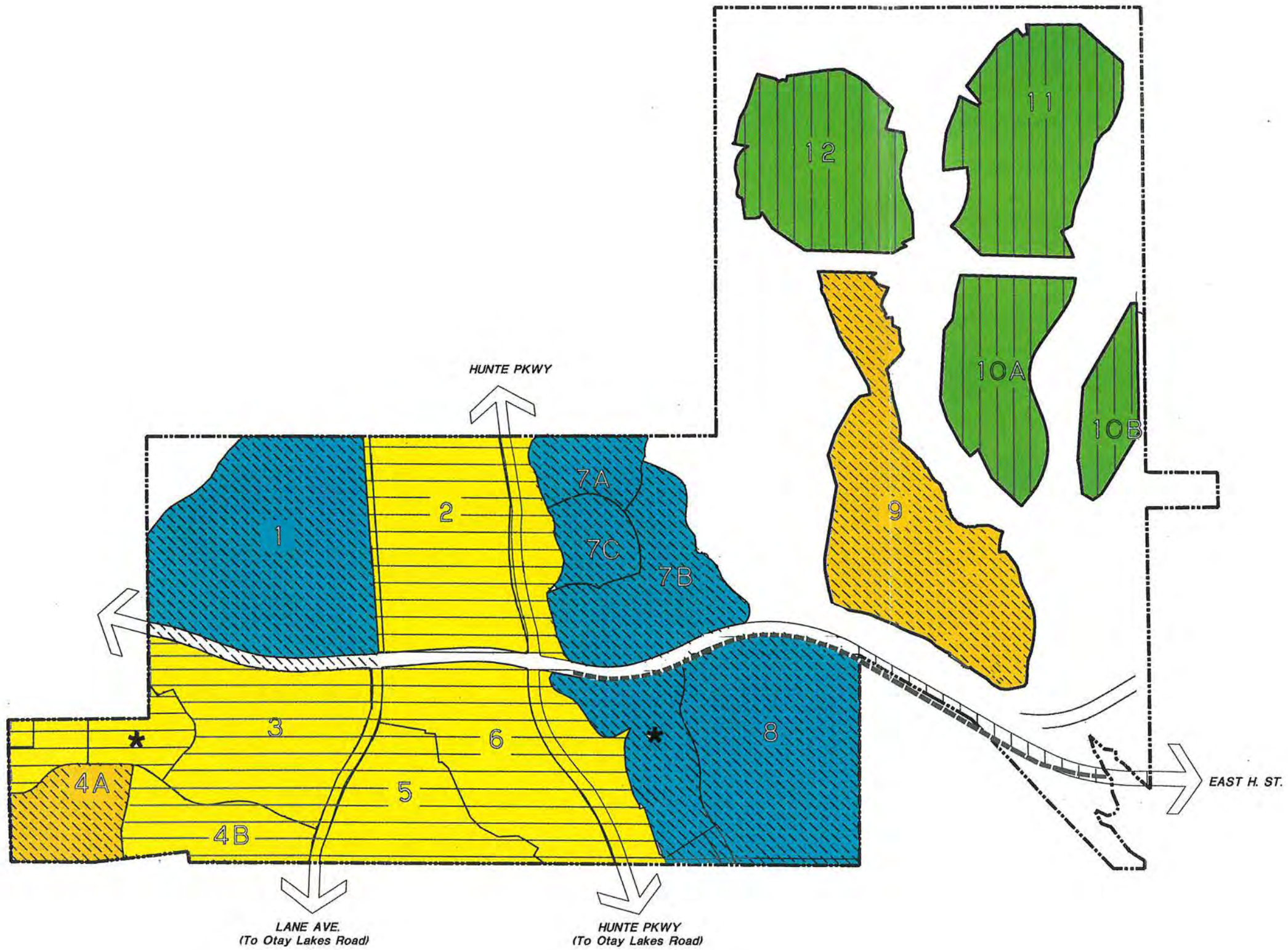
Each phase will be accompanied by on-site infrastructure to serve each phase, including sewer and water lines, trail segments, internal roadways, drainage facilities, cable television and telephone lines. The anticipated schedule of improvements is depicted on Exhibit No. 113, Phasing Plan.

The remaining areas of the 29.0 acre community park will be implemented, including the construction of facilities and the remainder of the park landscape improvements consistent with the amount required by the park fee obligation.

LEGEND

-  PHASE I
-  PHASE II
-  PHASE II B
-  PHASE III
-  NEIGHBORHOOD DESIGNATION

* PHASE I INCLUDES GRADING AND HYDROSEEDING ONLY. ALL OTHER PARK IMPROVEMENTS ARE PART OF PHASE II



SALT CREEK RANCH

PHASING PLAN